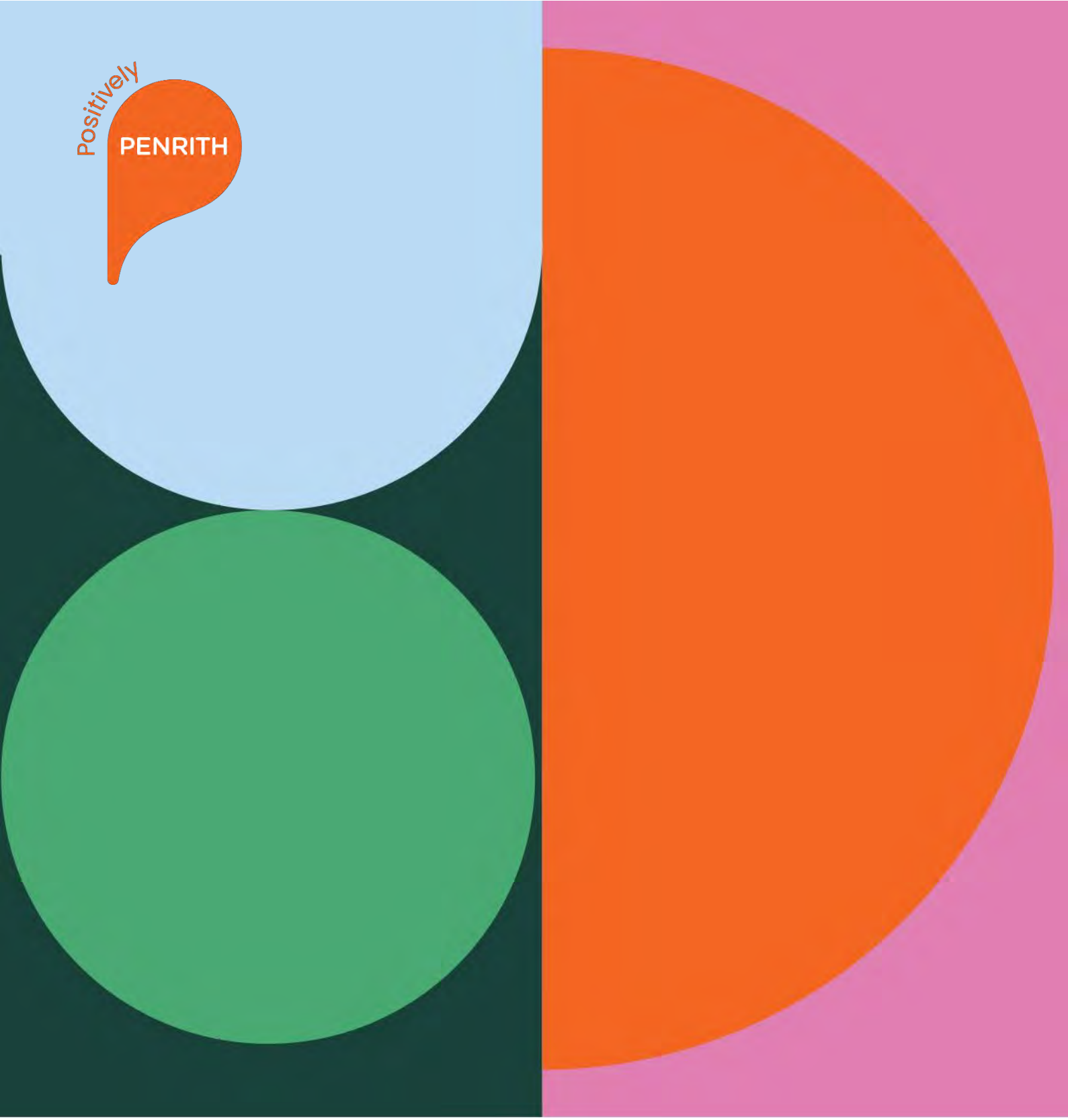


Gipps Street Recreation Precinct Draft Plan of Management

PENRITH CITY COUNCIL

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Table of contents

1 Key information 9

2 Introduction 10

2.1 Overview 10

2.2 Purpose of this Plan of Management 10

2.3 Change and review of this Plan of Management 11

2.4 Community consultation 11

2.5 Public exhibition 14

2.6 Environmental assessment 14

3 Land description 15

3.1 The Precinct 15

3.2 The surrounding area 16

3.3 The existing environment 17

3.3.1 Geology 17

3.3.2 Natural soils 17

3.3.3 Topography 17

3.3.4 Bushfire 17

3.3.5 Hydrology and flooding 17

3.3.6 Rehabilitation and remediation 18

3.4 Property details 18

3.5 Land comprising the habitat of endangered species or threatened species 19

3.6 Culturally significant land 20

3.6.1 Aboriginal heritage 20

3.6.2 Historic heritage 21

4 Basis of management 22

4.1 Categorisation of the land 22

4.2 Guidelines and core objectives for management of community land 22

4.3 Council's strategic objectives and priorities 22

4.3.1 Penrith Local Strategic Planning Statement 22

4.3.2 Penrith Draft Community Strategic Plan 23

4.3.3 Penrith Sport and Recreation Strategy 24

5 Development and use 26

5.1 Overview 26

5.2 The Precinct Master Plan 26

5.3 Express authorisation of lease and licences and other estates 28

5.3.1 Leases and licences authorised by this Plan of Management 28

5.3.2 Short-term licences 28

5.3.3 Duration of leases, licences and other estates authorised by this Plan of Management 29

6 Management of land by category 32

6.1 Overview 32

6.1.1 Condition of the land 32

6.1.2 Objectives and performance targets 33

6.2 Sportsground 33

6.2.1 Guidelines and core objectives (Sportsground) 33

6.2.2 Permissible and future uses (Sportsground) 34

6.2.3 Express authorisation of leases, licences and other

estates (Sportsground) 35

6.3 General Community Use 36

6.3.1 Guidelines and core objectives (General Community Use) 36

6.3.2 Permissible and future uses (General Community Use) 37

6.3.3 Express authorisation of leases, licences and other estates (General Community Use) 38

6.4 Natural Area 39

6.4.1 Natural Area – Bushland 40

6.4.2 Natural Area - Watercourse 40

6.4.3 Guidelines and core objectives (Natural Area) 41

6.4.4 Permissible and future uses (Natural Area) 42

6.4.5 Express authorisation of leases, licences and other estates (Natural Area) 42

6.5 Park 43

6.5.1 Guidelines and core objectives (Park) 44

6.5.2 Permissible and future uses (Park) 44

6.5.3 Express authorisations of leases, licences and other estates (Park) 45

6.6 General conditions applying to authorised activities 46

6.6.1 Access for building purposes 46

6.6.2 Casual hirers 46

6.6.3 Community buildings 46

6.6.4 Easements 47

6.6.5 Encroachment on public land 47

6.6.6 Festival, events, ceremonies and public address 47

6.6.7 Filming 47

6.6.8		Helicopters, hot air balloons and parachute jumpers	47
6.6.9		Memorials	47
6.6.10		Personal trainers	48
6.6.11		Public art	47
6.6.12		Recreation equipment storage	48
6.6.13		Restaurants, kiosks and mobile food vendors	48
6.6.14		Roads	48
6.6.15		Storage sheds	48
6.6.16		Stormwater	49
6.6.17		Street performers	49
6.6.18		Telecommunications	49
6.6.19		Temporary infrastructure	49
6.7	Other permitted activities		49
6.7.1		Banners	49
6.7.2		Dogs off leash	49
6.7.3		Drones and model aeroplanes	50
6.7.4		Fireworks, distress signal or model rocket propellant	50
6.7.5		Irrigation	50
6.7.6		Signage	50
6.7.7		Stormwater	50
6.8	Conditions of use		50
6.9	Restricted activities		51

Appendices

Appendix A	Land categorisation plan	52
Appendix B	Gipps Street Recreation Master Plan and Design Report	53
Appendix C	Action Plan	70

Tables

Table 2.1	Outcomes of community consultation	11
Table 3.1	Precinct property details	18
Table 6.3	Permissible uses and development of land categorised as Sportsground	34
Table 6.4	Leases, licences and other estates and purposes for which they may be granted for community land categorised as Sportsground	35
Table 6.5	Permissible uses and development land categorised as General Community Use	37
Table 6.6	Leases, licences and other estates and purposes for which they may be granted for community land categorised as General Community Use	38
Table 6.7	Permissible uses and development land categorised as Natural Area	42
Table 6.8	Leases, licences and other estates and purposes for which they may be granted for community land categorised as Natural Area	43
Table 6.9	Permissible uses and development land categorised as Park	44
Table 6.10	Leases, licences and other estates and purposes for which they may be granted for community land categorised as Park	45
Action Plan		70

Figures

Figure 3.1	The Precinct (Source: Six Maps)	15
Figure 3.2	The surrounding area (Source: Six Maps)	16
Figure 3.3	Validated vegetation and habitat features (Source: Ecological Australia)	20
Figure 5.1	The Gipps Street Recreation Precinct Master Plan (Source: Group GSA)	27
Figure 6.1	Excerpt of Land Categorisation Plan (Source: Group GSA)	32

1. Key information

Penrith City Council (Council) values the unique status of Aboriginal people as the original owners and custodians of lands and waters including the lands and waters of the Penrith Local Government Area (LGA). Council values the unique status of Torres Strait Islander people as the original owners and custodians of the Torres Strait Islands and surrounding waters.

The Gipps Street Recreation Precinct (the Precinct) in Claremont Meadows is a new open space project being delivered by Council. The Precinct aims to deliver an active recreation precinct for the local community which caters to all people.

This 2024 Gipps Street Recreation Precinct Plan of Management (POM) and accompanying Master Plan have been prepared by Council to categorise the land and provide direction as to the use and management of the Precinct. This POM outlines the way the land will be developed in the future and provides the framework for Council to follow in relation to the express authorisation of leases and licences on the land.

The Precinct will have a mix of:

- organised team sports;
- youth zone with skate park and pump track with lighting;
- inclusive play space with water play elements;
- nature play and play trails;
- multi-sport courts and netball courts;
- walking trails and fitness loop;
- amenities building with community spaces, canteen and change rooms; and
- BBQ facilities, shelters and amenities.

The Precinct is formally registered as Lot 11 on Deposited Plan (DP) 1194036 and is approximately 32 ha, of which approximately 27 ha comprises the footprint of a former landfill site, which operated between approximately 1947 and the mid-1980s. Remediation of the Precinct has been undertaken since decommissioning with the aim of developing it into a recreation and open space destination for the community.

The Precinct is classified as community land for the purpose of public recreation. Section 35 of the *NSW Local Government Act 1993* (LG Act) provides that community land can only be used in accordance with a plan of management applying to the community land. This POM has been prepared in accordance with and to meet the relevant requirements of the LG Act.

2. Introduction

2.1 Overview

This POM and the Master Plan (refer **Section 5.2** and **Appendix B**) provide clear guidelines and designation of areas to enable the efficient use of the Precinct and to enable the site to be managed for the purpose and enjoyment of all visitors.

Extensive community engagement has been undertaken, and this POM and the Master Plan prepared to reflect the outcomes of this engagement. When complete, the Precinct will incorporate both active and passive sport and recreational and open space for use by the whole community.

It should be noted that the implementation of the strategies and actions identified in this POM, whether undertaken in one attempt, or staged over an extended period of time, will be dependent on the demands made on Council, its preferred priorities, and the availability of resources in any given financial year.

2.2 Purpose of this Plan of Management

The LG Act requires a plan of management to be prepared for all public land that is classified as community land.

The purpose and objectives of this POM are to:

- ensure compliance with the LG Act;
- provide appropriate categories of land for the ongoing use, management and maintenance of the Precinct for the next ten years;
- expressly authorise leases, licences and other estates on the land;
- contribute to Council's broader strategic goals and vision as set out in its strategic planning policies;
- ensure consistent management that supports a unified approach to meeting the varied needs of the community efficiently and with minimal conflict between existing and future user groups;
- ensure that the Precinct accommodates a range of public sporting facilities and general recreational needs of the community;
- protect and enhance the natural, social and cultural values of the Precinct;
- draw on the outcomes of stakeholder engagement to identify and address key issues affecting the Precinct and to guide its future development through the Master Plan; and
- establish management objectives, strategies and performance targets in an 'Action Plan'.

Council's strategic planning objectives and the outcomes of stakeholder engagement during the preparation of this POM are reflected in the Action Plan (**Appendix C**). The

Action Plan identifies the objectives, performance targets and means to achieve and assess performance of these objectives and targets.

2.3 Change and review of this Plan of Management

This POM will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities. Council has determined that it will review this POM within ten (10) years of its adoption. However, the performance of this POM will be reviewed on an annual basis to ensure that the Precinct is being managed in accordance with this POM, is well maintained and provides a safe environment for public enjoyment.

The community will have an opportunity to participate in reviews of this POM.

2.4 Community consultation

Council undertook community consultation to seek feedback on a draft Master Plan design between May and June 2020. The Master Plan was then updated to reflect the outcomes of the consultation and adopted by Council in July 2020. A further community co-design workshop and online engagement was also undertaken in March 2021 to help inform the detailed design for the youth precinct.

All elements included in the draft Master Plan were supported by the community. Comments in relation to specific design elements and how they were addressed in the adopted Master Plan are detailed in Table 4.1.

Outcomes of community consultation

Design element	Comments on the draft Master Plan	How comments were addressed
Play, water play and children's play areas.	The provision of play equipment, water play and designated children's play areas was well received by the community. Feedback indicated that residents are seeking the provision of large scale, varying and stimulating play equipment across multiple age groups. The community also suggested increased car parking to be provided in close proximity to the playspace. A number of suggestions included the requirement for a kiosk.	In response, the adopted Master Plan includes: A larger footprint for the playspace and additional nature play pods have also been included in the design. The amenities building adjacent to the playspace includes accessible toilets and an adult change table. A canteen has been provided as part of the amenities building with the opportunity to service the playspace (in response to the suggestions for a kiosk). An additional parking area has been provided adjacent to the

Outcomes of community consultation

Design element	Comments on the draft Master Plan	How comments were addressed
		amenities building and play areas.
Walking, cycling, pathways connections and parking	The provision of walking loops, trails and cycling pathways and facilities were strongly supported. There were also suggestions for fitness stations and bubblers to be included around the pathway loop. Cycling connections through to St Marys were raised and other comments about pathway connections to South Creek were positive. The provision of ample provision car parking and the need for coach drop off and parking was strongly supported.	The pathway and cycling loops in the Master Plan have been retained and are now complemented with the addition of a nature/exploration trail with natural play nodes. Associated signage (directional and educational) as well as lighting in the park has been incorporated. The Master Plan includes fitness stations and water bubblers around the pathway loop, which is in addition to the outdoor health and fitness area. The pump track affords the opportunity for off road cycling for beginners and the more experienced, with the hard court areas also providing learn to ride opportunities when not being used for other activities. Cycling connections through to St Marys will be considered further as part of future planning. Car parking in the Master Plan has been increased from 418 to 518 spaces dispersed along the ring-road of the park, including 36 accessible parking spaces. A bus drop-off zone on the western side of the precinct has space for two buses at a time to drop off and pick up passengers.
Shaded areas and passive recreation	The provision of BBQ areas was widely supported by residents who identified the Precinct as an ideal location to host social and cultural gatherings and celebrations. In terms of larger gatherings there was strong representation for an indoor hall	The Master Plan includes bigger shelters for larger gatherings close to the playspace and proposed amenities building. The detailed design includes multiple shaded BBQ and picnic areas provided across the site. Spatially and financially, it is not possible to provide a 300-person

Outcomes of community consultation

Design element	Comments on the draft Master Plan	How comments were addressed
	to accommodate 300 people at the venue.	indoor hall at the venue. It is noted that St Marys Memorial Hall can service this need currently.
Provision of sports hard courts (basketball and netball)	There was strong support for the provision of multiple sports hard courts, particularly for basketball, and for these to be lit.	The Master Plan includes two netball courts, two basketball/multi-sport courts and an additional hoop in the youth zone. The netball courts can be utilised for other sports and general recreational activities (e.g. learn to ride a bicycle) when not being used for netball. Ongoing provision of basketball and netball courts will continue to be reviewed and planned as part of the future development of sports infrastructure, or as part of infrastructure upgrades at existing facilities so that a network of courts is provided in the LGA.
Sportsground and amenity provision	Engagement with the sports codes identified that the field capacity included in the Master Plan will meet their needs; however, the need for additional netball courts was identified. Baseball NSW and Greater Western Baseball Association made representation to utilise the site with a longer-term view that the relocation of baseball activities from Samuel Marsden Road should transport infrastructure impact that site.	To address the provision of netball courts, the Master Plan includes four rectangular fields, one modified field, and a mini field (formerly a modified field). It has been determined that this change can be accommodated in terms of sport operations and the capacity of the remaining fields. In addition, the location of the cricket practice facility has been moved, which will have no impact on the sport. Investment of over $2.5m is planned in baseball facilities over the next three years at Chapman Gardens, Monfarville Reserve, and Samuel Marsden Road, which will increase the capacity of those venues, with the potential for future infrastructure improvements that could provide

Outcomes of community consultation

Design element	Comments on the draft Master Plan	How comments were addressed
		additional capacity. For these reasons, the Master Plan does not include the provision for baseball. As future planning for the Penrith LGA progresses, the need to consider alternative venues for baseball will be addressed subject to ongoing demand levels for the sport.

2.5 Public exhibition

Under Section 38 of the LG Act Councils are required to publicly notify and exhibit a POM. This POM will be placed on public exhibition from 25/06/2024 to 22/07/2024. Council will consider all submissions before adopting this POM.

2.6 Environmental assessment

Council, as the proponent and determining authority, were required to undertake an environmental assessment of the proposed development of the Precinct, pursuant to Part 5 of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act).

Arnold Planning Pty Ltd (Arnold Planning) prepared a Review of Environmental Factors (REF) (Arnold Planning, 2023) to examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed development of the Precinct.

The REF found that any potential adverse impacts of the proposed development of the Precinct on the environment and the community will be adequately addressed through a comprehensive suite of environmental management and mitigation measures.

Where relevant, the outcomes of the REF have been drawn upon in the preparation of this POM.

3. Land description

3.1 The Precinct

The Precinct is formally registered as Lot 11 on Deposited Plan (DP) 1194036 and is approximately 32 ha, of which approximately 27 ha comprises the footprint of a former landfill site, which operated between 1947 and the mid-1980s, with the majority of landfilling occurring from the 1960s onwards. Remediation of the Precinct has been undertaken since decommissioning with the aim of developing it into a recreation and open space destination for the community.

The Precinct is bound by Gipps Street to the west and north, Fowler Street to the south and South Creek to the east. Access to the Precinct is via Gipps Street to the north.

Vegetation is present within narrow rows along the north, east and western boundaries and some remnant vegetation is present primarily in the north-eastern corner of the Precinct. Vegetation in the Precinct adjoins tracts of similar riparian and remnant vegetation to the north-east and south-east along South Creek.

An aerial of the Precinct is show in **Figure 3.1** below.



Figure 3.1 **The Precinct (Source: Six Maps)**

3.2 The surrounding area

The Precinct is located approximately 7 km east of Penrith and approximately 44 km west of central Sydney. The Precinct is surrounded by residential suburbs to the west and south (Claremont Meadows), rural residential land to the north and South Creek to the east.

A compound located in the south-western corner of the Precinct, which is fenced off from the remaining Precinct area, is currently used by the State Emergency Service (SES).

Immediately adjacent to the north of the Precinct is the site of the future Orchard Hills Station, which will form part of the Western Sydney Airport Metro Railway (Sydney Metro), that will link the new Western Sydney International (Nancy-Bird Walton) Airport and Western Sydney Aerotropolis with St Marys. Site clearing and early works commenced in 2020 and the project is expected to be completed in mid-2024.

The Precinct and surrounding area are shown in the aerial in **Figure 3.2** below.



Figure 3.2 **The surrounding area (Source: Six Maps)**

3.3 The existing environment

3.3.1 Geology

Reference to the *Geological Survey of NSW Department of Minerals and Energy Geological Series Sheet 9030, 1:100,000 Scale, Penrith (1991)* indicates the landfill is underlain by Bringelly Shale of the Wianamatta Group over the majority of the Precinct and potentially Quaternary fluvial sediments (fine-grained sand, silt and clay) in the eastern portion of the Precinct.

3.3.2 Natural soils

Reference to *Soil Conservation Service of NSW Soil Landscapes of the Penrith 1:100,000 Sheet (1990)* indicates the dominant soil lithology at the Precinct comprises yellow / brown podzolic residual soils of the Blacktown Group, which is typically characterised by moderately reactive highly plastic subsoil, low soil fertility and poor soil drainage.

3.3.3 Topography

Precinct topography ranges from 42 m Australian Height Datum (AHD) in the south-west at the highest point to 34 m AHD in the north-east part of the Precinct at the lowest point, although rehabilitation works carried out by Council may have raised the Precinct topography slightly from numbers reported here.

3.3.4 Bushfire

A bushfire assessment was prepared as part of the REF (Arnold Planning, 2023). The assessment identified that the Precinct is mapped as bushfire prone on Council's Bushfire Prone Land (BFPL) map. Accordingly, an asset protection zone (APZ) was required and has been reflected in the Master Plan design and certain special fire protection measures recommended for the design and construction of the proposed amenities building.

3.3.5 Hydrology and flooding

South Creek is located adjacent to the eastern Precinct boundary flowing towards the north and ultimately into the Hawkesbury River (18 km north of the Precinct). Given the Precinct topography it is assumed that surface water flows towards South Creek to the north-east.

A floodplain management report was prepared as part of the REF (Arnold Planning, 2023). The report obtained the 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) modelling results from Council's *South Creek Floodplain Risk Management Study*, which incorporates the Precinct. Based on existing levels, the impact of flooding from South Creek was not expected to have a major effect on the development of the Precinct, given that the majority will be outside of the maximum flood extent. Accordingly, no specific management measures were proposed in relation to flooding, although it is noted that in the event of a PMF, the proposed amenities

building will be available for refuge.

Groundwater beneath the Precinct is present at depths of between approximately 3 m and 10 m and is expected to be in hydraulic connection with surrounding regional groundwater.

3.3.6 Rehabilitation and remediation

Since operation of the landfill ceased, the Precinct has been the subject of rehabilitation and remediation with the ultimate intention (by Council) of making it suitable for use as a public recreation reserve. Rehabilitation and remediation works undertaken at the Precinct to date, generally includes:

- the installation of a leachate trench collection system around the Precinct perimeter;
- reshaping, reworking and regrading landfill waste to minimise water infiltration into the waste mass and any consequent generation of leachate and landfill gas;
- excavation of residual clay underlying the landfill and replacement of this material as a 500 mm thick cap - where required, sandstone and shale was imported to the Precinct to make up the required volume to complete the capping across the landfill;
- the placement of previously stripped soils and imported soils above the capping layer to provide a 400 mm thick layer of growing medium; and
- the placement of 100 mm of topsoil where planting was to occur and landscaping to establish a protective grass cover at the Precinct as well as tree planting around the Precinct perimeter and main drainage lines.

An Environmental Management Plan (EMP) and Operational Maintenance and Monitoring Plan have been prepared for the Precinct, which provide a framework for the ongoing operational requirements for the leachate trench collection system. Only authorised Council staff and contractors are permitted to enter the leachate cells and pump well areas with 24-hour access required to the site to allow for the monitoring and management of the leachate system.

3.4 Property details

Property details of the Precinct are provided in Table 3.1 below.

Table 3.1 Precinct property details

Reserve purpose	Public Recreation
Land parcel/s	Lot 11 DP 1194036
Area	32 ha
LEP zoning	RE1 - Public Recreation C2 – Environmental Conservation
Assigned categories of Community Land	Park General Community Use Sportsground

Table 3.1 Precinct property details

	Natural Area - Watercourse Natural Area - Bushland

3.5 Land comprising the habitat of endangered species or threatened species

A Flora and Fauna Assessment (FFA) was undertaken as part of the REF (Arnold Planning, 2023), which detailed the legislative context, methods used and results from literature and data reviews and field survey, providing the framework and information to identify potential impacts on native vegetation, threatened species, populations and communities listed under the *NSW Biodiversity Conservation Act 2016* (BC Act) and *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) .

The FFA identified that the development of the Precinct will result in the removal of 1.02 ha of native vegetation identified as the following threatened ecological communities:

- River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions; and
- Cumberland Plain Woodland in the Sydney Basin Bioregion.

The native vegetation proposed to be removed represents habitat for the following threatened fauna species:

- *Artamus cyanopterus* (Dusky Woodswallow);
- *Calyptorhynchus lathami* (Glossy Black-Cockatoo);
- *Daphoenositta chrysoptera* (Varied Sittella);
- *Glossopsitta pusilla* (Little Lorikeet);
- *Lathamus discolor* (Swift Parrot); and
- *Pteropus poliocephalus* (Grey-headed Flying-fox).

The areas of vegetation communities proposed to be removed are within the development footprint as shown in **Figure 3.3** below. All areas of vegetation outside of the development footprint are proposed to be retained, which is reflected in the land categories of this POM, (refer **Section 6.4** for further details).



Figure 3.3 Validated vegetation and habitat features (Source: Ecological Australia)

Tests of Significance in accordance with BC Act were undertaken for the above ecological communities and fauna species to assess the impact of the development of the Precinct on each. Assessments concluded that they are unlikely to result in a significant impact on any of the potentially affected threatened entities.

Both ecological communities are also listed as critically endangered under the EPBC Act; however, occurrences of these ecological communities within the Precinct area did not meet the key diagnostic criteria for listing under the EPBC Act. Therefore, Significant Impact Criteria under the EPBC Act were not applied. Significant Impact Criteria were applied for the Swift Parrot and Grey-headed Flying-fox, and it was concluded that they are unlikely to result in a significant impact to either species. Therefore, further assessment and approval under the EPBC Act was not required.

3.6 Culturally significant land

3.6.1 Aboriginal heritage

An Aboriginal Due Diligence Assessment (ADD) was prepared as part of the REF (Arnold Planning, 2023). The ADD identified that the following sites under a search of the Aboriginal Heritage Information Management System, which had either been removed

with authorisation or no longer existed:

- AHIMS ID 45-5-4428 - an artefact site identified during the upgrade of Kent Road and Gipps Street between the M4 Motorway and the Great Western Highway, as part of the Werrington Arterial Road project, which has been completed and the site now destroyed under an active Aboriginal Heritage Impact Permit (AHIP); and
- AHIMS ID 45-5-3016 - an artefact site, which could not be located during a visual inspection, with the area considered so heavily disturbed that the AHIMS site is no longer valid.

The ADD identified that the entire study area has been heavily modified and was therefore of low archaeological sensitivity. Notwithstanding, in the unlikely event that any Aboriginal objects or artefacts are identified during the construction and development of the Precinct, the ADD recommended measures to ensure their appropriate management.

3.6.2 Historic heritage

As part of the REF (Arnold Planning, 2023), searches of the Australian Heritage Database, the State Heritage Register and Schedule 5 of the *Penrith Local Environment Plan 2010* were conducted to determine if any items or places of heritage significance are located within or in proximity to the Precinct. No items or places of heritage significance were identified within or adjacent to the Precinct.

4. Basis of management

Council intends to manage its community land to meet:

- assigned categorisation of community land.
- the LG Act guidelines and core objectives for community land.
- Council's strategic objectives and priorities.
- development and use of the land outlined in Section 36 of the LG Act.

4.1 Categorisation of the land

Under Section 36 (4) of the LG Act, community land is required to be categorised as one or more of the following five categories:

- **Park** – for areas primarily used for passive recreation.
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.
- **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance (Note: not applicable to the Precinct).
- **Natural area** – for all areas that play an important role in the area's ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.

4.2 Guidelines and core objectives for management of community land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land. Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

4.3 Council's strategic objectives and priorities

Council, in consultation with the community, has developed the following strategies and plans to identify the priorities and aspirations of the community and the delivery of a vision for the future. They have a direct influence on the objectives, uses and management approach adopted in this POM and the design and development of the Master Plan.

4.3.1 Penrith Local Strategic Planning Statement

The Penrith *Local Strategic Planning Statement 2020* (LSPS) sets out Penrith's economic,

social and environmental land use needs over the next 20 years and outlines how growth and change will be managed in the future.

The LSPS is informed by both local and state government plans and policies and describes how these initiatives, and their strategic direction will affect the LGA from a land use perspective. It has been prepared in response to, and is consistent with, the initiatives and direction of the NSW Government's strategic planning framework, including the Greater Sydney Region Plan and the Western Sydney District Plan.

The LSPS has the following ten themes, which include more detailed planning priorities:

- Theme 1: Infrastructure.
- Theme 2: Partnerships.
- Theme 3: Homes.
- Theme 4: Communities.
- Theme 5: Places.
- Theme 6: Connectivity.
- Theme 7: Economy.
- Theme 8: Environment.
- Theme 9: Sustainability.
- Theme 10: Resilience.

Theme 4: Communities, includes Planning Priority 6, to:

'Ensure our social infrastructure meets the changing needs of our communities'

The LSPS recognises that as Penrith grows, this growth needs to be supported by necessary community infrastructure such as open space, parks and sporting facilities and that providing this infrastructure within existing urban areas can be challenging. Addressing this planning priority has been a key consideration in the preparation of this POM and the Master Plan and are reflected in the objectives and performance targets in the Action Plan (**Appendix C**).

4.3.2 Penrith Draft Community Strategic Plan

The Penrith *Draft Community Strategic Plan 2036* (Draft CSP) was prepared by Council in 2022. Once finalised the Draft CSP will inform a range of other strategic documents around employment, housing, recreation, open spaces and inclusion based on a number of outcomes and strategies.

Development of the Precinct as a sports and recreation reserve is consistent with the following relevant outcomes and strategies identified in the Draft CSP:

- Outcome: Protect and enhance an ecologically sustainable environment:
    - Strategy: Green the landscape and protect biodiversity
- Outcome: Welcoming, healthy, happy and connected:
    - Strategy: Enhance community wellbeing, safety and neighbourhood amenity
- Outcome: Manage and improve the built environment:
    - Strategy: Provide spaces and facilities that support opportunities for people to participate in recreational activities
- Open and collaborative leadership:
    - Strategy: Encourage community participation in collective decisions and initiatives.

4.3.3 Penrith Sport and Recreation Strategy

The Penrith *Sport and Recreation Strategy* (Sport and Recreation Strategy) provides a 15-year road map for the future provision of sport, play, recreation and open space facilities across the Penrith LGA and has helped create the vision for the Master Plan.

The strategies and actions included in the Sport and Recreation Strategy respond to the core objectives for the provision of:

- open space;
- play; and
- sport and recreation.

To deliver the Sport and Recreation Strategy, the Penrith LGA has been divided into 12 'Aggregated Areas' for the implementation of upgrades, new facilities, and future planning. The Precinct falls within the Central East area. Strategy action items for the Central East area (for years one to five), identify for the Gipps Street Precinct, Claremont Meadows (the Precinct), that following community consultation, a district open space and reserve should be constructed, including following components:

- walking/cycling loops, and outdoor fitness equipment;
- four playing fields and two training fields;
- amenities buildings and BMX, cycling and scooter facilities; and
- an additional Citywide level play space including water play following community consultation.

All elements have been incorporated in the Master Plan as well as a number of other elements to reflect the outcome of community consultation (refer **Section 2.5**).

Other relevant strategies and actions included in the Sport and Recreation Strategy included in the core objectives relevant to the Precinct are considered as follows:

Open space:

- ensuring the quantity and distribution of open space in established urban areas better matches current and future population needs;
- optimising open space for existing populations where access is below optimal and significant growth is expected;
- improving community access to existing and future public open space through provision of an integrated network of open space classified as local, district and citywide parks;
- providing open space in the appropriate size and shape to ensure that the capacity of that space meets and accommodates a range of recreation activities and needs;
- designing open space to accommodate multi-use inclusive participation opportunities for different recreation types;
- enhancing open space connectivity through an integrated strategy that links recreational, cultural heritage and natural values;
- promoting awareness and recognition of Penrith's Aboriginal and non-Aboriginal Heritage;
- improving community access to existing and future public open space is through an integrated action plan that involves all modes of access; and
- ensuring contemporary plans of management and master plans will be in place.

Play:

- providing opportunities are provided for everyone in the community to enjoy a playspace;
- recognising playspaces as contemporary, unique, safe and innovative; and
- ensuring playspaces remain contemporary and safe to use.

Sport and recreation:

- providing an appropriate amount and quality of open space to accommodate sport and recreation facilities;
- ensuring sportsground surfaces, buildings and associated infrastructure sustain the usage demand and are fit for purpose/fit for future;
- providing sports/recreation clubs and associations with support to enable good governance, sustainable operations, and facility planning and development; and
- providing unstructured recreation spaces and activities to accommodate changing trends in participation.

Having regard to these strategies has been a key consideration in the preparation of this POM and the Master Plan and is reflected in the objectives and performance targets of the Action Plan (**Appendix C**).

5. Development and use

5.1 Overview

Council's community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Penrith LGA. The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function.

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

This is reflective of the proposed uses and activities of the Precinct as described in the following sections of this POM.

5.2 The Precinct Master Plan

This POM is accompanied by the Precinct Master Plan (the Master Plan) to guide the future development and use of the Precinct.

The Master Plan has been designed to respond to the issues raised during the community engagement process undertaken for this POM (refer **Section 2.5**) and meet Council's statutory and strategic planning objectives and priorities as identified in the Action Plan (**Appendix C**).

The Master Plan includes the following key components with corresponding Master Plan ID numbers (MP ID):

- main sports field (MP ID 01).
- amenities building (MP ID 02).
- inclusive playground (MP ID 03).
- netball courts (MP ID 04).
- multi-sport courts (MP ID 05).
- youth zone (MP ID 06).
- skate area (MP ID 07).
- pump track (MP ID 08).
- nature play and trail (MP ID 09).
- fitness loop (MP ID 10).

An excerpt of the Master Plan is provided in **Figure 5.1** below and a full version of the Master Plan and accompanying design report is provided in **Appendix B**. The design report provides further details and plans of each of the key Master Plan components listed above.



Figure 5.1 **The Gipps Street Recreation Precinct Master Plan (Source: Group GSA)**

5.3 Express authorisation of lease and licences and other estates

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

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

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

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

5.3.1 Leases and licences authorized by this Plan of Management

This POM **expressly authorises** the issue of leases, licences and other estates over the land covered by this POM, provided that:

- the purpose is consistent with the purpose for which it was dedicated or reserved;
- the purpose is consistent with the core objectives for the category of the land;
- the lease, licence or other estate is for a permitted purpose listed in the LG Act or the *Local Government (General) Regulation 2021* (LG Regulation);
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993;*
- where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted;
- the lease, licence or other estate is granted and notified in accordance with the provisions of the LG Act or the LG Regulation; and
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

5.3.2 Short-term licences

Short-term licences and bookings may be used to allow the Council to program different uses of community land at different times, allowing the best overall use.

Short-term licences will be issued for the purpose of, but not exclusively for, the following

activities:

- the playing of a musical instrument, or singing, for fee or reward;
- engaging in a trade or business;
- the playing of a lawful game or sport;
- the delivery of a public address;
- commercial photographic sessions;
- holding an event, fete, festival, meeting, or market;
- picnics and private celebrations such as weddings and family gatherings; and
- filming sessions.

5.3.3 Duration of leases, licences and other estates authorised by this Plan of Management

i. Lease, licences, and other estates in respect of community land - for a period exceeding five (5) years:

Section 47 of the LG Act applies to a lease, licence, or other estate in respect of community land for a period exceeding 5 years:

1. If a council proposes to grant a lease, licence or other estate in respect of community land for a period (including any period for which the lease, licence or other estate could be renewed by the exercise of an option) exceeding 5 years, it must:
    a. give public notice of the proposal;
    b. exhibit notice of the proposal on the land to which the proposal relates;
    c. give notice of the proposal to such persons as appear to it to own or occupy the land adjoining the community land; and
    d. give notice of the proposal to any other person, appearing to the council to be the owner or occupier of land in the vicinity of the community land, if in the opinion of the council the land the subject of the proposal is likely to form the primary focus of the person's enjoyment of community land.

2. A notice of the proposal must include:
    a. information sufficient to identify the community land concerned;
    b. the purpose for which the land will be used under the proposed lease, licence, or other estate;
    c. the term of the proposed lease, licence, or other estate (including particulars of any options for renewal);
    d. the name of the proposed lessee or licensee (if known); and
    e. a statement that submissions in writing may be made to the council concerning the proposal within a period, not less than 28 days, specified in the notice.

3. Any person may make a submission in writing to the council during the period specified for the purpose in the notice.

4. Before granting the lease, licence or other estate, the council must consider all submissions duly made to it.

5. The council must not grant the lease, licence or other estate except with the Minister's consent, if:
    a. a person makes a submission by way of objection to the proposal; or
    b. in the case of a lease or licence, the period (including any period for which the lease or licence could be renewed by the exercise of an option) of the lease or licence exceeds 21 years.

6. If the council applies for the Minister's consent, it must forward specific information to the Minister, noting that the Minister may consent to a lease or licence exceeding 21 years if special circumstances have been justified.

7. On receipt of the application, the Minister must request the Director of Planning to furnish a report concerning the application within such a period as the Minister specified.

8. After considering the application and any report of the Director of Planning, the Minister, if satisfied may consent to the granting of the lease, licence, or other estate in respect of the whole or any part of the land to which the application relates, subject to such terms and conditions as the Minister specifies.

9. On request by any person, the Minister must provide that person, within 14 days of that request, with a written statement of reasons for consenting to, or refusing to consent to, the granting of a lease, licence, or other estate.

ii. Lease, licences, and other estates in respect of community land - for a period exceeding five (5) years:

Section 47A of the LG Act applies to a lease, licence or other estate in respect of community land granted for a period that (including any period for which the lease, licence or other estate could be renewed by the exercise of an option) does not exceed 5 years.

If a council proposes to grant a lease, licence or other estate to which Section 47A applies:

a. the proposal must be notified and exhibited in the manner prescribed by section 47 (refer above);
b. the provisions of section 47(3) and (4) (refer above) apply to the proposal; and

c. on receipt by the council of a written request from the Minister, the proposal is to be referred to the Minister, who is to determine whether or not the provisions of Section 47(5) to (9) (refer above) are to apply to the proposal.

If the Minister determines that the provisions of section 47(5) to (9) are to apply to the proposal:

a. the council, the Minister and the Director of Planning are to deal with the proposal in accordance with the provisions of section 47(1) to (8); and
b. Section 47(9) has effect with respect to the Minister's consent.

The LG Regulation grants that the following purposes are exempt from the provisions of Section 47A of the LG Act:

a. residential purposes, where the relevant community land has been developed for the purposes of housing owned by the council;
b. the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on the community land;
c. use and occupation of the community land for events such as:
    i. a public performance (that is, a theatrical, musical, or other entertainment for the amusement of the public)
    ii. the playing of a musical instrument, or singing, for fee or reward,
    iii. engaging in a trade or business
    iv. playing of any lawful game or sport
    v. delivering a public address
    vi. conducting a commercial photographic session
    vii. picnics and private celebrations such as weddings and family gatherings; and
    viii. filming for cinema or television.

However, the use or occupation of community land for events listed in subclause (c) above is exempt only if:

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

6. Management of land by category

6.1 Overview

The following general categories of community land are assigned to the Precinct, as shown in the Categorisation Plan in **Appendix A** and the following excerpt in **Figure 6.1**:

- Sportsground (**Section 6.2**);
- General Community Use (**Section 6.3**);
- Natural Area (**Section 6.4**); and
- Park (**Section 6.5**).

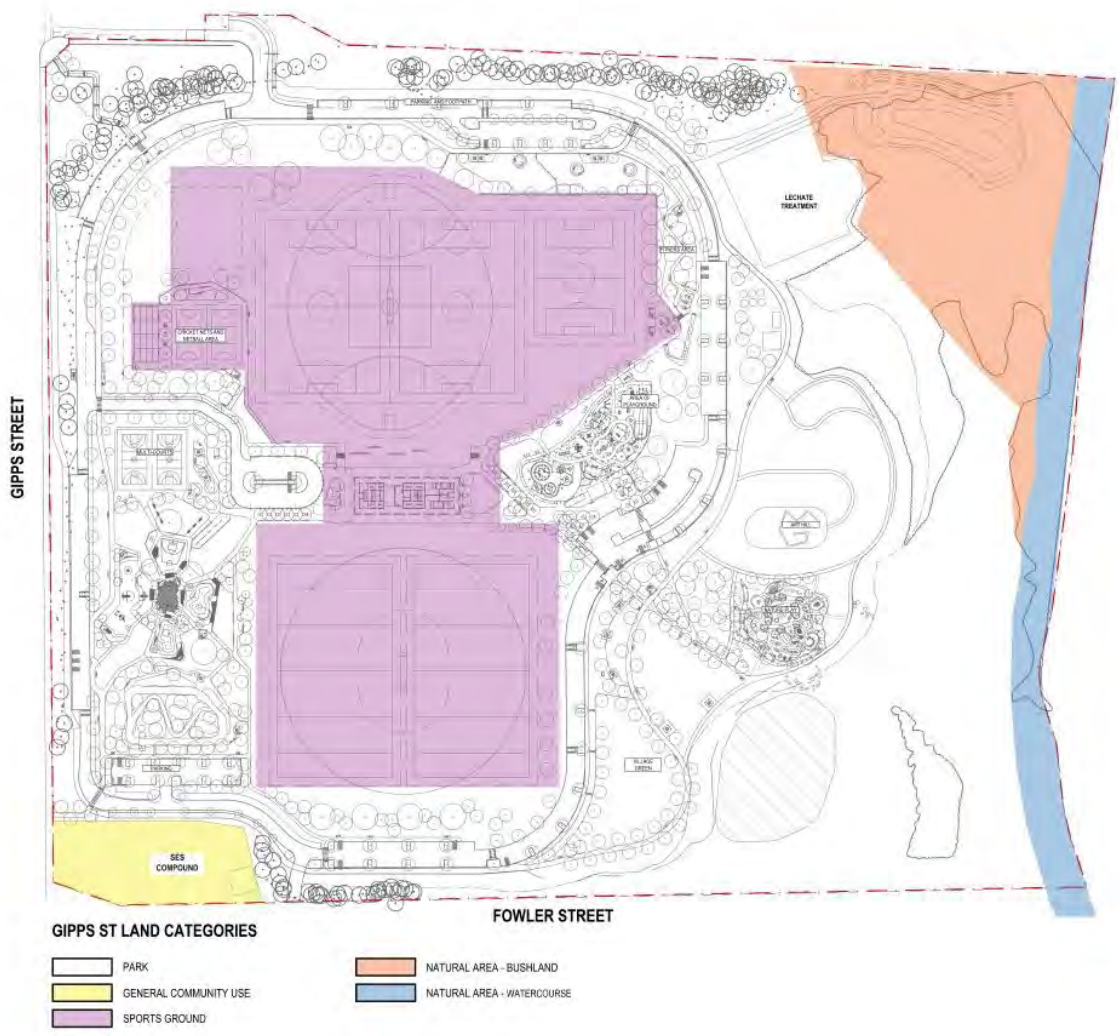


Figure 6.1 **Excerpt of Land Categorisation Plan (Source: Group GSA)**

6.1.1 Condition of the land

Section 36(3A)(a) of the LG Act requires a POM to include a description of the condition of the land and structures on adoption of the plan. The Precinct is currently undeveloped having been rehabilitated and remediated from its previous use as a landfill (refer Section 3.3.6). The only existing assets are the leachate treatment zone

(tanks and swales) and leachate collection pit, which have their own ongoing management schedules and procedures.

6.1.2 Objectives and performance targets

Section 36 (3) of the LG Act requires that a POM for community land details:

- objectives and performance targets for the land;
- the means by which the council proposes to achieve these objectives and performance targets; and
- the manner in which the council proposes to assess its performance in achieving the objectives and performance targets.

An Action Plan, which details the objectives and performance targets for each category of land and how Council intends to achieve and assess their performance, is provided in **Appendix C**.

6.2 Sportsground

The category Sportsground applies to the community land located within the centre of the Precinct, depicted in purple in **Figure 6.1** above.

The Sportsground category is considered the most appropriate for the areas shown on the Master Plan (refer **Figure 6.1**) as the Main Sports Field (MP 01), which includes:

- soccer / AFL field.
- rugby / cricket field.
- junior soccer field.
- netball courts.
- cricket practice nets.
- mini (all purpose) field.
- amenities building.

The permissible and future uses set out in **Section 6.2.2** and the express authorisation of leases, licences and other estates set out in **Section 6.2.3** for the areas categorised as Sportsground are consistent with the purpose for which the Precinct was dedicated, being a reserve for public recreation.

6.2.1 Guidelines and core objectives (Sportsground)

Sportsgrounds are defined in Clause 103 of the LG Regulation as land used primarily for active recreation involving organised sports or playing outdoor games.

The core objectives for Sportsgrounds, as outlined in Section 36F of the LG Act, are to:

- encourage, promote and facilitate recreational pursuits in the community

involving organised and informal sporting activities and games; and
- ensure that such activities are managed having regard to any adverse impact on nearby residences.

The Sportsground category allows for provision of the Main Sports Field areas, which will allow for organised and informal sporting activities and games, including but not exclusive to sports such as soccer, AFL, rugby, netball and cricket, for use by sporting clubs and the general community. With the proposed hours of operation and the distance to nearby residences, there are not anticipated to be any significant adverse amenity impacts. For these reasons, the Sportsground category for this part of the Precinct meets the core objectives outlined above.

The amenities building will comprise eight change rooms with operable walls that can be opened to make larger spaces when required, an undercover central social space, three bulk storage areas, two multi-purpose areas, a canteen, offices, store rooms, a plant room and first aid room.

6.2.2 Permissible and future uses (Sportsground)

Section 36(3A) of the LG Act requires a POM to detail the uses currently permitted on the land and any planned or committed future uses of the land.

The general types of uses which may occur on community land categorised as Sportsground and the forms of development generally associated with those uses, are set out in detail in **Table 6.3**. The facilities on community land may change over time, reflecting the needs of the community.

Table 6.3 Permissible uses and development of land categorised as Sportsground

Purpose/use	Development to facilitate uses
• active and passive recreational and sporting activities compatible with the nature of the particular land and any relevant facilities. • organised and unstructured recreation activities. • community events and gatherings. • commercial uses associated with sports facilities. • festivals, parades, markets, fairs, exhibitions and similar events and gatherings.	• development for the purpose of conducting and facilitating organised sport. • professional rooms for hire. • change rooms/locker areas. • shower/toilet facilities. • car parking and loading areas. • ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas). • shade structures, floodlights, irrigation and fencing of playing areas. • storage ancillary to recreational uses, community events or gatherings, and public meetings. • provision of amenities to facilitate use and enjoyment of the community land including seating, change rooms, toilets, storage, first aid areas. • café/kiosk facilities. • outdoor play equipment or exercise equipment.

Table 6.3 Permissible uses and development of land categorised as Sportsground

Purpose/use	Development to facilitate uses

	• heritage and cultural interpretation, e.g. signs, art installations
	• compatible, small scale commercial uses, e.g. sports tuition.
	• advertising structures and signage (such as A-frames and banners) that:
	  o relate to approved uses/activities.
	  o are discreet and temporary.
	  o are approved by Council.
	• water-saving initiatives such as stormwater harvesting, rain gardens and swales.
	• energy-saving initiatives such as solar lights and solar panels.
	• locational, directional and regulatory signage.

6.2.3 Express authorisation of leases, licences and other estates (Sportsground)

Section 46(1)(b) and 36(3A) of the LG Act requires a POM to provide an express authorisation for the granting of leases, licences or other estates.

This POM **expressly authorises** the issue of leases, licences and other estates over the land categorised as Sportsground, listed in **Table 6.4**. The term of any lease, licence or other estate will be subject to the relevant provisions of the LG Act.

Table 6.4 Leases, licences and other estates and purposes for which they may be granted for community land categorised as Sportsground

Purpose/use	Development to facilitate uses
Lease	• indoor/outdoor café and kiosk areas, including seating and tables. • management of court facilities. • hire or sale of recreational equipment. • sporting fixtures, training, programs and events. • sports and fitness training and classes. • broadcasting or filming of sporting fixtures. • ancillary ceremonies (for example, rehearsal of opening and closing ceremonies, cheer squads, etc.). • uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events (for example, 'guest' events for juniors; gala days; club meetings).
Licence	• indoor/outdoor café and kiosk areas, including seating and tables. • management of court or similar facilities. • hire or sale of recreational equipment. • sporting fixtures, training, programs and events. • sports and fitness training and classes.

Table 6.4 Leases, licences and other estates and purposes for which they may be granted for community land categorised as Sportsground

Purpose/use	Development to facilitate uses
	• broadcasting or filming of sporting fixtures. • ancillary ceremonies (for example, rehearsal of opening and closing ceremonies, cheer squads, etc.). • uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events (for example, 'guest' events for juniors; gala days; club meetings).
Short-term licence	• indoor/outdoor café and kiosk areas, including seating and tables. • sporting fixtures, training, programs and events. • sports and fitness training and classes. • broadcasting or filming of sporting fixtures. • ancillary ceremonies (for example, rehearsal of opening and closing ceremonies, cheer squads, etc.). • uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events (for example, 'guest' events for juniors; gala days; club meetings).
Other estates	This POM allows Council to grant 'an estate' over community land for the provision of public utilities and public authorities works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of Council or a public utility provider on the community land in accordance with the LG Act.

6.3 General Community Use

The category General Community Use applies to the community land located within the south east of the Precinct, depicted in yellow in **Figure 6.1** above.

The existing SES compound in the south-west corner of the Precinct is included in the General Community Use category of land.

The permissible and future uses set out in **Section 6.3.2** and the express authorisation of leases, licences and other estates set out in **Section 6.3.3** are consistent with the purpose for which the Precinct was dedicated, being a reserve for public recreation.

6.3.1 Guidelines and core objectives (General Community Use)

Clause 106 of the LG Regulation identifies General Community Use land as land that may be made available for use for any purpose for which community land may be used, and which does not satisfy the definition of Natural Area, Sportsground, Park or Area of Cultural Significance.

The core objectives for community land categorised as General Community Use, as outlined in Section 36I of the LG Act, are to promote, encourage and provide for the use of the land, and provide facilities on the land, to meet the current and future needs of the local community and of the wider public, in relation to:

- public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and
- 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).

This POM and the Master Plan have been prepared having regard to these objectives, as reflected in the objectives and performance targets in the Action Plan (**Appendix C**).

6.3.2 Permissible and future uses (General Community Use)

Section 36(3A) of the LG Act requires a POM to detail the uses currently permitted on the land and any planned or committed future uses of the land.

The general types of uses which may occur on community land categorised as General Community Use and the forms of development generally associated with those uses, are set out in detail in **Table 6.5**. The facilities on community land may change over time, reflecting the needs of the community.

Table 6.5 Permissible uses and development land categorised as General Community Use

Purpose/use	Development to facilitate uses
• providing a location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes. • providing multi-purpose building/s with specialised community uses such as: • casual or informal recreation. • changing rooms. • meetings (including for social, recreational, educational or cultural purposes). • functions. • performances (including film and stage). • exhibitions. • workshops. • kiosk, café and restaurant purposes. • leisure or training classes. • designated group use (e.g. scout and girl guide use). • educational centres, including information and resource centres. • entertainment facilities.	• development for the purposes of social, community, cultural and recreational activities, such as youth services, aged services, men's sheds. • development includes: o provision of buildings or other amenity areas to facilitate use and enjoyment by the community. o development (particularly within buildings) for the purposes of addressing the needs of a particular group. o development for the purpose of a kiosk, café or restaurant. o landscaping and finishes, improving access, amenity and the visual character of the general community area. o outdoor play equipment, shade structures, awnings and the like. o water-saving initiatives such as rain

Table 6.5 Permissible uses and development land categorised as General Community Use

Purpose/use	Development to facilitate uses
• maintenance and operational facilities. • emergency services infrastructure and facilities.	gardens and rainwater tanks. o energy-saving initiatives such as solar lights and solar panels. o car parking and loading areas. • advertising structures and signage (such as a-frames and banners) that: o relate to approved uses/activities. o are discreet and temporary; and o are approved by Council. • locational, directional and regulatory signage. • heritage and cultural interpretation, e.g. signs, art installations. • work sheds or storage sheds required in connection with the maintenance of the land. • provision of buildings or other facilities to facilitate use for Council and emergency service operational requirements.

6.3.3 Express authorisation of leases, licences and other estates (General Community Use)

Section 46(1)(b) and 36(3A) of the LG Act requires a POM to provide an express authorisation for the granting of leases, licences or other estates.

This POM **expressly authorises** the issue of leases, licences and other estates over the land categorised as General Community Use, listed in **Table 6.6**. The term of any lease, licence or other estate will be subject to the relevant provisions of the LG Act.

Table 6.6 Leases, licences and other estates and purposes for which they may be granted for community land categorised as General Community Use

Purpose/use	Development to facilitate uses
Lease	• educational purposes, including libraries, education classes, workshops. • cultural purposes, including dramatic productions and galleries. • recreational purposes, including fitness classes, dance classes and games. • kiosk, café, restaurant and refreshment purposes. • commercial retail uses associated with the facility.
Licence	• social purposes (including child care, vacation care). • educational purposes, including education classes, workshops.

Table 6.6 Leases, licences and other estates and purposes for which they may be granted for community land categorised as General Community Use

Purpose/use	Development to facilitate uses
	• recreational purposes, including fitness classes, dance classes. • café/restaurant/kiosk areas. • sale of goods or services that are ancillary to community land use and reserve purposes, for example flower sales at a cemetery.
Short-term licence	• public speeches, meetings, seminars and presentations, including educational programs. • functions (including commemorative functions, book launches, film releases, balls, and similar activities). • displays, exhibitions, fairs, fashion parades and shows. • events (including weddings, corporate functions, and community gatherings). • other performances, including both live performances and film (cinema and tv). • broadcasts associated with any event or public speech. • engaging in an appropriate trade or business delivering a public address, community events; auctions, markets and similar activities.
Other estates	This POM allows Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of Council or a public utility provider on the community land in accordance with the LG Act.

6.4 Natural Area

Under Section 36(4) of the LG Act, land should be categorised as Natural Area if the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under Section 36(5) of the LG Act.

Parts of the Precinct are further categorised as Natural Area – Bushland (depicted in orange in the Categorisation Plan – refer **Figure 6.1**) and Natural Area – Watercourse (depicted in blue in the Categorisation Pan – refer **Figure 6.1**) as detailed in the following sections.

6.4.1 Natural Area - Bushland

Clause 107 of the LG Regulation identifies land as bushland if the land contains primarily native vegetation, that:

a. *is the natural vegetation or a remainder of the natural vegetation of the land, or*
b. *although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.*

Such land includes:

a. *bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or*
b. *moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or*
c. *highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.*

As detailed in **Section 3.5**, the Precinct contains areas of remnant native vegetation, including land mapped as Cumberland Riverflat Forest (Low Condition) and Cumberland Shale Plains Woodland (Low Condition) that are being retained. These areas are located primarily in the north-west part of the site in the area categorised as Natural Area – Bushland on the Categorisation Plan (refer **Figure 6.1**).

6.4.2 Natural Area - Watercourse

Clause 110 of the LG Regulation identifies land as a watercourse if the land includes:

a. *any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and*
b. *associated riparian land or vegetation.*

The eastern part of the Precinct is adjacent to South Creek, which is mapped as a 6th order stream under the Strahler Classification System and has an associated 40 m vegetated riparian zone either side of the watercourse under the Office of Water guidelines for riparian corridors. The riparian zone includes associated vegetation and, therefore, the area 40 m from the western side of the watercourse is categorises as Natural Area – Watercourse.

6.4.3 Guidelines and core objectives (Natural Area)

Section 36E of the LG Act identifies the following core objectives for Natural Areas:

- conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area;
- maintain the land, or that feature or habitat, in its natural state and setting;
- provide for the restoration and regeneration of the land;
- provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion; and
- assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*.

The core objectives for land categorised as bushland, as outlined in Section 36J of the LG Act, are to:

- ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land;
- protect the aesthetic, heritage, recreational, educational and scientific values of the land;
- promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion;
- restore degraded bushland;
- protect existing landforms such as natural drainage lines, watercourses and foreshores;
- retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term; and
- protect bushland as a natural stabiliser of the soil surface.

The core objectives for land categorised as watercourse, as outlined in Section 36J of the LG Act, are to:

- manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows;
- manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability;
- restore degraded watercourses; and
- promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

This POM and the Master Plan have been prepared having regard to these objectives, as reflected in the objectives and performance targets in the Action Plan (**Appendix C**).

6.4.4 Permissible and future uses (Natural Area)

Section 36(3A) of the LG Act requires a POM to detail the uses currently permitted on the land and any planned or committed future uses of the land.

The general types of uses which may occur on community land categorised as Natural Area - Bushland and Natural Area - Watercourse and the forms of development generally associated with those uses, are set out in detail in **Table 6.7**. The facilities on community land may change over time, reflecting the needs of the community.

Table 6.7 Permissible uses and development land categorised as Natural Area

Purpose/use	Development to facilitate uses
• preservation of the Council's natural heritage including the identified endangered ecological communities. • preservation of biological diversity and habitat. • providing a location for authorised informal activities. • walking and cycling. • environmental and scientific study. • approved regeneration projects associated with protection of flora and fauna and watercourses. • fire hazard reduction.	• low-impact walking trails. • interpretive signage and information kiosks. • water-saving initiatives such as rain gardens, swales and sediment traps. • energy-saving initiatives such as solar lights and solar panels. • observation platforms. • work sheds or storage sheds required in connection with the maintenance of the land. • temporary erection or use of any building or structure necessary to enable a filming project to be carried out. • locational, directional and regulatory signage.

6.4.5 Express authorisation of leases, licences and other estates (Natural Area)

Section 46(1)(b) and 36(3A) of the LG Act requires a POM to provide an express authorisation for the granting of leases, licences or other estates.

This POM **expressly authorises** the issue of leases, licences and other estates over the land categorised as Natural Area - Bushland and Natural Area - Watercourse, listed in **Table 6.8**. The term of any lease, licence or other estate will be subject to the relevant

provisions of the LG Act.

Table 6.8 Leases, licences and other estates and purposes for which they may be granted for community land categorised as Natural Area

Purpose/use	Development to facilitate uses
Lease	• walkways, pathways. • observation platforms, signs. • information kiosk. • work sheds or storage sheds required in connection with the maintenance of the land. • toilets. • temporary erection or use of any building or structure necessary to enable a filming project to be carried out.
Licence	• walkways, pathways. • observation platforms, signs. • information kiosk. • work sheds or storage sheds required in connection with the maintenance of the land. • toilets. • temporary erection or use of any building or structure necessary to enable a filming project to be carried out.
Short-term licence	• scientific studies and surveys or similar. • temporary erection or use of any building or structure necessary to enable a filming project to be carried out.
Other estates	This POM allows Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of Council or a public utility provider on the community land in accordance with the LG Act.

6.5 Park

The category Park applies to the community land that forms the area of Precinct depicted in white in the Categorisation Plan (refer **Figure 6.1**) and includes all areas in between the other categorisations of General Community Use, Sportsground and Natural Area.

The Park category incorporates the following components as shown on the Master Plan (**Figure 5.1**):

- multi-sport courts (MP 05)
- youth zone (MP 06);
- skate area (MP 07);
- pump track (MP 08);
- nature play and trail (MP 09); and

- fitness loop (MP 10).

Further details of the above components of the Master Plan are provided in the Master Plan Design Report (**Appendix B**).

The permissible and future uses set out in **Section 6.5.2** and the express authorisation of leases, licences and other estates set out in **Section 6.5.3** for the areas categorised as Park are consistent with the purpose for which the Precinct was dedicated, being a reserve for public recreation.

6.5.1 Guidelines and core objectives (Park)

Parks are defined in Clause 104 of the LG Regulation as land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.

The core objectives for Parks, as outlined in Section 36G of the LG Act, are to:

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

This POM and the Master Plan have been prepared having regard to these objectives, as reflected in the objectives and performance targets in the Action Plan (**Appendix C**).

6.5.2 Permissible and future uses (Park)

Section 36(3A) of the LG Act requires a POM to detail the uses currently permitted on the land and any planned or committed future uses of the land.

The general types of uses which may occur on community land categorised as Park and the forms of development generally associated with those uses, are set out in detail in **Table 6.9**. The facilities on community land in the Precinct may change over time, reflecting the needs of the community.

Table 6.9 Permissible uses and development land categorised as Park

Purpose/use	Development to facilitate uses
• active and passive recreation including children's play equipment and cycling. • group recreational use, such as picnics and private celebrations. • eating and drinking in a relaxed setting. • publicly accessible ancillary areas, such as	• development for the purposes of improving access, amenity and the visual character of the park, for example paths, public art, pergolas. • development for the purposes of recreation such as play equipment, exercise equipment, bike racks.

Table 6.9 Permissible uses and development land categorised as Park

Purpose/use	Development to facilitate uses
toilets. • festivals, parades, markets, fairs, exhibitions and similar events and gatherings. • low-intensity commercial activities. • filming and photographic projects. • busking. • public address (speeches). Note: Some of the uses listed above require a permit from Council.	• amenities to facilitate the safe use and enjoyment of the park, for example picnic tables, BBQs, sheltered seating areas. • kiosks or refreshment areas including external seating. • lighting, seating, toilet facilities, courts, paved areas. • hard and soft landscaped areas. • storage sheds. • car parking and loading areas. • commercial development that is sympathetic to and supports use in the area, for example hire of recreation equipment. • heritage and cultural interpretation, for example signs. • advertising structures and signage (such as a-frames and banners) that: o relate to approved uses/activities. o are discreet and temporary. o are approved by Council. • water-saving initiatives such as stormwater harvesting, rain gardens and swales. • energy-saving initiatives such as solar lights and solar panels. • locational, directional and regulatory signage. • work sheds or storage sheds required in connection with the maintenance of the land.

6.5.3 Express authorisations of leases, licences and other estates (Park)

Section 46(1)(b) and 36(3A) of the LG Act requires a POM to provide an express authorisation for the granting of leases, licences or other estates.

This POM expressly authorises the issue of leases, licences and other estates over the land categorised as Park, listed in **Table 6.10**. The term of any lease, licence or other estate will be subject to the relevant provisions of the LG Act.

Table 6.10 Leases, licences and other estates and purposes for which they may be granted for community land categorised as Park

Purpose/use	Development to facilitate uses
Lease	• café/kiosk areas, including seating and tables. • management of court facilities. • hire or sale of recreational equipment.
Licence	• outdoor café/kiosk seating and tables. • management of court or similar facilities. • hire or sale of recreational equipment.
Short-term licence	• community events and festivals. • playing a musical instrument, or singing, for fee

Table 6.10 Leases, licences and other estates and purposes for which they may be granted for community land categorised as Park

Purpose/use	Development to facilitate uses
	or reward. • picnics and private celebrations such as weddings and family gatherings. • filming, including for cinema/television. • conducting a commercial photography session. • public performances. • engaging in an appropriate trade or business. • delivering a public address. • community events. • fairs, markets, auctions and similar activities.
Other estates	This POM allows Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of Council or a public utility provider on the community land in accordance with the LG Act.

6.6 General conditions applying to authorised activities

The following sections provide further details on Council's conditions applying to authorised activities:

6.6.1 Access for building purposes

Access across community land shall be authorised by this POM provided that:

- the applicant follows Council's process for applying for a permit;
- the access is of a temporary nature;
- the works requiring the access is associated with an adjoining property;
- a bond in respect of potential damage is held by Council; and
- Council is in receipt of proof of suitable insurances.

6.6.2 Casual hirers

This POM authorises the granting of a lease or licence for the purpose of causal hiring in parks, provided that the applicant complies with Council's application process and hire agreement.

6.6.3 Community buildings

This POM authorises the granting of a lease or licence of halls and other buildings for community purposes. Such permissible uses include but are not restricted to meetings, scouts, and girl guides activities. The applicant must comply with Council's application process and hire agreement.

6.6.4 Easements

The purpose of the easement shall fall within a category identified in Section 46(1) of the LG Act.

In all cases, the applicant is to be responsible for all costs incurred by Council in the creation of the easement. The process within Section 47 of the LG Act shall be followed when considering imposing and easement on community land.

The granting of easements over Crown Land will be subject to the provisions of the *Native Title Act 1993* and Section 8.7 of the *Crown Land Management Act 2016*.

6.6.5 Encroachment on public land

In instances where there is an encroachment upon public land (not including Crown Land) by a permanent structure, and the structure does not significantly interfere with the functioning of the reserve, Council may consider a lease or licence agreement with the adjoining property owner and recoup a fee as part of that agreement. This lease or licence will be required to be advertised and may not be granted for more than twenty-one (21) years. Council has no authority to issue a lease of license on Crown Land.

6.6.6 Festivals, events, ceremonies and public address

This POM authorises the granting of a lease or licence for the purpose of festivals, events, markets, ceremonies, public address and picnics to be held at Parks. The applicant shall comply with Council's application process, hire agreement conditions and any state or local legislative requirements appropriate to the activity.

6.6.7 Filming

This POM authorises the granting of a lease or licence for the purpose of commercial photographic sessions and filming. The applicant shall comply with Council's application process and agreement conditions.

6.6.8 Helicopters, hot air balloons and parachute jumpers

This POM authorises the granting of a lease or licence for the purpose of helicopter landing and take-off, provided all other approvals such as use of restricted air space have been granted by the relevant authority. Such a lease or licence may require the temporary erection of exclusion fencing or any other measure required to ensure public safety. The applicant shall comply with Council's application process and any conditions imposed on them.

6.6.9 Memorials

This POM authorises the granting of a lease or licence for Memorial Park Furniture and Trees as per Council's Policy. The applicant shall comply with Council's application process and policy requirements.

6.6.10 Personal trainers

This POM authorises the granting of a lease or licence for commercial fitness training operations in designated public open space for commercial training activities on a non-exclusive basis.

Applicants shall follow Council's Commercial Trainer and Personal Fitness Groups Guidelines and application process.

6.6.11 Public art

This POM authorises the granting of a lease or licence for public art installations. The applicant shall comply with Council's application process and conditions.

6.6.12 Recreation equipment storage

This POM authorises the granting of a lease or licence to organisations to erect temporary structures for the purpose of adventure type recreation, upon application and assessment through Council's general hire application.

6.6.13 Restaurants, kiosks and mobile food vendors

This POM authorises the granting of a lease or licence or other estate for the purpose of trading such as a kiosk, restaurant or mobile food vendor. The applicant shall comply with all regulatory obligations, including the *Food Act 2004* and Section 68 of the LG Act, Council's application process, agreed contracts and policies.

6.6.14 Roads

This POM authorises the granting of a lease, license or other estate for the purpose of the provision of public roads, where the provision of that road is consistent with the core objectives stated herein and where the road is necessary for the enjoyment of that land.

This POM authorises the granting of a licence for the use of an existing road or fire trail to:

- transport building materials and equipment required in relation to building work that is to be, or is being carried out on land adjoining the community land; or
- to remove waste that is consequential on such work.

Where there is no existing road, access may be permitted (and licensed accordingly) to adjoining land for the above purpose provided no damage to the Park is expected. The applicant shall comply with Council's application process and permit conditions.

It is a requirement that any Crown Land used for the purpose of a public road will need to be acquired by Council.

6.6.15 Storage sheds

This POM authorises the granting of a lease or licence for the storage of equipment used by

community groups / non-profit organisations where that equipment is regularly used at that locality. The applicant shall comply with Council's application process and conditions.

6.6.16 Stormwater

This POM authorises the construction of relevant structures for the purposes of stormwater treatment and or retention as prescribed in Section 28 of the LG Regulations. This plan authorises the continued use of drains, channels and easements and creation of new drains, channels and easements.

6.6.17 Street performers

This POM authorises the granting of a lease or licence for street performances. The applicant shall comply with Council's application process and policy requirements.

6.6.18 Telecommunications

This POM authorises the granting of a lease or licence for the development of telecommunication towers on community land. The applicant shall comply with Council's application process and conditions. The siting of the telecommunications tower shall not impact the operations of the Park user groups or future infrastructure provision at the facility.

The access of these telecommunication towers on Council Land requires the applicants to acquire a permit which can be applied for via the Council website using the Vehicle Access to Council Reserve application form.

Council is unable to issue telecommunication licences on Crown Land, all telecommunications licences are to be issued by Crown Lands.

6.6.19 Temporary infrastructure

This POM authorises the granting of a lease or licence to organisations to erect or install temporary storage, amenities and ancillary infrastructure, upon application, assessment and approval by Council.

6.7 Other permitted activities

In addition to the uses requiring a lease or licence, this POM authorises the following uses, to be leased or licensed as appropriate to the categorisation of land and subject:

6.7.1 Banners

To be approved upon application to Council.

6.7.2 Dogs off leash

This POM authorises the erection of enclosures, where appropriate, for the purpose of 'dog off leash' areas.

6.7.3 Drones and model aeroplanes

Council authorises the use of drones and model aircraft in compliance with Civil Aviation Safety Regulations Part 101 and CASA's Remotely Piloted Aircraft Systems – licensing and operations Advisory Circular.

6.7.4 Fireworks, distress signal or model rocket propellant

Council cannot issue a license or lease for the use of fireworks, distress signals or a model rocket propellant on Council Land, as stipulated by SafeWork NSW Guidelines. However, Council may object or impose conditions on an applicant who notifies Council of their intention to use of fireworks, distress signals or a model rocket propellant on Council Land.

An applicant shall hold a pyrotechnician or fireworks (single use) license issued by SafeWork NSW by way of the *Explosives Regulations 2013*, before notifying Council Rangers of the intent to use fireworks, distress signals or a model rocket propellant on Council Land. After an assessment Council may object or impose conditions on the applicant.

6.7.5 Irrigation

This POM authorises the installation of irrigation pipes underground, to irrigate parks. This includes the use of recycled water.

Applicants need to apply for a 'water supply work' approval through Water NSW. This approval authorises its holder to construct and use a specified water supply work at a specified location. Approvals cannot be traded to another property or location. Each approval includes conditions to minimise adverse impacts.

6.7.6 Signage

This POM authorises the erection of regulatory, interpretive, and directional signage within general parks. The POM also authorises temporary signage associated with approved activities in the park.

6.7.7 Stormwater

This POM authorises the construction of relevant structures for the purposes of stormwater treatment and or retention as prescribed in Section 28 of the LG Regulations.

This POM authorises the continued use of drains, channels and easements and creation of new drains, channels, and easements.

6.8 Conditions of use

Approval conditions shall be in keeping with the existing relevant Council policies and may require a resolution from Council. Any approval for leases or licences must include, but not be limited to, the following provisions:

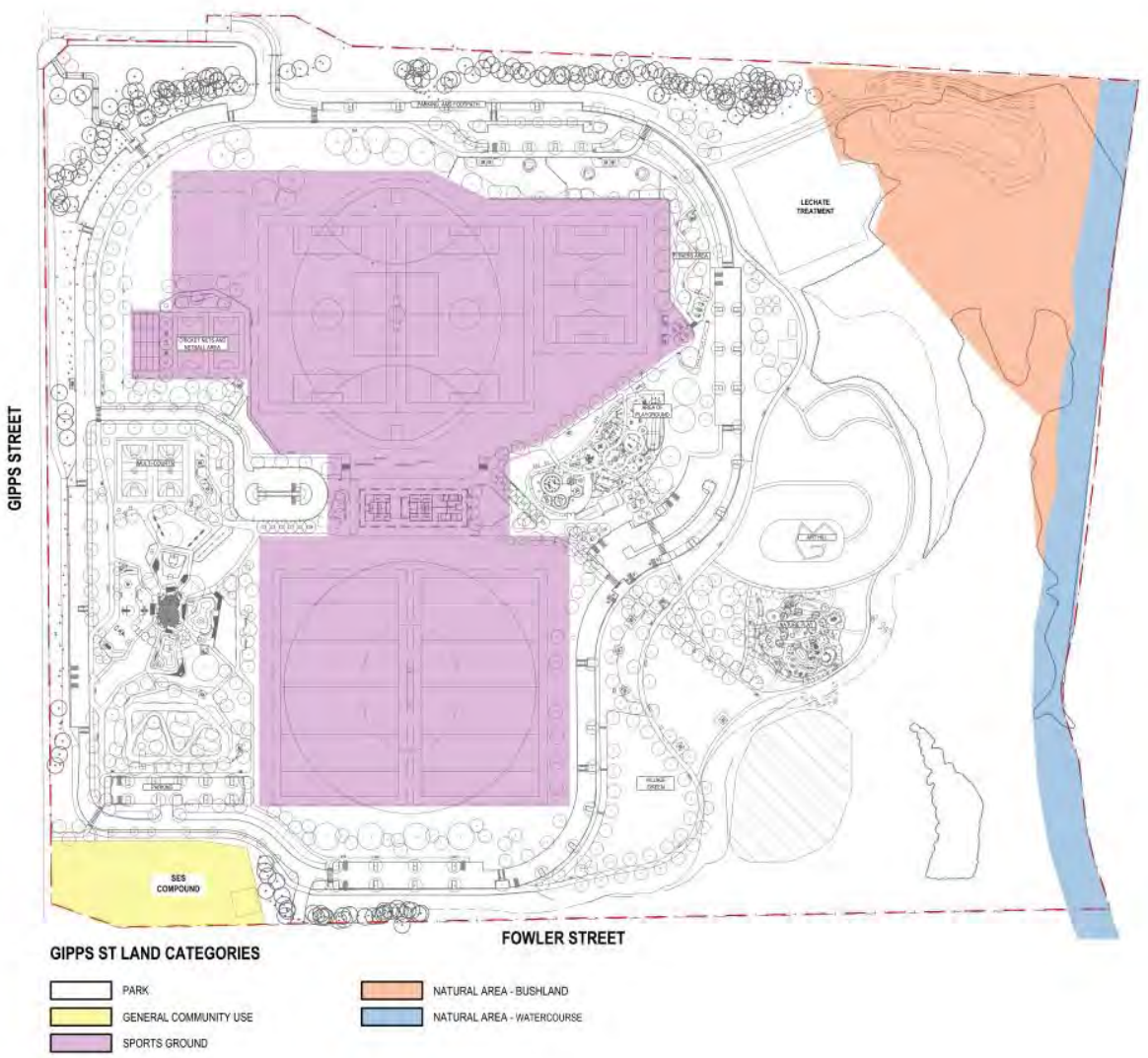
- no significant damage to the area is anticipated because of the proposed activity;
- a bond in respect of potential damage is held by Council;
- the activity is permissible;
- the use or occupation does not involve the erection of any building or structure of a permanent nature;
- there is anticipated to be no significant disturbance to adjacent property owners;
- there is no interference with other users;
- proof is obtained by Council of suitable insurances;
- all litter is removed; and
- development applications are approved where required (e.g. for structures).

6.9 Restricted activities

Activities that are prohibited or restricted include, but are not limited to:

- camping;
- dogs off leash, unless in designated 'off leash' areas or as part of an approved event;
- firearms;
- horse riding;
- lighting of fires;
- motorbikes;
- playing golf;
- remote control vehicles including boats, aeroplanes, and cars;
- circuses;
- unauthorised vehicles and motorbikes; and
- vandalism and antisocial behaviour.

Appendix A: Land categorisation plan



CLOUSTON associates



Penrith City Council
Gipps Street Masterplan Update
Landscape Report

S18-0036 R01
Issue A • 10/03/2020



CLOUSTON associates

GIPPS STREET MASTERPLAN UPDATE
LANDSCAPE REPORT

Client:

PENRITH CITY COUNCIL

Prepared by

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Document	Issue	Date	Status	Reviewed	Verified	Validated
S18-0036 R01	A	10/03/2020	DRAFT	NS	NS	

Note: this document is preliminary unless validated.

Cover Image: *Gipps Street Masterplan*

Inside Cover: *Existing Gipps Street Site Condition*

Contents

	page
1.0 Introduction	04
2.0 The Site	05
2.1 Natural Environment	05
2.2 Access & Circulation	05
2.3 Recreation & Leisure	06
2.4 Landscape Character and Spatial Quality	06
3.0 Masterplan Themes	07
3.1 Youth Precinct	09
3.2 Sports Precinct	10
3.3 Play Precinct	11
3.4 Investigation Precint	12
3.5 The Ridgelands	13
3.6 Creek Lowlands and Woodland Belt	14
4.0 Landscape Values and Strategies	15



1.0 INTRODUCTION

1.0 LOCATION

The Gipps Street site (the Project) is located on Gipps Street, Claremont Meadows, a suburb located within the Local Government Area (LGA) of Penrith City Council. The site was previously a landfill location that accepted household waste until it was decommissioned in 1956. Remediation of the site has been undertaken since decommissioning with the aim of developing it into a recreation and open space destination for the community.

Immediately surrounding the site is Claremont Meadows to the west and South Creek to the east. Further from the site are the suburbs of St Marys and Werrington.

The location of the site in such close proximity to South Creek offers opportunities for integration with a riparian environment and connect into the recreation opportunities of the South Creek Corridor.

1.1 PURPOSE

The purpose of the Gipps Street Masterplan is to provide guidance for the future development of the area as an open space and recreation facility for the community. Through careful consideration and assessment of the opportunities and constraints of the site, the Masterplan balances the existing community recreation and open space needs while ensuring a flexibility for future adaptation and modification of the site for future community needs.

The Masterplan defines the programme and spatial orientation of the site, however built into this framework is a flexibility that will ensure Council has the ability to meet the future needs of the community. The Masterplan guides both the short and long term objectives for the site.

The Gipps Street Masterplan should be viewed as the first step towards the development of the site. The next stage of the development of the site is design development, whereby the concepts of the Masterplan are further refined and developed in order for implementation.



2.0 THE SITE

A detailed analysis of existing site conditions and an assessment of potential opportunities and constraints for the site informed the development of the Gipps Street Site Masterplan.

The assessment of the Gipps Street Site was undertaken within the following categories:

- Natural Environment
- Access and Circulation
- Recreation and Leisure
- Landscape Character and Scenic Quality

The following pages provide a summary of the assessment of each of the above categories.



Looking east from the Gipps Street site entrance.



Looking south across the site towards the SES Penrith unit.

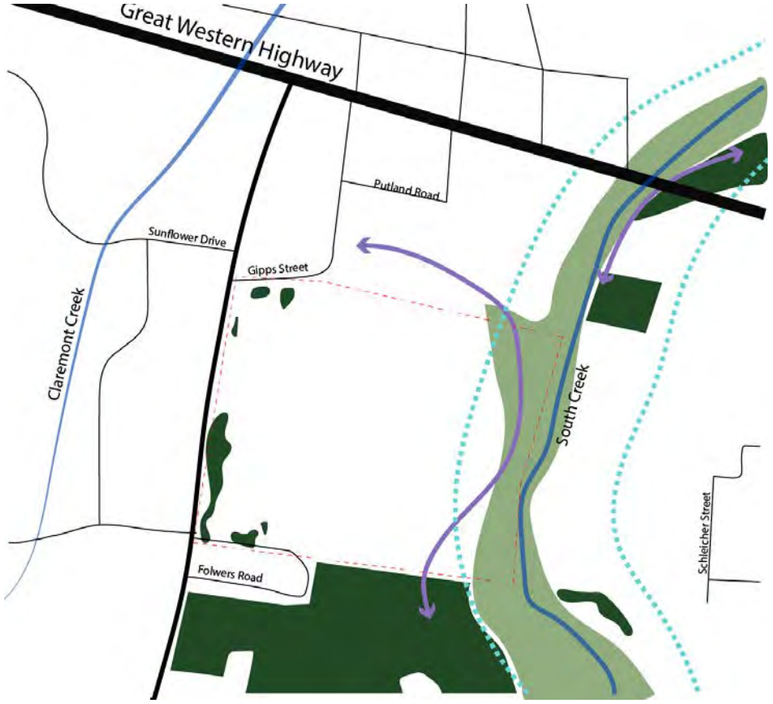


Leachate treatment facility on-site.



Bushaland area running parallel to South Creek.

2.1 NATURAL ENVIRONMENT



Riparian Vegetation
Native Vegetation
Opportunities for vegetation corridor connections
Main arterial roads
Minor arterial roads
Average 200m riparian corridor zone
Site boundary

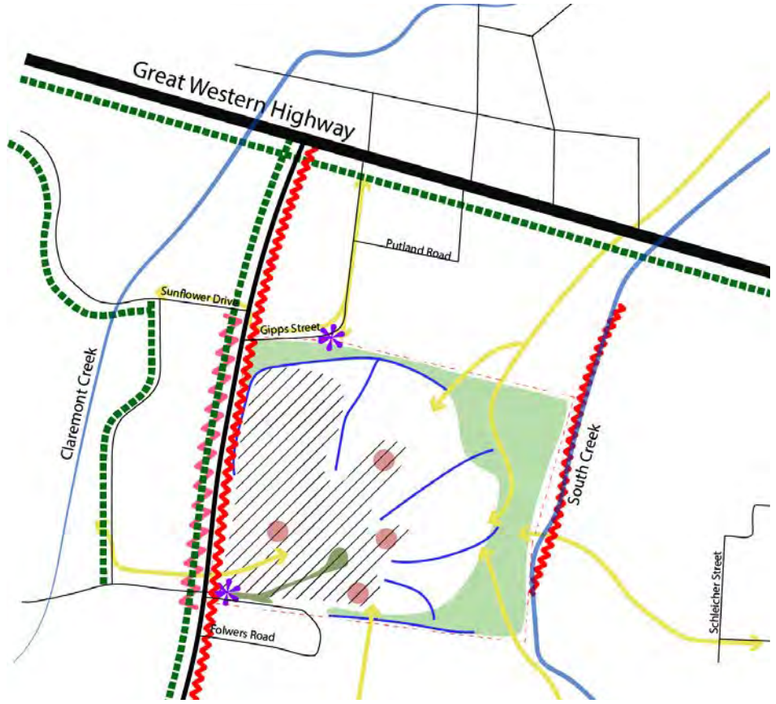
Constraints:

- The leachate collection and treatment system is a permanent feature on the site. Any new works will need to consider its function.
- Lack of a natural soil profile means that any native seed deposits no longer exists on the site and therefore natural regeneration will not take place.

Opportunities:

- The size of the site creates the opportunity to introduce a significant amount of new canopy cover.
- Opportunity to create significant areas of new habitat for flora and fauna.
- The width of the corridor provides opportunities for continued rehabilitation of the native bushland to act as a physical buffer and filter to protect the creekline area.
- Opportunities exist to link two separated portions of natural bushland on the north and south of the site through the riparian corridor.

2.2 ACCESS AND CIRCULATION



Embarkment areas
Level areas
Drainage lines
Original access
High points
Existing entry points
Potential linkages
Barriers to access
Road widening
Public transport
Main arterial roads
Minor arterial roads
Site boundary

Constraints:

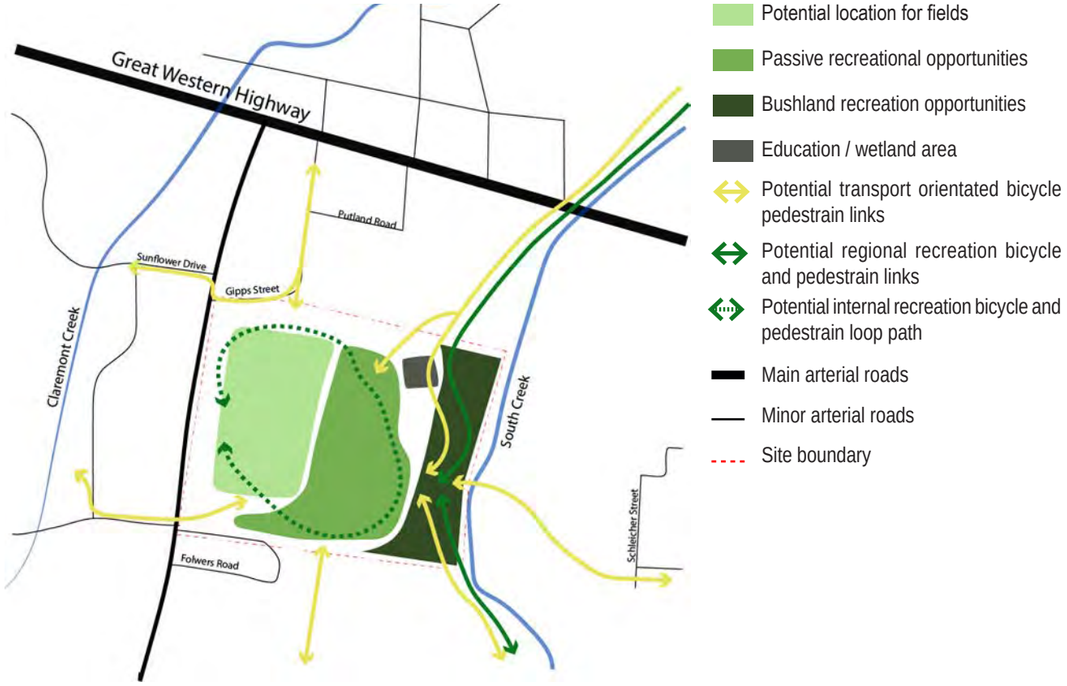
- South Creek creates a natural barrier to east in terms of access to the site.
- Gipps Street to the west is a significant road limiting access.
- Steeper embankment areas create physical barriers to the mobility impaired.

Opportunities:

- Develop Gipps St Site as a major destination point within a broader precinct recreational trails network.
- Improve connectivity by linking Gipps St Site key streets across the creek corridor with pedestrian bridges.
- Investigate options to provide new bridge linkages, and level crossings (as appropriate) across Gipps St.
- Consider vehicle access points and offstreet parking facilities at the site.
- Develop the site as a gateway location to the broader precinct to increase identity / profile and sense of arrival.
- Develop wayfiniding signage to improve accessibility to the site.

2.0 THE SITE

2.3 RECREATION AND LEISURE



- Potential location for fields
- Passive recreational opportunities
- Bushland recreation opportunities
- Education / wetland area
- Potential transport orientated bicycle pedestrain links
- Potential regional recreation bicycle and pedestrain links
- Potential internal recreation bicycle and pedestrain loop path
- Main arterial roads
- Minor arterial roads
- Site boundary

Constraints:

- Topography directly along the creekline prohibits the creating large level areas to cater for new playing fields

Opportunities:

- Develop the site as a major active recreation destination.
- Provide a range of programmed areas/facilities to cater for different passive and active recreation needs and social levels including competition playing fields (soccer, rugby, cricket, AFL etc), active hardcourt recreational facilities (tennis, basketball, mixed use courts, etc), large gathering spaces / kick about opportunities, secure playgrounds for children, play opportunities for youth and opportunities for families.
- Flat clear areas on the west of the site provide opportunities for sports fields to be built up on top of the rehabilitation works.
- Flat to undulating areas and high points over the eastern part of the site provide opportunities for passive recreation areas (e.g. picnic facilities, playgrounds, kick about areas) that take advantage of the district views.
- The creekline corridor and bushland areas provide an opportunity to create nature based passive recreation such as walking, jogging, cycling etc.

2.4 LANDSCAPE CHARACTER AND SPACIAL QUALITY



- Open grass (Potential recreation focus)
- Natural Bushland area
- Steep slope
- Riparian planting buffer
- View corridors from high points on site
- Transmission lines
- Main arterial roads
- Minor arterial roads
- Site boundary

Constraints:

- Transport corridors are permanent features in the landscape.

Opportunities:

- Broader precinct wide measures, such as gross pollutant traps, bioretention areas, revegetation of creek banks and removal of aquatic weeds will assist in improving the visual quality of creek. The existing leachate collection and treatment system and wetland already perform this function for the site.
- Optimise existing views into the creek to improve awareness and identity of the corridor.
- Where appropriate activities and facilities should address the creek as a focal point.
- Enhance scenic quality of bushland through regeneration and revegetation programs.
- Employ visual mitigation measures, such as screen planting, as part of the Gipps Street road widening works to reduce the visual impact of the road.

3.0 MASTERPLAN THEMES



Masterplan Elements:

- Plat for a range of ages and abilities
- Youth precinct
- Hardcourts
- Pump track
- Space for a range of potential sports fields configurations
- Amenities building
- Managed lawn areas
- Passive recreation and picnic area
- Viewing areas and public art
- Interpretation signage and artworks
- Boardwalk through the woodland belt
- Dog-off leash area
- Tree, shrub and native grass planting
- Cumberland Plain Woodland revegetation
- Riparian zone revegtation

This masterplan has been prepared to show the future potential for the Gipps Street Site and provides for a range of recreation opportunities ranging from structured active recreation (such as team sports) through to passive recreation opportunities such as picnics.

CLOUSTON associates
LANDSCAPE ARCHITECTS • URBAN DESIGNERS • LANDSCAPE PLANNERS

Client: Penrith City Council

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GIPPS STREET MASTER PLAN UPDATE • WERRINGTON

S18-0036 Sk 1

MASTER PLAN - DRAFT

14/02/20 Issue B

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3.0 MASTERPLAN THEMES

3.0 THE MASTERPLAN

The preparation of the Gipps Street Masterplan has been guided by four aspirations for the site:

- To maximise the opportunity for active and passive recreation pursuits. As the Gipps Street site will be a brand new “District Level” facility for the community, the Masterplan has been designed to provide additional high quality sporting facilities but within a landscape that offers passive and informal recreation areas.
- To have a highly integrated interface between the Gipps Street Site and the surrounding South Creek Corridor. The Corridor is a vital recreation and environmental corridor within Western Sydney and the design of the Masterplan was conducted with a heightened consideration of the proposed programme, purpose and integrity of the Corridor.
- To provide opportunities for the conservation, improvement and education of the environment and ecology of the site and the adjoining South Creek. The Gipps Street Site offers the community a unique opportunity to experience Cumberplain Woodlands and riparian vegetation communities at one location. The Masterplan seeks to improve habitat and vegetation communities while exposing the role of the landscape in treating the outputs from previous uses of the site.
- To provide a diversity of experiences and opportunities through the design of a park that responds to the needs of the community but reflects the past uses of the region.

While these four aspirations have been the drivers for the development of the Masterplan, there have been occasions where compatibility has not been possible. Where such conflicts have arisen, the goal has been to define a balance that remains true to these aspirations.

The outcome of this design approach has been the creation of a Parkland that meets the leisure and wellbeing desires of the community while ensuring a flexible approach to meeting sportsfield demand. With large open grasslands that can accommodate various configurations of sports fields, the options and combinations for the future use of the Parklands is endless.

Meeting the recreation and leisure needs of the community was only one consideration in the preparation of the Masterplan. Education, awareness and understating was another key design idea that was achieved in the Masterplan. The Parklands offers a wonderful opportunity to facilitate environmental, aboriginal heritage and cultural heritage awareness and education.

The Parklands are unique. School and university groups together with the local community can come to the Parklands and see first hand a number of elements, including:

- Cumberland Plain Woodlands,
- South Creek and its riparian corridor,
- Active leachate collection and management system,
- Wetlands,
- Stormwater management system.

What does the Masterplan offer to the Penrith Community?

The scale of the Gipps Street Site is such that to obtain a full appreciation of what the Masterplan offers to the community, a number of Precincts have been identified to provide details on the design. Each of the Precincts are discussed in detail in the following section of this Report, however as a summary, the Masterplan offers the following to the community:

- Space for a number of sports fields configurations (to be determined by sporting and community input / requirements)
- Youth Precinct (such as skateboarding)
- Pump track
- Multi-use hardcourts
- A large play area that consists of three play zones; 0 - 5 years, 5 - 12 years and water play and will cater to a range of abilities
- Fitness area
- Picnic and BBQ areas
- Public art
- Creek edge boardwalk
- Amenities building
- Small and large dog off-leash areas
- A range of planting varieties to increase diversity and habitat creation
- 2 way Parkland Loop Road with access from Gipps Street at the northern boundary of the Parklands
- Parking throughout the park.



Example of potential play as seen as Willowdale Park

3.0 MASTERPLAN THEMES











3.1 YOUTH PRECINCT

Located in the south-west corner of the Parklands, the purpose of the Youth Precinct is to provide an area where youths can socialise and participate in recreation.

Features:

- Skate facility - it is the intention that this facility be a skate plaza that imitates skating in urban areas, with stairs, ramps, hand rails in addition to bowls and other traditional skate park elements
- Pump track - this will offer the opportunity for off trail bicycle trail. It is proposed that this trail will consist of dirt mounds and jumps. It is not proposed that this track is available for motorised vehicles
- Shelter and social spaces for gatherings and to be able to observe skating and pump track
- Space for food stalls at key times to support youth events (such as a skating contest)

Access

The precinct will be accessible from the path network running throughout the park, as well as a number of parking spaces directly opposite it. Access points from Gipps Street to the south and approximately halfway along the western boundary will provide easy access point to the surrounding community to this precinct as well as the wider park.

Character

Tree planting within the Precinct will be placed and structured to maximise views into the area while maintaining shaded areas of respite while not engaged in active recreation (such as skating). Understorey planting will be limited in this area. New cycleways and pathways will connect the Precinct to the remainder of the Park and into the adjoining suburbs. Detailed design of the Precinct must consider material selection (for noise control), views from surrounding residential areas, antisocial behaviour and after-hours access / management.

3.0 MASTERPLAN THEMES















3.2 SPORTS PRECINCT

A major use of the Park will be for formal active sports. The masterplan provides a central sporting precinct that has been planned and designed with a flexibility that will accommodate various sporting configurations and large scale community events.

While located in the centre of the park and occupying the largest area within the park, it is not intended that the precinct dictate the program and usage of the Park. Rather, it offers large grassed areas that meet community needs for formal sports but can also provide opportunities for informal recreation, such as kite flying, dog walking, fitness training, community events (fairs) etc.

Features:

- Large areas for a number of potential sporting configurations (TBC)
- Central amenity building - that should be designed to provide club facilities, change rooms, storage rooms and toilet facilities for Park users. Furthermore, this building should be designed to provide kiosk or cafe to service users of the Parklands and the adjoining South Creek Corridor. CPTED principles must be applied in the design of this facility.

Access

The precinct is accessible for pedestrians directly from Gipps Street along the central pathway, from the north west and south west corners and from Fowler Street to the South. A number of parking opportunities thoroughout the park also provide easy access for vehicle users.

Character

Open expanses of grassed areas will be the dominating characteristic of the precinct. However, to ensure spectator and user comfort, located around the perimeter of the sports fields are tree groups for shade provision and mounded lawn areas for informal spectator seating. Where possible, small seating walls can be added to provide additional seating for park users.

Surrounding the perimeter of the precinct is the Park loop road and associated car parking. To manage the movement of vehicles and to prohibit vehicles driving onto the sports fields, an interface between the road and the fields is proposed. Through the use of bio-swales and earth mounding, access to the fields by vehicles will not be possible (apart for defined locations for emergency vehicles).

The central amenity building will be the heart of the precinct. The design of the building must meet the needs of the users of precinct however the building also serves as a facility for the entire Parklands.

3.0 MASTERPLAN THEMES











3.3 PLAY PRECINCT

Located in the heart of the Parklands is the play precinct. This area has been designed to provide a fun and exciting play space for children with three playground areas that each provide a focus on a range of ages and abilities.

Earth mounds, shade structures, trees, surface textures, water elements, seating walls and picnic shelters help to define the play areas and to engage children in exploration play in addition to the play equipment that will be installed.

The design and location of the playground provides a safe connection to the park amenity building and offers carers a comfortable and convenient area to observe children playing and exploring.

Features:

Three play spaces that have been positioned and designed to maximise play benefit of different age groups and abilities. The three spaces have been programmed as follows:

1. 0 - 5 age group - consisting of small equipment, seating for carers, shade structures and shade trees.
2. 5 - 12 age group - Shade structures and shade trees will provide solar protection and a comfortable seating area will be provided for carers. Water play elements will be included within this area.

- Car parking is positioned adjacent to the playground.
- Carers area have been placed in close proximity to the play areas and provide a separate area for carers to sit and relax while watching the children. Shade trees and picnic tables (etc) are located within these areas.

Access

Access to the Play Precinct is via the Parkland Loop Road and path network.

Character

Diversity of play elements is intended to provide for a range of abilities. Natural play elements will provide educational opportunities through play. Although primarily an active play space for children, opportunities for rest and relaxation (especially for parents / minders) will be provided in a way that allows for passive observation of children while still being an enjoyable and comfortable space in its own right.

3.0 MASTERPLAN THEMES











3.4 INVESTIGATION PRECINCT

Some of the unique features of the Gipps Street Site include its history, environment and its location within the South Creek Corridor. To capitalise on this uniqueness, the Investigation Quarter has been proposed as a destination for education, interpretation and a learning centre to inform and educate the community and school children about waste management, creek environments, Cumberland Plain Woodland, stormwater management and land fill management.

Located in the north-eastern sector of the Parklands, the Investigation Quarter captures many different vegetation types. In addition to the value of this area for education, it also provides a recreation and leisure resource for the community.

Features:

- The Environmental Trail is proposed within the Precinct. The purpose of this Trail is to provide a loop pathway with interpretation and art works that communicate to the community on the following topics:

1. History of the Parklands,
2. Impacts of humans within the natural environment,
3. Management and protection of endangered remnant vegetation communities,
4. Integrated stormwater management (collection and re-use),
5. Adaptive reuse of landfill areas and the management of these lands,
6. Landfill remediation
7. South Creek Corridor

- Outdoor Classroom - to provide a location where school / university groups can meet and sit to learn about the Parklands and the South Creek Corridor. This space can double as a picnic area when not being used by school / university groups for educational purposes
- Interpretation signage and art works will be placed throughout the Quarter to provide information and explanations of points of interest. This may include South Creek fauna, birdlife of Cumberland Plain Woodland etc
- The Wetland Boardwalk will link into the trail network of the Parklands but the boardwalk will also provide an education opportunity in addition to being a part of the trail network
- Cumberland Plain Woodland is located to the north and the south of the Parklands
- The masterplan proposes significant revegetation areas of this Woodland for two primary purposes: to provide a continuation of habitat and secondly to provide opportunity for education and study of the vegetation community.
- Leachate Treatmemt Ponds have been constructed on the site to treat the leachate collected from around the Parklands. These ponds are essential to the ongoing management of the Parklands and provide a great opportunity for education on waste management and remediation.

Access

The Parkland Loop Road is located along the boundary of the Investigation Quarter and vehicle parking is provided in close proximity to the area. The internal trail network connects the Quarter to the remainder of the Park and to the adjacent South Creek Corridor.

Character

There are two predominate vegetation characters proposed within the Investigation Quarter. These are described as follows:

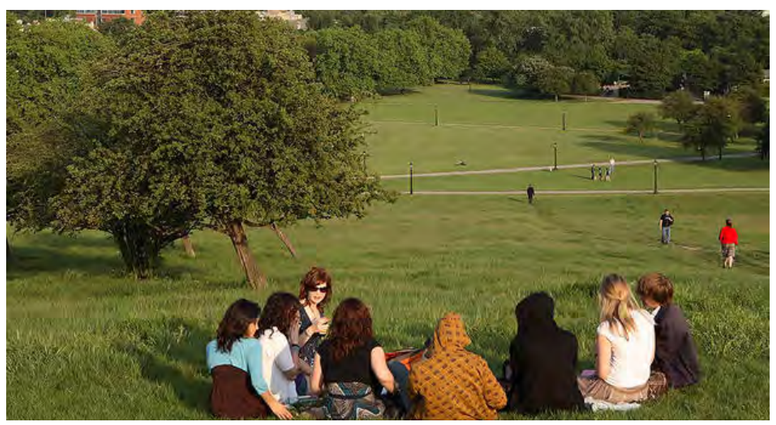
- Cumberland Plain Woodland revegetation. This vegetation community will be positioned to the north and east of the Quarter and will be characterised by tree planting with a scrubby under storey. However for safety reasons, consideration must be given to the species selection so as to maximise view lines

3.0 MASTERPLAN THEMES









3.5 THE RIDGELANDS

The Ridgelands are the highland areas of the Parkland that offer park users views over the Parklands and over the South Creek Corridor. Located in the eastern third of the Parklands, The Ridgelands provide the central passive recreation zone for the Park and the interface between the activities of the South Creek Corridor.

Features:

- Large viewing areas are located to provide views of the region. Complemented by artworks and interpretation, this area will become a marker that will identify the Parklands from the surrounding suburbs.
- Cycle and Pedestrian Loop - this trail is a part of the wider trail network within the Park and picnic areas provide a destination for park users.
- Native grass mosaics are placed around the viewing mounds to form a patchwork of colour and texture. The Parkland Trails and pathways will traverse the mosaics and accommodate views across the Parklands and to South Creek.

Access

The precinct is accessible for pedestrians directly along the Central Avenue and by car along the Parkland Loop Road.

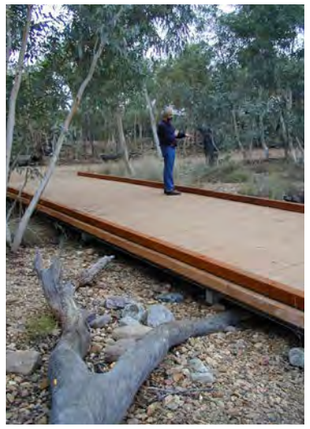
Character

Tree planting within the Precinct will be placed and structured to limit view obstruction but while ensuring shaded areas. Understory planting will be either managed lawns or the native grass mosaic.



3.0 MASTERPLAN THEMES











3.6 CREEK LOWLANDS AND WOODLAND BELT

These two precincts are predominately revegetation zones. The Woodland Belt will provide revegetation of Cumberland Plain Woodland community and the Creek Lowlands will be revegetation of appropriate riparian vegetation.

Attractions

- Boardwalks over wetland areas
- Creek side Trails
- Vegetation interpreation and education opportunities
- Picnic areas and seating to view the bushland and the Creek.

Access

The precinct is accessible for pedestrians and car parking is located within close proximity which will allow for people to park and walk a short distance to access the areas.

Character

Tree planting and a bushland setting will be the major characteristics of this area. These two precincts have a high level of interface with the South Creek Corridor and extension of walking trails into the corridor will move through these areas. Throughout the two Precincts, artworks are suggested to provide points of interest to also provide interpretation of the landscape.

4.0 LANDSCAPE VALUES AND STRATEGIES

4.0 RECREATION AND CIRCULATION

Objectives

- To strengthen the perception of the Parklands as an integrated resource providing a diverse range of passive and active recreational opportunities for both the immediate and wider community.
- To ensure that the Parklands provide scenic and green corridors linked to their urban context by a highly accessible network of local and district pathways.

Key Strategies

- Progressively upgrade all sports precincts and passive recreation facilities to provide and integrate support facilities, improve aesthetics and identity and create physical and visual linkages to creeks and surrounding areas.
- Ensure all sports facilities and future land developments close to the creeks address the creeks through both physical and visual linkages.
- Improve transport links, paths and cycleways within and around the Parklands and major reserves.
- Improve public amenity and encourage active and passive use of the parks without health impacts.

4.1 ENVIRONMENT, CONSERVATION AND LANDSCAPE CHARACTER

Objectives

- To enhance, rehabilitate and maintain the biodiversity and natural systems of the Parklands, focused on the creeks as healthy and dynamic natural filters for the catchment.

Key Strategies

- Implement a range of actions in line with best practice and Stormwater Management Plans to improve water quality in Ropes and South Creeks.
- Continue bush regeneration and revegetation activities that are occurring along the creeks and their environs.
- Maintain the Parklands as a environmental and heritage education resource for school groups and the community.

4.2 HERITAGE INTERPRETATION AND EDUCATION

Objectives

- To conserve, care for and manage the cultural assets of the Parklands and promote them as an educational, interpretive and tourism resource.

Key Strategies

- Promote both Aboriginal and Non Aboriginal cultural heritage of the site.
- Establish a heritage and environment walking trail within the Parklands that link the numerous Aboriginal and European heritage sites in this locality, use signage to interpret their difference.
- Adapt and develop schools, tertiary and general community awareness and education programs for the locality using the corridors as a key resource.
- Develop a Parklands orientation and interpretive strategy.

4.3 INFRASTRUCTURE, PLANNING AND MANAGEMENT

Objectives

- To promote strategic and integrated planning and management of the parklands that recognises their local and regional values.

Key Strategies

- Create an identity / sense of place to which the present or future local community can relate to and which can be developed as a marketing tool.



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Appendix C: Action Plan

In accordance with Section 36 of the LG Act, the Action Plan below provides performance objectives and targets for the following categories of community land at the Precinct:

- Sportsground (S)
- General Community Use (GCU)
- Natural Area (NA)
- Parks (P)

Objectives and targets are derived from the following statutory and strategic planning documents and from the outcomes of the community engagement:

- *Local Government Act 1993*
- *Local Government (General) Regulation 2021*
- *Penrith Local Environmental Plan 2010*
- *Penrith Local Strategic Planning Statement*
- *Penrith Draft Community Strategic Plan*
- *Penrith Sport and Recreation Strategy*

The corresponding Master Plan item numbers as shown on the Master Plan (**Appendix B**) are provided in the last column of the table.

Action Plan

Category of land	Objectives and performance targets (Section 36(3)(b) of the LG Act)	How to achieve objectives and performance targets (Section 36(3)(c) of the LG Act)	Performance measures (Section 36(3)(d) of the LG Act)	Master Plan item
S	**Sportsground core objectives (LG Act - Section 36F):** • encourage, promote and	As shown on the Master Plan (**Appendix B**), a range of sporting facilities are proposed, which will encourage informal and formal	• high levels of satisfaction from organisers and participants of sporting facilities as reported by Council surveys.	01

Action Plan

Category of land	Objectives and performance targets (Section 36(3)(b) of the LG Act)	How to achieve objectives and performance targets (Section 36(3)(c) of the LG Act)	Performance measures (Section 36(3)(d) of the LG Act)	Master Plan item
	facilitate recreational pursuits in the community involving organised and informal sporting activities and games. • ensure that such activities are managed having regard to any adverse impact on nearby residences.	sporting activities and games for both organised sports clubs and for use by the general community. The following is required to ensure consistency with the Sportsground core objectives: • promote the Precinct's recreation and sporting facilities on Council's website and media. • promote the sports field for bookings by sports teams. • ensure provision of supporting amenities such as toilets, parking, picnic facilities, shade, and open space/landscaped areas to allow everyone to stay as long as they choose. • provide accessible pathways, signage, and wayfinding to allow people to move around. • ensure infrastructure maintenance and any future provision is adequate to support events. • ensure that activities are managed having regard to any adverse impact on nearby residences. • ensure the terms of any leases/licenses include requirements to manage potential adverse impacts, such as noise,	• user surveys conducted at regular intervals with year-to-year comparison and analysis of results. Surveys conducted on weekends, during the week, different times during the day and during events. • low level of objections/complaints from local residents and regular users of the Precinct.	

Action Plan

Category of land	Objectives and performance targets (Section 36(3)(b) of the LG Act)	How to achieve objectives and performance targets (Section 36(3)(c) of the LG Act)	Performance measures (Section 36(3)(d) of the LG Act)	Master Plan item
		to nearby residences.		
GCU	**General Community Use core objectives (LG Act - Section 36I):** • promote, encourage and provide for the use of the land, and provide facilities on the land, to meet the current and future needs of the local community and of the wider public: o In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public. o 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).	This POM includes the categorisation of the multi-purpose amenities building as General Community Use, which provides the opportunity for shared uses such as changing rooms, a central social space and multi-purpose areas. The following is required to ensure that the building is consistent with the General Community Use core objectives: • ensure the terms of any leases/licenses do not restrict the use of the building by the general community. • ensure the allocation of budget for the proposed construction and ongoing operation and maintenance of the proposed amenities building.	• high levels of satisfaction from organisers and users as reported by Council surveys. • successful construction/completion of the amenities building. • the amenities building remains in good working order, is clean, free from graffiti and well maintained. • use of the amenities building by the general community.	02

Action Plan

Category of land	Objectives and performance targets (Section 36(3)(b) of the LG Act)	How to achieve objectives and performance targets (Section 36(3)(c) of the LG Act)	Performance measures (Section 36(3)(d) of the LG Act)	Master Plan item
NA	**Natural Area core objectives (LG Act - Section 36E):** • conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area. • maintain the land, or that feature or habitat, in its natural state and setting. • provide for the restoration and regeneration of the land. • provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion. • assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994.*	This POM includes the further categorisation of the area adjacent to the South Creek watercourse as Natural Area – Watercourse and the areas that contain remnant vegetation as Natural Area – Bushland, which will restrict the type of development that can occur in these areas. The following is required to ensure that the building is consistent with the Natural Area core objectives: • ensure the allocation of budget for any proposed restoration or regeneration works. • ensure the terms of any leases and licences do not result in adverse terrestrial or aquatic biodiversity impacts.	• undertake environmental assessment, management, and monitoring of the condition of the bushland and watercourse areas and the impact from use by users of the Precinct.	

Action Plan

Category of land	Objectives and performance targets (Section 36(3)(b) of the LG Act)	How to achieve objectives and performance targets (Section 36(3)(c) of the LG Act)	Performance measures (Section 36(3)(d) of the LG Act)	Master Plan item
P	**Park core objectives (LG Act - Section 36G):** • encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities. • provide for passive recreational activities or pastimes and for the casual playing of games. • improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.	This POM includes the categorisation of a significant portion of the Precinct as Park. Together with options for leasing and licensing of the Park land, this will encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities and provide greater opportunities for passive recreation and the playing of casual games. The following is required to ensure that the building is consistent with the Park core objectives: • update Council website page dedicated to the Precinct • through Council website and other means promote the Precinct as a key location for: o community events (free). o community events (for hire). o social gatherings such as children's birthday parties (bookings required). • ensure playspaces are easy to access, easy to move around in and provide a range of play types and challenges to suit all ages and abilities including some accessible elements. • ensure provision of supporting amenities	• high levels of satisfaction from organisers and participants of sporting facilities as reported by Council surveys. • low level of objections/complaints from local residents and regular users of the Precinct. • user surveys conducted at regular intervals with year-to-year comparison and analysis of results. Surveys conducted on weekends, during the week, different times during the day and during events.	03-10

Action Plan

Category of land	Objectives and performance targets (Section 36(3)(b) of the LG Act)	How to achieve objectives and performance targets (Section 36(3)(c) of the LG Act)	Performance measures (Section 36(3)(d) of the LG Act)	Master Plan item
		such as toilets, parking, picnic facilities, shade, and open space/landscaped areas to allow everyone to stay as long as they choose. • provide accessible pathways, signage, and wayfinding to allow people to move around. • ensure infrastructure maintenance and any future provision is adequate to support events. • ensure that activities are managed having regard to any adverse impact on nearby residences. • retain open areas for unstructured and informal games. • ensure the allocation of budget for the proposed Park works.		