ATTACHMENTS EXCLUDED FROM AGENDA

Environment and Planning Committee

Monday, 12 May 2025

7:00 PM

Dragon Room
Georges River Civic Centre,
Hurstville

GEORGES RIVER COUNCIL

ENVIRONMENT AND PLANNING COMMITTEE MEETING

ATTACHMENTS EXCLUDED FROM AGENDA

ENV015-25 Carss Bush Park and Todd Park Plan of Management and Master Plan - Resolution to exhibit

Attachment 1 Carss Bush Park and Todd Park Draft Plan of Management March 2025 - 100425 2
Attachment 2 Carss Bush Park and Todd Park Master Plan March 2025 - 090425 154
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ENV016-25 Donnelly Park Plan of Management and Master Plan update

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CARSS BUSH PARK & TODD PARK

Draft Plan of Management
March 2025

Carss Bush Park and Todd Park

DRAFT PLAN OF MANAGEMENT

March 2025

Prepared For

Georges River Council

By

Environmental Partnership NSW Pty Ltd

Issue	Date	Description	By
4	27/03/25	Final Draft PoM	AH
3	10/01/25	Draft PoM	AH
2	13/09/24	Preliminary Draft PoM	AH
1	14/02/24	Preliminary Work in Progress Draft	AH

Cover image: Carss Bush Park foreshore

ACKNOWLEDGEMENT OF COUNTRY

Georges River Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live work and meet on these lands.

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Acronyms and abbreviations

Full citation	Acronyms and abbreviations used in this document
Biodiversity Conservation Act 2016 (NSW)	BC Act
Crown Land Management Act 2016	CLM Act
Environmental Planning & Assessment Act 1979 (NSW)	EP&A Act
Environment Protection and Biodiversity Conservation Act (1999) (Cth)	EPBC Act
Georges River Council	Council
Georges River Local Environmental Plan 2021	LEP
Georges River Community Strategic Plan 2022-2032	Georges River CSP
Local Government Act 1993 (NSW)	LG Act
Local Government Area	LGA
Plan of Management	PoM

PART A

BASIS FOR MANAGEMENT

1 INTRODUCTION

1.1 Background

Council has developed an updated Master Plan and Plan of Management (PoM) that will cover

- Carss Bush Park
- Todd Park, and
- Carss Park Community Gardens (former Carss Park Bowling Club site)

Prior to Council amalgamation in 2016, these reserves were administered by Kogarah Council. This PoM will consolidate and supersede a series of older PoM documents (Carss Bush Park & Todd Park Plan of Management 2004 - Kogarah Council (2004 PoM), Carss Park Bowling Club Surrounding Parkland PoM Review 2008 – Landscape Australia Consultants, and Carss Bush Park Landscape Master Plan 2011 - Knox & Partners Landscape Architects) into one succinct Master Plan and PoM in accordance with the legislative requirements of the Local Government Act (LG Act),1993 and Crown Land Management (CLM Act), 2016.

A concurrent exercise to formalise the reservation of several areas of Crown land within the park as Crown Reserve for ongoing management by Council has been undertaken. To finalise this process Council has undertaken to prepare, lodge and prosecute a non-claimant application with the Federal Court of Australia (FCA) for future act protection (the future act being the reservation of the land and the adoption of the PoM), to address Native Title requirements under the CLM Act. As of March2025, the status of this process is:

- Survey has been completed and lodged for registration of Deposited Plan 1311599
- Application documentation for the non-claimant application has been prepared and awaits registration of Deposited Plan 1311599 for lodgement with the Federal Court

The Master Plan and PoM are intended to go on Public Exhibition in mid-2025, and be completed by late 2025. The above non-claimant application must however be finalised prior to the final adoption of the PoM by the Minister for Lands and Property and Council.

1.2 What is a Plan of Management?

A Plan of Management (PoM) is a document which provides a clear set of guidelines for the short and long term management of a parcel of Community Land owned and managed by Council or Crown Land under Council's care, control and management. A PoM outlines how a park or reserve will be used, improved and managed in the future. It identifies Council's goals and objectives for the lands and establishes the overall direction for its planning, resource management and maintenance. The PoM is often accompanied by a Landscape Master Plan which allows Council to set priorities when preparing Works Programs and related budgets.

Section 36 of the LG Act states the PoM must:

- categorise the land in accordance with the legislation;
- contain objectives and performance targets for the management of the land;
- specify the means by which Council proposes to achieve the objectives and performance targets; and
- specify how achievement of the objectives and performance targets is to be assessed.

The PoM must also:

- describe the condition of the land, any buildings or other improvements on the land as at the adoption of the plan;
- describe the use of the land; and
- state the purposes for which the land will be used.

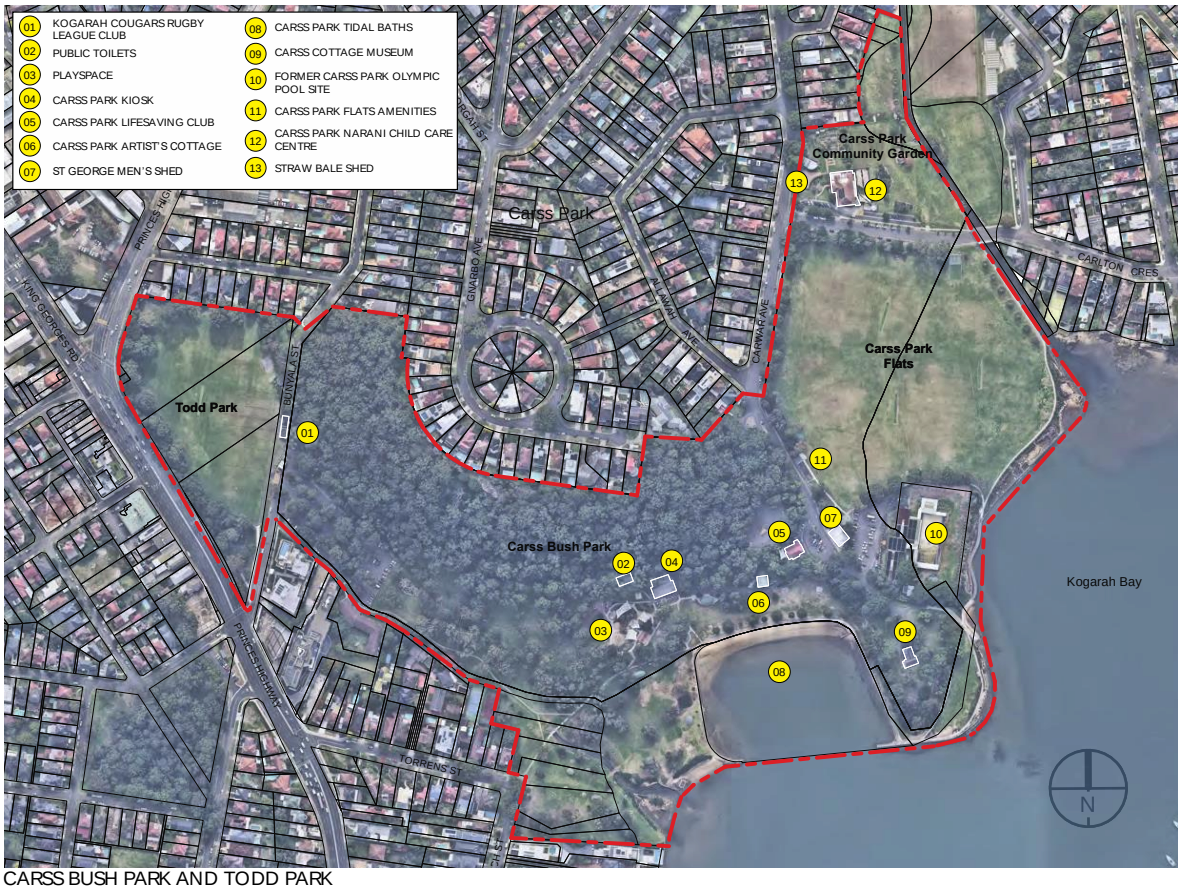
If there is any further development proposed on the community land other than that authorised by the PoM, or a change in the categorisation of a General Community Use area is proposed, amendment and re-exhibition of the PoM is required.

The PoM will be prepared in accordance with and will seek adoption under the LG Act and CLM Act.

1.3 Land to which this plan applies

1.3.1 Location

The study area comprises approximately 31.2ha, bordered by Kogarah Bay and Georges River on the southern side, the Princes Highway and residential housing to the west, residential housing to the north and Parkside Drive Reserve to the east (see PoM Study Area Diagram Figure 1.1).



CARSS BUSH PARK AND TODD PARK
Masterplan and Plan of Management

Figure 1.1 The Carss Bush Park / Todd Park site subject to the PoM

1.3.2 Land use zoning

Under the Georges River Local Environmental Plan (LEP) 2021 the lands comprising Carss Bush Park and Todd Park are zoned **RE1 - Public Recreation**. Refer to Figure 1.2 below. The land use table for the RE1 zone is as follows:

1. Objectives of zone

- To enable land to be used for public open space or recreational purposes;
- To provide a range of recreational settings and activities and compatible land uses, and
- To protect and enhance the natural environment for recreational purposes.

2. Permitted without consent

Environmental facilities; Environmental protection works.

3. Permitted with consent

Aquaculture; Boat launching ramps; Centre-based child care facilities; Emergency services facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures; Water storage facilities.

4. Prohibited

Any development not specified in item 2 or 3

The subject site is largely adjoined by R2 Low Density Residential lands to the north and south west, with several pockets of R4 High Density Residential to the north and south west.

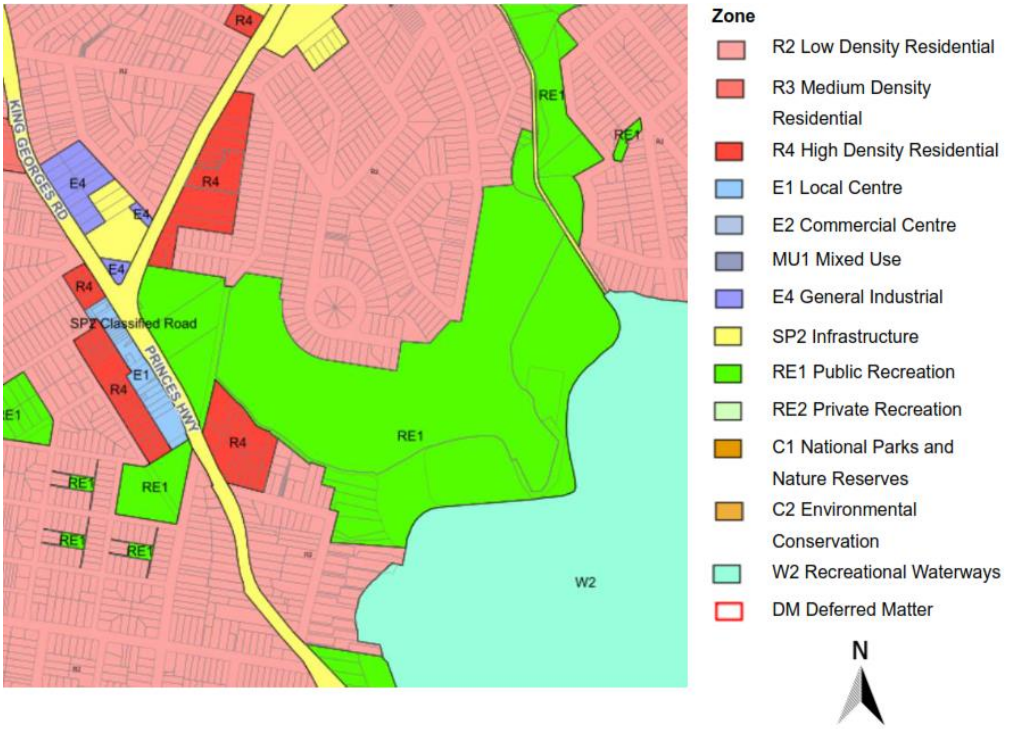


Figure 1.2 Zoning map - Carss Bush Park / Todd Park site (Georges River LEP 2021)

Summary land information.

The following table summarises key land information for the subject site addressed in this PoM.

(refer Table 1.1 Summary Land Information and Table 1.2 Property Details)

Table 1.1 Summary land Information

Item	Description
Site Name:	Carss Bush Park and Todd Park
Address:	Princes Highway Carss Park
Zoning ***Refer Figure 1.2)***	RE1 Public Recreation Zoning of adjoining land: R2 Low Density Residential to north and southwest R4 High Density Residential to northwest and southwest Princes Highway and E1 Local Centre to west Kogarah Bay to east and southeast
Overall area	Overall site area 31.2 ha

Table 1.2 Property Details *(Refer to Figure 1.3 for land ownership)*

Park area	Crown Reserve	Lot No	DP No	Description	Owner ship	Classification	Proposed Category
Carss Bush Park		376	1118749	Carss Bush Park, west section of Carss Flats, Carss Bush Community Gardens, Narani Child Care Centre, 3 Bridges, Carss Cottage, St George Men's Shed and Carss Park Café	Council	Community Land	General Community Use
Carss Bush Park		1	177114	Vicinity of Beach and Torrens Streets	Council	Community Land	Park
Carss Bush Park		1	1109360	Vicinity of Beach and Torrens Streets	Council	Community Land	Park
Carss Bush Park		4	668319	Vicinity of Beach and Torrens Streets	Council	Community Land	Park
Carss Bush Park		5-8	10791	Vicinity of Beach and Torrens Streets	Council	Community Land	Park
Carss Bush Park		511	752056	Former Kogarah War Memorial Olympic Pool	Council	Community Land	General Community Use
Carss Bush Park		1	125981	Strip of land around the headland below Carss Cottage Museum	Council	Community Land	Park
Carss Bush Park		2	503496	Land north of Carss Bush Park Community Gardens area and dog park	Council	Community Land	Park
Carss Bush Park		6	530273	Land north of Carss Bush Park Community Gardens area	Council	Community Land	Park

Park area	Crown Reserve	Lot No	DP No	Description	Owner ship	Classification	Proposed Category
Carss Bush Park		4	503495	Land north of Carss Bush Park Community Gardens area and dog park	Council	Community Land	Park
Carss Bush Park	**R.83252** Gazetted 30/06/1961 Purpose: Public Recreation	1	89019	Land north of Carss Bush Park Community Gardens area	NSW Government	Part of Crown Reserve R.83252 for Public Recreation	Park
Carss Bush Park	**R.83252** Gazetted 30/06/1961 Purpose: Public Recreation	new lots under creation (they will be Lots 1 and 2 DP 1311599 once registered		Reclaimed land forming part of park to west of tidal baths	NSW Government	Part of Crown Reserve R.83252 for Public Recreation	Park and Natural Area - Foreshore
Carss Bush Park	**R.83252** Gazetted 30/06/1961 Purpose: Public Recreation	new lots under creation (they will be Lots 1 and 2 DP 1311599 once registered		Reclaimed land forming east part of Carss Flats	NSW Government	Part of Crown Reserve R.83252	Sports ground and Natural Area - Foreshore
Carss Park Tidal Pool	**R.83252** Gazetted 30/06/1961 Purpose: Public Recreation	543	727276	Crown land below mean high water mark	NSW Government	Part of Crown Reserve R.83252	Natural Area – Water course
Todd Park		13	133445	Northern zone of Todd Park	Council	Community Land	Sports ground and Park
Todd Park		12	133445	Central zone of Todd Park	Council	Community Land	Sports ground and Park
Todd Park		28	1246418	Southern zone of Todd Park	Council	Community Land	Sports ground and Park
Todd Park		2	238843	Northern zone of Todd Park	TfNSW	Not available	Park
Todd Park		1	238843	Northern zone of Todd Park	TfNSW	Not available	Park
Notes	The RMS in 2019 compulsorily acquired part of Todd Park (a narrow strip of land at southwest edge of Todd Park adjoining Princes Highway - Lot 41 DP 1246418, now zoned SP2 Infrastructure Classified Road) for road widening purposes. Lot 41 in DP1246418 was previously part of Todd Park being Lot 14 in DP133445. Lot 28 in DP1246418 (which forms a part of the subject land parcels) is the residue/current lot. Council in August 2018 resolved to allow the matter to proceed by compulsory acquisition process.						

Table 1.3 Land Categorisation *(Refer to Table 6.2 in section 6 for land categorisation)*

	Location	Past categorisation	Proposed categorisation
	Carss Bush Park	2004 PoM Park Sportsground General Community Use Bushland Area of Cultural Heritage Note creek / watercourse previously un-categorised being Crown Land	**2025 PoM** **Park** **Sportsground** **General Community Use** **Natural Area Bushland** **Natural Area Watercourse** **Natural Area Foreshore**
	Carss Bush Community Gardens	2004 PoM Park Natural Area Watercourse	**2025 PoM** **General Community Use** **Park**
	Todd Park	2004 PoM Park Sportsground	**2025 PoM** **Sportsground**
Restrictions / easements	Refer to section 7.7 of this PoM		
Care, control, management	Georges River Council		

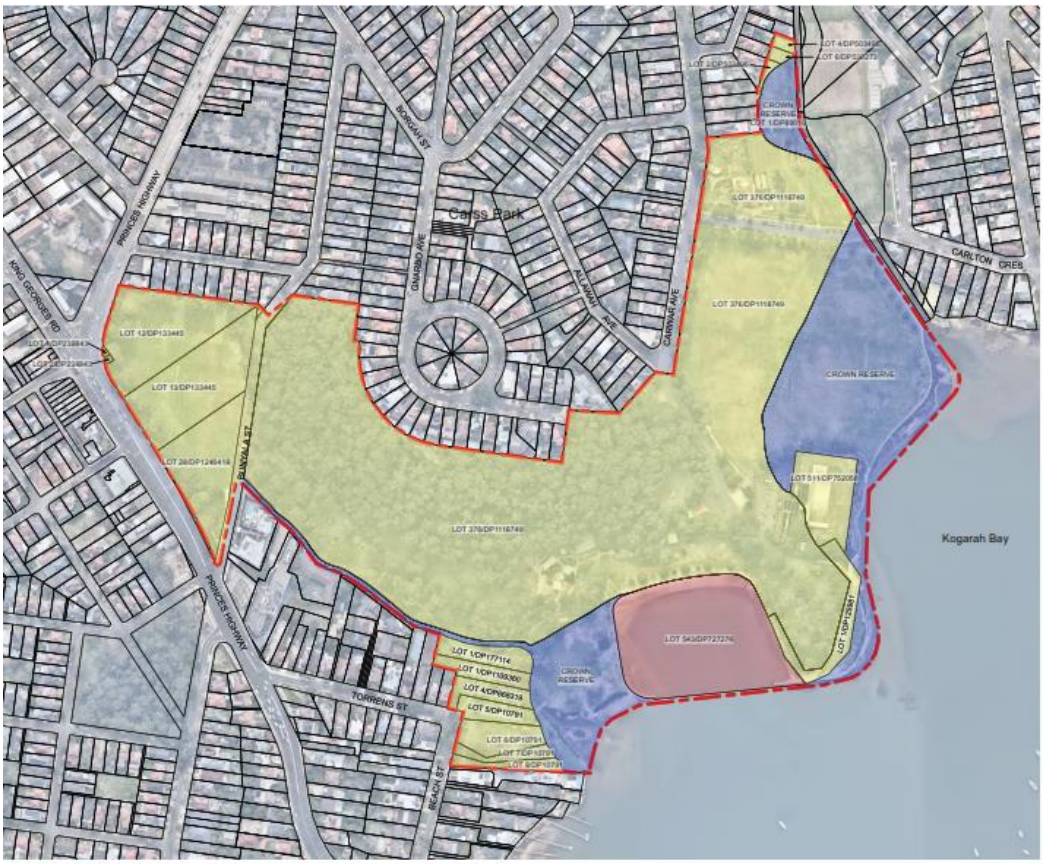


Figure 1.3 Land ownership

1.4 Objectives of the plan

This Plan of Management will be prepared to meet the requirements of the CLM Act and LG Act and provide a clear strategic direction for future management and use of the Carss Bush Park / Todd Park sites.

The principal objectives of this PoM are:

- Prepare a new Master Plan and associated report which supports and drives a cohesive vision for Carss Bush Park / Todd Park, providing clear ambition, strategic direction, and explores opportunities to emphasise / maximise their regional significance;

- Prepare a new PoM (to replace the existing PoMs that affect the subject site), to support the Master Plan and associated vision, in accordance with the LG Act 1993 and the CLM Act 2016; and
- Assist Council in becoming Crown Land Manager (CLM) for Lot 543 DP727276 – and adjacent previously un-reserved Crown foreshore lands.

1.5 Review of this plan

This PoM will need to be updated to align with changing community needs, land use, Council priorities, land ownership, land reclassifications and changes to the law.

The process for updating or amending a PoM (including community consultation requirements) is the same as for preparing a new PoM.

2 THE PLAN OF MANAGEMENT PROCESS

The Draft PoM has been prepared by Environmental Partnership drawing on in-house Georges River Council expertise and understanding of the sites, the previous Plans of Management / other documents, and several on-site assessments and inspections. The Draft PoM is supported by a Draft Master Plan prepared concurrently. The PoM has also been informed by community consultation undertaken during 2023 and 2024/25. Refer to the separate Community Consultation Report for community consultation outcomes.

The Draft PoM will be placed on public exhibition for review and comment by the community and other stakeholders. Following analysis of submissions and comments, any required revisions will be considered, and a Final PoM provided to Council and the Department of Planning, Housing and Infrastructure (DPHI) for approval.

Figure 2.1 on the following page describes the key steps in the preparation of the PoM.

ENV015-25 Attachment 1

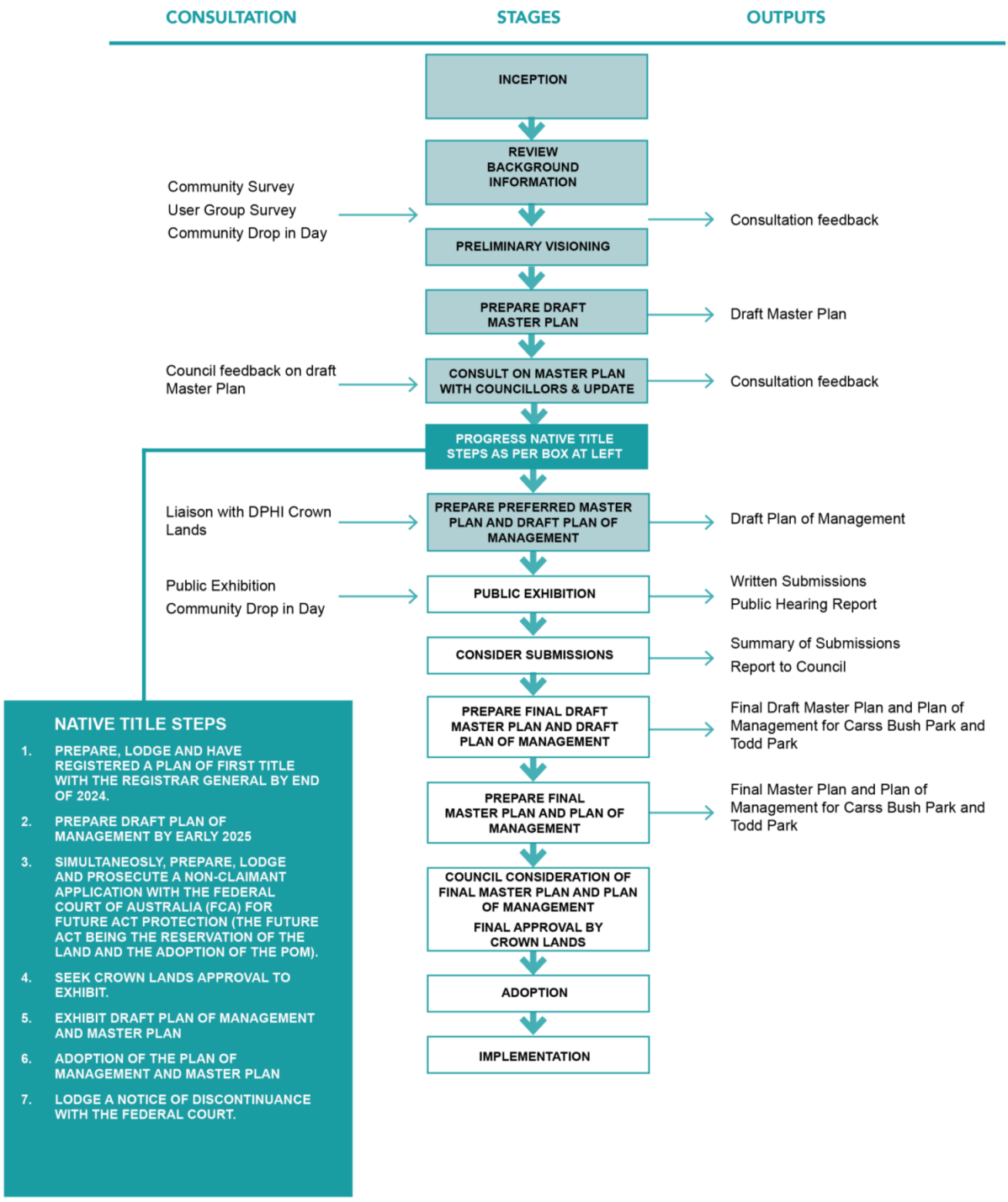


Figure 2.1 The Plan of Management process

3 OPEN SPACE PLANNING CONTEXT

3.1 Councils strategic and policy framework

This PoM has been developed to ensure that Carss Bush Park and Todd Park are managed consistent with the relevant objectives and management goals outlined in the following strategies, plans and policies. Table 3.1 highlights the most applicable strategies from key Council policies and strategies, but ultimately the management of Carss Bush Park and Todd Park should have regard for all current Council's policies and strategies. Table 3.1 lists the relevant content directly from the applicable document. Text listed in *Italics* provide further considerations related to these topics.

Table 3.1 Policy Framework for plan of management

Council Plan or Policy	Council Management Objectives / Goals	
	Pillar 1 OUR COMMUNITY	
Community Strategic Plan 2022-2032	1.1 Our community is socially and culturally connected and we strive for social equity.	1.1.1 Initiate, facilitate and support inclusive and accessible events that meet community aspirations and connect people, communities and diverse groups. 1.1.2 Foster and support programs and installations such as Art Trails and Public Art that celebrate diversity, our multicultural community, supports innovation and creativity and contributes to the creative economy. 1.1.3 Develop, support and promote programs, services and activities that foster social support, participation and wellbeing for our diverse community regardless of age, gender, physical or mental ability, sexual orientation or cultural or religious background. 1.1.4 Provide high quality, affordable education, care and protection for children across Council's Early Learning Centres.
	1.2 Diverse, vibrant community hubs and facilities are connected, well maintained and have equitable access.	1.2.2 Provide a range of affordable and accessible facilities and community hubs for community-based activities. 1.2.3 Encourage and promote the arts and creativity through Council's cultural facilities including Hurstville Museum and Gallery, Hurstville Entertainment Centre and Carss Park Artists Cottage.
	1.3 The community is safe and healthy.	1.3.1 Implement actions to maintain and promote the community safety of our area.
	Pillar 2 OUR GREEN ENVIRONMENT	
	2.1 Our environmentally sustainable practices inspire us all to protect and nurture the natural environment.	2.1.1 Prepare the Georges River area to be resilient in addressing climate change and reducing energy and water usage. 2.1.2 Ensure waste is managed as a resource with minimal impacts from its disposal. 2.1.3 Prepare for natural disasters such as bushfires and extreme weather events.
	2.2 Our waterways are healthy and accessible.	2.2.1 Protect the Georges River and waterways to be clean and naturalised. 2.2.2 Maintain and Implement strategies to provide access to our waterways.

Council Plan or Policy	Council Management Objectives / Goals	
Community Strategic Plan 2022-2032	2.3 Greening, canopy cover and bushland and biodiversity preservation are maximised.	2.3.1 Increase and promote our tree canopy, shrubs and bushland coverage. 2.3.2 Protect and reinstate our biodiversity, including endemic flora and fauna.
	Pillar 4 – OUR BUILT ENVIRONMENT	
	4.3 There are a transport options and increased walkability and cycling to connect people, goods and businesses.	4.3.2 Plan for, improve and maintain safe and connected footpaths and cycleways.
	4.4 Everyone has access to quality parks and open space and active and passive recreation facilities	4.4.1 Ensure public parks and open space and Council buildings are accessible, well maintained and managed. 4.4.2. Plan and provide active and passive recreation including skate parks, aquatic facilities and off road biking opportunities. 4.4.3 Review Plans of Management for all open space in the LGA.
	4.5 Council led development and assets provide quality, long term benefits to everyone.	4.5.1 Provide new and upgraded community assets and services to the LGA.
	Pillar 5 OUR PLACE IN SYDNEY	
	5.1 Leadership focusses on innovation and improving the customer experience.	5.1.2 Provide positive experiences across all customer interactions for our community and visitors.
	5.3 Georges River is known for being environmentally and culturally rich and enhances its metropolitan position as a destination for people and business.	5.3.1 Demonstrate our environmental and cultural riches through policies, programs and projects to showcase and immerse our residents and visitors in our lifestyle.
	Pillar 6 OUR GOVERNANCE	
	6.1 Our community's voice is considered in planning the area's future.	6.1.1 Commit to consult and engage the community on projects, initiatives and issues which have an impact on their lives.
	6.2 Our decisions are based on evidence which considers financial impacts, the environment and impacts on future generations.	6.2.3 Undertake effective risk management to manage risks that may arise.

Council Plan or Policy	Council Management Objectives / Goals	
Open Space, Recreation and Community Facilities Strategy 2019-2036	Executive Summary	Carss Bush Park as a District Hub: a park precinct providing connections with the bush and river, a range of sport and recreation opportunities, community space, and high-quality amenities to support long visits. Key recommendations requiring capital works in the short time frame include: 1. Improve walking tracks through bushland in Carss Bush Park District Hub. 2. Subject to the outcomes of the Site Suitability and Feasibility Assessment, review Carss Park Pool.
	4.2 Key Directions – Open Space	Georges River Bay Parks: **improving connectivity to and between** the string of riverside parks situated in the bays of the river with enhancements to the parks and their wetland systems, and improved walking and cycling connections across and between the three bridges crossing the Georges River. Len Reynolds Reserve, Northcote Street Reserve, Sans Souci Park, Claydon Reserve, **Carss Bush Park Reserve**, Shipwrights Bay Reserve, Bald Face Point Reserve, Poulton Park, Moore Reserve, Como Pleasure Grounds and Coronation Bay are included this project cluster.
Open Space, Recreation and Community Facilities Strategy 2019-2036	5.2 Catchment population characteristics	**Catchment 6 (including Carss Park)** • Highest proportions of babies and pre-schoolers (6%) and homebuilders (24.7%) in the LGA • High proportion of young workforce (20.4%) • High median household income ($1,751) and SEIFA index score (1023.3), • High proportion people engaged in tertiary education (10%)
	6.3 Projected in service age groups, by area	Projections for seniors and the elderly indicate a trend toward downsizing with decreases or low growth in the low density areas of Kogarah Bay-**Carss Park**, Connells Point-Kyle Bay and Blakehurst and high growth in Hurstville City Centre, Riverwood and Kogarah.
	7 Existing community centres	Georges River Council currently owns 34 community facilities, of these there are nine Council-owned community facilities with hireable space including **Carss Park Lifesaving Hall (1,120m2).** *It is noted that within the study area there are also other community facilities including Carss Park Straw Bale Shed 3 Bridges Carss Park Community Centre, Carss Park Artist's Cottage and Carss Cottage Museum*
	9.1.4 Active recreation and other activities in passive open space	**Community gardens** Council currently provides two community gardens. The Carss Park Community Garden is located on Carwar Avenue, adjacent to the 3Bridges Carss Park Community Centre. It includes a multi-function straw bale shed, four shared garden beds, 20 individual garden beds, four raised mobility garden beds, a frog pond, herb spiral, a variety of orchard trees and rain water tanks.

Council Plan or Policy	Council Management Objectives / Goals	
		Dog off-leash areas (updated from Council's website) Designated areas are provided within the following parks: • Arrowsmith Park - Corner Woniora Road and King Georges Rd, Penshurst • Carss Bush Park - Carwar Avenue, Carss Park • Gannons Park - Pindari Road & Isaac Street, Peakhurst
		• H.V. Evatt Park - Restricted - 1116 Forest Road, Lugarno • Moore Park - 22a Ferry Avenue, Beverley Park • Hurstville Park - Corner Gordon Street and Patrick Street, Hurstville • Hogben Park - 2 Railway Parade, Kogarah • Kogarah Park - Corner Princess Highway and Jubilee Avenue, Carlton • Moore Reserve - West Crescent, Hurstville Grove • Riverwood Park - located at the rear of 1-9 Mary Street, Riverwood. Entry via Coleridge Street. Dogs must be kept on a leash at all times when they are not in a designated leash free area.
	9.2 Quality of passive open space and bushland	Carss Bush Park is a significant and high quality open space offering a range of recreation opportunities including passive open space, sports fields, an adventure playground, a tidal bath and bushland. It is also the location of a variety of community facilities such as Carss Park Lifesaving Hall, Carss Park Museum, Carss Park Artist in Residence Cottage, 3Bridges Community Centre, Carss Park Straw Bale Shed and St George Men's Shed.
	10.1.4 Utilisation of sports fields	**Carss Park Flats** is over both the 25 and 30 hour capacity benchmarks. Carss Park Flats identified as high suitability for upgrade to Synthetic Turf. **Todd Park Field 1** is at capacity against the 30 hours benchmark and **Field 2** is under capacity against the 25 and 30 hours benchmarks. Todd Park is identified as medium suitability for upgrade to Synthetic Turf.
	10.1.8 Options for improving sports fields supply	Council officers have advised that there are some areas of the **Carss Park Flats site** that are underutilised. Dispersing some use from high-use areas of the site to areas of lower use will reduce the impact of this use on surface quality (although the extent of this impact may not prove to be significant).
Open Space, Recreation and Community Facilities Strategy 2019-2036	16.2 Strategic directions for community hubs	**Carss Bush Park (including Todd Park) - Vision** Carss Bush Park District Hub: a park precinct providing connections with the bush and river, a range of sport and recreation opportunities, community space, and high quality facilities to support long visits

Council Plan or Policy	Council Management Objectives / Goals	
		Carss Bush Park Recommendations **Immediate** • Work with existing user groups to more evenly disperse the usage of Carss Park Flats playing fields. More even distribution of playing field use will improve the capacity to address demands. The feasibility study for the new facility should consider:
		- a contemporary, multipurpose, FINA compliant outdoor 50 metre x 8 lane pool with moveable boom and possible part moveable floor and access ramp - water play and splash pad with child and family areas and shading - adventure water slide to attract young people and children - a boutique health and fitness centre, including gym and group fitness rooms - amenities and change areas - café with shared retail and reception area - administration and staff areas - plant room and service areas - improved car parking and access
		This study should include operational business modelling to assist in prioritising development recommendations. **Short Term** Improve walking tracks through bushland in Carss Bush Park
Disability Inclusion Action Plan 2022-2026		Key Action areas: • Attitudes and Behaviours • Accessible and Liveable Communities • Employment • Systems and Processes
	Key Actions - Accessible and Liveable Communities	
	2.1 Council built environment – Ensure all upgrades and works to Council owned buildings consider access holistically	2.1.1. Continue to improve accessibility of public buildings, facilities and open spaces for people with a disability through renewal, upgrades and new works, including identifying opportunities for designated quiet spaces for people with sensory processing disorders.
	2.2 Seating - Provide adequate and appropriate public seating around the local government area	2.2.1. Ensure Council upgrades and works to seating embeds universal design principles for accessibility, rather than only meeting minimum standards. 2.2.2. Ensure new and upgraded street furniture, bubblers, fixtures and facilities are universally accessible.
Disability Action Plan 2022-2026	2.3 Accessible parking - Provide further accessible parking across the local government area	2.3.1. Explore the provision of charging points for electric bikes and mobility vehicles in public spaces and community facilities where appropriate.

Council Plan or Policy	Council Management Objectives / Goals	
		2.3.2. Review the amount and type of mobility parking spaces in the Georges River Council LGA, including examining whether it is necessary to provide additional mobility disability parking spaces.
	2.4 Accessible public toilets – Provide further accessible public toilets across the local government area	2.4.1. Review the current amount and type of accessible public toilets across the Georges River Council LGA, in places like parks, community centres, libraries and walking tracks to ensure the needs of people with disability are being met.
	2.5 Footpaths – Ensure footpaths are accessible and useable	2.5.1. Continue Council's footpath review and upgrade works, and continue to improve the quality of the footpaths provided across the LGA.
	2.6 Wayfinding and signage – Ensure it is easy to navigate around the LGA	2.6.1. Continue current signage and wayfinding improvements in town centres and Council facilities.
	2.7 Programs and events – Provide opportunities to engage with people with disability through community programs and events	2.7.1. Events and programs - invite and support the participation of people with disability as artists, facilitators and audience members.
	2.8 Leisure and aquatic centres – Ensure leisure and aquatic centres across the local government area are accessible	2.8.1. Advocate for, and support, sporting clubs and programs to make recreational and sporting programs accessible for people with a disability.
		2.8.2 Advocate for accessible recreation and sporting facilities in the LGA where necessary to ensure there are opportunities for sporting participation amongst people with a disability.
		2.8.3 Ensure universal design principles are integrated into future parks and playground designs, linking with NSW government's "Everyone Can Play".
	2.9 Sport – Ensure local community sport is inclusive and accessible	2.9.1. Review Council sporting and recreational facilities to understand which have relevant disability facilities (such as pathways, accessible toilets and parking) and where upgrades may be required.
Create Georges River Cultural Strategy	Key concerns of community during consultation stage	
	Communication	Council will: • support improved forms of communication amongst cultural organisations and artists in the area • lead the way in facilitating the creation of cultural identity in the area through cultural programming • explore opportunities to provide spaces for artists, makers, performers and creatives to develop their work and interact with each other • support events that bring diverse cultural groups together.

Council Plan or Policy	Council Management Objectives / Goals	
	Sustainability	Council will: • initiate cultural activation of green spaces and explore flexible regulatory systems that allow for small cultural groups and organisations to hold cultural events in green spaces and urban environments • support sustainability-focused events and organisations and promote their work • work across Council boundaries with river-based organisations and the Georges Riverkeeper to develop events and activations • promote its own sustainable-design projects through cultural programming.
	Access	Council will: • build on recent strategies and policies to create a Cultural Needs Study for the whole area, including a focus on the Hurstville Civic Precinct • create or redevelop buildings for maker spaces, artist studios, or performance and exhibition spaces - supporting artists at different levels of their careers in order to grow the cultural ecology of the area • cultivate relationships with small to medium cultural organisations to build capacity and foster cooperation and collaboration • improve access to existing cultural facilities, consider accessibility in all new builds, and develop access to shared facility opportunities.
	Strategic Direction 1 Connect Georges River	Speaks to the need to make connections between communities and cultural organisations across the Georges River LGA (and beyond) to develop a strong cultural identity and connected cultural ecology, and includes: • Networking • Co-Location & Collaboration • Smart Cities • Identity and Legibility • Improving Access • The River Connection • Council Partnerships.
	Strategic Direction 2 Create Georges River	Aims to reimagine the LGA as a place of cultural production, innovation and experimentation. This direction articulates the conditions needed to foster the creation of art and culture; it acknowledges the lack of fit for purpose creative spaces in the LGA; and it describes how Council can directly and indirectly meet the community's growing needs and includes: • Community Participation • Developing Creative Industries • Partnerships.

Council Plan or Policy	Council Management Objectives / Goals	
	Strategic Direction 3 Express Georges River	Is concerned with the expression of the cultural life of the Georges River LGA. How can the existing forms of cultural activity be more successfully demonstrated both within the LGA and further afield, and how can the LGA attract high calibre artists and performers to the LGA to exhibit and perform, and includes: • Indigenous culture • Multicultural Events • LGBTIQ • The Public Domain • Community Facilities • River and Green Open Space Activation • Hurstville Civic Precinct • Night Time Economy • Planning Guidelines.
	Strategic Direction 4 Sustain Georges River	Promotes the sustainability of cultural life in the Georges River LGA. For cultural projects and initiatives to be sustainable, Council and the cultural sector need to consider how projects can be sustained through election and funding cycles, demographic shifts and changing economic and environmental conditions. Thinking of the next ten years and beyond, this Strategic Direction suggests mechanisms for consolidating and renewing the cultural ecology of Georges River area in the long term. It includes: • Culture as a Priority • Culture and Economic Sustainability • Supporting Creative Industry Development • Council Working and Reference Groups • Council Capacity and Integrated Council Planning and Delivery • Governance • Cultural Infrastructure • Cultural Partnerships • Planning for the Future.
Environmental Resilience Action Plan 2022-2040	Council's environmental resilience objectives include:	
	Responsible Consumption and Production	• We will move towards more responsible purchasing of goods and services required by Council. • Council will effectively manage and work to reduce the waste produced by the community and divert more of it from landfill. • Our construction and asset maintenance activities will have a reduced environmental footprint. • We will mitigate the impacts of drought and use water responsibly.
	Climate Action & Clean Energy	• Our built and natural assets will adapt with a changing climate. • Council will purchase its energy from renewable sources. • Council's operations will achieve net zero emissions.
	Sustainable Cities and Communities	• Council will promote sustainable urban development through forward-thinking planning controls. • Our open spaces will be diverse and support and encourage community well-being. • We will adopt sustainable event practices. • Council will facilitate better access to public and active transport networks.

Council Plan or Policy	Council Management Objectives / Goals	
	Life Below Water and on Land	• We will nurture our green spaces to protect biodiversity. • We will do our part to keep the Georges River catchment healthy and accessible to the community.
Innovation Strategy 2020	Key pillars include:	
	Pillar 1 Leadership and culture	**Positive leadership and an innovative culture** We lead innovation, embrace new concepts, encourage an innovative culture and support a coordinated team of innovators.
	Pillar 2 Creativity and insight	**Creativity and diverse insights lead to new ideas** We provide an environment that supports creative thought, captures new insights and works to encourage the best ideas that produce sustainable outcomes.
	Pillar 3 Collaborative network	**A network for collaboration and partnership** We build a collaborative innovation network composed of a variety of entities including government, business, non-government organisations, start-ups, research institutions and the community.
	Pillar 4 Capabilities and resourcing	**Innovative capabilities and sufficient resourcing** We have the capabilities and resources to innovate. We build partnerships with external stakeholders to investigate opportunities and to secure funding to realise innovative ideas.
	Pillar 5 Entrepreneurship	**Work with entrepreneurial stakeholders and gain commercial value from ventures.** We are entrepreneurial, supporting local start-ups, and engaging the energy and resourcefulness of the non-government sector. We work to also gain commercial value out of new Council innovations.
	Pillar 6 Sustainable and resilient outcomes	**Produce social, environmental and economically sustainable benefits for the LGA** We will use our innovative capabilities, leadership and culture to drive sustainable and resilient transformation.
Georges River Transport Strategy 2021	Vision, themes and objectives	• Sustainability refers to the endurance of transport systems and a shift away from dependence on private vehicles. • Safety means reducing transport safety incidents, and their impacts on people and property. • Connectivity means creating an interconnected network of people, places and open spaces. • Access to jobs, services and great places means businesses and people are well-connected.
	Sustainability	• Reduced reliance on private vehicles and shift towards sustainable modes of transport • Land use development is supported by transport improvements • Parking serves its intended purpose
	Safety	• The transport network is resilient to climate change and less affected by natural events • Preparedness for emerging technology • Roads, footpaths and cycleways are safe • Crashes do not result in death or injury • NSW Government Towards Zero vision is achieved • Safe system aligned infrastructure is provided

Council Plan or Policy	Council Management Objectives / Goals	
	Connectivity Access to jobs, services and great places	• Georges River has a range of frequent, efficient transport options to connect people and places • Inclusive access to jobs, services, social, recreational and cultural opportunities • Local deliveries and regional freight movements are supported • Georges River to lead through planning, collaboration and investment programs to support growth and its place in Greater Sydney
	Relevant points for this project:	
	2.2.2 Bicycle user group online survey consultation 5.3.2 Signature active transport projects 5.4.2 Ferry strategy	22. Promote a Georges River coastal route (on-road) from Carss Bush Park to Henry Lawson Drive via Kyle Bay, Oatley and Lugarno Connecting the Bay parks Potential ferry stop at Carss Park – A nature reserve with recreational facilities including sports fields, bushland, playground areas and picnic and barbeque facilities. *Also an important cultural heritage site within Georges River.*
Waste Management Strategy 2021-2040	Action Plan items applicable to Carss Bush Park and Todd Park	2. Develop and implement an education campaign to move recyclables from the general waste bin into the recycling bin and reduce contamination in the recycling bin; 10. Conduct a review to determine if the existing Georges River Council resources to combat illegal dumping are sufficient to meet the desired targets for the local environment detailed in the Community Strategic Plan including an assessment of the value for money of Council's partnership with the local Regional Illegal Dumping (RID) squad; 11. Assess Council's litter management infrastructure to prevent the occurrence of litter items and to capture them before entering the environment including a review to determine optimal placement and sufficient capacity of public place litter bins and gross pollutant traps.
Georges River LSPS 2040	Theme 1 Access and Movement	
	P2. Everyone can navigate and experience the LGA in safety	A3. Prepare a LGA-wide Transport Strategy for all modes of transport, including active transport with a focus on: • Connecting neighbourhoods and centres • Improving external connections • Access to proposed growth precincts • Managing local, district and regional freight routes
	P3. Roads, footpaths and cycleways are safe, accessible and free of congestion	A13. Provide provisions that encourage people to walk or cycle around local neighbourhoods in Council's DCP 2020.
	Theme 2 Infrastructure and Community	

Council Plan or Policy	Council Management Objectives / Goals	
	P4. Collaboration supports innovation and delivers infrastructure, services and facilities	A28. As part of major redevelopments explore mechanisms and precincts to deliver additional infrastructure including education, cultural sporting and aquatic facilities, public spaces, multi-purpose community hubs. A29. Investigate the needs of emerging communities around infrastructure and public places A31. Investigate Council and partner opportunities for additional sports grounds, playing fields and aquatic facilities.
	P5. The community is involved in planning our future	A34. Engage the community on land use, development and infrastructure provision and consider the feedback in decision-making.
	Theme 3 Housing and Neighbourhoods	
	P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces	A53. Include controls in Council's DCP 2020 to ensure accessible green spaces and gradual and appropriate height transitions, landscaping, vista protection and the integration of Crime Prevention through Environmental Design (CPTED) principles. A54. Encourage temporary events through Council's LEP 2020.
	Theme 4 Economy and Centres	
	P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres	A70. Commence a prioritised program of public domain improvements and place-making activities that improve liveability and enhance connectivity and vibrancy of centres.
	Theme 5 Environment and Open Space	
	P16. Our waterways are healthy and publicly accessible	A81. Complete and implement the Georges River Coastal Management Program in conjunction with the Georges Riverkeeper. A82. Complete the Marine Estate Management Strategy 2018-2028. A83. Review development controls in the foreshore area to protect the Georges River from inappropriate development in Council's LEP 2020 and DCP 2020. A84. Expand the Foreshore Scenic Protection Area across the LGA through Council's LEP 2020. A85. Develop and implement the Foreshore Access and Improvement Plan to provide infrastructure to improve access to the waterfront of the Georges River. A87. Appropriately plan for, fund and maintain stormwater infrastructure including opportunities for re-naturalisation.
	P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted	A89. Develop and implement a significant tree register of public and private land to protect significant trees. A90. Develop a biodiversity strategy informed by the LGA-wide biodiversity study.

Council Plan or Policy	Council Management Objectives / Goals	
	P18. An environmentally friendly approach is applied to all development	A92. Investigate environmentally sustainable design certification of developments in the Kogarah Collaboration Area, strategic centres and hub precincts. A93. Include provisions to reduce stormwater run-off in Council's DCP 2020. A94. Deliver a green infrastructure policy which encompasses green and blue infrastructure in line with Greener Places 2018 objectives and addresses flood risk requirements for feasibility studies. A95. Include waste and sustainability controls in Council's DCP 2020. A96. Develop a Georges River Coastal Management Program in conjunction with the Georges Riverkeeper.
		A98. Develop the Resilience Strategy for Council functions, incorporating targets to reduce emissions towards net zero carbon and deliver adaptation and mitigation projects identified in the climate change risk analysis for the LGA.
	P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places	A100. Investigate options to deliver Green Grid connections across the LGA. A101. As part of the Metropolitan Greenspace Program, prepare a detailed master plan for the Green Grid corridor. A102. Prepare required new plans of management for Council-managed parks and reserves that guide the development and embellishment of open space to support a variety of uses and changing needs. A105. Investigate options to improve existing infrastructure to support local community gardens. A107. Investigate the extension of the Green Grid adjacent to the Georges River foreshore and collaborate with Bayside Council to extend this on to Botany Bay.
	P20. Development is managed to appropriately respond to hazards and risks	A110. Develop an LGA wide flood risk management study that holistically looks at water cycle management within the LGA including estuary or riparian assessments for water quality. A111. Implement an inspections and repair/ rehabilitation program of Council's piped drainage assets.
Community Engagement Strategy 2023-2033	The Georges River Council Community Engagement Strategy sets out Council's commitment to engagement with the community. It establishes guiding principles to ensure community engagement is purposeful, timely, genuine, inclusive and transparent. This strategy is supported by five overarching principles which will guide and inform Council's approach to all community engagement. These include: 1. Community engagement is purposeful. We will ensure that we know why and who we are engaging so that community engagement is purposeful and meaningful 2. Community engagement is timely. We will engage early and provide various opportunities for the community to comment and provide feedback 3. Community engagement is genuine. We will be clear about your level of influence and state why we are seeking your participation 4. Community engagement is inclusive. We will provide information that is accessible for all 5. Community engagement is transparent. We will update you on how your feedback has helped shape decision-making.	

Council Plan or Policy	Council Management Objectives / Goals
	Engagement Framework: A Community Engagement Framework that responds to the needs of different individuals and groups comprises: • Inform • Consult • Involve • Collaborate • Empower.
Community Lease Policy 2020	This policy aims to ensure that a wide range of community groups and individuals are given equal opportunity to occupy community land and buildings while alleviating some of the financial burden on Council. The policy also aims to ensure that the best operator (and where possible, the best financial return on commercially operated facilities) is obtained for sports and recreational facilities and that the required level of service is provided to the community.
Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy 2023	This strategy provides an analysis of gaps in the Georges River LGA with regard to infrastructure, open space, and community facilities. The key focus of this strategy is to identify benchmarks and opportunities for meeting demands in the growing need for: • Aquatic facilities • Athletic facilities • Community centres • Libraries • Open space • Sports and recreational facilities. Through the analysis of population and distribution patterns within the LGA, the strategy has pinpointed the areas of greatest need. Whie the suburb of Carss Park is an area of low focus due to a lower population forecast, Carss Bush Park is highlighted as a potential central hub for meeting aquatic and athletic facility demand. The future aquatic site at Carss Park is predicted to satisfy demand and population growth up to 2036 including an additional 83,000 people beyond the forecasted growth.
Georges River Tidal Inundation Study 2018	As per Action 110 of the Georges River LSPS 2040 (*'Develop an LGA wide flood risk management study that holistically looks at water cycle management within the LGA including estuary or riparian assessments for water quality'*), a tidal inundation study was undertaken in 2018. This study addressed the impact of sea level rise on key areas within the Georges River LGA but identified Carss Bush Park as at particular risk of inundation. While the study does not have any detailed recommendations for minimising inundation risks, it outlines key areas of concern within Carss Bush Park such as the western and southern parklands. The results recommend a future transitioning of facilities further landward.

3.2 Studies and strategies relevant to site

There are several studies and strategies related to the Georges River system and to the subject site specifically that are important reference points for the Master Plan and PoM. An overview of the key findings of these documents follows.

3.2.1 Georges River Biodiversity Strategy 2021

Total Earth Care was commissioned by Georges River Council to undertake a Biodiversity Study of the Georges River LGA in 2021. The Biodiversity Study aimed to identify the key biodiversity values within the LGA by assessing the diversity of flora and fauna present, analysing historical changes and identifying key opportunities to protect and conserve biodiversity. The Biodiversity Study comprises a desktop assessment, field surveys at 27 sites across the LGA as well as community and stakeholder consultation.

Key findings of this study specific to Carss Park include:

- The site is listed as a local significant heritage site due to being an example of remnant vegetation pre-dating European settlement of the area.
- The hydrology of the site has been historically altered due to a small harbour built on the southern side of the site and the waterways in the south (unnamed creek) and north (Kogarah Bay Creek) of the site having been channelised in the early 20th century. As such, the natural vegetation communities in the lower areas of the site have changed due to the hydrological changes.
- There is only one key vegetation community, the Coastal Enriched Sandstone Dry Forest.
- One endangered population and up to four threatened species were recorded at the site including:
    - Acacia prominens (Gosford Wattle) listed as endangered
    - Grey-headed Flying-fox (Pteropus poliocephalus) listed as Vulnerable
    - Southern Myotis (Myotis Macropus) listed as Vulnerable
    - Potential: Greater Broad-nosed Bat (Scoteanax rueppellii) listed as Vulnerable
    - Potential: Eastern Coastal Free-tailed Bat (Micronomus norfolkensis) listed as Vulnerable.
- Weed species are a concern on site, particularly Asparagus Fern (Weed of National Significance) and Kikuyu Grass (weed of regional concern).
- Management recommendations from this report include:
    - Undertaking bush regeneration for the Coastal Enriched Sandstone Dry Forest
    - Classify the area as a ‘wildlife protection area’
    - Harvest seeds from Acacia prominens and propogate new plants
    - Protect mature hollow-bearing trees and retain stagged dead trees for habitat
    - Improve habitat connectivity between Carss Bush Park to Kyle Williams Reserve via Church Street Reserve to the west
    - Update PoM for Carss Bush Park to emphasise protective management of declining mature trees as well as protect native vegetation while ensuring recreation space for the community
    - Undertake fox control within bushland areas

3.2.2 Georges River Tidal Inundation Study 2018

The Tidal Inundation Study was undertaken by BMT Eastern Australia Pty Ltd for Council in 2018. The purpose of this assessment was to apply a complex hydraulic modelling system to the Georges River to determine changes in the tidal range along the estuary over a number of timelines.

Key findings which will impact ongoing planning and management of Carss Bush Park include:

- A projected 0.3m sea level rise by 2100 and a 0.45-0.88m rise by 2090 in the ‘highest emission scenario’.
- Carss Park is one of six areas of concern that are compromised by the highest astronomical tide inundation extent.
- “A notable proportion of the increased inundation extent occurs in Carss Park. A loss of public recreation lands due to inundation should therefore be considered significant.”
- The impacts of inundation both presently and in the future will affect the South West area of the site the most and will minimally affect Kogarah Bay Creek.

- The tidal inundation area in Carss Park will increase 48.1% by 2050, 89.9% by 2070 and 118% by 2100.

Day to day the lower lying areas of the site are impacted by the high water table and the highly saline conditions of the soils and substrate. These factors are a major influence on tree and vegetation development and health and on sports turf management.

The diagram extract in Figure 3.1 below summarises sea level findings.

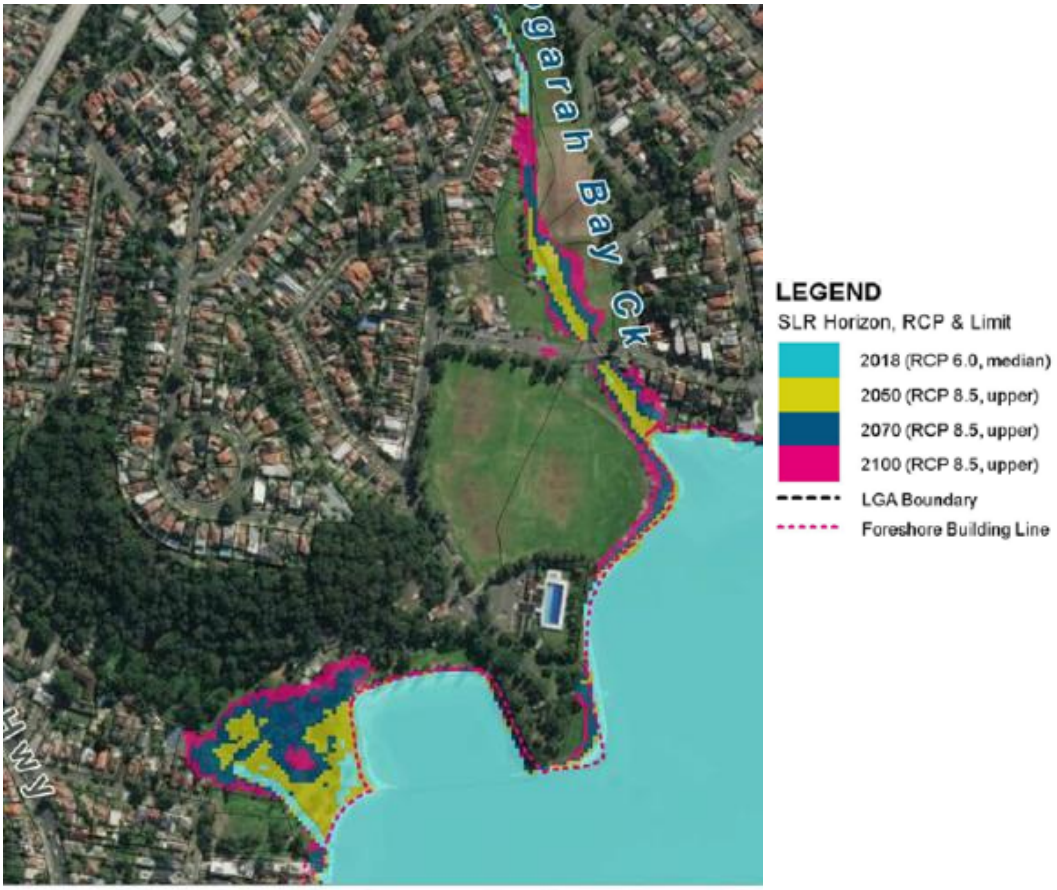


Figure 3.1 Tidal Inundation extents – Kogarah Bay (Source: Georges River Tidal Inundation Study BMT 2018)

3.2.3 Georges River Foreshore Scenic Character Study 2021

The Foreshore Scenic Character Study was undertaken over 2020-2021 by Ethos Urban.

The aim of the study was to investigate and inform the role, extent and zoning of the Foreshore Scenic Protection Area (FSPA). The FSPA is a local planning measure created to protect the values of the Georges River foreshore with particular emphasis made towards scenic qualities and views.

Key findings relevant to the Carss Bush Park site include:

- Increasing population has put pressure on the river's foreshore to accommodate increased development.
- Particular concern in local community about over-development, loss of vegetation, and a decrease in land value due to a reduction in scenic quality and views.

- Any development is to achieve no net loss of significant vegetation or habitat.
- Carss Park was acknowledged in the study as a point of significant complexity regarding views and scenic character with particular mention on the importance of Carss Park in providing a 'backyard' for many local residents.
- This scenic character comprises a number of common "contributory elements", including water and the land and water interface.
- Council recommends that the overall FSPA be retained, but its mapped extent be reduced.

3.2.4 Georges River Foreshore Access and Improvement Plan 2021

This document was prepared in 2021 and is a compilation of various projects that are underway to improve the Georges River foreshore. The document analyses and presents information from various other reports, using the outcomes to understand where and what actions are required to enhance the green spaces and waterways related to the foreshore. It also includes responses from community submissions and the results of these submissions. Key findings of this report include:

- Carss Park and Sans Souci Park being considered as 'district hubs'
- Improvements suggested for the Carss Park hub which include:
  - Improved walking tracks in the bushland areas
  - a contemporary, multipurpose outdoor 50 metre x 8 lanepool, water play and splash pad with child and family areas and shading, adventure waterslide
  - a boutique health and fitness centre with amenities and change areas
  - café with shared retail and reception area
  - administration and staff areas
  - plant room and service areas
  - improved car parking and access.
- The report notes that Carss Park Flats are underutilised in some areas.
- Aquatic ecology report findings show seagrass (Halophila and Zostera) occurring in nearshore areas, and riparian ecology report findings show endangered ecological communities (swamp oak forest) – Minor intervention recommended.
- Coastal processes report findings show tidal inundation within 100 years; Coastal inundation within 50 years; Shoreline recession; Seawall dilapidation and seepage - Moderate vulnerability:
  - *Royal Haskoning DHV* notes that Carss Park is expected to have a Tidal Inundation Level higher than the Crest Level by the year 2100 and a coastal inundation that is expected to be higher than the crest level by the years 2050 and 2100. They also note that the sandstone sea walls at Carss Park are not high enough in general
- Assets, access and amenity report findings show saltwater intrusion behind seawall and tree dieback - minor intervention.
- The report notes that: 'The challenge for Carss Bush Park is to manage the high visitation and to prepare for increased saltwater intrusion which is already resulting in the loss of vegetation. There is opportunity to continue the use of habitat infrastructure (as is now installed at Carss Point) along the south western foreshore.'
- The report notes the need for the improvement of Carss Park Baths including cap stone construction to replace existing fencing. Maintenance of sandstone walls is also required.
- 'Further opportunity to also install habitat infrastructure along the western edge of Kogarah Bay Creek between Carlton Crescent and Kogarah Bay, and potentially further landward (north) of Carlton Crescent towards Harold Fraser Oval. This could be enhanced by native plantings – more aligned to the 'bush park' purpose of Carss Bush Park - in place of the

existing Canary Islands Palms. There is also opportunity to introduce water sensitive urban design (WSUD) for wetland ecology and surface water absorption. This would restore some naturalness to the current vertical-walled canal, reduce flood risk, and provide interest and amenity along this section to link with the existing track and foreshore areas of Kogarah Bay in Carss Park.'

- A letter from council to stakeholders noted that one of the responses asked to "include bird habitat in any works associated with the canal at the north end of Carss Park."

3.2.5 Carss Cottage Conservation Analysis and Guidelines 1993

The Conservation Analysis and Guidelines were prepared by Clive Lucas Stapleton and Partners in early 1993. The document was prepared for the Kogarah Historical Society and was aimed at providing a document suitable for the future conservation management of Carss Cottage.

Although not a formal Conservation Management Plan the document sets out a series of detailed conservation Policies which remain relevant to the ongoing conservation management of the building and its curtilage.

Policies cover a wide range of considerations including:

- Important fabric
- Permissible adaptation
- New buildings
- Setting
- Use
- Education and tourism.

3.2.6 Carss Bush Park Landscape Heritage Study 2004

The Landscape Heritage Study was undertaken for Council by Mayne Wilson and Associates in 2002 and updated in 2004. The aim of the study was to identify and assess precincts and items within Carss Bush Park and Todd Park which are heritage significance, and to define appropriate management measures.

Key findings from this study include:

- In 1987, Carss Cottage and its recommended curtilage were classified on the register of the National Trust of Australia; Carss Bush Park was also classified at the same time. Carss Cottage was made the subject of a Permanent Conservation Order in July 1988 by the State Government.
- Carss Cottage is of State significance, and was the subject of a Permanent Conservation Order in 1988 and is now listed as SHI item 00587 on the NSW State Register.
- The Georges River LEP identifies Carss Cottage as a listed State Heritage Item (I45), and Carss Bush Park is listed as a Local Heritage Item (I46).
- There are 9 items identified by the Mayne Wilson Report as highly significant including the sandstone block path leading to Carss Cottage and sandstone rock bench stairs leading to the previous high-water level from pre-1880.
- Other heritage listings include 26 items of moderate significance and 12 items of little significance.
- As this precinct has been assessed as having exceptional heritage significance, and has been listed on State, local and National Trust registers, it is essential that it be protected and conserved in accordance with measures stipulated in the Heritage Act 1977, the NSW Heritage Manual, and the Burra Charter.

3.2.7 Carss Bush Park Landscape Master Plan 2011

The Landscape Master Plan was prepared by Knox Partners for Carss Bush Park Landscape Master Plan in 2011 for Kogarah City Council.

The aim of this report was to undertake a landscape site assessment, compile opinions from community consultation and inputs from various other stakeholders to generate a Master Plan document which would address identified site issues, consider community concerns and suggestions and provide potential directions for future planning and management.

Key findings included:

Challenges:

- Users dislike the fact that there always seems to be litter in the park
- They dislike the uncleanliness and poor access to the toilets
- Community expressed frustration at not being allowed to ride bikes through the park
- Dissatisfaction with barbecue area and the nature of the facilities and access to them
- Users would like improvements to be made to the furniture and amenities
- New toilets are desirable potentially in the western part of the park
- There is significant danger in overuse of the park and potential impacts on surfaces and finishes in the park
- Barren land areas affected (apparently) by salt spray and occasional salt water inundation
- Impacts adjacent bushland related to weed infestations
- Degrading quality in the baths
- Deterioration in mature trees.

Opportunities:

- A strong sense of community interest and commitment to the park
- Users enjoy that the park is not commercialised, low key, and family friendly
- A small number of remnant native trees could form the genesis of a regenerated patch of native woodland, providing shade, habitat, screening to neighbours and enhanced biodiversity
- Improvements must be made to bush regeneration efforts.

3.3 Studies undertaken for the Kogarah War Memorial Pool Site 2020

In June 2019 the Kogarah War Memorial Pool was closed following direction from the NSW Environment Protection Authority (EPA) due to pollution to the Georges River and the poor condition of the pool and other facilities and amenities.

Due to this direction from the EPA, the former pool facility was demolished, and the site remediated to facilitate the development of a new community aquatic facility for the Georges River community. This work was carried out under the consent given to DA2020/0405 in May 2021.

In 2019, Council adopted the Open Space, Recreation and Community Facilities Strategy 2019-2036, which identified the need for three aquatic facilities in the Georges River local government area to meet community needs through to 2036.

In 2020, a Regional Aquatic Facility Site Suitability and Feasibility Study prepared by Otium Planning Group reviewed four potential locations for a new Regional Aquatic Facility in the Georges River area including Todd Park and Carss Bush Park. The aim was to identify the most suitable site for long term facilities in the context of site carrying capacity and suitability.

Subsequently in 2021, a series of technical studies were developed to assess the feasibility of the construction of a state-of-the-art Regional Aquatic Facility on the Todd Park site. Further in 2022,

Georges River Council resolved to undertake further investigations into the feasibility of building other aquatic facility options within the Todd Park / Carss Park precinct.

In November 2022 Council considered the Georges River Aquatic Facility-Carss Park Site Assessment Review and resolved to build the LGA's third aquatic centre on the existing site of the Kogarah War Memorial Pool and to prepare a new Plan of Management and Master Plan for Carss Bush Park and Todd Park which identifies the location of the third aquatic facility on the current site.

Since that date Georges River Council has been working towards the opening of a new aquatic facility for the community and has signed a Memorandum of Understanding (MoU) with the NSW Office of Sport. This MoU hands responsibility for the development of the Detailed Business Case, Detailed Design and work to obtain Development Consent to the State Government.

Key findings from the Aquatic Facility-Carss Park Site Assessment Review and Contamination and geotechnical Investigation reports are outlined following.

3.3.1 Georges River Aquatic Facility-Carss Park Site Assessment Review

Otium Planning Group Pty Ltd was engaged by Council to investigate the feasibility of building aquatic facility options within both the Carss Park and Todd Park precincts. The options in the Georges River Aquatic Facility – Carss Park Site Assessment Review include:

- Replacement of existing aquatic facility components within the footprint of the current Kogarah War Memorial Pool (KWMP) site at Carss Park
- Construction of a Regional Aquatic Facility within the footprint of the existing KWMP site at Carss Park
- Construction of existing KWMP aquatic facility components within the identified Todd Park aquatic facility footprint.

The study identified that any future Development Application would need to consider vehicular access, parking provision, impacts of stormwater and flooding, noise, visual and view impacts, light spill, crime and safety, contamination and potential heritage and archaeology.

3.3.2 Contamination and Geotechnical Investigations 2021

A review of geotechnical and contamination conditions through Carss Park Flats Oval and the Kogarah War Memorial Pool area at Carwar Avenue, was carried out by Douglas Partners Pty Ltd in 2021. This review utilised previous investigations including borehole and piezocone penetrations tests and highlighted a critical geotechnical and contamination legacy, of the site being the uncontrolled fill associated with reclamation activities of former marsh land to parklands in the 1940s. The fill extended to depths ranging from 1.6 m to 6.0 m below ground level. The fill was found to be gravelly and clayey sand, sandy and silty clay, generally loose to medium dense or stiff to very stiff with occasional bands of very loose sand or soft to firm clay.

The fill also included fragments of plastic, rags, glass, metal, concrete, timber and asbestos containing material. It was noted that the fill in the western section of the site was covered by asphalt.

A Groundwater and Ground Gas Contamination Investigation was undertaken by Douglas Partners Pty Ltd in 2021. Groundwater results indicate the main contaminant of concern to Groundwater was ammonia. Other contaminants such as heavy metals and polycyclic aromatic hydrocarbons were generally low and / or reflective of contaminant background levels. The highest ammonia concentrations were recorded in the central area of the and the shallower fill areas. The report noted that Ammonia impacts appear to generally reduce deeper in the soil profile and moving closer towards Kogarah Bay.

The contamination investigations also extended through the Carss Park Flats playing fields to the north of the former pool site. Generally, the findings indicated that the eastern section is subject to similar contamination issues including Asbestos and Ammonia and contamination of groundwater. As such, across the Carss Park Flats it would be highly undesirable to excavate into existing soil profiles for provision of any improvements such as drainage or irrigation.

Instead, any upgrading of the grassed surface and related drainage and irrigation works would need to be done above existing levels across the site, in particular the eastern zone.

Douglas also investigated the geotechnical potential for the redevelopment of a pool facility on the former pool site. Based on geotechnical testing results, it was noted that any redevelopment of a pool facility on the rehabilitated Carss Bush Park site would need to consider a rigorous structural system to be feasible. All loads would need to be supported on piles founded in the underlying sandstone bedrock. To reach this the sandstone bedrock, piling of over 32.5m would be required in some areas. Furthermore, to reduce the risk of differential settlement, all footings for a new development would need to be founded in material of similar strength.

Other key geotechnical and contamination recommendations for potential redevelopment of the site addressed in the investigations included:

- Groundwater was encountered at shallow depths and would therefore likely require temporary dewatering prior to construction; and
- Excavations on both site deeper than 1.5m to 2.0m are likely to intersect the groundwater table and will require shoring around the perimeter of the excavation.

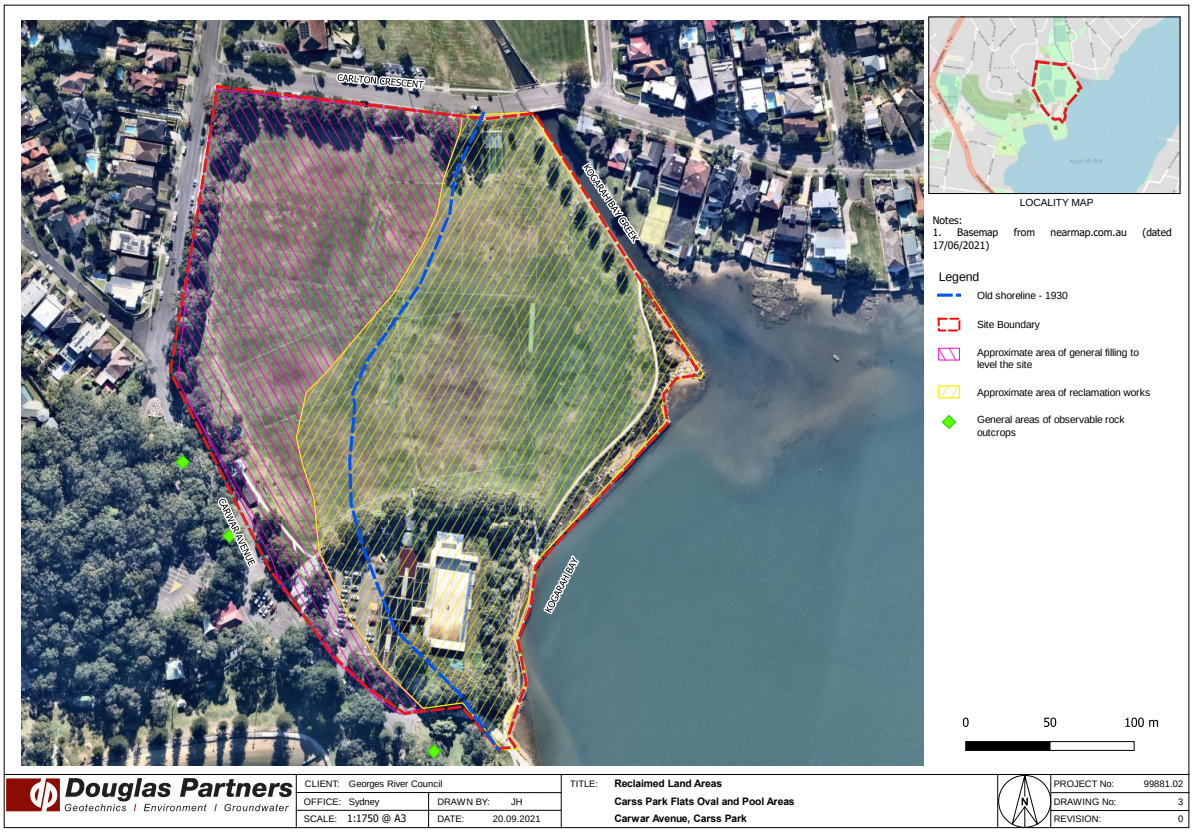


Figure 3.2 Reclaimed Land Area Map (Source: Interim Report on Groundwater and Ground Gas Contamination Investigation – Douglas and Partners September 2021)

3.4 Considerations for the Master Plan and Plan of Management

Some key considerations for the Master Plan and PoM process derived from these past studies and investigations identified by the study team include:

i. Potential to further enhance natural ecologies along the foreshores (refer 3.2.1).

ii. Previous studies have identified that the construction of a new aquatic facility on the existing pool site would have significant constraints (refer 3.3.1/2) including:

- depth of water table and past contamination on construction feasibility and cost
- potential impacts on Heritage listed item (with regards to State Heritage listing of Carss Cottage – it is noted that the pool site is just outside the curtilage of the Carss Cottage heritage item identified on the State Register)
- construction within Foreshore Scenic Protection Zone.

iii. Geotechnical limitations and contamination deriving from past landfilling works to the eastern half of the Carss Park Flats is a major constraint to be considered in future planning for the park (refer 3.3.2).

iv. Upgrading of the grassed sports field surfaces to Carss Park Flats is challenging due to the high-water table, saline conditions and contamination of the eastern landfill zone – drainage, irrigation or other works would need to occur above existing levels requiring a raising of the field platform generally (refer 3.3.2).

4 LEGISLATIVE CONTEXT

Council is required to comply with all applicable Acts and Regulations when using and managing community land. Anything permitted by this PoM is subject to all applicable laws including approval requirements.

The key legislative and policy framework applying to the use and management of community land is listed in this chapter of the PoM. Legislation is available at www.legislation.nsw.gov.au.

References to laws, plans, strategies and policies in this Part of the PoM extend to any replacement or amendment of them

4.1 Key legislation

Council is required to comply with all applicable Acts and Regulations when using and managing community land. Anything permitted by this PoM is subject to all applicable laws including approval requirements.

4.1.1 Crown Land Management Act 2016

The Crown Land Management Act 2016 (CLM Act) commenced on 1 July 2018, introducing a consolidated, modern piece of legislation to govern the management of Crown Land in NSW.

The CLM Act introduces significant changes to the management of Crown Land by Councils. Specifically, Councils are now required to manage dedicated or reserved Crown Land as if it were public land under the Local Government Act 1993. These requirements are outlined in Division 3.4, Crown Land Managed by Councils.

The Crown Reserves within the subject site are classified as “community land” under the LG Act and managed accordingly as per 4.1.2 below. This means that Council is required to have a PoM in place for the land. Further, the changes to the CLM Act also require that a council manager ensure that the first PoM applicable to the land is adopted as soon as practicable.

4.1.2 Local Government Act 1993

The Local Government (LG) Act 1993 and associated regulations govern the use and management of land owned by Council.

The LG Act requires all Council owned land to be classified as either operational or community land. Community land is generally land that must be kept for the use of the general community and must not be sold. Community land is required to be managed in accordance with a PoM and any other laws regulating the use of the land.

Matters relevant to the management of community land that are covered in the LG Act include:

- Classification and reclassification of land
- Preparation of PoMs
- Categorisation of community land
- Restrictions on dealings in community land
- Advertising and tendering requirements for lease, licences and other estates in land
- Restrictions on dealings over land categorised as natural areas
- Restrictions on subleasing community land
- Restrictions on dedicating community land as a public road
- Public reserves devolved to Council to manage
- Use of land held for drainage purposes
- Requirement to keep a Council land register.

4.1.3 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments that provide a basis for development control. The EP&A Act ensures that effects on the natural environment, along with social and economic factors, are considered by Council when granting approval for or undertaking works, developments or activities.

This Act is also the enabling legislation for planning policies that may have a direct influence on open space management. On a state-wide level there are State Environmental Planning Policies (SEPPs).

On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs), as well as Development Control Plans (DCPs).

All land use and development permitted by this PoM is subject to the EP&A Act.

4.1.4 Contaminated Land Management Act 1997

The general objective of this Act is to establish a process for investigating and (where appropriate) remediating land that the EPA considers to be contaminated significantly enough to require regulation

Particular objectives of this Act are:

(a) to set out accountabilities for managing contamination if the EPA considers the contamination is significant enough to require regulation under Division 2 of Part 3, and

(b) to set out the role of the EPA in the assessment of contamination and the supervision of the investigation and management of contaminated sites, and

(c) to provide for the accreditation of site auditors of contaminated land to ensure appropriate standards of auditing in the management of contaminated land, and

(d) to ensure that contaminated land is managed with regard to the principles of ecologically sustainable development.

4.1.5 Heritage protection laws

This PoM is intended to operate concurrently with and subject to heritage laws and any conservation management plans, strategies and Statements of Heritage Significance that apply to land covered by this PoM.

Responsibility for heritage management in NSW is shared between local and State government as follows:

- Councils – items of local heritage significance
- NSW Heritage Office - items of State significance and the State Heritage Register
- National Parks and Wildlife Service - Aboriginal cultural heritage.

Key heritage protection laws and arrangements that impact the use and development of community land include:

- Heritage Act 1977 (NSW)
- National Parks and Wildlife Act 1977 (NSW)
- Environmental Planning and Assessment Act 1979 (NSW)
- The NSW State Heritage Register, which lists items of State significance
- Schedules to local environmental plans, which list items of local heritage significance
- Local Government Heritage Guidelines
- Aboriginal Heritage Standards and Guidelines
- The Aboriginal Heritage Impact Permits (AHIPs) system administered by the NSW Department of Planning, which regulates activities that may cause harm to Aboriginal cultural heritage

- The Aboriginal Heritage Information Management System (AHIMS) administered by Heritage NSW, which records Aboriginal places and objects in NSW.

The EP&A Act provides local government with the power to protect items and places of heritage significance in the local area through local environmental plans and development control plans. Heritage items may also be identified in State Environmental Planning Policies and Regional Environmental Plans. There is also a Register of the National Estate complied by the Australian Heritage Commission for the Federal Government.

The main guiding document for the conservation and management of a specific heritage item or place is the Conservation Management Plan, Conservation Management Strategy or Statement of Heritage Significance for the item.

4.2 Federal Legislative Requirements

4.2.1 Disability Discrimination Act 1992

The Disability Discrimination Act 1992 (DDA) makes it unlawful to discriminate against a person, in many areas of public life, including employment, education, getting or using services, renting or buying a house or unit, and accessing public places, because of their disability.

4.2.2 Environment Protection & Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act, 1999 (EPBC Act) aims to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places.

These are defined in the EPBC Act as ‘Matters of National Environmental Significance’ and its provisions apply to listed key threatening processes, migratory species and nationally threatened species and ecological communities.

Any actions on community land that may have a significant impact on one or more Matters of National Environmental Significance require consideration and potential assessment and approval under the EPBC Act. Council must also consider and implement actions in relevant recovery and threat abatement plans.

4.2.3 Native Title Act 1993

Under the Native Title Act, 1993 all activities on the land must address the issue of Native Title. Whilst a successful claim for native title will lead to official recognition of native title rights, native title rights are considered to pre-date such recognition. Native Title can therefore be relevant to activities carried out on the land even if no native title claim has been made or registered. The Native Title process must be considered and Council is required to undertake steps to identify the impacts on Native Title for each activity on the land and a Native Title assessment must be undertaken. Almost all activities and public works carried out on the land will affect Native Title and require validation of the future act provisions in Division 3 of the Native Title Act by Council’s Native Title Manager prior to commencement of the activity.

Section 8.7 of the CLM Act requires that, for Crown land, which is not excluded land, Council must obtain written advice from its Native Title Manager that it complies with any applicable provision of the native title legislation prior to approval of a plan of management. Native Title advice has been separately prepared as part of the development of the PoM.

The Plan of Management for Carss Bush Park and Todd Park will in the opinion of Councils Native Title Manager provide for a series of future acts to be undertaken on land which will not satisfy the future act requirements of sections 24JA, 24KA or 24LA of the Native Title Act 1993.

At the same time, Council has no evidence of a previous exclusive possession act which may have extinguished native title on the lands subject to the PoM.

As such, Council resolved to prepare, lodge and prosecute a non-claimant application under subsection 61(1) of the Native Title Act 1993 to the Federal Court of Australia (FCA) seeking protection under Section 24FA of the Native Title Act 1993 to specific acts, including the adoption of the Plan of Management.

This process is in progress at the date of finalisation of the Draft Plan of Management. The non-claimant application will need to be finalised prior to final adoption of the PoM by the Minister for Lands and Property and Council.

4.2.4 Telecommunications Act 1997

Permits telecommunication facilities on community land, subject to Council approval. Note, this Act does not apply to Crown land.

4.3 Other key legislation and policies

Local Environmental Plan

- Georges River LEP 2021 (refer section 1.3.4)

State legislation

- Aboriginal Land Rights Act 1983 (NSW)
- Anti-Discrimination Act 1977 (NSW)
- Biosecurity Act 2015 (NSW)
- Biodiversity Conservation Act 2016 (NSW)
- Coastal Management Act 2016 (NSW)
- Companion Animals Act 1998 (NSW)
- Fisheries Management Act 1994 (NSW)
- Heritage Act 1977 (NSW)
- Marine Estate Management Act 2014 (NSW)
- National Parks and Wildlife Act 1977 (NSW)
- Native Title Act (New South Wales) 1994 (NSW)
- Protection of the Environment Operations Act 1997 (NSW)
- Retail Leases Act 1994 (NSW)
- Rural Fires Act 1997 (NSW)
- Water Management Act 2000 (NSW)

State environmental planning policies

- Coastal Crown Land Guidelines, 2023
- State Environmental Planning Policy (Coastal Management) 2018
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021

State plans and strategies

- Sport 2030 (Australian Government)
- Australian Government Smart Cities Plan (2016)
- NSW State Infrastructure Strategy 2018-2038

5 DESCRIPTION OF THE LANDS

5.1 Heritage

5.1.1 Aboriginal Heritage

Prior to European settlement the Biddegal/Bidjigal/Bedegal people of the Eora Nation were the original inhabitants and custodians of all land and water in the Georges River region. The area was swampy, and the name “Kogarah” was derived from the Aboriginal word for “a place of rushes”, “coggera” or “cogerah”. The present spelling was officially adopted when the Illawarra Railway line was opened in 1884. Kogarah Council was incorporated in the following year, in 1885. (HIS)

The Aboriginal community of the Georges River area was severely dislocated and then decimated by European settlement, although limited records have suggested that Aborigines continued to live in distinct groups along the Georges River until late into the 19th century.

There is an important opportunity to further recognise and celebrate First nation’s history of the place along with First nations living culture which should be further explored and developed in collaboration with the Bidjigal people.

5.1.2 Non-Aboriginal Heritage

The area now known as Carss Bush Park was originally part of Jonathon Croft’s 54 hectares of land that was purchased from the Crown in 1854. The land changed hands several times before being acquired by William Carss. The area derived its name from William Carss, a cabinetmaker from Scotland, who purchased the land in 1863 (Fletcher: 1985). The lot comprised 54 hectares (120 acres) of partly undeveloped bushland and partly wetlands with stands of mangroves. William Carss chose to build his house on the point in Carss Bush Park, which today is known as Carss Cottage. William Carss died in 1878 and the land remained in his family until 1916 when it was left to the Sydney Sailors Home.

The trustees did not have the resources to develop the Carss Estate and, therefore, planned to offer the site for sale. The trustees of the Sydney Sailors Home gave preference to Kogarah Council over a number of land developers because the Council intended to set aside part of the land for parkland. It was also prepared to call the site Carss Bush Park and to preserve and maintain William Carss tomb. If private developers acquired the land, it would have been used exclusively for residential development, and as such Kogarah Municipal Council purchased the Estate in 1923 and reserved part of the land as parkland and subdivided the remainder into building blocks.

The original land set aside for parkland was 19.5 hectares (43 acres), but since then by land reclamation and resumption, the area has been greatly increased to include playing fields and large picnic areas. That area of reclaimed foreshore remains unreserved Crown land. The parkland now encompasses an area in excess of 25 hectares. Todd Park was used as a Chinese Market Garden until 1937 when it was acquired by the Council and converted into parkland.

When Kogarah Council bought the estate Carss Cottage was sited on that area of land to be set-aside for parkland. The Cottage was initially used to accommodate the park ranger. By 1928 the cottage was in a dilapidated state owing to the presence of white ants. Council considered demolishing the structure however the stonework was in excellent condition, and it was decided to renovate and repair the building. In 1970 the park ranger was moved to a new residence at nearby Harold Fraser Oval and the cottage was converted to a historical museum that is now leased to the Kogarah Historical Society.

Today, Carss Bush Park and Todd Park and their surrounding areas are a valuable community asset that improves the lifestyle for both Georges River LGA’s residents and visitors to the area as well as making a significant contribution to the quality of the urban environment. It remains one of the few large tracts of open space in the area. The area provides a focal point for many forms of outdoor recreation and plays a major role in enhancing the urban landscape. It provides habitat for wildlife and contributes to the aesthetic appeal of the location.

Carss Bush Park is listed in the Georges River Local Environmental Plan 2021 as a local heritage item while Carss Cottage is listed on the State Heritage Register.

Table 5.1 below summarises the heritage items register, and rating as provided in the Landscape Heritage Study prepared by Mayne Wilson Associates in 2004.

Precinct & Item	Heritage Significance
PRECINCT 1: CARSS POINT	
Item 1 Sandstone seat	Moderate
Item 2 Sandstone seat	Moderate
Item 3 Dwarf sandstone wall	Moderate
Item 4 Phoenix canariensis group	Moderate
Item 5 Sandstone path	High
Item 6 Dwarf sandstone wall	Moderate
Item 7 Rockbench stairs off Carss Point	High
Item 8 Concrete bunker/storage shelter	Little
Item 9 Pavilion / archway	Moderate
Item 10 Dwarf sandstone retaining wall	Moderate
Item 11 Sandstone block steps	Moderate
Item 12 Dwarf block retaining wall	Little-moderate
Item 13 Sandstone block wall	Little-moderate
Item 14 Sandstone block planter bed	Little
Item 15 Sandstone driveway	Moderate
Item 16 Sea Scouts Building	Low to moderate
Item 17 Memorial plaque	Low-moderate
PRECINCT 2: CORE AREA	
Item 18 Walls to east of bandstand	Moderate
Item 19 Sandstone staircase east of bandstand	Moderate
Item 20 Sandstone walls, platforms & abutting staircases of bandstand	Moderate
Item 21 Two sandstone seats and stairs south of bandstand	Moderate
Item 22 Sandstone stairs, seats & rock features - western edge of the kiosk entry road	Moderate
Item 23 Sandstone outcrop seat	Moderate
Item 24 Carss vault	High
Item 25 Sandstone bridge	Moderate-high
Item 26 Norfolk Island Pines behind beach	Moderate
Item 27 Casuarina copses	Low-moderate
Item 28 Promenade	Moderate
Item 29 Artists Cottage	Moderate
Item 30. Cafe	Negligible
PRECINCT 3: TIDAL BATHS	
Item 31 Outer sandstone walls	High
Item 32. Sandstone retaining wall	High

Precinct & Item	Heritage Significance
PRECINCT 4: BUSHLAND	
Refer heritage assessment for detailed review	Moderate to high degree of natural significance
PRECINCT 5: TODD PARK	
No heritage items identified	
PRECINCT 6: CARWAR AVE ENTRY	
Item 33 Sandstone terracing above carpark	Low
Item 34. Low Sandstone wall around Fig tree within Carwar Ave	Little-none
Item 35. Drinking fountain near Lifesaving clubhouse	Moderate -high
Item 36. Sandstone kerbing to roundabout at roundabout	Little but should be retained
Item 37. Mature Norfolk Island Pines at end of roundabout near Carss Cottage and Figs within carriageway	High
Item 38. Lifesaving Club	Moderate to high
PRECINCT 7: PLAYING FIELDS & OLYMPIC POOL	
Item 39 Mens Shed	Little
Item 40. Olympic Pool	Little
Item 41. Amenities building	None

Table 5.1 – Extract from Landscape Heritage Study prepared by Mayne Wilson Associates in 2004

The Mayne Wilson report also provides the following observations regarding the importance of the Carss Vault (item 24 on the preceding table) and the poor curtilage provided by existing elements in the park.

“The vault of William Carss was built following his death on 26 May 1878. One of the conditions of transfer to The Sydney Sailors’ Home after 1917 was that the vault had to be kept in thorough order and repair. An inscription in memory of Carss’ wife and two of their children was made on the vault, but they were buried at the Devonshire Street cemetery.

With the ill-placed toilet block behind the classical sarcophagus, the children’s playground on its seaward side, and the nearby kiosk extended towards it, the prominence of the vault has been diminished to a significant degree.

The vault is an important historical and social component of the property and is one of the few lone vaults found in Sydney. It is also a rare example within Sydney of a burial site located in the grounds of the property owned by the deceased”.

5.2 Landform soils and drainage

5.2.1 Landform

The subject site is part disturbed terrain and part artificially formed topography achieved by past landfill activities. The former estuarine intertidal flat (elevation 0-2 metres) that flanked the eastern edge of the site was previously landfilled to a relatively even topography with fields developed over.

Carss Cottage sites on a sandstone headland with sandstone cliffs adjoining the waters edge. On the northern perimeter of Carss Bush Park there is a sandstone rock outcrop and bushland of varied quality and weed encroachment.

The Carss Flat area including the above reclaimed zone is predominantly flat with a small rise up to Carwar Avenue to the western edge, while Todd Park is similarly predominantly flat.

The past landfilling is the source of a variety of challenges for the use and management of the site including contamination of fill materials and ongoing settlement and poor drainage.

5.2.2 Soils

The soils to inland soils consist of Gymea Residuals. There is an outcrop of Hawkesbury sandstone along the northern perimeter of Carss Bush Park.

Other sections of the park consist of:

- Marine silt
- Various landfill soils and materials.

There is a high probability of acid sulfate soil being present within the former estuarine intertidal area (refer 3.3 Studies undertaken for the Kogarah War Memorial Pool Site 2020).

5.2.3 Drainage

The previous PoM identified that the total catchment feeding into Carss Bush Park has an approximate area of 437.65ha.

There are two open stormwater drainage channels within Carss Bush Park. Sydney Water owns the northeast channel and Georges River Council owns the southern channel. Both discharge into Kogarah Bay.

The Sydney Water channel enters Carss Bush Park Sportsfields at Carlton Crescent traversing the parks north-eastern boundary. This open section of the channel has a length of 114.60m, width 11.50m and a depth of approximately 1.50m.

The southern channel traverses the park generally from the west to east and is sited opposite Torrens and Beach Streets. This open section of the channel is 152m long, 4.65m wide and 1.50m depth. The south-eastern stormwater channel is more than 50 years old and requires maintenance.

The previous PoM notes areas within the parkland and nearby residential areas could be subject to potential flooding.

As both channels discharge into a tidal zone they are susceptible to inundation during severe and intense storms that occur during periods of high tide. In addition, because the surrounding parkland consists of a high percentage of impervious landfill material this can also cause high peak flows during such events with the possibility of flooding.

5.2.4 Riverine foreshore

A Tidal Inundation Study was undertaken by BMT Eastern Australia for Council in 2018. The purpose of this assessment was to apply a complex hydraulic modelling system to the Georges River to determine changes in the tidal range along the estuary over a number of timelines.

Key findings which will impact ongoing planning and management of Carss Bush Park include:

- A projected 0.3m sea level rise by 2100 and a 0.45-0.88m rise by 2090 in the 'highest emission scenario'
- Carss Park is one of six areas of concern that are compromised by the highest astronomical tide inundation extent
- "A notable proportion of the increased inundation extent occurs in Carss Park… A loss of public recreation lands due to inundation should therefore be considered significant."
- The impacts of inundation both presently and in the future will affect the southwest area of the site the most and will minimally affect Kogarah Bay Creek.

Figure 5.1 below shows the topography and drainage pattern within the subject site.

Figure 5.1 Topography and drainage

5.3 Habitat

Council is required to comply with all applicable Acts and Regulations when using and managing community

5.3.1 Terrestrial habitat

The remnant bushland area at Carss Bush survived the development of the Carss estate in the mid 19th century and today provides a significant bushland stand within the Georges River LGA.

The 2004 PoM identified that there here is 3.3 hectares of bushland in Carss Bush Park. The bushland area is located on the northern boundary of the park at the site of the Hawkesbury sandstone outcrop. The area is an important habitat for native flora (Refer to Appendix 2 in Section 17 of this PoM) and fauna. The National Trusts has identified two distinct vegetation communities within the park and these are woodland and closed forest. The bushland consists of more than 140 different recorded species of plants. The area contains the threatened population Gosford Wattle (Acacia prominens) as well as littoral rainforest species Tuckeroo (Cupaniopsis anacardioides), Muttonwood (Rapanea variabilis) and Bastard Rosewood (Synoum glandulosum) (Brogan:2000).

Council's GIS vegetation community mapping identifies the specific vegetation communities on site as: Sydney Coastal Sclerophyll Forest (High and Low) Coastal Swamp Forests, with Seagrass Meadows having likely occupied the areas subject to landfill prior to the late 1940's. Remnant Blackbutt *(Eucalyptus pilularis)* and to the southern area Swamp Mahogany *(Eucalyptus robusta)* are some of the key species present.

The presence of this bushland in the midst of suburban housing is an important "green node" and provides a terrestrial/ habitat and fauna / bird "stepping stone" habitat despite its limited size and extensive edge which is subject to ongoing pressures of weed and physical encroachment.

5.3.2 Marine habitat

Council has undertaken an innovative foreshore habitat enhancement project that extends along the foreshores of the Carss Park Flats, past the former KWM Pool to the northern breakwater of the tidal pool, and including the southwestern foreshores at the creek outflow to Kogarah Bay.

This project was undertaken in liaison with NSW Fisheries and has implemented a series of tidal pools which provide habitat for small marine life and breeding areas for fish species within the river. Also developed were a series of tidal Saltmarsh beds which also add to the diversity of habitats along the water's edge and contribute to river health generally.

Figure 5.2 below shows the vegetation communities within the subject site.

Figure 5.2 Vegetation communities

5.4 Access

Access if a fundamental determinant of how the parks are used managed and maintained. Key aspects of access include the following.

5.4.1 Vehicular access and parking

Vehicular access to the park is available from several points depending on the area being accessed:

Carlton Crescent in the north

Provides access to the Narani Childcare Centre, Straw Bale Shed and 3 bridges community centre in addition to community gardens and off leash dog area. There is limited parking off street and some parallel parking to Carlton Crescent and Carwar Avenue.

Carwar Avenue

Provides access to the Narani Childcare Centre, Straw Bale Shed and 3 bridges community centre in the north, Carss Flats fields and the former Olympic Pool site. It also provides access to the parking areas including the former Olympic pool, Carwar Avenue loop and the upper off-street carpark.

Bunyala Street

Provides access to Todd Park and the Carss Bush Park parking area from the south.

The access road into the park off Carwar Avenue also has some informal parking zones used for service and maintenance access

Table 5.2 below from the 2004 PoM summarises existing parking numbers.

PROVISION for PRIVATE VEHICLE PARKING WITHIN THE PARKLAND

Location	Number of Vehicle Parking Spaces	Comment
Kogarah War Memorial Olympic Swimming Pool.	82	2 vehicle parking spaces marked reserved for persons with a disability 3 vehicle parking spaces marked reserved for pool staff
Carss Bush Park Life Savers Hall	15	No provision for persons with a disability
Carss Cottage Road.	9	No provision for persons with a disability. No provision for wedding party vehicles belonging to those that have booked the grounds of the Cottage for wedding photographs or ceremonies.
Carss Bush Park Upper Level Bushland Parking Area.	Unmarked area approximately +40	Vehicle parking needs to be defined and marked Need to install no parking signs along the access road
Carss Bush Park Kiosk Parking Area.	2	Access only to service vehicles
Central Parking Area.	136	2 vehicle parking spaces marked reserved for persons with a disability. 52 grass vehicle parking spaces Speed limit within the car park is set at 25km/hr

Table 5.2 Extract from 2004 PoM

Access road to boat ramp

An access road (shown in blue) originates from the roundabout at the end of Carwar Road (refer Figure 5.3: Vehicular Access). This road, starting near Carss Cottage, provides access to the boat ramp, which is used by a group of organised users. However, due to the complex alignment of the boat ramp, Council officers have identified safety concerns arising from the conflict between boat movements and pedestrian traffic.

Given this issue, consideration is needed to assess whether the boat ramp should be closed for general public use, retaining access solely for maintenance and Council-related activities as necessary.

Figure 5.3 below shows the vehicular access pattern within the subject site.

Figure 5.3 Vehicular access

5.4.2 Cycle access

There is no formalised cycle access through the site, although Councils district cycle strategies indicate routes leading to and through the site. Consultation identified that it is desirable to clarify the degree and routes of preferred cycle access through the site to reduce potential for conflicts.

5.4.3 Pedestrian access

There is a network of formalised paths across the site which are generally aged and have been implemented progressively over time. The network does not necessarily integrate affectively for current day needs and surface finish and width in key areas such as the foreshore also do not meet current day needs. Specific challenges include:

- Narrow width of path access adjoining foreshore to Carss Flats and Carss Point Baths
- Myriad of path links and limited width in central zone of park around café and playground – potential to simplify access in this key zone
- Narrow width of main north south path links from café south
- Limited provisions for disabled suitable access into park from Carwar Ave
- Path access to Gnarbo Avenue is aged and degraded in parts.

The bushland area contains numerous tracks, which are used for passive and active recreation. The tracks criss-cross the area and new tracks are constantly being formed. Rationalisation and management is necessary. A formalised lookout over the parkland is located off the eastern end of Gnarbo Avenue should be reviewed and its ongoing role and access to it resolved.

Figures 5.4 and 5.5 below show the Cycle access-strategic context and Pedestrian access respectively within the subject site.

LEGEND

- SITE BOUNDARY
- CARSS PARK AND TODD PARK EXTENT
- GREEN SPACE
- RECREATIONAL CYCLE ROUTE
- LOCAL CYCLE ROUTE
- REGIONAL CYCLE ROUTE

Mapping derived from Georges River Transport Council GIS Mapping and overlay of aerial photography

Figure 5.4 Cycle Access – strategic context

Figure 5.5 Pedestrian Access

5.5 Community use

Council is required to comply with all applicable Acts and Regulations when using and managing community

5.5.1 Recreation

Carss Park Flats and Todd Park are identified as a "District Hub" in Councils Open Space Recreation and Community Facilities Strategy (OSRCFS) 2019-2036. The strategy states:

> *"Carss Bush Park District Hub: a park precinct providing connections with the bush and river, a range of sport and recreation opportunities, community space, and high quality amenities to support long visits"*

The fields within Carss Park Flats and Todd Park provide 5 full size playing fields, 2-3 mini-fields for winter sports and 4 synthetic cricket wickets for summer sport as part of Georges River's overall organised sports facilities portfolio.

As noted in the OSRCFS district hub citation for the site, the park's integrated bushland and waterfront settings, river swimming, grassed picnic areas and play space along with its State and Local heritage significance also make it a unique and key family recreational destination for the whole of the Georges River community, and also for adjoining council areas.

The attractive character and diverse activities attract groups from across Georges River's diverse ethnic backgrounds.

In June 2019 the Kogarah War Memorial Pool was closed following direction from the NSW Environment Protection Authority (EPA) due to pollution to the Georges River and the poor condition of the pool and other facilities and amenities.

Due to this direction from the EPA, the former pool facility was demolished, and the site remediated to facilitate the development of a new community aquatic facility for the Georges River community. This work was carried out under the consent given to DA2020/0405 in May 2021.

In 2019, Council adopted the Open Space, Recreation and Community Facilities Strategy 2019-2036, which identified the need for three aquatic facilities in the Georges River local government area to meet community needs through to 2036.

In November 2022 Council considered the Georges River Aquatic Facility-Carss Park Site Assessment Review and resolved to build the LGA's third aquatic centre on the existing site of the Kogarah War Memorial Pool and to prepare a new Plan of Management and Master Plan for Carss Bush Park and Todd Park which identifies the location of the third aquatic facility on the current site.

Since that date Georges River Council has been working towards the opening of a new aquatic facility for the community and has signed a Memorandum of Understanding (MoU) with the NSW Office of Sport. This MoU hands responsibility for the development of the Detailed Business Case, Detailed Design and work to obtain Development Consent to the State Government.

Sydney's population is drawn to the water's edge in its many forms and as noted above, Carss Bush Park provides a unique combination of opportunities. The Carss Park Tidal Baths are an iconic river swimming destination, while the foreshore open spaces provide diverse vistas across Kogarah Bay.

The park provides a location for launching or a stop-over for water-based activities such as kayaking, canoeing and stand up paddle boarding.

5.5.2 Buildings

The site is characterised by a range of buildings from different eras of the park's life that have been adaptively re-used for a range of purposes. These include leases such as for the Café / Kiosk and incumbent community activities such as the St George Men's Shed and Local Museum in Carss Cottage, to flexible spaces available to the community such as the Carss Park Lifesaving Hall, Carss

Park Artists in Residence Cottage, 3Bridges Community Centre and Carss Park Straw Bale Shed. The buildings support and add value to the recreational and community use of the parklands.

In addition, the Carss Park Narani Child Care Centre is also located on the site with access off Carwar Avenue, adjacent to the community garden. It operates Monday to Friday from 7.30am to 6.00pm and caters for children aged six (6) weeks to six (6) years.

Figures 5.6 and 5.7 below show the Recreational use and the Building use within the subject site.

ENV015-25 Attachment 1

LEGEND

- SITE BOUNDARY
- 1 CARSS PARK COMMUNITY GARDENS
- 2 STRAW BALE SHED
- 3 3 BRIDGES COMMUNITY CENTRE
- 4 NARANI CHILD CARE CENTRE
- 5 CRICKET NETS
- 6 CARSS PARK FLATS FIELDS
- 7 CARSS PARK FLATS AMENITIES
- 8 FORMER OLYMPIC POOL
- 9 OUTDOOR GYM
- 10 ST GEORGE MEN'S SHED
- 11 CARSS PARK LIFESAVING CLUB
- 12 CARSS PARK ARTIST'S COTTAGE
- 13 PICNIC AREAS
- 14 CARSS PARK LOOKOUT
- 15 CARSS PARK CAFE AND GRILL
- 16 CARSS PARK PLAYGROUND
- 17 CARSS COTTAGE MUSEUM
- 18 CARSS POINT RIVER, TIDAL BATHS, AND BEACH
- 19 BARBECUE FACILITY
- 20 TODD PARK FIELDS
- 21 TODD PARK CHILDREN'S PLAYGROUND

- WALKING TRACK
- BICYCLE PATH
- PEDESTRIAN PATH
- SHARED PATH
- BASKETBALL HALF-COURT
- PICNIC SHELTERS

Figure 5.6 Recreational use

LEGEND

- SITE BOUNDARY
- 1 3 BRIDGES COMMUNITY CENTRE
- 2 STRAW BALE SHED
- 3 NARANI CHILD CARE CENTRE
- 4 FORMER OLYMPIC POOL
- 5 CARSS PARK FLATS AMENITIES
- 6 ST GEORGE MEN'S SHED
- 7 CARSS PARK LIFESAVING CLUB
- 8 CARSS COTTAGE MUSEUM
- 9 CARSS PARK ARTIST'S COTTAGE
- 10 CARSS PARK CAFE AND GRILL
- 11 TOILETS
- 12 KOGARAH COUGARS RUGBY LEAGUE FOOTBALL CLUB

Figure 5.7 Building use

5.6 Built facilities

The built asset list from 2004 PoM has been updated for the purposes of this PoM. Refer to Table 5.3 below. The building assessments in Table 5.3 reflect Council's 2024 condition assessment as summarised in Table 5.4 below.

Asset	Description &Condition
CARSS BUSH PARK-CAPITAL ASSETS	
Amenities Building (adjacent Carss Bush Park Sportsgrounds)	Single storey brick building with a flat concrete roof. Has provision for change rooms, showers, toilets and storage area. No facilities for persons with a disability. The building is in Fair condition.
Sportsground floodlights	4 floodlights fixed to 1 steel floodlight tower. Fair condition. 1 floodlight fixed to 1 wooden power pole. Fair condition. 4 floodlights fixed to 1 wooden power pole. Fair condition. 7 floodlights fixed to 1 wooden power pole. Fair condition.
Cricket practice nets	Two (2) wire safety fenced enclosed synthetic covered concrete practice cricket wickets. Good condition.
Cricket Wickets	Two (2) synthetic covered concrete cricket wickets. Good condition.
Kiosk & Storage Building (opp. Carss Bush Park Sportsfields)	An imposing single storey brick building with a flat concrete rooftop used as an observation deck. Interior consists of storage area, kiosk facilities. The building is in Fair condition.
Public Toilets (Carwar Avenue)	Brick building with a flat concrete roof. Male and female toilet facilities. No facilities for persons with a disability. The building is in Fair condition.
Kogarah War Memorial Olympic Swimming Pool	Demolition completed 2024
Carss Cottage	Historic single storey sandstone brick building with a pitched slate roof. The building is in Fair condition.
Building adjoining Carss Cottage	Single storey. sandstone brick building with a pitched slate roof. Toilet facilities and storage area. The building is in Poor condition.
Carss Bush Park Life Savers Hall	Single storey brick building with hall, toilets and kitchen area. The building is in a Fair condition
Rangers Flat & First Aid Rooms	Double storey brick building with pitched tiled roof. First floor Rangers residential quarters. Lower storey storage areas. Fair condition.
Carss Bush Park Kiosk	Brick building with metal clad roof. Kiosk serving area. large kitchen, indoor covered seating area. Storage room. Adjoining the rear of the building is a male and female toilet, showers and change room facilities. The building is in a Fair condition.
Public Toilet (western end of Kiosk)	Single storey brick building with flat concrete roof. Male and female toilets. provision for persons with disability. The building is 20 metres from the toilets at the rear of the Kiosk resulting in unnecessary duplication of facilities. The building is in Fair condition.
Central Playground (Carss Bush Park)	Newly constructed playspace upgrade. The play equipment is in a good condition.
Barbecue Facilities	The 9 electric brick BBQ facilities are in Fair condition.
Foreshore promenade and internal park lights	The foreshore path lights were upgraded since previous PoM – Good Condition.

Asset	Description &Condition
	Lighting along entry path / road from Carwar Ave also upgraded since last PoM – Good Condition
Floodlights	There is mix of various floodlights and security lights within the park. Those are in fair working condition.
Picnic Gazebos	There are 4 large picnic gazebos within the park that are in Fair to Good condition
TODD PARK CAPITAL ASSETS	
1/3 area concrete Basketball Court	Concrete 1/3 area basketball court, with a netball ring. attached to the back of the court. The facility is in Fair condition.
Synthetic covered cricket pitch	There is one grass synthetic covered concrete cricket pitch within Todd Park. The cricket wicket is in Poor condition.
Concrete Cricket Practice Wicket	There is one grass synthetic cricket practice wicket with wire fence surround located in the park. The facility is in Fair condition.
Floodlights & Security Lights	Football field: 2 floodlights fixed to 1 wooden power pole. Soccer field: 6 floodlights fixed to 1 wooden power pole. Floodlight towers and lights in a Fair condition.
Change Room& Amenity Building	A single storey brick amenities building with a flat concrete roof provides change rooms and showers, public toilet facilities and storage areas for the playing fields. Public toilets make no provision for persons with a disability. The building is in Fair condition.
Children's Bicycle Track	An asphalt children's cycle track encircles the playing field and has obstacles for children to negotiate. It is in Fair condition.
Flag poles	Five flagpoles are located with Stone Wall opposite the Princess Highway. These are in a Fair condition.
Playground	A Small Play Space in south east corner of Todd Park. Single separate spring toy. Play items are in Poor to Fair condition.

Table 5.3 Building Asset List

Asset Number and Name	Condition rating (1-5)
Row Labels	Average of Consumption Score
B913PR	1
Carss Bush Park -near café- Public Toilet Block	1
B914PR	3
Carss Bush Park -Men's Shed	3
B915PR	3
Carss Park Flats -Soccer Amenities	3
B916PR	2
Carss Bush Park -Café	2
B917PR	3
Carss Bush Park -Lifesavers Hall	3
B946PR	3
Todd Park - Sports amenities	3
B953PR	3
Carss Park Community Centre and Childcare	3
B954aPR	4
Carss Park- Childcare Shed	4
B954bPR	4
Carss Park- Community Garden Shed-in park	4
B968PR	2
Carss Bush Park -Artist Cottage-Rangers	2
B969aPR	3
Carss Bush Park -Carrs Park Cottage-Store	3
B969PR	3
Carss Bush Park -Carrs Park Cottage-Museum	3
P974PR	2
Carrs Park-Straw Bale Shed	2
(blank)	
(blank)	
Grand Total	3

Condition Rating (0-5)	Remaining Useful Life left	Description
0	100.00%	Excellent
0.5	95.00%	
1	90.00%	
1.5	80.00%	
2	65.00%	Good
2.5	50.00%	
2.75	45.00%	Satisfactory
3	40.00%	
3.5	30.00%	Poor
4	20.00%	
4.5	10.00%	Very Poor
5	0.00%	

Asset

Table 5.4 Council building condition rating 2024

6 CATEGORISATION OF COMMUNITY LANDS

6.1 Categories of Community Land

The management of community land is governed by the category assigned to the land and the core objectives set out in the LG Act for managing each category of land. The categories reflect the dominant land use and the physical characteristics of the land. Council may apply additional or more specific management objectives, but they must be consistent with the core objectives in the LG Act.

As of 1 July 2018, new Crown land legislation is in effect and all existing managers have continued under the new legislation. The new Crown Land Management Act 2016 (CLM Act) implements Reforms identified through the comprehensive review of Crown land management.

Reserve managers have automatically transitioned under the new Act so that appointed managers continue to have the care, control and management responsibility for their Crown reserves. The CLM Act introduced significant changes to the management of Crown land by Council. Specifically, Georges River Council will now manage dedicated or reserved land as if it were community land under the Local Government Act 1993 (LG Act). Where land is classified as “community land” under the LG Act, Council is required to have plans of management in place for the land.

A central requirement of the LG Act is that all Community Land must be assigned to one or more land “categories” whereby the land categorisation defines how Council will manage each parcel of land. Each category has an associated set of guidelines for categorisation and core objectives in providing guidance to the management of land so categorised (refer table following page). The objectives for each category give a broad strategic direction for management of this land, which is the same for all community land of the same category across NSW. The tables in PART B of this PoM outline the Guidelines for Categorisation as listed in the Local Government (General) Regulation 2021 Part 3 and the core objectives for management as listed in the LG Act - clauses 36E-N.

The CLM Act requires that assignment of community land categorisations to Crown Reserves have close regard for the reserve’s Crown Reserve Purpose.

The LG Act requires a PoM to categorise community land into one or more of the five categories in Table 6.1. Management strategies are provided for each category in separate chapters in PART B of this PoM.

Table 6.1: Categories of community land

Park	
Sportsground	
General Community Use	
Natural Area – subcategorised into:	bushland escarpment foreshore watercourse wetland
Cultural Significance - subcategorised into:	Aboriginal aesthetic archaeological historical technical research social

The categories that have been assigned by Council to Carss Bush Park and Todd Park are as listed in Table 6.2 below and as described on Figure 6.1 Community Land Categorisation Map on the following page. Refer to Tables in Section 1 of this PoM for full land details of each park area.

Table 6.2: Categorisation of Carss Bush Park and Todd Park

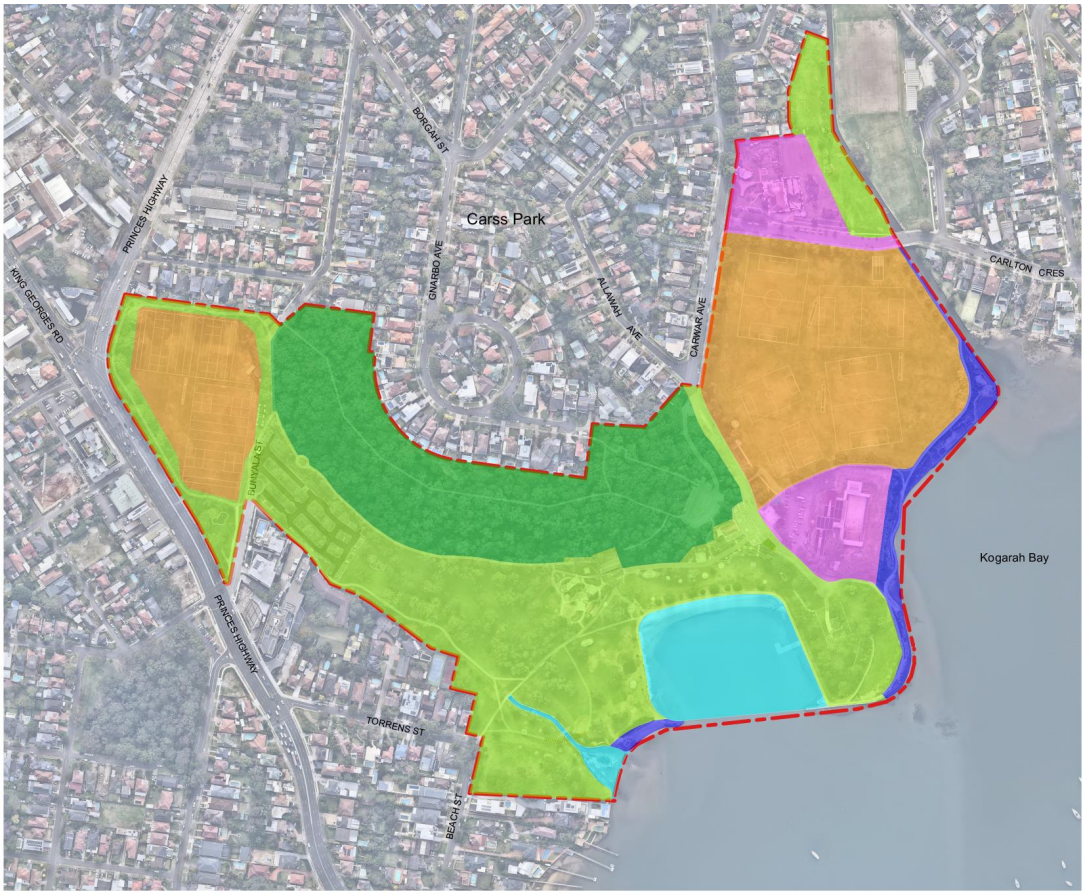
Location	Crown Reserve	Past categorisation	Proposed categorisation	Notes	Public Hearing required
Carss Bush Park and Carss Park Flats	Part Crown Reserve **R.83252** Gazetted 2024 Purpose: Public Recreation	2004 PoM Park Sportsground General Community Use Bushland Area of Cultural Heritage Note: creek / watercourse previously un-categorised being Crown Land	**2025 PoM** **Park** **Sportsground** **General Community Use** **Natural Area Bushland** **Natural Area Watercourse** **Natural Area Foreshore**	Categorisation added in 2025 PoM for creek / watercourse. Area of Cultural Heritage category removed as the parks heritage is addressed through its Heritage Listings and conservation strategies for park and Carss Cottage. The PoM defers to this detailed guidance for management of heritage in the park	**Yes**
Carss Bush Community Gardens	Part Crown Reserve **R.83252** Gazetted 30/06/1961 Purpose: Public Recreation	2004 PoM Park Natural Area Watercourse	**2025 PoM** **General Community Use** **Park**	General Community Use category added for Narani Childcare, 3 Bridges Community Centre and Carss Park Community Gardens facilities	**Yes**
Todd Park		2004 PoM Park Sportsground	**2025 PoM** **Park** **Sportsground**		**No**

Public Hearings

Where there is a change to existing categorisation under an approved PoM, or a reserve is being categorised for the first time, the LG Act requires that a council must hold a public hearing. Such a public hearing is typically held during the public exhibition of the relevant Draft Plan of Management and provides the community with the opportunity to make formal comment on the categorisations proposed within the proposed Draft Plan of Management.

As outlined in the Crown Land Management Amendment (Plan of Management) Regulation 2021, Councils are no longer required to hold a public hearing for proposed plans of management (under section 40A of the LG Act) where the proposed plan would alter the land categorisations assigned to Crown Reserves. This exemption applies to all Plans of Management for Crown land managed by Council.

The changes to categorisation above affect Community lands and as such a public hearing is deemed to be required.



LEGEND

- SITE BOUNDARY
- PARK
- SPORTSGROUND
- GENERAL COMMUNITY USE
- NATURAL AREA - BUSHLAND
- NATURAL AREA - WATERCOURSE
- NATURAL AREA - FORESHORE

Figure 6.1 Community Land Categorisation Map

7 LEASES LICENSES AND OTHER ESTATES

7.1 Definitions

Leases

A lease is a contract between Council, to another entity, granting that entity a right to exclusively occupy an area for a specified purpose and period of time. For example, a childcare operator may need exclusive occupation and control of a childcare centre.

Subleases

Subleases are only permissible with Council consent and are subject to any restrictions created by the lease and the limitations set out in the LG Act and LG Regulations.

Section 47C of the LG Act restricts the purpose of a sublease to:

- the same purpose as the original or head lease; or
- one of the following prescribed purposes under clause 119 of the LG Regulation:
    - refreshment kiosks, dances and private parties are prescribed as purposes for which community land that is leased for a sporting club may be sublet, and
    - a croquet club is prescribed as a purpose for which community land that is used as a bowling club may be sublet.

A sublease will be void to the extent that its provisions are inconsistent with section 47C of the LG Act.

Licences

A licence is a contract between Council to another entity, granting that entity a right to occupy an area for a specific purpose and period of time. Unlike a lease, a licence does not permit exclusive occupation of the area.

A licence can include permits and/or hiring agreements and provides a clear way of identifying a permitted activity on community land.

Licences may be granted to formally recognise and endorse shared use—for example, an outdoor seating area adjoining a café may be used by the café at some periods, but not all the time. Licences are commonly used for sports or recreation hirings such as beach and aquatic equipment.

Shorter term licenced uses such commercial fitness training, wedding photography or community events may be approved and allowed through permits, licences or hire agreements. Short term or temporary licences (including permits and hire agreements) are explained in Section 5.7.

Access to adjoining private property is limited by the Local Government Regulation Clause 116 (3)-(5) to specific circumstances and purposes. It is only permissible as a short-term licence under the LG Act and, if a fire trail or existing road (made prior to 2001) is used, the purposes is generally for transport of building materials and removal of associated building waste.

If access is not a fire trail or existing road, the access for transport of building materials and removal of associated building waste purposes is only permissible to places that provide for the physical, cultural, social and intellectual welfare or development of persons.

Easements

This PoM authorises Council to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the section 46 of the LG Act.

Estates may also be granted across community land for 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 Council or other public utility provider that is situated on community land.

7.2 General requirements and restrictions

George River Council may enter into or create a range of leases, licences, other estates, management agreements, and/or booking arrangements (including permits), in order to authorise the use of the land and/or buildings appropriately and effectively.

These arrangements are intended to support and encourage a range of uses, which enhance the level of activation and enjoyment of the space. Kiosks, restaurants, refreshment facilities, mobile vending, recreational equipment sale or hire (e.g. bicycle hire or sale of swimming accessories), may support the general community enjoyment of the areas.

Parks, sportsgrounds, buildings intended for community use, and Georges River's significant coastal and natural environments require Council's careful consideration of the open space and community values when considering short term public and private special events of different sizes and scale.

Each proposal will be reviewed to ensure it is compatible with the relevant land, Council policies and Local Environment Plan, and community feedback on proposals when required.

Council is responsible for bookings of community land and reserves in its LGA and, generally, Council seeks to encourage a broad and appropriate range of uses within its area to meet community need and expectations.

A range of policies and required forms address specific types of use approvals and in greater detail. The fees and charges payable for short term licences and hiring of community land and facilities are the fees and charges for services approved by Council in its annual Operational Plan pursuant to section 608 of the LG Act 1993. For up-to-date information, applicants should check Council's website.

The LG Act requires that any lease, licence or other estates over community land must be expressly authorised by a PoM. The term 'other estates' includes other interests, charges, rights or titles in relation to the land (an example is easements).

7.2.1 Express authorisation

The LG Act provides that leases, licences or other estates in community land cannot be granted by Council unless expressly authorised by a PoM. There are a small number of exceptions for utilities and filming projects (see **section 5.9** below).

As a general rule, express authorisation of leases, licences (including permits) or other estates should include:

- the type of arrangement authorised – where Council may authorise leases and/or licences and/or other estates;
- the land or facilities to be covered – where Council may allow leases and/or licences and/or other estates on all or some of the land and facilities; and
- the purpose for which leasing or licensing will be granted – Council may choose to allow leasing for community purposes, business or commercial purposes, or more limited purposes such as sports or childcare facilities.

Sections 45 to 47D of the LG Act set out what dealings Council can have over community land, including leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities, and organisations and persons/commercial interests.

The lease or licence must be for uses consistent with 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 multiple factors may considered in accordance with Council's Leasing and Licencing Policies.

The LG Act also sets out specific tender and notification requirements for leases, licences and other estates that Council must follow with variations in process and procedures according to the lease or licence term and uses or purposes.

7.2.2 Lease and License Terms

Leases and licences that are classified as Community Land also vary widely in scope and duration. For example, a sporting club may have a licence over a clubhouse for a season (several months), or a lease may be for several years.

The maximum period for any lease or licence is 30 years (including any option) and Minister's consent is required if the lease or licence exceeds 21 years (Section 47(5)(b) LG Act). Unless exempt by the regulations, all such leases, licences or grant of other estate must be advertised and the community notified in accordance with the provisions of sections 47 and 47A of the LG Act.

The grant of any tenures, for example tenure terms and limits, tendering, and notification and approvals, will be subject to the provisions of Part 2, Division 2 of the LG Act.

Council must call tenders for leases or licences over 5 years, unless the lease or licences is to be granted to a non-profit organisation, (section 46A LG Act).

Subleases are subject to the limitations set out in **section 7.1** of this Chapter.

Subject to section 47 of the LG Act, Council may only grant exclusive occupation of community land through a lease, licence or other estate.

For leases between 5 and 21 years Council must:

- give public notice of the proposal
- place a notice of the proposal on the land
- notify owners adjoining the land
- notify persons living in the vicinity of the land if the council believes that the land "is the primary focus of the person's enjoyment of community land"
- consider submissions made about the proposal
- refer the proposal to the Minister for Local Government if Council has received an objection to the proposal.

If an objection has been received, the council cannot grant the lease but must refer the proposal to the Minister for consideration of an approval.

Subleasing requires Council's consent as lessor and is subject to restrictions in section 47C of the LG Act. Subleasing can only be for a purpose that has been included in the public notification for the head lease, or for a purpose in the LG Regulations.

There are additional restrictions on leases and licences for land categorised as a natural area, which are covered in more detail in **Chapters 14 to 16 – Natural Areas.**

7.3 Authorisation for new leases, licences and permits for each category

This PoM expressly authorises the issue of leases, licences and other estates over the land covered by the PoM, in accordance with section 46(1)(b) of the LG Act.

This PoM expressly authorises existing leases and licences until the end of their current term including any holding over. Table 7.1 on the following page indicates leases, licenses and other estates in place across the subject site. Table 7.2 includes properties that do not have a licence or lease agreement.

Table 7.1: Current leases licenses and other estates

ref	Item / location	Lessee / Licensee	Activity / use	Start	Term	Expiry
1	76 Carwar Ave Men's Shed Lot 376 DP 1118749	St George Men's Shed Incorporated	Community Mens shed operation and activities	2/05/21	5 years lease	1/05/26 nil option for renewal
2	80 Carwar Ave Carss Cottage Lot 376 DP 1118749	Kogarah Historical Society	Community Historical Society operation and activities	13/12/24	2 years lease	12/12/24
3	Carss Park Kiosk (see * note below)	Beachside Food Group	Café Kiosk operation within park	15/07/20 – leased assigned from Saad Services Pty Ltd – original lease start 3/02/2019	5 years	3/02/24
4	Narani Childcare Centre building – upper level	3Bridges Community Incorporated	General Office work by the 3Bridges staff.	04/02/2009 – leased assigned from Keystone Community Services Inc – original	15 years	03/02/2024

* *Kiosk operation is subject to a public tender process as at August 2024. It is intended to enter into up to a 10 year lease with successful tenderer*

Table 7.2: Current properties that do not have a licence or lease agreement

ref	Item / location	Authorised user	Activity / use	Required action
5	74 Carwar Ave Carss Park Flats Soccer Amenities Lot 376 DP 1118749	Hurstville ZFC St George Oztag St George Cricket	Community sports activities	Establish required basis for seasonal user agreements – potential licence or seasonal bookings
6	72 Carwar Ave Carss Park Community Gardens Lot 376 DP 1118749	Carss Park Gardens Group managed by Georges River Council	Community Gardens operation and activities	Activity managed by Council – no licence required (TBC) but protocols / conditions of use for Community Gardens Group required
7	Bunyala Street Todd Park Rugby League Amenities Lot 13 DP 133445	St George Junior Rugby Football League Inc Sub-licence Kogarah Cougars	Community sports activities	Establish required basis for seasonal user agreements – potential licence or seasonal bookings

7.4 Authorisation for ancillary uses

This PoM expressly authorises Council to grant a lease, licence or permit for a purpose that is ancillary to a purpose that is expressly authorised elsewhere in this PoM. For the purposes of this PoM, 'ancillary' has the same meaning as in planning law.

7.5 Authorisation for Short-term licences, permits and hiring

Short-term licences and bookings (including permits or hire agreements) may be used to allow Council to program different uses of community land at varied times, allowing the most effective overall use of the land.

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

There are specific limitations on short-term licensing under Clause 116 of the Local Government Regulation. The Local Government Regulation authorises short term licences, as permitted by Council, for the purpose of:

- 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
- picnics and private celebrations such as weddings and family gatherings
- filming sessions
- the agistment of stock.

A short-term licence issued under clause 116 of the Local Government Regulations cannot involve the erection of any building or structure of a permanent nature.

This PoM expressly authorises Council to grant licences on a short term, casual basis for a purpose listed in clause 116 of the Local Government Regulation provided that Council is satisfied that:

- the short-term licence is consistent with the core objectives for the categorisation of the land; and
- the use is permitted under zoning and planning laws.

7.6 Other Uses Permitted under Section 46 of the Local Government Act

Council is permitted to grant a lease, licence or other estate in community land for the following purposes under section 46 of the LG Act, without the need for express authorisation in a PoM:

Utilities:

- the provision of public utilities and works associated with or ancillary to public utilities, or
- providing 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.

Filming projects:

- to allow a filming project to be carried out, whether or not the project is in accordance with the PoM or is consistent with the core objectives of the categorisation of the land concerned.

7.7 Easements, restrictions, covenants and other estates

This PoM expressly authorises Council to grant easements or to create restrictions on use or covenants over Council owned community land provided that Council is satisfied that the easement, restriction or covenant is for one of the following purposes:

- a public purpose, including without limitation public utilities, publicly owned infrastructure, public access, public parking, the protection of public land; or

- a purpose permitted under section 46 (a) or (a1) of the LG Act; or
- If Council adopts an easements or encroachments policy, is for a purpose permitted by that policy and is consistent with that policy,
- Is consistent with the core objectives for the categorisation of the land, and
- If the land is reserved or dedicated land, would not be likely to materially harm the use of the land for the purpose for which it was reserved or dedicated.

7.7.1 Existing easements restrictions, covenants and other estates

Council has identified the following land parcels comprising the subject site that according to Council records are affected by existing easements.

	Land parcel affected	Ownership	Easement Purpose	Notes
2	503496	Georges River Council	Drainage	Easement for drainage purposes; approximately 1.52m wide located within the adjoining lot.
6	530273	Georges River Council	Drainage	Easement for drainage purposes; approximately 1.52m wide, built within 32 Erang Street, Carss Park at the boundary with 30 Erang Street.
12/13	133445	Georges River Council	Electricity	Easement for electricity purposes affecting the part of lot 28 in DP 246418 designated (E) in DP 1248473.
28	1246418	Georges River Council	Electricity	Easement for electricity purposes affecting the part of lot 28 in DP 246418 designated (E) in DP 1248473.

Table 7.3: Land parcels comprising the subject site that are affected by existing easements

Figure 7.1 Existing easements to lands within the subject site north of Carlton Crescent

8 GENERAL PRINCIPLES THAT APPLY TO ALL CATEGORIES OF COMMUNITY LAND

8.1 Priorities and funding for maintenance and development of community land

The maintenance and development of community land is a significant cost for Council. Council's ongoing commitment to the development and maintenance of community land will depend on its financial resources. Council's capacity to implement the actions and priorities in this PoM will be determined by Council's Community Strategic Plan – *One Georges River,* Four Year Delivery Program and Annual Operational Plan, Resourcing Strategy and Budget.

Council funds works and facilities on community land from several sources, including rate revenue, federal and state government grants, rental revenue and for some sites, developer contributions.

Council also benefits from many volunteer groups who take on the management and care of some community facilities, sportsgrounds and reserves in their local neighbourhoods. Local community groups may also contribute new developments or upgrades to facilities for the community, primarily through State and Federal community grants programs, but also through fundraising and community working bees.

Landcare groups across the Georges River LGA also play an importance role in caring for the natural areas on community land.

Volunteers, community groups and other third parties are required to obtain owner's consent from Council or the relevant owner of the land and to have an appropriate tenure or permit from Council before any works can be done on community land. Planning and development approvals are also required. All third party works or development on community land normally become the property of Council when completed.

8.2 Permissible use and development of community land

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Georges River 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. Georges River Council intends to permit and encourage a broad range of appropriate activities within its iconic beach-side parks and coastlines, expansive natural bushland and waterways, local and neighbourhood parks, sportsgrounds and playing fields, community buildings and facilities, recreational and sporting facilities.

Council has to balance increasing population and intensity of use and demand with the responsibility to manage public land on behalf of a diverse community.

There are instances where Council will require the preparation of policies to guide and provide clarity and transparency for decision-making and approvals for uses.

It is frequent and common that certain uses, such as commercial or organised uses will require Council's approval and include the use of agreements or permissions with conditions, such as leases, licences, permits or hire agreements.

In addition, certain uses and developments will also require Council consents or other approvals through the Local Environmental Plan or other State Government planning instruments.

The types of uses that are permitted for land covered in this PoM and the development that is permitted to facilitate those uses, depends on the categorisation of the land and are set out in the chapter for each category.

See also **Chapter 7** for leases, licences and other estates in land that may be granted by Council.

The facilities on community land may change over time, reflecting the changing needs of the community.

Generally future development and use of community land will take into account:

- legislative requirements, including zoning and planning controls,
- this PoM and the core objectives for the category of the land,
- Council's policies at the relevant time,
- the characteristics of the land, including existing and future use patterns,
- any Master Plan for the land, and
- minor changes to community land are regularly made on a routine basis such as replanting gardens, replacing damaged assets and renewing playgrounds.

8.3 Environmental Management and Protection

There are many State and Federal Acts that recognise the values of the environment and establish regulatory and management frameworks to protect the environment and manage the risk of a natural disaster (such as bush fire and coastal erosion). Council as a land manager of community land has roles and responsibilities to:

- Consider the principles of ecologically sustainable development in its decision making (*Water Management Act 2000* and *Rural Fires Act 1997*)
- Not harm, pick or damage plants, animals or ecological communities, or their habitats, that are listed in State or Federal legislation unless appropriately authorised (*Fisheries Management Act 1994*, *Biodiversity Conservation Act 2016*, and *Environmental Protection and Biodiversity Conservation Act 1999* (Cth)
- Manage the coastal environment in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State (*Coastal Management Act 2016*)
- Prevent, mitigate and suppress bush and other fires, including protecting persons and infrastructure and assets (*Rural Fires Act 1997*)
- Prevent pollution of the environment and avoid or reduce waste (*Protection of the Environment Operations Act 1997* (NSW))
- Provide for sustainable and integrated management of water sources (*Water Management Act 2000*).

This PoM is intended to operate in parallel with environmental management and protection laws and does not seek to duplicate or replace existing or future requirements that apply under these laws. For example, Council is required under the *Coastal Management Act 2016* to prepare a Coastal Management Program (**CMP**). A CMP is separate to this PoM and operates concurrently to set a long-term strategy for the management of community land affected by the *Coastal Management Act* in order to achieve the objects of that Act.

8.4 Accessibility and Inclusion

Council is continuing to improve accessibility to its facilities for people with a disability so that all residents and visitors can enjoy the local environment and activities. Council has adopted a Disability Inclusion Action Plan 2022-2036 which details the strategies and actions Council is implementing to enable people with disabilities to better access facilities and open spaces.

8.5 Protection of Indigenous and Non-Indigenous cultural heritage

Council's principles for categorising and managing land that comprises or includes an element or area of cultural importance are outlined in the following parts of the PoM:

- Chapter 4 Part 4.1.5 – Heritage Protection Laws
- Chapter 8 Part 8.5 – Protection of Aboriginal and historical cultural heritage

8.5.1 Native Title

On Crown land, Native Title rights and interests must be considered unless Native Title has been extinguished, surrendered, or determined by a court to no longer exist.

Dealings in land or water that affect (impair or extinguish) Native Title are referred to as 'Future Acts' and these acts must be done in compliance with the Native Title Act 1993 (Cth) (**"NT ACT"**). The NT Act specifies procedures that must be followed before future acts can be done legally.

Some examples of acts which may affect Native Title on Crown land managed by Georges River Council include:

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

On Crown land, a future act undertaken by Georges River Council which is not covered by one of the Future Act subdivisions of the NT Act will be invalid.

Section 8.7 of the CLM Act requires that written Native Title Manager advice is required before a council Crown land manager does any of the following:

- Grants leases, licences, permits, forestry rights, easements or rights of way over the land
- Mortgages the land or allows it to be mortgaged
- Imposes, requires or agrees to covenants, conditions or other restrictions on use (or removes or releases, or agrees to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land
- Approves (or submits for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c). Accordingly, Native Title Manager advice must be obtained prior to the approval (or submittal for approval) of a PoM that allows a dealing in (a)–(c) and the execution of any lease, licence, permit, etc. that may be authorised under that plan.

Several areas of Crown land within the park that lie within foreshore areas previously subject to landfill have recently been dedicated as Crown Reserve for ongoing management by Council. As such the Native Title management requirements for these areas and another existing Crown Reserve within the lands subject to this PoM need to be addressed. To finalise this process Council has undertaken to prepare, lodge and prosecute a non-claimant application with the Federal Court of Australia (FCA) for future act protection (the future act being the reservation of the land and the adoption of the PoM), to address Native Title requirements under the CLM Act.

The Master Plan and PoM are intended to go on Public Exhibition in mid-2025, and aimed to be completed by the end of 2025. It is noted that Council has received advice from its native title manager that this Plan of Management will satisfy the requirements of the applicable provisions of the native title legislation when:

- the notification period of a non-claimant application to the Federal Court of Australia has expired, and
- the notification period under section 24JB of the Native Title Act 1993 has expired.

At this time Council will be able to adopt this Plan of Management under Sections 24FA and 24JA of the Native Title Act 1993. As such, final adoption of the PoM by the Minister for Lands and Property, and Council must await the finalisation of the non-claimant application.

Georges River Council's Native Title Manager has been and will continue to be consulted in all relevant aspects of Native Title pertaining to the land that is covered by this PoM.

8.5.2 Indigenous cultural heritage

This PoM is intended to operate in parallel with Aboriginal cultural heritage protection laws and does not seek to duplicate or replace existing arrangements in place for protecting and managing Aboriginal cultural heritage.

Council's principles for managing land that contains an Aboriginal cultural heritage place or object ('site') listed in a LEP or on the NSW State Heritage Register, or on the AHIMS register, is as follows:

- Aboriginal cultural heritage sites are to be protected
- Aboriginal sites are to be managed according to the National Parks and Wildlife Act and Guidelines
- Any new sites discovered are to be recorded and reported to the National Parks and Wildlife Service, Local Aboriginal Land Council and other relevant local Aboriginal community groups
- The location of fragile and sensitive sites is to be kept confidential, unless this information is already in the public domain
- Council will maintain a heritage layer in its GIS mapping system that shows all land that contains an Aboriginal heritage item listed in a LEP or on the NSW State Heritage Register, which is available to all Council staff
- Council's heritage officer is to be consulted prior to any works commencing on land that contains an Aboriginal heritage item listed in a LEP or on the NSW State Heritage Register
- Prior to finalising plans for works that require a development consent or a Part 5 approval under the EP&A Act, Council will conduct a search of the AHIMS register
- Prior to commencing any works that require a development consent or a Part 5 approval under the EP&A Act on land that contains an Aboriginal heritage item listed in a LEP or on the NSW State Heritage Register, or on the AHIMS register, Council will:
    - consult with Local Aboriginal Land Council and other Aboriginal groups in relation to the proposed works, and
    - consider potential impacts and mitigation measures.

8.5.3 Non-indigenous cultural heritage

This PoM is intended to operate concurrently with and subject to heritage protection laws and any conservation management plans, strategies and Statements of Heritage Significance that apply to land covered by this PoM.

Council's principles for managing works or dealings on land that is not categorised as an area of cultural significance, but that contains a European historical or cultural heritage item listed in a LEP or on the NSW State Heritage Register, is as follows:

- European cultural heritage sites and items are to be protected,
- Council will maintain a heritage layer in its GIS mapping system that shows all land that contains a heritage item listed in a LEP or on the NSW State Heritage Register, which is available to all Council staff,

- Council's heritage officer is to be consulted prior to any works commencing or dealing granted on land that contains a heritage item listed in a LEP or on the NSW State Heritage Register, and
- Potential impacts and mitigation measures are to be considered prior to any works commencing or dealing granted on land that contains a heritage item listed in a LEP or on the NSW State Heritage Register.

9 CONCEPT MASTER PLAN

9.1 Role of the Master Plan

This PoM is intended to be read and implemented in conjunction with the Carss Bush Park and Todd Park Master Plan 2024 which has been prepared concurrently with the PoM. The Master Plan was prepared in response to consultation with the community, organised sporting users, Council Officers and Councillors across 2023 – 2024.

The Master Plan illustrates some of the key recommendations of the PoM related to facilities and site planning and design but does not provide an exhaustive listing of all required actions. As such the PoM and Master Plan must continue to be read in conjunction.

9.2 Description of Master Plan

The Draft Master Plan is provided at Figure 9.1 following. A description of key recommendations follows. Further detail on each of the key elements is provided in the separate Carss Park Master Plan 2025 document.

1. OFFLEASH DOG PARK:

- Enhance connections to Narani Childcare and related community facilities like Carss Park Dog Park and Charles Pierie Field
- Consider installing more shade sails or similar
- Consider installing additional bench seating as required
- Consider potential for additional landscape enhancement
- Consider future demolition of the shed building
- Consider future plantation in the subject area

2. CARSS PARK FACILITIES (including Narani Childcare Centre, 3Bridges, Straw Bale Shed and Community Garden):

- Investigate the future capacity to redevelop the Narani Childcare Centre to provide improved facilities
- Plan and implement improvements to the community gardens operation including dedicated storage, gate and more security fencing

3. CARLTON CRESCENT PARKING AND ACCESS:

- Reduce parking lanes and traffic lanes to width required
- Provide standard kerb to road edge to discourage vehicular access to verge
- Provide shared path linkage to south side of Carlton Crescent and east side of Carwar Avenue
- Investigate pedestrian refuges on Carlton Crescent to assist safe road crossing
- Investigate and action formalised parking with line marking along Carlton Crescent

4. CARSS PARK FLATS SPORTSFIELDS:

- Investigate field reconstruction to include raising of levels, drainage, irrigation and grass resurfacing
- Review field configuration to optimise utilisation
- Investigate optimisation of sports lighting on site to increase lighting coverage and energy efficiency
- Include the current facilities for its sporting users in any future updates, e.g. the existing cricket net facilities

- Install spectator seating including some shaded areas around sports fields, and other street furniture
- Consider construction of new amenities building that supports co-location for multiple sporting club use, including canteen and storage, separate male and female change rooms and public amenities
- Consider event management impacts for Council and community major events – e.g., carparking and stall installation on flats - note that parking on the flats grass is causing maintenance issues - investigate ways to reduce the impact of parking on this area

5. CARSS PARK FLATS FORESHORE PATH:

- Widen foreshore path to minimum 2.5m clear width to provide shared bi-directional pedestrian and cycle access
- Provide native shade tree planting where possible
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment
- Investigate low level lighting
- Manage and maintain foreshore riparian vegetation

6. CARSS PARK FLATS AMENITIES / MENS SHED INTEGRATED BUILDING:

- Investigate the redevelopment of men's shed, public amenities and sporting amenities into one integrated building. Also investigate potential integration with future aquatic facility site to make facility more central to fields
- Provide light weight ramp / stair structure linking to Carwar Avenue
- Investigate DDA compliant access from carparking to broader Carss Park site and the potential relocation/upgrade of existing fitness equipment

7. CARWAR AVENUE SHARED ZONE:

- Create shared vehicle / cycle / pedestrian movement zone from Allawah Avenue intersection to prioritise pedestrian and cycle movement, reduce traffic speed and use space effectively
- Provide surface treatments and signage to reflect shared zone as per TfNSW Shared Zone technical direction
- Remove existing middle parking island on Carwar Ave and create a formalized drop off zone. Reconfigure carriageway and parking (revised to ninety degree)
- Add accessible carparking spaces where suitable on the shared zone
- Investigate bus movements to minimise negative impact to all site users
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment.
- Any future changes to consider event management impacts for Council and community major events.

Figure 9.1 Concept Master Plan

8. RAMP ACCESS TO PARK LEVEL:

- Provide lightweight ramp and stair structure from Carwar Ave shared zone to park level allowing for universal access
- Ramp to sit sympathetically within the vegetated zone and amphitheatre
- Conserve the Amphitheatre, as it is a vital space during events
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment

9. CARSS COTTAGE MUSEUM:

- Undertake heritage assessment including Cyclical Maintenance Plan, Conservation Management Plan and Schedule of Conservation Works as part of the Plan of Management.
- Implement priority maintenance works
- Consider upgrade to outdoor area to increase community utilisation
- Maintain access for maintenance and emergency vehicles

10. EASTERN AND NORTHERN FORESHORE:

- Consider removal of existing fence to eastern edge and replace with 400x400mm sandstone hob foreshore edge as replacement barrier e.g. Sydney Royal Botanic Gardens foreshore to Sydney Harbour
- Consider widening foreshore promenade to 2.5m and upgrading promenade pavement
- Investigate viewing and rest deck point to be oriented towards Kogarah Bay as rest and viewing point
- Investigate potential for floating walkway connection between the “points”
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment

11. WESTERN FORESHORE:

- Integrated pockets of planting behind seawall enable shade canopy and riparian planting to assist with moisture management to grassed area
- The planting on western edge of the seawall to be carefully chosen as the seawall is heritage listed
- Consider removal of existing fence to western edge and replace with 400x400mm sandstone hob foreshore edge as replacement barrier e.g. Sydney Royal Botanic Gardens foreshore
- Provide a paved area at western point and connect to proposed floating walkway
- Consider any required upgrade to the sea enclosures
- Investigate seawall condition - any required renewal of baths wall to be sandstone to match existing site amenity and heritage elements
- Investigate increased landscaping adjoining the foreshore

12. WESTERN GRASSED PICNIC ZONE:

- Integrate upgrade of soils and grass cover with foreshore upgrade
- Consider drainage options to improve drainage and recovery time of grassed area
- Improve surface finish to improve passive/environmental overland flows

13. CARSS PARK LIFESAVING HALL:

- Investigate provision of new plaza space adjoining building
- Rationalise rear external areas and rationalise and provide consistent fencing to all buildings
- Include Heritage investigation and reconstruction/management /maintenance plan for building in the PoM

14. CARSS PARK HILLTOP CARPARK:

- Investigate improved vehicle access and appropriate traffic management structures to assist with current narrow circulation
- Any future changes to consider event management impacts for Council and community major events
- Investigate improved pedestrian access to carpark

15. ARTISTS COTTAGE:

- Include Heritage investigation and reconstruction / management /maintenance plan for building in the PoM
- When building requires major renewal investigate potential to increase set back from roadway/pathway
- Provide consistent fencing to any external areas
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment

16. SHARED PATH:

- Provide cross site bi-directional shared pedestrian and cycle access to replace existing narrow cross park path links
- Provide for maintenance and delivery access to Café and for general Council maintenance across park
- Pop-up bollards at road junction to adjoining streets to restrict vehicular access
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment

17. UPGRADE PATH LINK TO GNARBO AVENUE:

- Improve bushland path network
- Upgrade existing lookout area – rationalise security fencing
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment

18. CAFÉ AND TOILETS:

- Redevelop café building and set back further to free up more public movement space
- Café building to be aligned to capture views of the Baths and Kogarah Bay, and avoid disruption/obstruction of plaza and playground access in any future redevelopment
- Any future design option should consider the retention of large native trees (Eucalyptus microcorys) in good condition
- Include patron toilets within any Café redevelopment
- Provide simplified and more generous paved plaza space to replace existing paths and connecting the play space to the Café
- Provide seating, wayfinding, bins and drinking fountains
- Integrate heritage significant Carss Grave plot sensitively within plaza space
- Maintain strong visual links from plaza to Kogarah Bay
- Replace existing public toilet block with new Toilet Block adjoining plaza space (example - Centennial Park, Grand Drive below Reservoir Fields)

19. PLAYSPACE:

- Upgrade playspace as required
- Integrate the playspace with proposed plaza space
- Playspace to be served by new public toilet building

20. CREEK CHANNEL:

- Investigate potential for additional future channel naturalisation having regard for role of adjoining grassed areas for passive recreation
- Investigate potential boardwalk link across channel connecting grassed recreation areas
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment

21. SOUTHERN GRASSLANDS:

- Improve picnic and BBQ facilities
- Consider improved drainage for the area as feasible

22. BUNYALA STREET CARPARK:

- Investigate improvements to parking configuration and circulation
- Consider some rationalisation of lower-level vegetation/tree branches to improve sight lines and public safety
- Review carpark lighting for compliance and safety and undertake improvements as necessary

23. TODD PARK PREMIUM SPORTING FACILITY:

- Amenities upgrade as per future design proposals
- Field reconstruction with improved drainage, irrigation, surface profile and lighting

24. TODD PARK:

- Provide shared bi-directional pedestrian and cycle path loop integrated with Bunyala Street
- Investigate decommissioning of existing playground and replacing it with youth facilities (e.g. potential relocation of existing half basketball court)
- Upgrade paths with energy efficient lighting and fencing

25. FUTURE AQUATIC FACILITY:

- Community Open Space Site identified for future aquatic facility development.

26. BOAT RAMP:

- Council will address the history of conflicts and safety concerns by managing public use of the boat ramp, considering the high pedestrian traffic and the challenging alignment of the ramp
- Consider closing the boat ramp to general public use, retaining it solely for maintenance and Council operations as required

GENERAL ITEMS APPLYING ACROSS SITE

27. BUSHLAND MANAGEMENT:

- Ongoing bushland management in accordance with Councils Bushland Management policies and strategies and section 10.2 Action Plan for Habitat Management, including weed management, tree protection, and regeneration
- Selection of trees for planting and regeneration within Carss Bush Park should consider the introduction of other endemic species to reduce the current reliance upon Eucalyptus botryoides (Bangalay), Casuarina cunninghamiana (River She-Oak) and Casuarina glauca (Swamp She-Oak). Species selected should be consistent with mapped Endangered Ecological Communities (EECs) which occur within the park, including; Swamp Sclerophyll Forest on Coastal Floodplains of the Sydney Basin Bioregion and Swamp Oak Floodplain Forest of the Sydney Basin Bioregion

28. LANDSCAPE MANAGEMENT:

- Undertake recurrent maintenance for park in accordance with asset Service levels and systems as per Council's "Mobile Maintenance Operations" system
- Note item 27 regarding selection of trees for planting within Carss Bush Park – this should be implemented through general landscape plantings within the park

PART B

MANAGEMENT OF COMMUNITY LAND CATEGORIES

10.0 ACTION PLAN

This section contains an Action Plan for the management of the Site that has actions relating to the following twelve heads as tabulated in Table 10.1.

10.1 Objectives for management

The **values** of a place are the essential qualities that are seen as important and which the community wishes to protect and enhance. Identified values for Carss Bush Park and Todd Park are listed below. These build on those identified in the previous PoM, Community Consultation, and Heritage listings.

Objectives are the desired outcomes that are sought from planning and management actions. For each value, a series of objectives that can guide planning and management decision making have also been identified.

10.1.1 Organised recreation

Values

Carss Park Flats and Todd Park are identified as a "District Hub" in Councils Open Space Recreation and Community Facilities Strategy (OSRCFS) 2019-2036. The strategy states:

> *"Carss Bush Park District Hub: a park precinct providing connections with the bush and river, a range of sport and recreation opportunities, community space, and high quality amenities to support long visits"*

The fields within Carss Park Flats and Todd Park provide 5 full size playing fields, 2-3 mini-fields for winter sports and 4 synthetic cricket wickets for summer sport as part of Georges River's overall organised sports facilities portfolio.

Objectives

- To maintain the organised sports role of Carss Flats and Todd park within Georges River's network of community sports and recreation facilities in accordance with Councils Sports and Recreational strategies and policies.
- To maintain and upgrade where applicable sports surfaces to provide for appropriate usability and sustainable ongoing maintenance.
- To maintain and upgrade where applicable sports amenities and related facilities to provide for appropriate usability and sustainable ongoing maintenance.
- To provide for multiple usage of fields and facilities where practical and sustainable.
- To appropriately involve organised users in the ongoing management and maintenance of sports fields and facilities.

10.1.2 Informal recreation

Values

As noted in the OSRCFS district hub citation for the site, the park's integrated bushland and waterfront settings, river swimming, grassed picnic areas and play space along with its State and Local heritage significance make it a unique and key family recreational destination for the whole of the Georges River community, and also for adjoining council areas. The attractive character and diverse activities attract groups from across Georges River's diverse ethnic backgrounds.

Objectives

- To conserve and enhance further the informal recreational role of the parks and their spaces.
- To improve facilities supporting informal recreation.
- To maximise visual and physical contact with the water.

- To manage demand for informal recreation to limit adverse impacts.

10.1.3 Aquatic recreation in Georges River LGA

Values

The former KWM Pool site was identified through Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy as playing a key role in aquatics facilities provision across the LGA. As such, it is necessary for Council to examine how it can replace this now missing link in catering for the needs of the community. Typically, these facilities draw on a wide catchment and as such there is some flexibility as to their exact location in order to meet community needs.

For Carss Bush Park, it is also an important opportunity to consider how these foreshore lands best contribute to the community and environment into the future. An objective assessment would suggest that publicly accessible foreshore lands in general are in short supply and high demand, let alone sites such as Carss Bush Park - which have such a diverse range of complimentary values.

In November 2022 Council considered the Georges River Aquatic Facility-Carss Park Site Assessment Review and resolved to build the LGA's third aquatic centre on the existing site of the Kogarah War Memorial Pool and to prepare a new Plan of Management and Master Plan for Carss Bush Park and Todd Park which identifies the location of the third aquatic facility on the current site.

Since that date, Georges River Council has been working towards the opening of a new aquatic facility for the community and has signed a Memorandum of Understanding (MoU) with the NSW Office of Sport. This MoU hands responsibility for the development of the Detailed Business Case, Detailed Design and work to obtain Development Consent to the State Government.

Any future Development Application would need to consider vehicular access, parking provision, impacts of stormwater and flooding, noise, visual and view impacts, light spill, crime and safety, contamination and potential heritage and archaeology.

Objectives

- To build the LGA's third aquatic centre on the existing site of the Kogarah War Memorial Pool.
- To minimise the impact of providing aquatic facilities on other recreational and community activities.
- To minimise the impact of providing aquatic facilities on the visual setting of the foreshore.

10.1.4 Water based recreation / water edge recreation

Values

Sydney's population is drawn to the water's edge in its many forms and as noted above, Carss Bush Park provides a unique combination of opportunities. The Carss Park Tidal Baths are an iconic river swimming destination, while the foreshore open spaces provide diverse vistas across Kogarah Bay.

The park provides a location for launching or a stop-over for water-based activities such as kayaking, canoeing and stand-up paddle boarding.

Council's recent foreshore habitat enhancement works have created tidal pools and Saltmarsh zones integrated with foreshore paths and boardwalk that have become features along the foreshore edge and contribute to the local environment.

Objectives

- To enhance opportunities to see the water / be close to the water.
- To enhance physical access to the water for recreational activities.
- To enhance the extent and quality of marine habitat at the waters edge.
- To manage environmental and maintenance challenges at the waters edge.

10.1.5 Access

Values

The park's path and trail network provide different experiences across the site providing through connections as well as accessible links to key facilities and features. Importantly, the access network links users to the foreshore and the experience of its environment and views. In both cases, there is potential and need to enhance the functionality and universal accessibility of these links.

The park is intended to be part of a connected waterfront open space network (refer (OSRCFS – 4.2 Key Directions) and is linked to Council's proposed regional and recreational cycle trail network (refer Georges River Transport Strategy Report GRTSR 2021). The GRTSR also flags potential for Carss Bush Park to be a stop on a potential future Georges River ferry service.

Objectives

- To reduce the impact of vehicular access and parking on the experience of the park.
- To improve equal access within the park.
- To improve the functionality and experience of the park's pedestrian access system.
- To improve circulation and gathering at the centre of Carss Bush Park between Café and Playground and intersecting path accesses.
- To integrate cycle access and related facilities that complements all other access and enhance the use and experience of the park.
- To enhance opportunities to access (visually and physically) the water / be close to the water.

10.1.6 Community and social activity

Values

The parklands facilitate a range of community activities through a number of active community groups. These include groups that use the various buildings on site as listed below (refer Built Facilities).

A core community facility is the Carss Park Community Garden, located on Carwar Avenue, adjacent to the 3Bridges Carss Park Community Centre. This facility includes a multi-function straw bale shed, four shared garden beds, 20 individual garden beds, four raised mobility garden beds, a frog pond, herb spiral, a variety of orchard trees and rainwater tanks.

Objectives

- To promote and encourage community activity and interaction.
- To support community organisations across diverse interests and cultures.
- To support a sustainable program of community events.

10.1.7 Built facilities for diverse community uses

Values

The site is characterised by a range of buildings from different eras of the park's life that have been adaptively re-used for a range of purposes. These include leases such as for the Café / Kiosk and incumbent community activities such as the St George Men's Shed and Local Museum in Carss Cottage, to flexible spaces available to the community such as the Carss Park Lifesaving Hall, Carss Park Artists in Residence Cottage, 3Bridges Community Centre and Carss Park Straw Bale Shed. The buildings support and add value to the recreational and community use of the parklands.

In addition, the Carss Park Narani Child Care Centre is also located on the site with access off Carwar Avenue, adjacent to the community garden. It operates Monday to Friday from 7.30am to 6.00pm and caters for children aged six (6) weeks to six (6) years.

Objectives

- To provide a range of venues for community use.
- To facilitate a diverse range of community activities.
- To ensure equality of opportunity of access to community facilities.
- To improve the quality and visual character of built facilities.
- To improve the sustainability of built facilities.

10.1.8 Play fitness and exercise

Values

The parkland is a key family destination for the LGA. Play facilities should be of high quality complementing the other uses and qualities of the parks. The parkland also provides a popular place for exercising, taking advantage of the network of paths, trails and internal roadways, providing a range of loops and connections. These enable the community to undertaken exercise in a parkland setting with attractive water views.

Objectives

- To provide quality play experiences within the parks.
- To provide outdoor community fitness facilities effectively integrated into the park setting and character and to complement adjoining uses.

10.1.9 Heritage conservation and interpretation

Values

Carss Bush Park

Carss Bush Park is listed in the Georges River Local Environmental Plan 2021 as a local heritage item while Carss Cottage is listed on the State Heritage Register. The heritage listings provide a summary of the heritage values that inform this significance.

Carss Bush Park – Local Significance listing

> *"Carss Bush Park is an area of open space with considerable historic significance and containing a variety of features of heritage value, many associated with the original settlement of the area by Europeans. The sandstone cottage on Carss Point constructed for William Carss, despite modifications, has value as an example of an 1860s "country" retreat which still retains the feeling of isolation from modern suburban development. The Carss family vault is one of very few solitary vaults in the Sydney region. The tidal baths, sea wall and pathways form part of a valuable recreation area. The sandstone walls and pathways make a significant contribution to the appeal of the area. The Park retains remnant vegetation pre-dating European settlement of the area. Subsequent plantings enhance the appearance of the Park, complementing the remnant vegetation."*

The Mayne Wilson Landscape Heritage Study of 2004 also identified the following Statement of Significance for the landscape of Carss Park:

> *"Carss Park has historical and social significance both as part of the grounds of an early private estate and as a regionally important public open space serving a wide community catchment since the mid-1920s. The Park supports a wide range of public recreation and sporting facilities and especially between the 1920s and 1950s was a popular space for large community events, including fetes, concerts and gala days. Its social significance is reinforced by many of its elements having been built with the assistance of local labour provided under the Unemployment Emergency Relief Scheme, and by the presence of the Carss vault, one of the very few solitary vaults in the Sydney region. Its aesthetic significance largely derives from its*

setting on the edge of Kogarah Bay, its distinctive framing by the bushland belt to its west and the excellent views over the Bay gained from the bushland escarpment. The majority of the park's built landscape elements are essentially intact and the sandstone walls, pathways and benches contribute substantially to its appeal. The remnant bushland, some of it pre-dating European settlement, is a key landscape zone with important natural heritage values, and is in fair to good condition. The subsequent cultural plantings complement the remnant vegetation and enhance the appearance of the park".

It is noted that these listings focus on the non-indigenous heritage of the site, and as part of heritage conservation and interpretation a key site value should also be to emphasise First Nations cultural heritage and living culture. As a foreshore site, there will be a range of aspects that could be addressed in this thread of cultural heritage narratives.

Carss Cottage

The Conservation Analysis and Guidelines prepared by Clive Lucas Stapleton and Partners in early 1993 identified the following Statement of Significance for Carss Cottage:

Primary Significance

Carss Cottage is of outstanding cultural significance because:

1. It forms a substantial part of a rare setting and is one of the oldest buildings in the Southern Sydney areas south of the Cooks River.
2. Association with early development of Kogarah area.

Secondary Significance

Carss Cottage is also culturally significant because:

- Association with William Carss.
- Carss Park Garden subdivision.
- Association with other remnants of the estate such as the family vault.
- Contribution to the picturesque cultural landscape of Kogarah Bay.
- Documented location of now demolished original outbuildings.
- Association with Sailors Home.

Objectives

- To protect conserve and enhance the State Listed Carss Cottage and its associate curtilage.
- To protect conserve and enhance the Locally listed heritage fabric of Carss Bush Park.
- To further understand and communicate the Aboriginal cultural values of Carss Bush Park and the local area.
- To communicate the non aboriginal heritage of Carss Bush Park and the local area.

10.1.10 Natural habitats

Values

The remnant bushland area at Carss Bush survived the development of the Carss estate in the mid-19th century and today provides a significant bushland stand within the Georges River LGA. 'Taken For Granted' "(Benson and Howell 1990) identifies the broader vegetation type in the area as Sandstone Forest. Council's GIS vegetation community mapping identifies the specific vegetation communities on site as: Sydney Coastal Sclerophyll Forest (High and Low) Coastal Swamp Forests, with Seagrass Meadows having likely occupied the areas subject to landfill prior to the late 1940's. Remnant Blackbutt *(Eucalyptus pilularis)* and to the southern area Swamp Mahogany *(Eucalyptus robusta)* are some of the key species present. The presence of this bushland in the midst of suburban housing is an important "green node" and provides a terrestrial/ habitat and fauna / bird "stepping stone" habitat despite its limited size and extensive edge which is subject to ongoing pressures of weed and physical encroachment.

In addition, as has been previously noted, Council has undertaken an innovative foreshore habitat enhancement project that extends along the foreshores of the Carss Park Flats, past the former KWM Pool to the northern breakwater of the tidal pool and including the south western foreshores at the creek outflow to Kogarah Bay.

This project was undertaken in liaison with NSW Fisheries and has implemented a series of tidal pools which provide habitat for small marine life and breeding areas for fish species within the river. Also developed were a series of tidal Saltmarsh beds which also add to the diversity of habitats along the water's edge and contribute to river health generally.

Objectives

- To protect conserve and enhance the remnant bushland area of Carss Bush Park.
- To enhance the extent and quality of marine habitat at the waters edge.
- To manage environmental and maintenance challenges at the waters edge.

10.1.11 Canopy and heat island management

Values

As noted, Carss Bush Park contains an important area of bushland habitat. Plantings throughout the parklands also contribute to the overall canopy cover of the Carss Bush Park area and work to assist in mitigating summer heat loadings on the adjoining urban areas.

Objectives

- To maintain healthy tree canopy to existing tree stock.
- To plan for tree replacement to maintain tree canopy.
- To plan for increase of tree canopy where sustainable with ground surfaces and seasonal requirements for shade.

10.1.12 Effectively and sustainably managed and maintained

Values

The parks require a comprehensive approach to forward planning and proactive management and maintenance to maintain the physical character and quality of the setting and meet the expectations of the community.

Objectives

- To reflect Councils overarching policies related to sustainable facilities and operations.
- To document and regularly review the various maintenance tasks required across the site and review and assess the most effective means of implementing.
- To implement an effective and sustainable maintenance regime across the park.
- To provide proactive preventative maintenance that can extend lifecycle where desirable.
- To effectively manage implementation of recurrent maintenance tasks.
- To monitor effectiveness of maintenance and identify pressures and opportunities to be addressed.

10.2 Management of use, development and leases and licenses

For **Community Land** within the subject area covered by this Plan of Management (PoM), this PoM authorises uses, developments, leases, licenses, and other estates as outlined in Sections 11–15, based on the applicable community land categorisation.

For **Crown Reserve** parcels within the lands subject to this PoM, which are also subject to a non-claimant application with the Federal Court of Australia (FCA) for future act protection, this PoM authorises:

- Public recreation purposes, provided the impact on native title is no greater than that of a use, lease, licence, or other estate for public recreation purposes;
- Public utilities and works ancillary to public utilities; and
- Low-impact acts as described in Section 24LA(1)(b) of the Native Title Act (NT Act).

10.3 Action Plan for Carss Bush Park and Todd Park

Section 36 of the Local Government Act requires that a PoM details:

- the objectives and performance targets of the PoM with respect to the land
- the means by which the council proposes to achieve the PoM's objectives and performance targets
- the way in which Council proposes to assess its performance in achieving the PoM's objectives and performance targets.

Table 10.1 sets out these requirements for Carss Bush Park and Todd Park.

Table 10.1: Management Action Plan

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
1	Organised recreation		
1.1	To maintain the organised sports role of Carss Flats and Todd Park within Georges River's network of community sports and recreation facilities in accordance with Councils Sports and Recreational strategies and policies.	Scope projects as identified in the masterplan required to optimise the use of the Carss Flats and Todd Park sports facilities and seek funding.	Projects identified and concepts developed. Projects costed. Projects funded. Projects implemented.
1.2	To maintain and upgrade where applicable sports surfaces to provide for appropriate usability and sustainable ongoing maintenance.	Plan and Implement overlay of existing sports surface to Carss Park Flats through providing of drainage and build-up of soil profile for sports turf.	Wet weather recovery improved. Usage hours per week improved.
1.3		Plan and Implement surface upgrades including topdressing and turf replacement where necessary.	Wet weather recovery improved. Usage hours per week improved.

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
1.4	To maintain and upgrade where applicable sports amenities and related facilities to provide for appropriate usability and sustainable ongoing maintenance.	Plan and Implement amenities upgrade to Carss Park Flats - potential integration with space for St George Men's Shed – note masterplan identified potential options for siting for consideration.	Project funded. Project implemented. User and public feedback.
1.5		Plan and Implement amenities upgrade to Todd Park (integrating sports club funding / project participation).	Project funded. Project implemented. User and public feedback.
1.6	To provide for multiple usage of fields and facilities where practical and sustainable.	Facilitate multi-use of facilities across season where possible in consultation with user stakeholders and within the limitations of usable hours / week.	Multi use of sports fields occurs. Field condition is sustainable. User and public feedback.
1.7		Integrate flexible change room amenities that enable multi-use between sports, age groups and sexes.	Multi-use of amenities is possible. User and public feedback.
1.8	To appropriately involve organised users in the ongoing management and maintenance of sports fields and facilities.	Facilitate appropriate agreed roles for sporting users in ground preparation and maintenance and embed in licence agreements.	Organised sports and community users positively contribute.
2	Informal recreation		
2.1	To conserve and enhance further the informal recreational role of the parks and their spaces.	Protect extent of informal use spaces in ongoing management of uses in the park.	Informal use spaces maintained / extended. Public feedback.
2.2	To improve facilities supporting informal recreation.	Plan and implement facilities improvements (seats shelters, bins that support and enhance informal usage of park.	Upgraded / additional facilities implemented. Public feedback.
2.3	To maximise visual and physical contact with the water.	Plan and implement replacement of existing fencing to waters edge with appropriate hob edge treatment as provided to other waterfronts. Integrate with widening of promenade access path (refer 5.6).	Works implemented. Public feedback.
2.4		Investigate feasibility of floating pontoon access across baths between point.	Feasibility established

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
2.5		Fund and implement floating pontoon access across baths between point.	Connection implemented. Level of public use. Public feedback.
2.6		Plan and implement extended seating area at northern point of Swimming Baths integrating lower rest points to waters edge.	Works implemented. Public feedback.
2.7	To manage demand for informal recreation to limit adverse impacts.	Cap amount of parking available to off street parking areas to assist in regulating over use of the park. Do not provide on street parking to roads within the park other than Carlton Crescent (as Carlton Crescent lies within the community land area of the park site) and Carwar Avenue. Consider improved access to public and active transport.	Excessive car-based visitation on popular days is moderated.
2.8		Maintain booking system for park shelters and BBQ's to weekend and public holidays.	Conflicts / disputes related to use of facilities on high use days are minimised.
3	Aquatic recreation		
3.1	To replace the Kogarah War Memorial Pool.	Aquatic facilities that are necessary based on strategic assessment and community needs.	New Aquatic facilities in use. Public feedback.
3.2	To minimise the impact of providing aquatic facilities on other recreational and community activities.	Planning and design of any Aquatic facilities within Carss Bush Park has regard for its relationship and integration with other organised and informal uses to ensure effective and sustainable co-existence (post construction).	Follow up review and monitoring. User feedback.
3.3	To minimise the impact of providing aquatic facilities on the visual setting of the park and foreshore.	Planning and design of any Aquatic facilities within Carss Bush Park seeks to minimise the massing and bulk of the development and implements a design character and materiality that sits well in the park.	Review of design during development.
4	Water based recreation / water edge recreation		
4.1	To enhance opportunities to see the water / be close to the water.	Refer 2.3-2.6.	

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
4.2	To enhance physical access to the water for recreational activities.	Integrate water touch points (eg feet in water) to potential floating connection (refer 2.4-2.5) and northern point (refer 2.6).	Increased number of locations to be close to water. Public feedback.
4.3		Investigate potential for / feasibility of access for people with a disability to river swimming baths if compatible with relevant Heritage Assessment.	Feasibility established. Access for people with a disability to swimming baths is available.
4.4 (refer 10.2)	To further enhance the extent and quality of marine habitat at the water's edge.	Plan design and implement further marine habitat enhancement in the southern area of the park foreshores – refer 10.2.	Feasibility established. Works implemented.
4.5 (refer 10.3)		Plan design and implement further naturalisation of the existing stormwater channel passing through the southern park and foreshore – refer 10.3.	Feasibility established. Works implemented.
4.6 (refer 10.4)	To manage environmental and maintenance challenges at the water's edge.	Restrict public boat launching from boat ramp near Carss Cottage – refer 10.4.	Restrictions implemented. Impacts reduced.
4.7		Increase management of pedestrian access through naturalised foreshore and support with wayfinding and information to encourage compliant use.	Impacts on foreshore vegetation reduced. Public feedback.
5	Access		
5.1	To reduce the impact of vehicular access and parking on the experience of the parks and on pedestrian safety.	Further investigate plan and design rationalisation of parking area to Carwar Avenue to provide shared pedestrian, vehicular and cycle access to Carwar Avenue within the park. Provide an entry / arrival plaza type space adjoining shared zone and Lifesaving Club building with related wayfinding seating cycle racks etc. Council to accommodate the maximum parking that can be accommodated within the pool redevelopment.	Feasibility established. Works implemented. Public feedback.

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
5.2		Improve pedestrian safety to Carlton Crescent and Carwar Avenue by restricting heavy vehicle parking along these roads.	Pedestrian safety incidents reduced.
5.3		Investigate pedestrian refuge crossings at strategic locations on Carlton Crescent.	Feasibility established. Works implemented. Pedestrian safety incidents reduced.
5.4	To improve equal access within Carss Bush Park and Todd Park.	Provide entry plaza as per 5.1 with enhanced disabled parking.	
5.5		Investigate Plan design and implement accessible ramps / walkways from Carss Park Flats to proposed Carwar Ave shared zone and from proposed entry plaza into Carss Bush Park – align to avoid any adverse impacts to existing heritage walling.	Feasibility established. Works implemented. Public feedback.
5.6		Extend and improve capacity and suitability of path network to provide access through the park and to facilities for all abilities – refer 5.4.	Works implemented. Public feedback.
5.7 (refer 4.2)		Investigate potential for access for people with a disability to river swimming baths as per 4.2.	
5.8	To improve the functionality and experience of the pedestrian access system at Carss Bush Park and Todd Park.	Widen the existing path adjoining the northern stormwater channel south of Carlton Crescent to shared path width (min 2.5m) and extend through to Carwar Ave around the south side of the Carss Flat fields. Coordinate with approach to resurfacing of Carss Flats fields (refer 1.2).	Coordination and investigation complete. Works implemented. Public feedback.
5.9		Adapt the existing access road / path that runs south from the Lifesaving Club with widenings of existing paths and new surfaces as required to provide a shared path connection from Carwar Ave to Beach Street.	Works implemented. Public feedback.

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
5.10		Widen the foreshore promenade to provide greater accessibility and amenity subject to heritage requirements. Integrate with improved seating and coordinated with upgrading of foreshore edge treatment (refer 2.3).	Heritage and structural review completed. Works implemented. Public feedback.
5.11		Adapt the existing access path that runs east west from near Beach Street to Bunyala Street to provide shared path link.	Works implemented. Public feedback.
5.12		Adapt the existing access path that runs around Todd Park to provide shared path link.	Works implemented. Public feedback.
5.13	To investigate the maintenance and improvement of bush track network.	Upgrade path and stair access from Carss Bush Park to Gnarbo Ave and to the hilltop managed parking area.	Works implemented. Public feedback.
5.14	To improve circulation and gathering at the centre of Carss Bush Park between Café, Playground and proposed new toilet facilities and intersecting path accesses.	Rationalise and simplify narrow path access at key node by creating a central gathering space / plaza that links the Café Playground and proposed new toilet facilities and integrates a variety of seating and shade. Coordinate with future directions for Café building and replacement public toilet facilities (refer 7.4 and 7.6).	Coordination and investigations complete. Works implemented. Public feedback.
5.15	To improve access to facilities in the southern section of the park.	Plan design and implement strategic access connection / loops that provide access to picnic and other facilities and enhance equality of access in the park.	Design available. Works implemented. Public feedback.
5.16		As part of 5.14 investigate, plan, design and implement boardwalk / bridge across southern stormwater channel linking informal use grassed areas and providing interesting experience / views to the foreshore.	Feasibility established. Works implemented. Public feedback.

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
5.17	To integrate cycle access and related facilities that complements all other access and enhance the use and experience of the park.	Through shared path improvements as per 5.5-5.12 provide for low speed cross park and loop cycle access. Support with regulatory signage.	Reports of any conflicts / issue. Public feedback.
5.18		Provide cycle stands at key locations including: - At Carwar Ave entry plaza - At Café Plaza - Adjoining foreshore promenade - At Carss Flats amenities building.	
5.19 (refer 2.3-2.6)	To enhance opportunities to access (visually and physically) the water / be close to the water.	Refer 2.3-2.6.	
5.20	To provide for effective but low-key wayfinding across the site.	Research Plan and design Wayfinding and interpretive signage suite across parks.	Wayfinding implemented. Public feedback.
5.21	To provide night lighting of major cross park and facilities access paths that facilitates and encourages use.	Investigate design and implement Lighting of selected sections of park path and public space network.	Design complete. Works implemented. Public feedback.
6	Community and social activity		
6.1	To promote and encourage community activity and interaction.	Enhance the function and amenity of the central gathering space between the Café Playground and proposed new toilet facilities (refer 7.6).	Level of use / activity. Public feedback.
6.2		Provide additional seating through park and adjoining upgraded access where users can comfortably watch activities in the park and appreciate the foreshore.	Level of use / activity. Public feedback.
6.3	To support community organisations across diverse interests and cultures	Facilitate use of spaces and built facilities within Carss Bush Park and Todd Park by a broad range of community groups in accordance with Councils policies.	Level of use / activity by minority groups.

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
6.4	To support a sustainable program of community events.	Develop an understanding of the carrying capacity of the parks for a range of events scales and types that can inform the identification of sustainable events programs. Scope to include: - Identification of available event spaces - Assessment of sustainable event capacity (number of attendees) for each space - Identification of available event infrastructure for each space (power water etc) - Identification of preferred event bump in / bump out access - Identification of potential conflicts / management considerations between event use and other uses / adjoining uses. - Identification of potential environmental impacts - Identification of preferred event frequency across park and individual spaces to have regard for the above - Identification of any desired improvements to event infrastructure for each space (power water etc).	Investigations complete. Guiding carrying capacity information available.
6.5		Develop a program of events / activities within Carss Park over the course of the year that: - Recognises / integrates existing established events - Provides opportunities for additional events based on carrying capacity of park (that is considering frequency and size of events) - Considers influence / impact on other uses within the park - Avoids impact on natural environment of the park - Promotes sustainable transport options.	Consultation and liaison complete. Year program available.

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
7	Built facilities for diverse community uses		
7.1	To provide a range of venues for community use.	Manage the existing buildings on site available for flexible community use: - Lifesaving Club - Artists Cottage - Space above Narani Childcare Centre.	Existing facilities available.
7.2		Maintain the Narani Childcare Centre service as part of Councils network of early learning facilities.	Existing facilities available.
7.3	To facilitate a diverse range of community activities.	Provide leases licences and bookings to community organisations in accordance with Councils strategies and policies, the LG Act and CLM Act.	Level of use of community facilities. Public feedback.
7.4	To ensure equality of opportunity of access to community facilities.	Review use of park spaces and built facilities under lease and license on an annual basis or as agreements expire to ensure equitable use of space across the LGA.	Review complete. Any identified outcomes actioned. Public feedback.
7.5	To improve the functional quality and visual character of built facilities.	Investigate potential for upgrade of café building to provide improved facility and better integrate with adjoining park. Key considerations include: - Orientation to best leverage foreshore views - Push southern face further back to free up space for pedestrian movement / shared path to south of building and sitting terrace - Integration / coordination with proposed central gathering space / plaza adjoining playspace café and proposed toilet facility.	Investigations and consultation complete. Planning and design complete. Project implemented. Level of patronage. Public feedback.
7.6		- Develop a separate building providing general public toilet facilities to the park - Provide separate toilets within café for patron use and to be maintained by lessee	

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
7.7		Rationalise fencing and barriers to all buildings where required for function to minimise extent and to implement a unified materials approach	Visual impact reduced
7.8 (refer 1.4 & 1.7)		Plan design and implement upgraded amenities building to Carss Park Flats – potential integration with space for St George Men's Shed	
7.9 (refer 1.5)		Plan design and implement upgraded amenities building to Todd Park	
7.10		Plan design and implement a new public toilet structure adjoining the proposed central gathering space / plaza	Investigations and consultation complete Planning and design complete Project implemented Public feedback
7.11		Identify required heritage conservation works to Carss Cottage and implement as part of an ongoing program. Subsequent to works implement a regular program of preventative maintenance to mitigate the ongoing development of issues	Investigations and consultation complete Planning and design complete Project implemented
7.12	To improve the functional quality and visual character of built facilities.	Lifesaving Club: Identify required upgrade and maintenance works required to enable functional comfortable and safe use of building for community uses. Subsequent to works implement a regular program of preventative maintenance to mitigate the ongoing development of issues.	Investigations and consultation complete. Planning and design complete. Project implemented. Level of use.
7.13		Artists Cottage: : Identify required upgrade and maintenance works required to enable functional comfortable and safe use of building for community uses. Subsequent to works implement a regular program of preventative maintenance to mitigate the ongoing development of issues.	Investigations and consultation complete. Planning and design complete. Project implemented. Level of use.

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
7.14		Narani Childcare Centre: : Identify required upgrade and maintenance works required to enable functional comfortable and safe use of building for community uses. (refer also 7.15 for long term). Subsequent to works implement a regular program of preventative maintenance to mitigate the ongoing development of issues.	Investigations and consultation complete. Planning and design complete. Project implemented.
7.15		In the long term ((20+ years) review and assess potential that the building facility that houses the Narani Childcare and 3 Bridges Community Centre could potentially be redeveloped to provide improved facilities.	Investigations and consultation complete. Planning and design complete. Project implemented.
7.16		Review and investigate the potential to create new space for St George Mens Shed activities as part of multi-purpose building to Carss Flats –Refer also 1.4.	Investigations and consultation complete. Planning and design complete. Project implemented.
7.17 (Refer 7.12 and 7.13)		3 Bridges Community Centre - Upgrade and maintenance as part of Narani Childcare building.	
7.18	To improve the sustainability of built facilities	Carry out a sustainability audit of each facility on site and determine any desirable enhancements to improve sustainability performance. Scope to include but not be limited to: - Natural light - Natural ventilation - Power use - Water use - Water harvesting / re-use.	Review complete. Recommendations implemented. Regular performance review.
8	Play fitness and exercise		
8.1	To provide quality play experiences within the parks.	Complete upgrade of Carss Bush Park playspace. Integrate with future central gathering space / plaza.	Project completed. Level of use.

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
8.2		With upgrade of Carss Bush Park playspace remove play equipment in Todd Park to enable provision of youth activation node including multipurpose court facilities.	Investigations and coordination complete. Project implemented.
8.3	To provide outdoor community fitness facilities effectively integrated into the park setting and character that complement adjoining uses.	Upgrade / replace outdoor fitness node in Carss Flats to integrate with new works including pool redevelopment, new amenities building and path / ramp access.	Planning and design complete. Project implemented. Level of use.
8.4		Consider provision of outdoor fitness node in Todd Park to integrate with field improvements and youth facilities.	Planning and design complete. Project implemented. Level of use.
9	Heritage conservation and interpretation		
9.1	To protect conserve and enhance the State Listed Carss Cottage and its associate curtilage.	Use and manage the Carss Cottage building and curtilage in accordance with its CMP and applicable heritage policies. Refer also item 7.8 related to heritage conservation and maintenance works.	Adherence to CMP and applicable policies. Condition of building and curtilage.
9.2	To protect conserve and enhance the Locally listed heritage fabric of Carss Bush Park.	Use and manage the Carss Bush Park area in accordance with any future Heritage Studies and applicable heritage policies.	Adherence to Heritage study recommendations for Landscape Items and applicable policies.
9.3	To further understand and communicate the Aboriginal cultural values of Carss Bush Park and the local area	In collaboration with First Nations Stakeholders research and document First Nations values of the site and develop a Connecting with Country Framework to guide ongoing planning and design.	Research and consultation complete. Framework complete. Framework recommendations implemented.
9.4		Research stories and heritage material, liaise with relevant stakeholders and plan and implement interpretive mediums coordinated with overall interpretive plan for the site.	Research and consultation complete. Heritage interpretation Plan complete. Plan recommendations implemented.
9.5	To communicate the non aboriginal heritage of Carss Bush Park and the local area.	Research stories and heritage material, liaise with relevant stakeholders and plan and implement interpretive mediums coordinated with overall interpretive plan for the site.	Research and consultation complete. Heritage interpretation Plan complete. Plan recommendations implemented.

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
10	Natural habitats		
10.1	To protect conserve and enhance the remnant bushland area of Carss Bush Park.	Conserve and protect the Carss Bush bushland area including: - Controlling access at edges - Controlling weed encroachment - Controlling residential garden encroachment - Implementing bushland management measures as per Council procedures and policies.	Bushland extent conserved. Weed encroachment reduced. Residential garden encroachment reduced. Bushland resilience increased.
10.2		Selection of trees for planting within Carss Bush Park should consider the introduction of other endemic species to reduce the current reliance upon Eucalyptus botryoides (Bangalay), Casuarina cunninghamiana (River She-Oak) and Casuarina glauca (Swamp She-Oak). Species selected should be consistent with mapped Endangered Ecological Communities (EECs) which occur within the park, including; Swamp Sclerophyll Forest on Coastal Floodplains of the Sydney Basin Bioregion and Swamp Oak Floodplain Forest of the Sydney Basin Bioregion.	Habitat integrity improved. Species diversity within the range of site endemic communities is increased.
10.3	To further enhance the extent and quality of marine habitat at the waters edge.	Plan design and implement further marine habitat enhancement in the southern area of the park foreshores.	Feasibility established. Works implemented.
10.4		Plan design and implement further naturalisation of the existing stormwater channel passing through the southern park and foreshore.	Feasibility established. Works implemented.
10.5	To manage environmental and maintenance challenges at the waters edge.	Restrict public boat launching from boat ramp near Carss Cottage.	Restrictions implemented. Impacts reduced.
11	Tree canopy and heat island management		

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
11.1	To maintain healthy tree canopy to existing tree stock.	Undertake Arborists assessment of existing tree stock to identify current condition safe useful life expectancy (SULE) and recommendations for management.	Assessment completed.
11.2	To plan for tree replacement to maintain tree canopy.	Develop a plan of tree planting and tree management to implement arborist recommendations and plan for future tree removal with replacement plantings as applicable.	Plan completed. Ongoing implementation.
11.3	To plan for increase of tree canopy where sustainable with ground surfaces and seasonal requirements for shade.	Integrated as part of 10.2 and planning and design for open spaces, identify opportunities for additional tree planting and implement.	Planning and design completed. Planting implemented.
12	Effectively and sustainably managed and maintained		
12.1	To reflect Councils overarching policies related to sustainable facilities and operations.	Ensure facilities operation and maintenance optimise sustainable water management and identify opportunities to improve performance such as: – Reducing potable water demand – Increasing infiltration and reducing site runoff – Optimising water harvesting for irrigation / other uses Undertake ongoing / regular review and monitoring. Refer also 7.5.	Assessment of performance completed. Opportunities to improve performance identified. Performance improved.
12.2		Ensure facilities operation and maintenance optimise sustainable energy management and identify opportunities to improve performance.	Assessment of performance completed. Opportunities to improve performance identified. Performance improved.
12.3		Ensure facilities operation and maintenance optimise sustainable and environmentally ethical materials and supplies procurement, and identify opportunities to improve performance.	Assessment of performance completed. Opportunities to improve performance identified. Performance improved.
12.4		Ensure facilities operation and management limits	Assessment of performance completed.

	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
		potential impacts on habitat and biodiversity. Identify opportunities to improve habitat values on the site (eg increase tree canopy, increase vegetation cover at ground level).	Opportunities to improve performance identified. Performance improved.
12.5	To document and regularly review the various maintenance tasks required across the site and review and assess the most effective means of implementing.	As per Effective Management - develop detailed Asset Management and Maintenance Plan to guide planning and implementation of maintenance.	Maintenance Plan completed and available.
12.6	To maintain general landscaped areas in accordance with asset Service levels and systems as per Council's "Mobile Maintenance Operations" system.	Implement recurrent maintenance tasks on site.	Completion of recurrent maintenance tasks to program. Monitoring of issues and requests for action.
12.7	To provide proactive preventative maintenance that can extend lifecycle where desirable.	Integrate to Asset Management and Maintenance preventative maintenance measures.	Lifecycle targets identified. Lifecycle targets met.
12.8	To effectively procure and manage implementation of recurrent maintenance tasks.	Review and assess outsourced and in house maintenance options. Implement preferred maintenance approach.	Review and assessment completed. Management arrangement in place and operational.
12.9	To monitor effectiveness of maintenance and identify pressures and opportunities to be addressed.	Monitor and review efficacy of maintenance including use and patron feedback. identify required actions to address any issues.	Periodic review of maintenance completed and any recommended actions / follow up are identified. Recommended actions / follow up implemented.

11.0 PARK CATEGORISATION

11.1 Assignment of Park category

The guidelines for categorisation of community land are set out in the Local Government Regulations. The core objectives for each category are set out in the LG Act.

The guidelines and core objectives for land categorised as a Park are set out in **Table 11.1**.

Council must manage community land categorised as a Park in accordance with the core objectives in **Table 11.1** and any activities, use or development of the land must be consistent with these core objectives.

Where areas of land categorised as a Park has additional values such as ecological, cultural or social, Council will also manage these areas to protect those additional values.

Table 11.1 Guidelines for and core objectives of community land categorised as a Park

Guidelines **Clause 104 Local Government Regulation**	**Core objectives** **Section 36G LG Act**
Land should be categorised as a park under section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	The core objectives for management of community land categorised as a park are— (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

Council has assigned the category of Park to the areas of Carss Bush Park and Todd Park that:

- Are of informal recreational use and support to recreational use (for example parking and access) but exclude organised sports use.
- Are not required to be categorised as Natural Area.

This covers a major proportion of the site which supports informal recreational activities and includes the open grassed areas to the foreshore and surrounding sports field areas.

11.2 Permissible use and development

New uses (and intensifications of existing uses) and new developments (and expansion of existing developments) on land categorised as Park will be determined for each site by compliance with each of the following:

- the core objectives that apply to the management of land categorised as Park, namely, “to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and, to provide for passive recreational activities or pastimes and for the casual playing of games, and to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management” (Section 36G LG Act).
- the land uses which are permissible for the land for the land use zone that applies to the land in the George River Environment Plan 2021.
- the provisions of any other planning instrument that applies to the land under the EP&A Act such as a State Environmental Planning Policies (SEPPs).

Figure 11.1 below shows areas of Carss Bush Park and Todd Park categorised as a Park.

Figure 11.1 Areas of Carss Bush Park and Todd Park categorised as a Park

Approvals of certain uses and the scale and intensity of permissible uses and developments allowed in the future on community land in this category will take into account:

- this POM and any relevant Council policies,
- any relevant consent under the EP&A Act,
- consistency with the reserve or dedicated purpose,
- the core objectives for this category of community land,
- any identified carrying capacity of the proposed site or locations, and
- community feedback on proposals when required.

For Crown reserves, the use and development of land categorised as Park must also be consistent with the purpose for which the land was dedicated or reserved.

Any new use or any new development that is inconsistent with the core objectives of Park or the permissible land uses under the Georges River LEP or any other applicable instruments under the EP&A Act is inconsistent with the intent of this PoM and may not proceed.

The facilities that are provided and the uses that are considered suitable on community land may change over time in response to the changing, needs of the community. It is anticipated that new uses and activities may emerge, and others increase or decrease in popularity. If this occurs, then the use and development of some community land may be modified to facilitate the changing forms of use desired by the community while adhering to the core objectives of the Park category. Table 11.2 below shows Permissible uses and development of land categorised as Park.

Council may develop or encourage appropriate ancillary development, which is ancillary to the core objectives of Park. The use of community land is often supported by appropriate ancillary development such as playground equipment, amenities buildings or food kiosks.

Table 11.2 Permissible uses and development of land categorised as Park

Purpose/Use	Development to facilitate uses
▪ Access through a reserve (e.g. to undertake building activities associated with adjoining property) ▪ Advertising consistent with reserve purposes (e.g. banners and signage) ▪ Broadcasts associated with any event, concert or public speech ▪ Café/Kiosk, including outdoor seating and tables ▪ Casual and informal recreation ▪ Catering and coffee carts ▪ Concerts and other performances, including both live performances and film (cinema and TV) ▪ Conducting a commercial photography session or filming (as defined in the Local Government Act 1993) ▪ Decorations, displays, exhibitions, fairs, fashion parades, festivals and shows ▪ Emergency occupation for prevention, preparedness, response and recovery ▪ Engaging in an appropriate trade or business (e.g. community auctions and similar activities) ▪ Functions (e.g. commemorative services, book launches, film releases, balls, and similar activities) ▪ Markets ▪ Other community, cultural, educational and social uses and activities ▪ Outreach services ▪ Playing a musical instrument, or singing for fee or reward ▪ Public art or other cultural installations ▪ Public speeches, meetings, workshops, seminars and presentations, including educational programs	▪ Advertising structures and signage (e.g. banners and signage) that: o relate to approved uses/activities o are discrete and temporary o complies with Planning requirements o are approved by Georges River Council ▪ Café/Kiosk, including outdoor seating and tables ▪ Development that facilitates community, cultural, educational, recreational and social activities, including but not limited to: o Adaptive reuse of existing building/structures for a use compatible with the park o Amenities to facilitate the safety, use and enjoyment of the park (e.g. seating, shade structures, BBQ, picnic tables, toilets, bike rings) o Ancillary areas to facilitate use and enjoyment by the community (e.g. storage and change rooms, car parks) o Buildings and structures that facilitate the permissible uses and activities (e.g. grandstands, pavilions, fitness equipment, playgrounds, outdoor courts) o Improving access including disability access to facilities, amenity and the visual character of the general community area (e.g. fountains, pathways, lighting, paved areas, hard and soft landscaped areas) ▪ Development that facilitates energy and water efficiencies (e.g. solar lighting and photovoltaic panels, stormwater harvesting and storage, swales, rain gardens, irrigation and reticulation systems) ▪ Environmental management (e.g. remediation and flood mitigation work)

Purpose/Use	Development to facilitate uses
▪ Publicly accessible ancillary areas (e.g. toilets) ▪ Signage (cultural, educational, regulatory and wayfinding) ▪ Social events (e.g. weddings, picnics and community gatherings) ▪ Temporary structures (e.g. building/construction or events related) ▪ Venue hire	▪ Heritage and cultural interpretation (e.g. memorials and public art) ▪ Kiosks ▪ Markets ▪ Signage (cultural, educational, regulatory and wayfinding) ▪ Temporary structures (e.g. building/construction or events related)

11.3 Leases, licences and other estates

This PoM expressly authorises Council to grant leases, licences or other estates in land categorised as a Park for the purposes set out in **Table 11.3**. Leases, licences and other estates granted by Council must be consistent with the core objectives of land categorised as Park.

The general information and requirements relating to leases, licences and other estates in community land in **Chapter 7** applies to any leases, licences or other estates in land authorised under this part of the PoM.

Table 11.3 Leases, licences and other estates authorised for community land categorised as a Park

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
Lease or Licence	▪ Café/kiosk areas, including seating and tables ▪ Other community, cultural, educational and social uses and activities
Licence	▪ Access through a reserve (e.g. to undertake building activities associated with adjoining property) ▪ Café/Kiosk, including outdoor seating and tables ▪ Coffee carts ▪ Emergency occupation for prevention, preparedness, response and recovery ▪ Markets ▪ Other community, cultural, educational and social uses and activities ▪ Outreach services
Short-term or seasonal licence or permit (Clause 116 of the LG Regulation)	▪ Access through a reserve (e.g. to undertake building activities associated with adjoining property) ▪ Advertising consistent with reserve purposes (e.g. banners and signage) ▪ Broadcasts associated with any event, concert or public speech ▪ Casual and informal recreation ▪ Catering ▪ Concerts and other performances, including both live performances and film (cinema and TV) ▪ Conducting a commercial photography session or filming (as defined in the Local Government Act 1993) ▪ Decorations, displays, exhibitions, fairs, fashion parades, festivals and shows ▪ Emergency occupation for prevention, preparedness, response and recovery ▪ Engaging in an appropriate trade or business (e.g. community auctions and similar activities)

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
	▪ Functions (e.g. commemorative services, book launches, film releases, balls, and similar activities) ▪ Kiosks ▪ Markets ▪ Other community, cultural, educational and social uses and activities ▪ Outreach services ▪ Playing a musical instrument, or singing for fee or reward ▪ Public art installations ▪ Public speeches, meetings, workshops, seminars and presentations, including educational programs ▪ Signage ▪ Social events (e.g. weddings, picnics and community gatherings) ▪ Sports, fitness and leisure training or classes ▪ Temporary structures (e.g. building/construction or events related) ▪ Venue hire
Additional purposes for leases, licences and other estates in land	
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 public utility provider on the community land in accordance with the LG Act and the Regulation.

12.0 SPORTSGROUND CATEGORISATION

12.1 Assignment of Sportsground category

The guidelines for categorisation of community land are set out in the Local Government Regulations. The core objectives for each category are set out in the LG Act.

The guidelines and core objectives for land categorised as a Sportsground are set out in **Table 12.1**.

Council must manage community land categorised as a Sportsground in accordance with the core objectives in **Table 12.1** and any activities, use or development of the land must be consistent with these core objectives.

Table 12.1 Guidelines for and core objectives of community land categorised as a Sportsground

Guidelines Clause 103 Local Government Regulation	**Core objectives** Section 36F LG Act
Land should be categorised as a sportsground if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	• encourage, promote and 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.

Council has assigned the category of Sportsground to the following areas of the of Carss Bush Park and Todd Park:

- The developed turf grass playing field for organised sports usage.

This categorisation assumes that the playing field can be used as a 'village green' grassed area for informal community use and events when not being used for organised sports training and games

12.2 Permissible use and development

The use of community land is often supported by appropriate ancillary development. Lands in the Sportsground category will be used in future for sporting training, competition, and other sports-related activities and community events. Council may permit the erection of amenities and change room block(s), sports fields and training facilities, storage buildings and areas, seating and spectator facilities, pathways and infrastructure lighting and utilities as required for use and events. The general types of uses which may occur on community land and the forms of development generally associated with those uses, are set out for land categorised as Sportsground in **Table 12.2** following.

Table 12.2 specifies the permissible uses and activities, as well as developments for which the land, and any such buildings or improvements, that may be undertaken in the Sportsground areas by Council and lessees or licensees consistent with their user agreements, following Council assessment, approvals and any booking or hire arrangements established by, or with the agreement of Council.

Approvals of certain uses and the scale and intensity of permissible uses and developments allowed in the future will be determined in context:

- with this PoM and any relevant Council policies,
- Council assessment and development approvals,
- category core objectives, and
- any identified carrying capacity of any proposed site or locations.

For Crown reserves, the use and development of land categorised as Sportsground must also be consistent with the purpose for which the land was dedicated or reserved.

The facilities on Sportsground areas may change over time, reflecting the needs of the community. It is anticipated that new sports and activities may develop, and others increase or decrease in popularity. If this occurs, then some community land may be modified to facilitate the changing forms of recreation enjoyed by the community.

The uses and associated development identified in **Table 12.2** provide a general guide and empower Council community consultation and decision-making.

They are intended to provide an overview or general guide, and the expressions used are not intended to impose a strict or defined meaning.

Council may develop or encourage appropriate ancillary development, which is ancillary to the reserve and the purpose and core objectives of Sportsgrounds, and that will enhance healthy and active lifestyles. Figure 12.1 below shows areas of Carss Bush Park and Todd Park categorised as Sportsground.

Figure 12.1 Areas of Carss Bush Park and Todd Park categorised as Sportsground

Table 12.2 Permissible uses and development of community land categorised as a Sportsground

Purpose/Use	Development to facilitate uses
▪ Active and passive recreational and sporting activities compatible with the nature of the land and any relevant facilities, and consistent with the purposes and core objectives of a Sportsground, for example: o Kiosk/cafe o Organised and unstructured recreation activities including children's play and cycling o Community events and gatherings o Commercial uses associated with sports. ▪ Group recreational use, such as picnics and private celebrations. ▪ Eating and drinking in a relaxed setting. ▪ Publicly accessible ancillary areas, such as toilets. ▪ Low-intensity commercial activities (for example recreational equipment hire or leisure or training classes) that are consistent with the purposes and core objectives of a Sportsground. ▪ Community and charity events and gatherings. ▪ Festivals, parades, markets, fairs, exhibitions and similar events and gatherings. ▪ Filming and photographic projects (authorised under section 46(1)(c) Local Government Act). ▪ Concerts, including all musical genres, performances (including film and stage). ▪ Busking. ▪ Mobile vendors. ▪ Public address (speeches). ▪ Management of areas with Natural Values. ▪ Environmental volunteering. ▪ Provision of utilities services including telecommunications (authorised under section 46(1)(a) Local Government Act). ▪ Purposes/uses expressly authorised in **Table 12.3**. ▪ Purposes/uses permitted under State and local environmental planning policies. ▪ Purpose/uses permitted under the Local Government Act and Regulation and other State and Commonwealth legislation.	▪ Development for the purpose of conducting and facilitating organised sport (both amateur and professional), for example: o Sports field (cricket, football, track and field athletics, baseball, softball) o Marked court (basketball, volleyball, badminton, tennis, hockey, netball etc.) o Aquatic facility (learn to swim classes, squad training, fitness and health classes including aqua aerobics, recreational and competitive swimming and diving, organised water sports including water polo, diving, hydrotherapy facilities). ▪ Professional rooms associated with the reserve purposes for hire. ▪ Facilities for sports training. ▪ Compatible, small scale commercial uses, e.g. sports tuition and health, sports physiotherapy. ▪ Gymnasiums, exercise classes and activities. ▪ Skate facilities. ▪ Change room/locker areas. ▪ Shower/toilet facilities. ▪ Car parking and loading areas. ▪ Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas). ▪ Café or refreshment areas (kiosks/restaurants) including external seating. ▪ Shade structures. ▪ Storage ancillary to recreational uses, community events or gatherings, and public meetings. ▪ Facilities for sports training, e.g. batting cages, tennis walls. ▪ Storage ancillary to: o sporting and recreational uses, or o community and charity events or gatherings, or o public meetings. ▪ Development for the purposes of improving access, amenity and the visual character of the land, for example seating, change rooms, toilets, storage, first aid areas paths, public art, pergolas. ▪ Telecommunications infrastructure. ▪ Heritage and cultural interpretation, e.g. signs. ▪ Equipment sales/hire areas.

Purpose/Use	Development to facilitate uses
	▪ Amenities to facilitate the safe use and enjoyment of the park, for example picnic tables, BBQs, sheltered seating areas. ▪ Lighting, paved areas, hard and soft landscaped areas. ▪ 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. ▪ Shared pathways. ▪ Development to facilitate any other purposes/uses set out in this table.

12.3 Leases, licences and other estates

This PoM expressly authorises Council to grant leases, licences or other estates in land categorised as a Sportsground for the purposes set out in **Table 12.3**.

The general information and requirements relating to leases, licences and other estates in community land, in **Chapter 7** applies to any leases, licences or other estates in land authorised under this part of the PoM.

Council must have regard to managing any adverse impact on nearby residences before granting a lease or licence of land categorised as a Sportsground.

Table 12.3 Leases, licences and other estates authorised for community land categorised as Sportsground

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
Lease or licence	▪ Facilities and areas for the purpose of conducting and facilitating organised sport and training (both amateur and professional), for example: o Sports field (cricket, football, track and field athletics, baseball, softball) o Marked court (basketball, volleyball, badminton, tennis, hockey, netball etc.) o Facilities for sports training, e.g. batting cages, tennis walls o Aquatic facility (learn to swim classes, squad training, fitness and health classes including aqua aerobics, recreational and competitive swimming and diving, organised water sports including water polo, diving, hydrotherapy facilities). ▪ Sporting club facilities including club houses, meeting and training rooms, and facilities ancillary to sporting club or group activities. ▪ Professional rooms associated with the reserve purposes for hire. ▪ Change room/locker areas. ▪ Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas).

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
	▪ Compatible, small scale commercial uses, e.g. sports tuition and health, sports physiotherapy. ▪ Café or refreshment areas (kiosks/restaurants) including external seating. ▪ Low-intensity commercial activities (for example recreational equipment hire or leisure or training classes) that are consistent with the purposes and core objectives of a Sportsground. ▪ Gymnasiums, exercise classes and activities. ▪ Skate facilities. ▪ Storage ancillary to: o sporting and recreational uses, or o community and charity events or gatherings, or o public meetings. ▪ Equipment sales/hire areas. ▪ Car parking and loading areas. ▪ Electric vehicle charging stations in car parks. ▪ Provision of utilities services including telecommunications (authorised under section 46(1)(a) Local Government Act. ▪ Any other purpose or use permitted in **Table 12.2.**
Licence	▪ 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). ▪ Small scale commercial activities consistent with the purposes and core objectives of a sportsground. ▪ Community and charity events and gatherings. ▪ Major Council or State Government community, sporting, recreation, cultural and leisure events. ▪ Recreational purposes, including fitness classes, yoga, exercise, dance classes, games. ▪ Festivals, parades, markets, fairs, exhibitions and similar events and gatherings. ▪ Filming (authorised under section 46(1)(c) LG Act). ▪ Photographic projects. ▪ Temporary erection or use of any building or structure (with special conditions) necessary to enable a filming project to be carried out. ▪ Concerts, including all musical genres, performances (including film and stage). ▪ Busking. ▪ Mobile vendors. ▪ Public address (speeches). ▪ Management of areas with natural values. ▪ Environmental volunteering. ▪ Advertising structures and signage (such as A-frames and banners) that are consistent with permissible uses and developments. ▪ Temporary access for construction and works.

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
	▪ Facilitating connection to Country and with place/landscape - culture and heritage.
Short-term or seasonal licence or permit (Clause 116 of the LG Regulation	▪ Community events and festivals. ▪ Playing a musical instrument, or singing for fee or reward. ▪ Picnics and private celebrations such as weddings and family gatherings. ▪ Filming, including for cinema/television. ▪ Conducting a commercial photography session. ▪ Public performances. ▪ Fitness and wellness classes. ▪ Engaging in a trade or business consistent with the purposes and core objectives of a sportsground. ▪ Delivering a public address. ▪ Community events. ▪ Fairs, markets, auctions and similar activities. ▪ Sports and fitness training and classes. ▪ The playing of a lawful game or sport. ▪ Approved temporary access for construction and works.
Additional purposes for leases, licences and other estates in land	▪ Purposes/uses expressly authorised in **Table 12.2** of this PoM, including ancillary and secondary purposes. ▪ Purposes/uses expressly authorised in **Chapter 7** of this POM, including ancillary and secondary purposes. ▪ Purposes/uses permitted in a Council policy or strategy adopted after the date of this PoM, provided that the use is consistent with the core objectives for the categorisation of land as a Sportsground. ▪ Purposes/uses permitted under State and local environmental planning policies. ▪ Purposes/uses authorised under the LG Act, Local Government Regulation and other State and Commonwealth legislation, including for utilities or filming projects which are authorised under section 46 of the LG Act.
Other Estates	This POM authorises 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 public utility provider on the community land in accordance with the LG Act and the Local Government Regulation.

13.0 GENERAL COMMUNITY USE CATEGORISATION

13.1 Assignment of General Community Use category

The guidelines for categorisation of land for General Community Use are set out in the Local Government Regulations. The core objectives for each category are set out in the LG Act.

The guidelines and core objectives for land categorised as General Community Use are set out in **Table 13.1**.

Council must manage community land categorised as a General Community Use in accordance with the core objectives in **Table 13.1** and any activities, use or development of the land must be consistent with these core objectives.

Where areas of land categorised as General Community Use has additional values such as ecological, cultural or social, Council will also manage these areas to protect those values.

Table 13.1 Guidelines for and core objectives of community land categorised as General Community Use

Guidelines Clause 106 Local Government Regulation	**Core objectives** Section 36I LG Act
Land should be categorised as General Community Use if the land— (a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and (b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Local Government Act and does not satisfy the guidelines under the Local Government Regulation for categorisation as a natural area, a sportsground, a park or an area of cultural significance.	To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public— ▪ (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and ▪ (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Council has assigned the category of General Community Use to the following areas of the subject site:

- Buildings providing for commercial uses that support recreation and community activities in Carss Bush Park and Todd Park including the redevelopment of an Aquatic facility on the subject lands.
- Buildings housing community organisations operating within the reserve.
- The Carlton Crescent road reserve which traverses the community land subject to this PoM and which is zoned RE1 Public Recreation in the Georges River LEP 2021.

13.2 Permissible use and development

New uses (and intensifications of existing uses) and new developments (and expansion of existing developments) on land categorised as General Community Use will be determined for each site by compliance with each of the following:

- the core objectives that apply to the management of land categorised as General Community Use, namely, “to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public” (section 36I LG Act).
- the land uses which are permissible for the land for the land use zone that applies to the land in the Georges River LEP 2021.

- the provisions of any other planning instrument that applies to the land under the EP&A Act such as a State Environmental Planning Policies (SEPPs).

Approvals of certain uses and the scale and intensity of permissible uses and developments allowed in the future on community land in this category will take into account:

- this PoM and any relevant Council policies,
- any relevant consent under the *EP&A Act,*
- consistency with the reserve or dedicated purpose,
- the core objectives for this category of community land,
- any identified carrying capacity of the proposed site or locations, and
- community feedback on proposals when required.

For Crown reserves, the use and development of land categorised as General Community Use must also be consistent with the purpose for which the land was dedicated or reserved.

Any new use or any new development that is inconsistent with the core objectives of General Community Use or the permissible land uses under the Central Coast LEP or any other applicable instruments under the EP& A Act is inconsistent with the intent of this PoM and may not proceed.

The facilities that are provided and the uses that are considered suitable on community land may change over time in response to the changing, needs of the community.

It is anticipated that new uses and activities may emerge, and others increase or decrease in popularity. If this occurs, then the use and development of some community land may be modified to facilitate the changing forms of use desired by the community.

Council may develop or encourage appropriate ancillary development, which is ancillary to the core objectives of General Community Use.

13.3 Leases, licences and other estates

This PoM expressly authorises Council to grant leases, licences or other estates in land categorised as General Community Use for the purposes set out in **Table 13.2**.

The general information and requirements relating to leases, licences and other estates in community land generally, in **Chapter 7** applies to any leases, licences or other estates in land authorised under this part of the PoM. Figure 13.1 below shows areas of Carss Bush Park and Todd Park categorised as General Community Use.

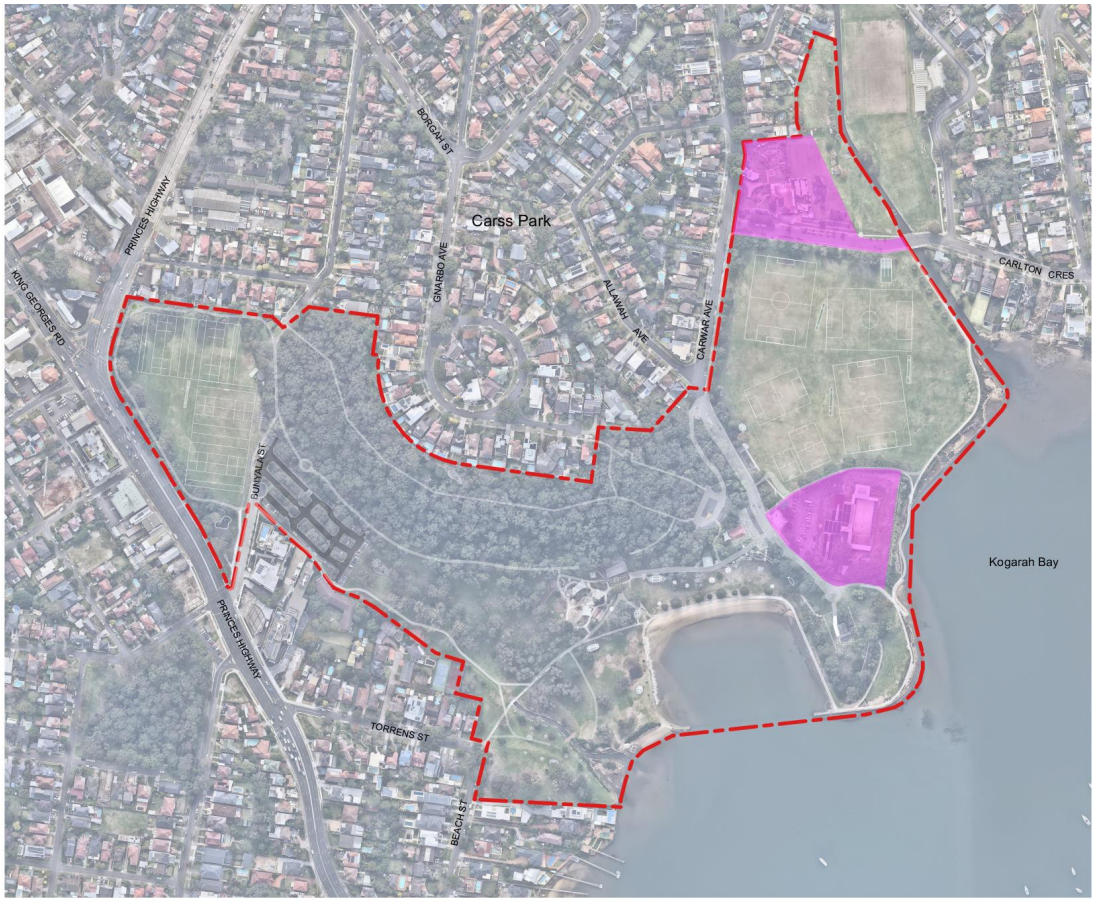


Figure 13.1 Areas of Carss Bush Park and Todd Park categorised as General Community Use

Table 13.2 Leases, licences and other estates and purposes for which they may be granted for community land categorised as General Community Use

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
Lease or licence	▪ Café/Kiosk, including outdoor seating and tables. ▪ Commercial activities ancillary to community, cultural and recreational use (such as: hire or sale of recreational equipment, physiotherapist, dietician, social enterprise). ▪ Management and operation of recreational facility (such as: Aquatic facility).
Licence	▪ Access through a reserve (e.g. to undertake building activities associated with adjoining property). ▪ Café/Kiosk, including outdoor seating and tables. ▪ Commercial activities ancillary to community, cultural and recreational use (e.g. hire or sale of recreational equipment, physiotherapist, dietician, social enterprise). ▪ Emergency occupation for prevention, preparedness, response and recovery. ▪ Management and operation of recreational facility. ▪ Other community, cultural, educational and social uses and activities. ▪ Outreach services. ▪ Storage hire (e.g. ancillary to recreational use).
Short-term or seasonal licence or permit (Clause 116 of the LG Regulation	▪ Access through a reserve (e.g. to undertake building activities associated with adjoining property). ▪ Active and passive recreational activities. ▪ Advertising consistent with reserve purposes (e.g. banners and signage). ▪ Broadcasts associated with any event, concert, or public speech. ▪ Catering and coffee carts. ▪ Conducting a commercial photography session and filming (as defined in the Local Government Act 1993). ▪ Emergency occupation for prevention, preparedness, response and recovery. ▪ Kiosks. ▪ Organised and unstructured sporting activities (including fixtures and events). ▪ Other community, cultural, educational and social uses and activities. ▪ Outreach services. ▪ Public art or other cultural installations. ▪ Public speeches, meetings, workshops, seminars and presentations, including educational programs. ▪ Seasonal, one-off, and irregular sporting competitions and training. ▪ Signage. ▪ Sports, fitness and leisure training or classes. ▪ Storage hire (e.g. ancillary to use of community or recreational facility). ▪ Temporary structures (e.g. building/construction or events related). ▪ Venue hire.
Additional purposes for leases, licences	▪ Purposes/uses expressly authorised in Section 13.2 of this PoM, including ancillary and secondary purposes.

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
and other estates in land	▪ Purposes/uses permitted in a Council policy or strategy adopted after the date of this PoM, provided that the use is consistent with the core objectives for the categorisation of land as General Community Use. ▪ Purposes/uses permitted under State and local environmental planning policies. ▪ Purposes/uses authorised under the Local Government Act, Local Government Regulation and other State and Commonwealth legislation, including for utilities or filming projects which are authorised under section 46 of the Local Government Act.
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 public utility provider on the community land in accordance with the LG Act and the Regulation.

ENV015-25 Attachment 1

14.0 NATURAL AREA - BUSHLAND CATEGORISATION

14.1 Assignment of Natural Area - Bushland category

The guidelines for categorisation of community land are set out in the Local Government Regulations. The core objectives for each sub-category are set out in the LG Act.

The guidelines and core objectives for land categorised as a Bushland are set out in **Table 14.1**.

Council must manage community land categorised as Bushland in accordance with the core objectives in **Table 14.1** and any activities, use or development of the land must be consistent with these core objectives.

Where areas of land categorised as Bushland has additional values such as cultural or social, Council will also manage these areas to protect those additional values.

Table 14.1 Guidelines for and core objectives of community land categorised as NA - Bushland

Guidelines Clause 107 Local Government Regulation	**Core objectives** Section 36J LG Act
(1) Land that is categorised as a natural area should be further categorised as bushland under section 36 (5) of the Act if the land contains primarily native vegetation and that vegetation: (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. (2) 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.	The core objectives for management of community land categorised as bushland are: (a) 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, and (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and (c) to 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, and (d) to restore degraded bushland, and (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and (f) to 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 (g) to protect bushland as a natural stabiliser of the soil surface.

Specifically to Carss Bush Park and Todd Park, Council has assigned Natural Area - Bushland to the remnant bushland slopes to the centre of the site. Figure 14.1 below shows areas of Carss Bush Park and Todd Park categorised as Natural Area Bushland.

Figure 14.1 Areas of Carss Bush Park and Todd Park categorised as Natural Area Bushland

14.2 Permissible Use and Development

The primary purpose of Bushland Reserves is to protect the natural environment, to provide habitat for flora and fauna and protect and conserve cultural heritage while providing opportunities for people to experience the rich ecosystems that they may represent while minimising or mitigating disturbance caused by human use. A low level of development is envisaged for Bushland Reserves with the objective being to provide a natural outdoor experience.

Protecting the natural assets of Georges River is also a commitment to protecting the rights of future generations to access and benefit from these elements which contribute to a liveable community.

Under *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, a person shall not disturb bushland zoned or reserved for public open space purposes without the consent of Council. This policy also establishes specific aims which must be considered before consent is granted.

Examples of uses that are considered appropriate and consistent with the core objectives for land classified as Bushland are set out in **Table 14.2**. Note that any use or development must be consistent with the core objectives for land categorised as Bushland and is also subject to the restrictions that apply to leases and licences of natural areas under the LG Act (Permissible uses and developments are also subject to relevant approvals, permits and tenures as required.

To Crown reserves, the use and development of land categorised as Bushland must also be consistent with the purpose for which the land was dedicated or reserved.

Table 14.2 Permissible use and development of community land categorised as NA - Bushland

Purpose/Use	Development to facilitate uses (subject to restrictions on purposes for which a lease or licence can be granted over natural areas under the LG Act)
▪ Preservation of Council's natural heritage including the identified endangered ecological communities. ▪ Preservation of biological diversity and habitat. ▪ Providing a location for relaxation and passive informal recreation. ▪ Nature-based recreation including guided activities, such as bushwalking or cycling on designated pathways and bird watching. ▪ Group recreational use, such as picnics and private celebrations, or organised nature-based recreation activities, such as orienteering. ▪ Environmental and heritage education, community events and workshops. ▪ Environmental volunteering. ▪ Connection with place/landscape - culture and heritage. ▪ Environmental and scientific study, monitoring and research. ▪ Small scale commercial activities consistent with reserve purpose/core objectives, such as guided bushwalking, nature play or nature photography. ▪ Approved land and bush management activities and care projects requiring ecological restoration activities associated with protection of flora and fauna or natural values. ▪ Carbon sequestration. ▪ Bio-banking. ▪ Land remediation. ▪ Fire hazard reduction and cultural burns. ▪ Soil erosion and water quality. ▪ Water storage for public drinking water. ▪ Facilitating connection to Country.	▪ Nature-based recreation areas including any ancillary buildings such as: o Walking and/or cycling trails, pathways o Interpretation mechanisms and signage o Foot bridges and observation platforms o Compatible fencing, security gates and bollards o Standard quality sign on main entrance o Locational, directional and regulatory signage o Interpretive and wayfinding signage, information and refreshment kiosks o Sheltered seating areas o Lighting for safety, compliance or support to facilities. ▪ Water saving initiatives such as rain gardens, swales and sediment traps. ▪ Energy saving initiatives such as solar lights and solar panels. ▪ Bicycle hire or similar. ▪ Remediation works. ▪ Water recreation structures. ▪ Environmental facilities. ▪ Environmental management, bush fire hazard reduction, flood mitigation and coastal protection works. ▪ Fences (temporary and permanent), bollards, delineators, access control, security cameras. ▪ Signage and interpretation features. ▪ Public art installations to support appreciation and understanding of the natural area. ▪ Temporary erection or use of any building or structure (with special conditions) necessary to enable a filming project to be carried out.

Purpose/Use	Development to facilitate uses (subject to restrictions on purposes for which a lease or licence can be granted over natural areas under the LG Act)
▪ Filming and photographic projects (authorised under section 46(1)(c) Local Government Act). ▪ Purposes for which a lease or licence is permitted for natural areas – see Part 9.7 of this PoM ▪ Purposes/uses permitted under State and local environmental planning policies. ▪ Purpose/uses permitted under the Local Government Act and Regulation and other State and Commonwealth legislation. ▪ Purposes/uses permitted in a Council policy or strategy adopted after this PoM.	▪ Work sheds, storage sheds or temporary stockpile areas for natural materials required in connection with the maintenance of the land. ▪ Biodiversity conservation initiatives including artificial habitat. ▪ Water storage facility. ▪ Development to facilitate any other appropriate purposes/uses set out in this table.

14.3 Leases, Licences and other Estates

This PoM expressly authorises Council to grant leases, licences or other estates in land categorised as NA - Bushland for the purposes set out in **Table 14.3**. Leases or licences authorised by this Chapter must not involve the erection, rebuilding, replacement or use of any building or structure that is not of a kind prescribed in the LG Act or Local Government Regulations.

The general information and requirements relating to leases, licences and other estates in community land generally, in **Chapter 7** applies to any leases, licences or other estates in land authorised under this part of the PoM.

Table 14.3 Leases, licences and other estates and purposes for which they may be granted for community land categorised as Natural Area - Bushland

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
NOTE: Leases or licences authorised by this Chapter must not involve the erection, rebuilding, replacement or use of any building or structure that is not of a kind prescribed in the LG Act or Local Government Regulations.	
Lease or licence	▪ Erection or use of building or structure that is a kind prescribed by the LG Act or regulations, including walkways, pathways, bridges, causeways, observation platforms and signs. ▪ Erection or use of a building or structure for a purpose prescribed by the LG Act or regulations, including information kiosk, refreshment kiosks (but not restaurants), work sheds or storage sheds required in connection with the maintenance of the land, toilets or rest rooms. ▪ Water recreation structures. ▪ Environmental facilities. ▪ Environmental management, bush fire hazard reduction, flood mitigation and coastal protection works. ▪ Bicycle hire or similar. ▪ Facilitating connection to Country and with place/landscape - culture and heritage.

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
NOTE: Leases or licences authorised by this Chapter must not involve the erection, rebuilding, replacement or use of any building or structure that is not of a kind prescribed in the LG Act or Local Government Regulations.	
Licence	▪ Environmental and heritage education, community events and workshops. ▪ Environmental and scientific study, monitoring and research. ▪ Approved land and bush management activities and care projects requiring ecological restoration activities associated with protection of flora and fauna or natural values. ▪ Guided bushwalks and/or tours. ▪ Bicycle/boat/ kayak hire or similar. ▪ Environmental volunteering. ▪ Facilitating connection to Country and with place/landscape - culture and heritage. ▪ Public art installations to support appreciation and understanding of the natural area. ▪ Small scale commercial activities consistent with reserve purpose/core objectives, such as guided bushwalking, nature play or nature photography. ▪ Filming and photographic projects (authorised under section 46(1)(c) Local Government Act). ▪ Temporary erection or use of any building or structure (with special conditions) necessary to enable a filming project to be carried out. ▪ Biodiversity conservation initiatives including artificial habitat. ▪ Fire hazard reduction and cultural burns. ▪ Soil erosion and water quality. ▪ Work sheds, storage sheds or temporary stockpile areas for natural materials required in connection with the maintenance of the land. ▪ The temporary use of any existing road or fire trail, or the temporary use of land that does not have 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 adjoining land, or ○ to remove waste that is consequential on such work.
Short term licensing or hiring	• Community events and festivals. • Playing a musical instrument, or singing for fee or reward. • Picnics and private celebrations such as weddings and family gatherings. • Filming, including for cinema/television. • Conducting a commercial photography session. • Public performances. • Fitness and wellness classes. • Engaging in a trade or business consistent with the purposes and core objectives of Natural Area Bushland. • Delivering a public address. • Community events. • Fairs, markets, auctions and similar activities. • Sports and fitness training and classes. • Approved temporary access for construction and works.

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
NOTE: Leases or licences authorised by this Chapter must not involve the erection, rebuilding, replacement or use of any building or structure that is not of a kind prescribed in the LG Act or Local Government Regulations.	
	• Any additional short-term casual use prescribed by the LG Act or LG Regulations.
Additional purposes for leases, licences and other estates in land	• Entering into an agreement for the purpose of conservation (for example a Biodiversity Stewardship Agreement, Conservation Agreement or Wildlife Refuge Agreement within the meaning of Part 5 of the Biodiversity Conservation Act 2016). • Purposes/uses expressly authorised in **Table 14.2** of this PoM, including ancillary and secondary purposes. • Purposes/uses permitted in a Council policy or strategy adopted after the date of this PoM, provided that the use is consistent with the core objectives for the categorisation of land as Natural Area Bushland. • Purposes/uses permitted under State and local environmental planning policies. • Purposes/uses authorised under the LG Act, Local Government Regulation and other State and Commonwealth legislation, including for utilities or filming projects which are authorised under section 46 of the LG Act.
Other Estates	This POM authorises Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities subject to the limitations of section 47B of the LG Act.

15.0 NATURAL AREA - FORESHORE CATEGORISATION

15.1 Assignment of Natural Area - Foreshore category

The guidelines for categorisation of community land are set out in the Local Government Regulations. The core objectives for each sub-category are set out in the LG Act.

The guidelines and core objectives for land categorised as Foreshore are set out in **Table 15.1**.

Council must manage community land categorised as Foreshore in accordance with the core objectives in **Table 15.1** and any activities, use or development of the land must be consistent with these core objectives.

Where areas of land categorised as Foreshore have additional values such as cultural or social, Council will also manage these areas to protect those additional values.

Table 15.1 Guidelines for and core objectives of community land categorised as NA - Foreshore

Guidelines Clause 107 Local Government Regulation	**Core objectives** Section 36N LG Act
Land that is categorised as a natural area should be further categorised as foreshore under section 36 (5) of the Act if the land is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.	The core objectives for management of community land categorised as foreshore are: (a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and (b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.

Specifically to Carss Bush Park and Todd Park, Council has assigned Natural Area - Foreshore to the natural and remade natural zones adjoining Kogarah Bay and at the interface of creek lines with the bay.

15.2 Permissible Use and Development

Examples of uses that are considered appropriate and consistent with the core objectives for land classified as Foreshore are set out in **Table 15.2**. Note that any use or development must be consistent with the core objectives for land categorised as Foreshore and is also subject to the restrictions that apply to leases and licences of natural areas under the LG Act (Permissible uses and developments are also subject to relevant approvals, permits and tenures as required.

To Crown reserves, the use and development of land categorised as Foreshore must also be consistent with the purpose for which the land was dedicated or reserved.

Table 15.2 Permissible use and development of community land categorised as NA - Foreshore

Purpose/Use	**Development to facilitate uses (subject to restrictions on purposes for which a lease or licence can be granted over natural areas under the LG Act)**
▪ Preservation and enhancement of council's natural and cultural heritage. ▪ Preservation of biological diversity and habitat.	▪ Low-impact walking trails. ▪ Water sensitive urban design installations. ▪ Observation platforms, pontoon.

Purpose/Use	Development to facilitate uses (subject to restrictions on purposes for which a lease or licence can be granted over natural areas under the LG Act)
▪ Providing a location for formal and informal recreation. ▪ Walking. ▪ Access to the waterway (e.g. for swimming, fishing, dinghies, kayaks and boat sheds). ▪ Environmental and scientific study. ▪ Community engagement in understanding and enhancing natural and cultural values. ▪ Approved bush care projects requiring ecological restoration activities associated with protection of flora and fauna. ▪ Fire hazard reduction. ▪ Facilitating connection to Country. ▪ Filming and photographic projects (authorised under section 46(1)(c) Local Government Act). ▪ Purposes for which a lease or licence is permitted for natural areas – see Part 9.7 of this PoM. ▪ Purposes/uses permitted under State and local environmental planning policies. ▪ Purpose/uses permitted under the Local Government Act and Regulation and other State and Commonwealth legislation. ▪ Purposes/uses permitted in a Council policy or strategy adopted after this PoM.	▪ Temporary erection or use of any building or structure necessary to enable a filming project to be carried out. ▪ Locational, directional, interpretative and regulatory signage. ▪ Dinghy / kayak racks. ▪ Foreshore erosion control works. ▪ Barriers. ▪ Boardwalk. ▪ Maintenance and use of existing boatsheds. ▪ Development to facilitate any other appropriate purposes/uses set out in this table.

Figure 15.1 below shows areas of Carss Bush Park and Todd Park categorised as Natural Area – Foreshore.

Figure 15.1 Areas of Carss Bush Park and Todd Park categorised as Natural Area - Foreshore

15.3 Leases, Licences and other Estates

This PoM expressly authorises Council to grant leases, licences or other estates in land categorised as NA - Foreshore for the purposes set out in **Table 15.3**. Leases or licences authorised by this Chapter must not involve the erection, rebuilding, replacement or use of any building or structure that is not of a kind prescribed in the LG Act or Local Government Regulations

The general information and requirements relating to leases, licences and other estates in community land generally, in **Chapter 7** applies to any leases, licences or other estates in land authorised under this part of the PoM.

Table 15.3 Leases, licences and other estates and purposes for which they may be granted for community land categorised as Natural Area - Foreshore

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
NOTE: Leases or licences authorised by this Chapter must not involve the erection, rebuilding, replacement or use of any building or structure that is not of a kind prescribed in the LG Act or Local Government Regulations.	
Lease or licence	▪ Walkways, pathways, bridges, causeways. ▪ Observation platforms, signs. ▪ Information kiosk. ▪ Bicycle/boat hire or similar. ▪ 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, bridges, causeways. • Observation platforms, signs. • Information kiosk. • Bicycle/boat hire or similar. • 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 licensing or hiring	• Scientific studies and surveys or similar. • Bicycle/boat hire or similar. • Temporary erection or use of any building or structure necessary to enable a filming project to be carried out Sports and fitness training and classes. • Approved temporary access for construction and works. • Any additional short-term casual use prescribed by the LG Act or LG Regulations.
Additional purposes for leases, licences and other estates in land	• Entering into an agreement for the purpose of conservation (for example a Biodiversity Stewardship Agreement, Conservation Agreement or Wildlife Refuge Agreement within the meaning of Part 5 of the Biodiversity Conservation Act 2016).

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
NOTE: Leases or licences authorised by this Chapter must not involve the erection, rebuilding, replacement or use of any building or structure that is not of a kind prescribed in the LG Act or Local Government Regulations.	
	• Purposes/uses expressly authorised in **Table 15.2** of this PoM, including ancillary and secondary purposes. • Purposes/uses permitted in a Council policy or strategy adopted after the date of this PoM, provided that the use is consistent with the core objectives for the categorisation of land as Natural Area Foreshore. • Purposes/uses permitted under State and local environmental planning policies. • Purposes/uses authorised under the LG Act, Local Government Regulation and other State and Commonwealth legislation, including for utilities or filming projects which are authorised under section 46 of the LG Act.
Other Estates	This PoM authorises Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities subject to the limitations of section 47B of the LG Act.

Refer to section 7.3 for summary of existing leases and licences.

16.0 NATURAL AREA - WATERCOURSE CATEGORISATION

16.1 Assignment of Natural Area - Watercourse category

The guidelines for categorisation of community land are set out in the Local Government Regulations. The core objectives for each sub-category are set out in the LG Act.

The guidelines and core objectives for land categorised as a Watercourse are summarised in **Table 16.1**.

Council must manage community land categorised as Watercourse in accordance with the core objectives in **Table 16.1** and any activities, use or development of the land must be consistent with these core objectives.

Where areas of land categorised as Watercourse have additional values such as cultural or social, Council will also manage these areas to protect those additional values.

Table 16.1 Guidelines for and core objectives of community land categorised as NA - Watercourse

Guidelines Clause 107 Local Government Regulation	**Core objectives** Section 36M LG Act
Land that is categorised as a natural area should be further categorised 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, including land that is protected land for the purposes of the Rivers and Foreshores Improvement Act 1948 or State protected land identified in an order under section 7 of the Native Vegetation Conservation Act 1997.	The core objectives for management of community land categorised as watercourse are: a. manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows b. manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability c. restore degraded watercourses d. promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

Specifically to Carss Bush Park and Todd Park, Council has assigned Natural Area - Watercourse to the natural and remade natural waterbodies including the Carss Park Tidal baths and the naturalised drainage channel in the southern zone of the subject site.

16.2 Permissible Use and Development

Examples of uses that are considered appropriate and consistent with the core objectives for land classified as Watercourse are set out in **Table 16.2**. Note that any use or development must be consistent with the core objectives for land categorised as Watercourse and is also subject to the restrictions that apply to leases and licences of natural areas under the LG Act (Permissible uses and developments are also subject to relevant approvals, permits and tenures as required.

To Crown reserves, the use and development of land categorised as Watercourse must also be consistent with the purpose for which the land was dedicated or reserved.

Table 16.2 Permissible use and development of community land categorised as NA - Watercourse

Purpose/Use	Development to facilitate uses (subject to restrictions on purposes for which a lease or licence can be granted over natural areas under the LG Act)
• Preservation of the council's natural heritage including the identified endangered ecological communities. • Preservation of biological diversity and habitat. • Providing a location for relaxation and passive, informal, water-based recreation, unless prohibited. • Approved bush care projects requiring ecological restoration activities associated with the protection and conservation of flora and fauna. ▪ Restoration works associated with the protection of the biodiversity and ecological values of the in-stream environment.	• Visitor facilities: toilets, picnic tables, BBQs, sheltered seating areas, lighting, low-impact carparks, refreshment kiosks. • Low-impact walking trails. • Interpretive signage, information kiosks. • Water-saving initiatives such as rain gardens, swales and sediment traps. • Bridges, observation platforms. • Work sheds or storage sheds required in connection with the maintenance of the land. • Bicycle/boat hire or similar. • Temporary erection or use of any building or structure necessary to enable a filming project to be carried out. • Locational, directional and regulatory signage. ▪ Flood mitigation works, such as detention basins, realignment of water flows and banks, installation of pipes, culverts and other structures to assist in control of flood waters.

Figure 16.1 below shows areas of Carss Bush Park and Todd Park categorised as Natural Area – Watercourse.

Figure 16.1 Areas of Carss Bush Park and Todd Park categorised as Natural Area - Watercourse

16.3 Leases, Licences and other Estates

This PoM expressly authorises Council to grant leases, licences or other estates in land categorised as NA - Watercourse for the purposes set out in **Table 16.3**. Leases or licences authorised by this Chapter must not involve the erection, rebuilding, replacement or use of any building or structure that is not of a kind prescribed in the LG Act or Local Government Regulations.

The general information and requirements relating to leases, licences and other estates in community land generally, in **Part 7.1 of Chapter 7** applies to any leases, licences or other estates in land authorised under this part of the PoM.

Table 16.3 Leases, licences and other estates and purposes for which they may be granted for community land categorised as Natural Area - Watercourse

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
NOTE: Leases or licences authorised by this Chapter must not involve the erection, rebuilding, replacement or use of any building or structure that is not of a kind prescribed in the LG Act or Local Government Regulations.	
Lease or licence	▪ Walkways, pathways, bridges, causeways. ▪ Observation platforms, signs. ▪ Information kiosk. ▪ Kiosk selling light refreshments. ▪ Bicycle/boat hire or similar. ▪ 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, bridges, causeways. • Observation platforms, signs. • Information kiosk. • Kiosk selling light refreshments. • Bicycle/boat hire or similar. • 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 licensing or hiring	• Scientific studies and surveys or similar. • Bicycle/boat hire or similar. • Temporary erection or use of any building or structure necessary to enable a filming project to be carried out.
Additional purposes for leases, licences and other estates in land	• Entering into an agreement for the purpose of conservation (for example a Biodiversity Stewardship Agreement, Conservation Agreement or Wildlife Refuge Agreement within the meaning of Part 5 of the Biodiversity Conservation Act 2016). • Purposes/uses expressly authorised in **Table 16.2** of this PoM, including ancillary and secondary purposes. • Purposes/uses permitted in a Council policy or strategy adopted after the date of this PoM, provided that the use is consistent with the core objectives for the categorisation of land as Natural Area Watercourse.

Type of tenure arrangement	Purpose for which a lease, licence or other estate in land may be granted
NOTE: Leases or licences authorised by this Chapter must not involve the erection, rebuilding, replacement or use of any building or structure that is not of a kind prescribed in the LG Act or Local Government Regulations.	
	• Purposes/uses permitted under State and local environmental planning policies. • Purposes/uses authorised under the LG Act, Local Government Regulation and other State and Commonwealth legislation, including for utilities or filming projects which are authorised under section 46 of the LG Act.
Other Estates	This POM authorises Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities subject to the limitations of section 47B of the LG Act.

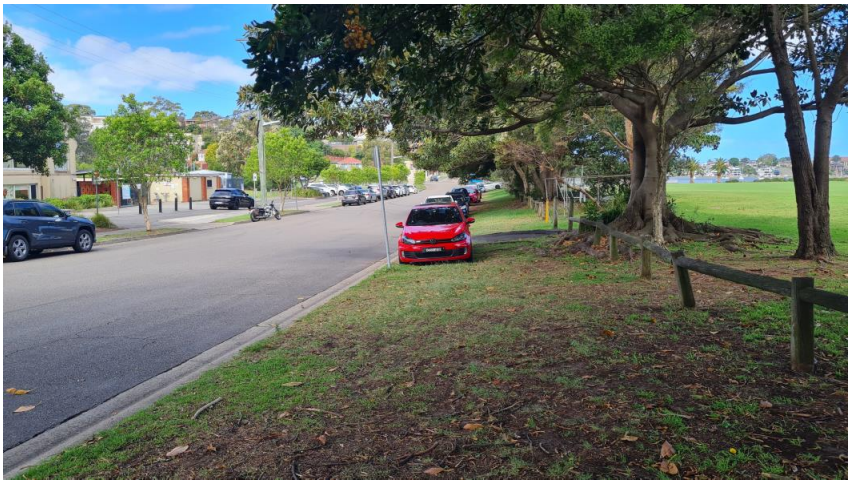
Refer to section 7.3 for summary of existing leases and licences.

17.0 APPENDICES

17.1 Site Images – December 2023

Site Image: Pedestrians and vehicles conflict at access and parking locations

Site Image: Existing paths are aged and generally under sized



Site Image: Car parking to verge on Carlton Crescent adjacent iconic Fig trees

Site Image: Landscape and access challenges at park edge on Carlton Street

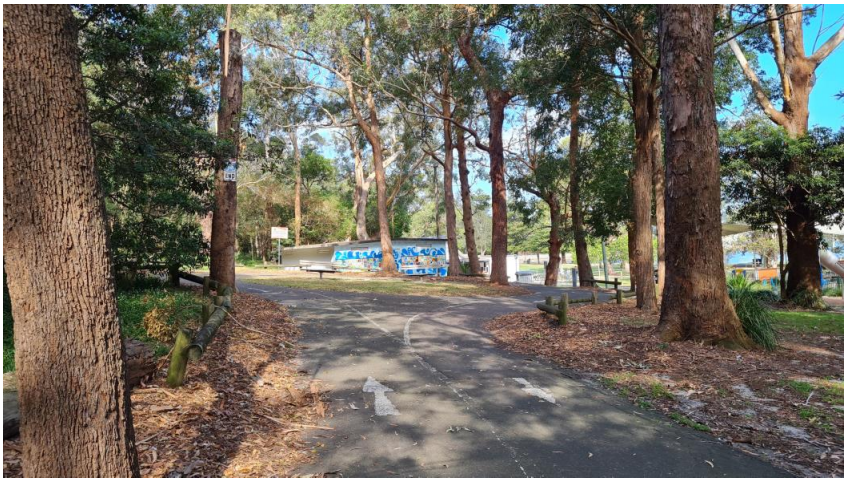
Site Image: Narrow path and utilitarian fence impact walking experience

Site Image: Aged or poor quality treatments detract from park experience

Site Image: Narrow path access limits usability

Site Image: Narrow path access limits usability

Site Image: Attractive walking experiences through bushland edge



Site Image: Path nodes require careful design for effective use and wayfinding

Site Image: Path nodes require careful design for effective use and wayfinding

Site Image: Varied path materials

Site Image: Attractive combinations of sandstone and native tree canopy

Site Image: Recent seating terraces are effective

Site Image: Promenade could offer a more attractive walking and recreational experience

Site Image: The points at swimming cove offer potential as nodal sitting / gathering places

Site Image: The points at swimming cove offer potential as nodal sitting / gathering places

Site Image: Some seating areas are not accessible by path

Site Image: Informal access can damage foreshore planting

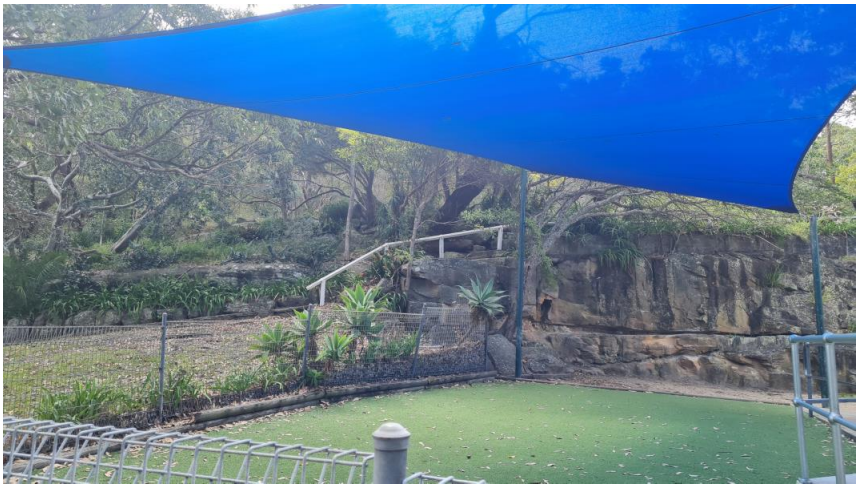
Site Image: Tidal habitat pools are popular addition to foreshore

Site Image: permeable residential boundaries provide a nice interface to the park

Site Image: Varied character of parking from heavily vegetated to very open

Site Image: Varied character of parking from heavily vegetated to very open

Site Image: Pedestrian priority can be further enhanced at park entries

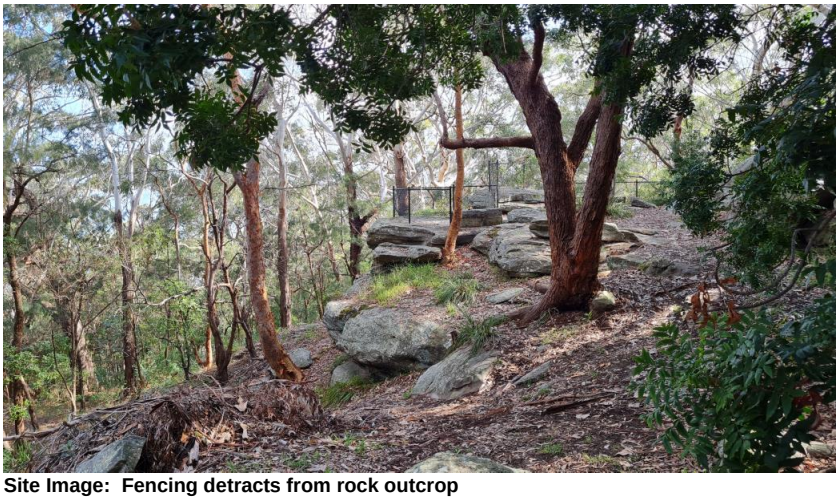


Site Image: Varied type and quality of fencing

Site Image: Varied type and quality of fencing

Site Image: Varied type and quality of fencing

Site Image: Recyclables exchange hub within carpark



Site Image: Fencing detracts from rock outcrop

Site Image: St George Men's Shed

17.2 Flora List 2004 PoM

The following table was produced as part of the 2004 Plan of Management, extracted from the National Trust 1996 Native Species Vegetation Survey.

NATIONAL TRUST 1996 NATIVE SPECIES VEGETATION SURVEY – CARSS BUSH PARK

Botanical Name	Common Name	**Botanical Name**	Common Name
LYCOPODIACEAE		MORACEAE	
SELAGINELLACAEA		*Ficus rubiginosa*	Port Jackson Fig
Selaginella uliginosa	Swamp Selaginella		
PTERIDOPHYTA		MYRSINACEAE	
ADIANTACEAE		*Rapanea variablis*	Muttonwood
Adiantum aethiopicum	Maiden Hair		
Pteris tremula			
P. vittata			
ASPLENIACEAE		MYRTACEAE	
Aspleniumn flabellifoliun		*Angophora costata*	Smooth Barked Apple
		Baeckia virgata	
		Eucalyptus botryoides	
		Eucalyptus gummifera	Red Bloodwood
		Eucalyptus pilularis	Blackbutt
		Kunzea ambigua	Tick Bush
		Leptospermum attentuatum	Flaky barked tea tree
		Leptospermum flavescens	Yellow tea tree
BLECHNACEAE		OLEACEAE	
Blechnum cartilagineum		*Notelaea longifolia*	
		Notelaea venosa	Mock Olive
CYATHEACEAE		PITTOSPORACEAE	
Calochlaena dubia	False Bracken	*Billardiera scandens*	Dumplings
Cyathea australis	Tree Fern	*Bursaria spinosa*	Blackthorn
		Pittosporum revolutum	Yellow Pittosporum
		Pittosporum undulatum	Sweet Pittosporum

NATIONAL TRUST 1996 NATIVE SPECIES VEGETATION SURVEY – CARSS BUSH PARK

Botanical Name	Common Name	**Botanical Name**	Common Name
DENNTAEDTIACEAE		PROTEACEAE	
Hypolepis muelleri	Ground-fern	*Banksia ericifolia*	
Pteridium esculentum	Bracken Fern	*Banksia integrifolia*	Coastal Banksia
		Banksia spinulosa	Hairpin Banksia
		Banksia serrata	Old Man Banksia
		Grevillea sericea	Pink Spider Flower
		Hakea dactyloides	Finger Hakea
		Hakea salicifolia	
		Hakea sericea	Silky Hakea
		Lambertia formosa	Mountain Devil
		Lomatia silaifolia	Crinkle Bush
		Persoonia levis	Broad-leaf Geebung
		Persoonia linearis	Fine-leaf Geebung
		Persoonia laurina ssp. intermedia	
		Xylomelum pryiforme	
GLENICHENIACEAE		RAMNACEAE	
Sticherus flabellatus		*Pomaderris sp.*	
LINSACEAE		RANUNCULACEAE	
Lindsaea linearis		*Clematis aristata*	Toothed Clematis
PTERIDACEAE		RUBINACEAE	
Cheilanthes tenuifolia	Rock Fern	*Opercularia aspera*	Thin Stinkweed
		Pomax umbellata	Pomax
ANGIOSPERMAE		RUTACEAE	
		Zieria pilosa	Hairy Zieria
		Zieria smithii	
DICOTYLENDONS		SANTALACEAE	
APIACEAE		*Exocarpos cupressiformis*	Native Cherry
Hydrocotyle sp.	Pennywort		
Trachymene incisa			
Xanthosia pilosa			
Xanthosia tridentata			
ARALIACEAE		SAPINDACEAE	
Polyscias sambucifolius	Elderberry Panax	*Dodonaea triquetra*	Hopbush
		Guioa semiglauca	
ASTERACEAE		SCROPHULORIACEAE	
Cassinia aculeata		*Veronica plebeia*	
Ozothamnus diosmifolium			
Olearia microphylla			
BIGNONIACEAE		SOLANACEAE	
Pandorea pandorana	Wonga Vine	*Solanum pungetium*	
CASSYTHACEAE		STERCULIACEAE	
Cassytha glabrata	Devil's Twine	*Brachychiton acerifolium*	Illawarra Flame Tree
		Lasiopetalum ferrugineum	Rust Plant
CASUARINACEAE		THYMELACEAE	
Allocasuarina littoralis	Black She-oak	*Pimelea linifolia*	Slender Rice Flower
Allocasuarina torulosa	Forest oak		
CHENOPODIACEAE		VERBENACEAE	
Einadia hastate		*Clerodendrum tomentosum*	Hairy Clerodendrum
CONVOLVULACEAE		VITACEAE	
Dichondra repens	Kidney Weed	*Cayratia clematidea*	Native Grape
		Cissus antartica	
		Cissus hypoglauca	Water Vine
DILLENIACEAE		**MONOCOTYLENDONS**	
Hibberia dentata		COMMELINACEAE	
Hibberia scandens		*Commelina cyanea*	Wandering Sailor

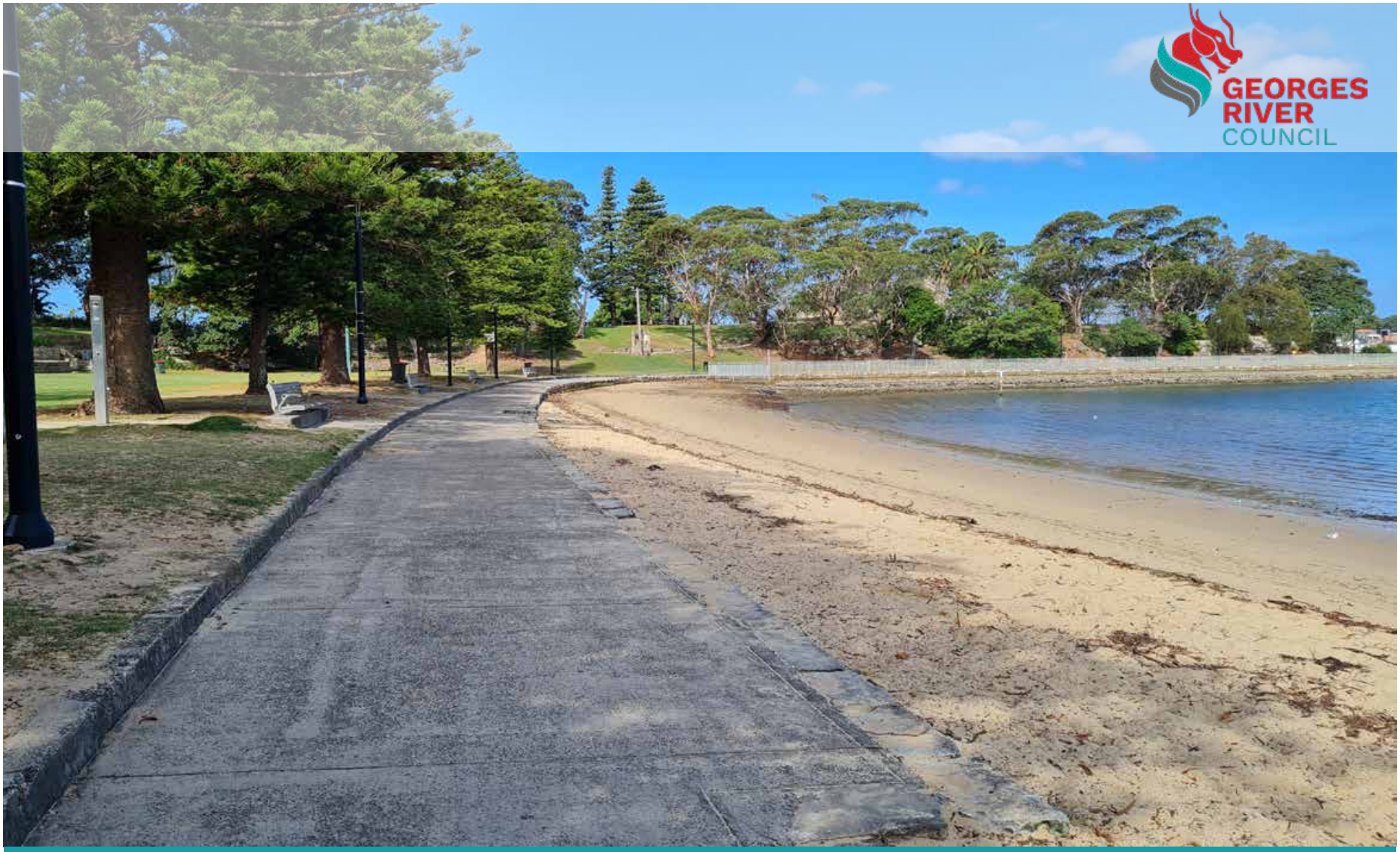
NATIONAL TRUST 1996 NATIVE SPECIES VEGETATION SURVEY – CARSS BUSH PARK

Botanical Name	Common Name	**Botanical Name**	Common Name
ELAEOCARPACEAE		CYPERACEAE	
Elaeocarpus reticulates	Blueberry Ash	*Cyperus gracilis*	
		Cyperus laeves	
		Cyperus polystachyos	
		Gahnia sp.	Saw-sedge
		Lepidosperma laterale	Pithy sword-sedge
		Schoenus melanostachys	
		Scirpus inundatus	
EPACRIDACEAE		JUNACCEAE	
Astroloma pinifolium		*Juncus bufonis*	
Epacris pulchella	NSW Coral Heath	*Juncus homalocaulis*	
Leucopogon ericoides		*Juncus planifolius*	Broad Rush
Leucopogon juniperinus	Prickly Beard-Heath	*Juncus usitatus*	Common Rush, Tussock Rush
Leucopogon parviflorus	Coast Beard-Heath		
Monotoca elliptica			
EUPHORBIACEAE		LILIACEAE	
Breynia oblongifolia	Dwarf's Apples	*Caesia sp*	Grass Lily
Glochidion ferdinandi	Cheese Tree	*Dianella caerulea*	Flax Lily
Omalahthus populifolius	Bleeding Heart	*Dianella revoluta*	Black Anthered Flax Lily
Micrantheum sp.		*Thysanotus juncifolius*	Fringe Lily
Phyllanthus hirtellus			
Poranthera ericifolia			
Poranthera microphylla	Small Poranthera		
FABACEAE		ORCHIDACEAE	
Dillwynia retorta		*Cryptostylis subulata*	Large Tongue Orchid
Hardenbergia violacea	False Sarsaparilla	*Dendrobium linguiforme*	Tongue Orchid
Kennedia rubicunda	Coral Pea	*Dipodium punctatum*	Hyacinth Orchid
Platylobium formosum	Handsome Flat Pea	*Pterostylis concinna*	Trim Greenhood
Pultenaea daphnoides	Large-leaf Bush Pea		
GERANIACEAE		PHILESIACEAE	
Geranium homeanum		*Eustrephus latifolius*	Wombat Berry
Geranium indorum		*Geitnoplesium cymosum*	
GOODENIACEAE		POACEAE	
Goodenia hederacea	Variable Goodenia	*Cymbopogon refractus*	Barb Wire Grass
Goodenia heterophylla		*Enchinopogon caespitosus*	Hedgehog Grass
		Entolasia marginata	
		Entolasia stricta	
		Imperata cylindrica var. major	Blady Grass
		Microlaena stipoides	Weeping Meadow Grass
		Oplismenus imbecillis	Basket Grass
		Paspalidium rigida	
		Themeda australis	Kangaroo Grass
HALORAGACEAE		SMILACEAE	
Gonocarpus teucrioides	Germander Raspwort	*Smilax glyciphylla*	Sarsaparilla
LOBELIACEAE		STYLIDIACEAE	
Lobelia gracillis		*Stylidium graminifolium*	Grass Trigger Plant
Pratia purpurescens			
MENISPERMACEAE		XANTHORRHOEACEAE	
Sarcopetalum harveyanum	Perl Vine	*Lomandra confertifolia*	
		Lomandra longifolia	Spiny Headed Matrush
Stephania japonica	Snake Vine	*Lomandra multifora*	
		Lomandra obliqua	Twisted Matrush
		Lomandra sp	
		Xanthorrhoea sp	Grass Tree

NATIONAL TRUST 1996 NATIVE SPECIES VEGETATION SURVEY – CARSS BUSH PARK

Botanical Name	Common Name	**Botanical Name**	Common Name
MIMOSACEAE			
Acacia floribunda			
Acacia implexa			
Acacia linifolia	Flax-leaf Wattle		
Acacia longifolia	Sydney Golden Wattle		
Acacia myrtifolia			
Acacia parramattensis			
Acacia prominens	Gosford Wattle		
Acacia stricta			
Acacia suaveolens			
Acacia terminalis			
Acacia ulicifolia	Sweet Wattle Sunshine Wattle Prickly Wattle		

Reference: Brodie, L, Stolle, H, Rannard,J. *Carss Park Bushland, Bushland Survey for Kogarah Council, April, 1996,* National Trust of Australia (NSW).



CARSS BUSH PARK AND TODD PARK MASTER PLAN AND PLAN OF MANAGEMENT

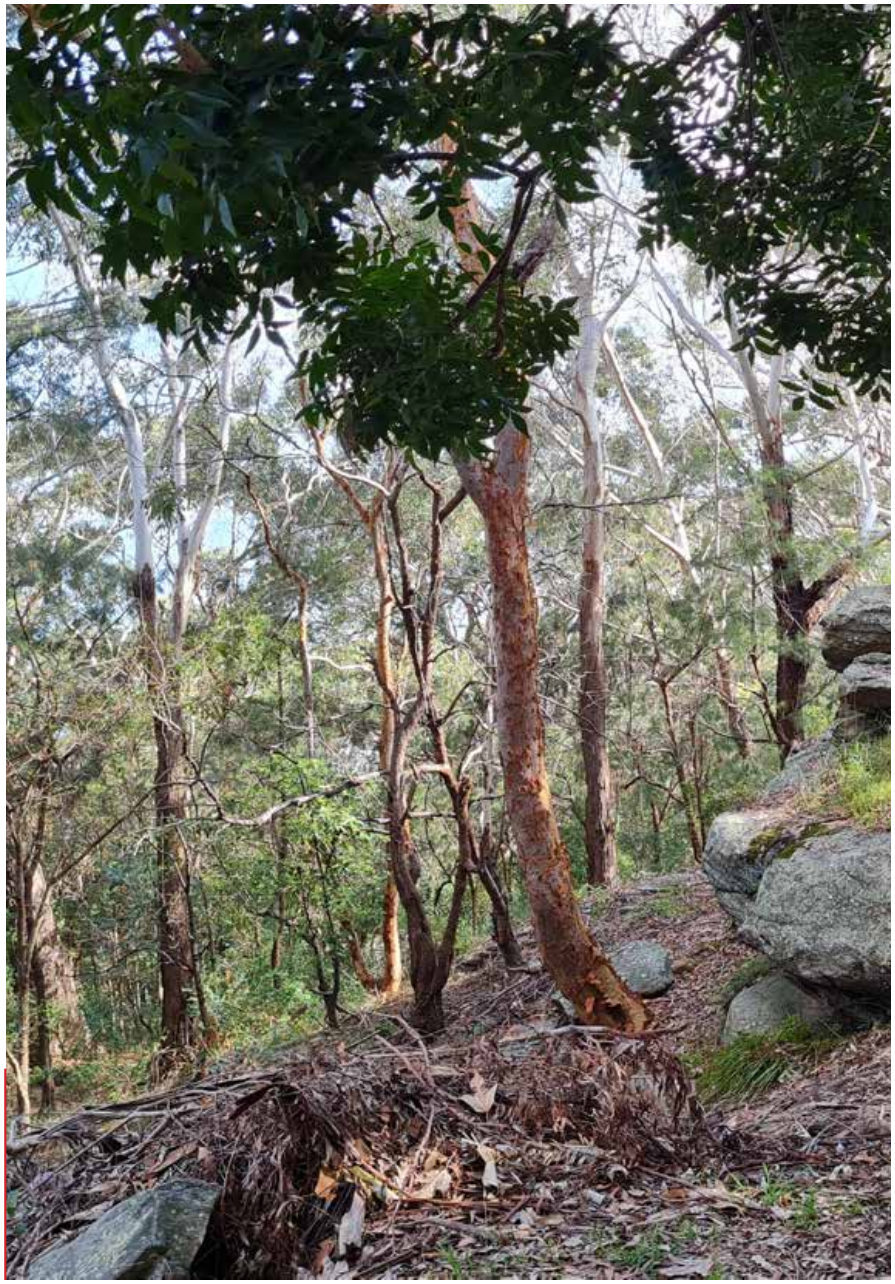
DRAFT MASTER PLAN

March 2025

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area.

We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live work and meet on these lands.



INTRODUCTION

9.1 Role of the Master Plan

The Master Plan was prepared in response to consultation with the community, organised sporting users, Council Officers and Councillors across 2023 – 2024. It is intended to be read and implemented in conjunction with the Carss Bush Park and Todd Park PoM 2025.

The Master Plan illustrates some of the key recommendations of the PoM related to facilities and site planning and design but does not provide an exhaustive listing of all required actions. As such the PoM and Master Plan must continue to be read in conjunction.

9.2 Description of Master Plan

The Draft Master Plan is provided on the following page. A description of key recommendations to specific precincts then follows.

ENV015-25 Attachment 2

DRAFT MASTER PLAN

1. OFFLEASH DOG PARK
2. CARSS PARK FACILITIES (including Narani Childcare Centre, 3Bridges, Straw Bale Shed and Community Garden)
3. CARLTON CRESCENT PARKING AND ACCESS
4. CARSS PARK FLATS SPORTSFIELDS
5. CARSS PARK FLATS FORESHORE PATH
6. CARSS PARK FLATS AMENITIES / MENS SHED INTEGRATED BUILDING
7. CARWAR AVENUE SHARED ZONE
8. RAMP ACCESS FROM CARWAR AVENUE TO PARK LEVEL
9. CARSS COTTAGE MUSEUM
10. CARSS PARK BATHS EASTERN & NORTHERN FORESHORE
11. CARSS PARK BATHS WESTERN FORESHORE
12. WESTERN GRASSED PICNIC ZONE
13. CARSS PARK LIFESAVING HALL
14. CARSS PARK HILLTOP CARPARK
15. ARTISTS COTTAGE
16. SHARED PATH
17. UPGRADE PATH LINK TO GNARBO AVENUE
18. CAFÉ AND TOILETS
19. PLAYSPACE
20. CREEK CHANNEL
21. SOUTHERN GRASSLANDS
22. BUNYALA STREET CARPARK
23. TODD PARK PREMIUM SPORTING FACILITY
24. TODD PARK
25. FUTURE AQUATIC FACILITY
26. BOAT RAMP

General items applying across site

27. BUSHLAND MANAGEMENT
28. LANDSCAPE MANAGEMENT

DRAFT MASTER PLAN

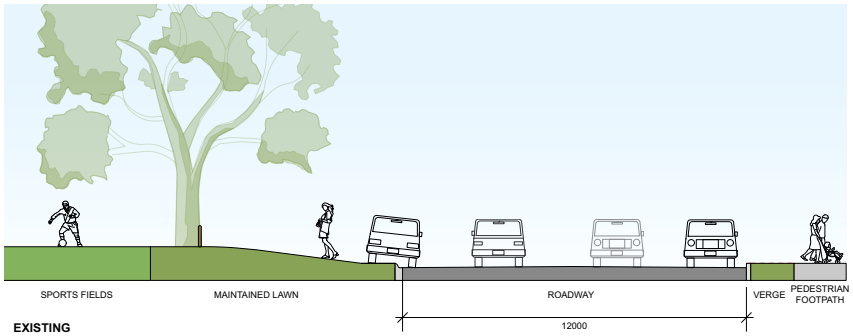
PROPOSALS FOR SPECIFIC PRECINCTS

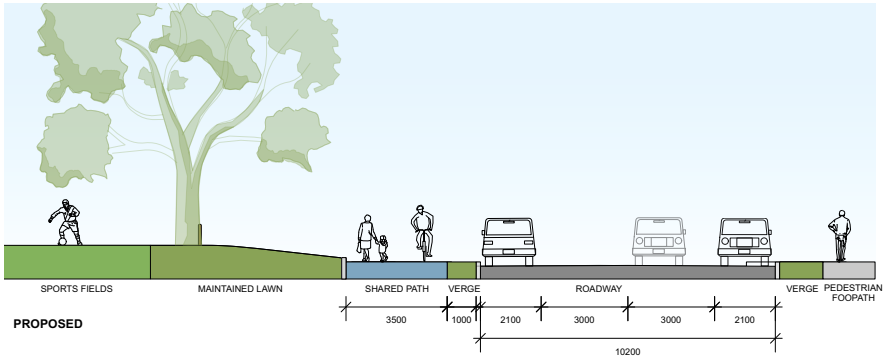
1. OFFLEASH DOG PARK:

- Enhance connections to Narani Childcare and related community facilities like Carss Park Dog Park and Charles Pierie Field
- Consider installing more shade sails or similar
- Consider installing additional bench seating as required
- Consider potential for additional landscape enhancement
- Consider future demolition of the shed building
- Consider future plantation in the subject area

2. CARSS PARK FACILITIES (including Narani Childcare Centre, 3Bridges, Straw Bale Shed and Community Garden):

- Investigate the future capacity to redevelop the Narani Childcare Centre to provide improved facilities
- Plan and implement improvements to the community gardens operation including dedicated storage, gate and more security fencing





3. CARLTON CRESCENT PARKING AND ACCESS:

- Reduce parking lanes and traffic lanes to width required
- Provide standard kerb to road edge to discourage vehicular access to verge
- Provide shared path linkage to south side of Carlton Crescent and east side of Carwar Avenue
- Investigate pedestrian refuges on Carlton Crescent to assist safe road crossing
- Investigate and action formalised parking with line marking along Carlton Crescent

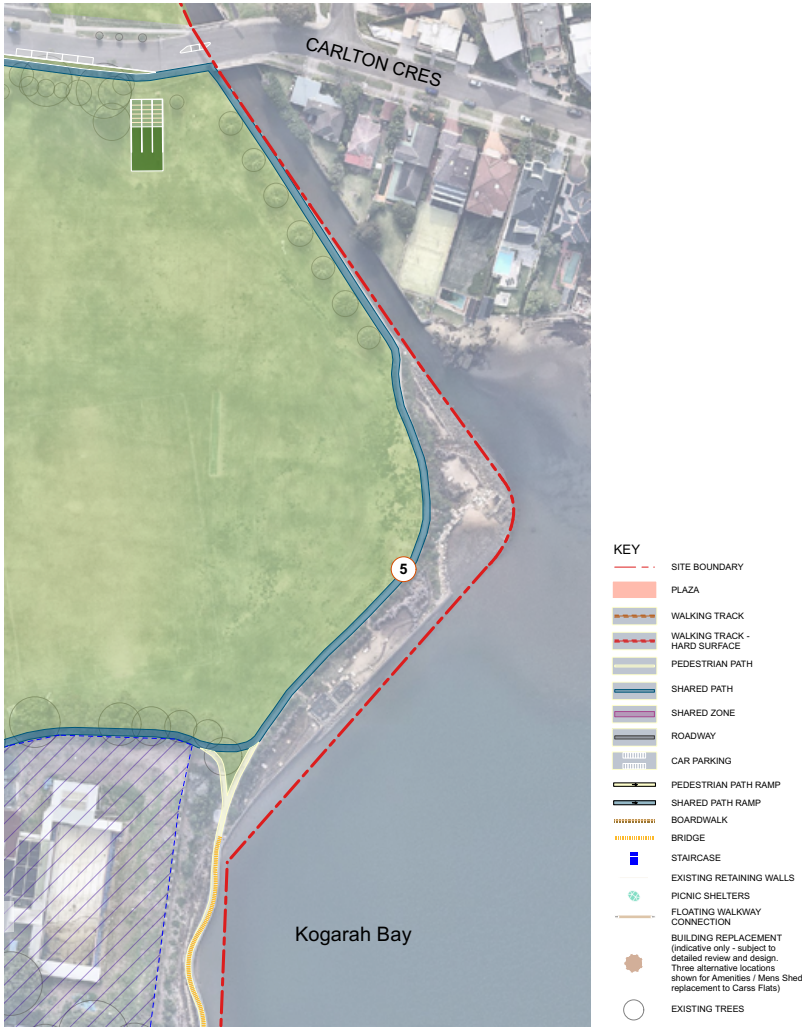
DRAFT MASTER PLAN

4. CARSS PARK FLATS SPORTSFIELDS:

- Investigate field reconstruction to include raising of levels, drainage, irrigation and grass resurfacing
- Review field configuration to optimise utilisation
- Investigate optimisation of sports lighting on site to increase lighting coverage and energy efficiency
- Include the current facilities for its sporting users in any future updates, e.g. the existing cricket net facilities
- Install spectator seating including some shaded areas around sports fields, and other street furniture
- Consider construction of new amenities building that supports co-location for multiple sporting club use, including canteen and storage, separate male and female change rooms and public amenities
- Consider event management impacts for Council and community major events – e.g., carparking and stall installation on flats - note that parking on the flats grass is causing maintenance issues - investigate ways to reduce the impact of parking on this area

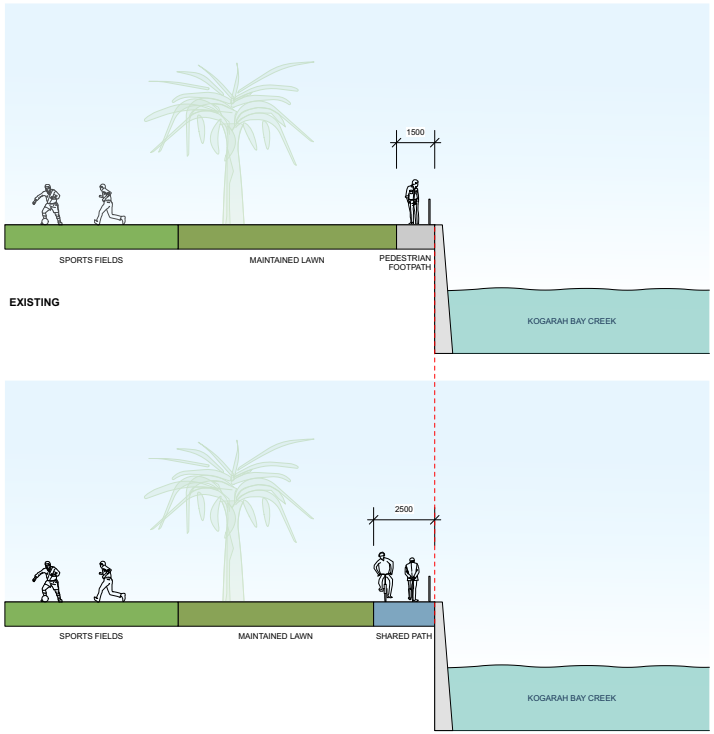
KEY

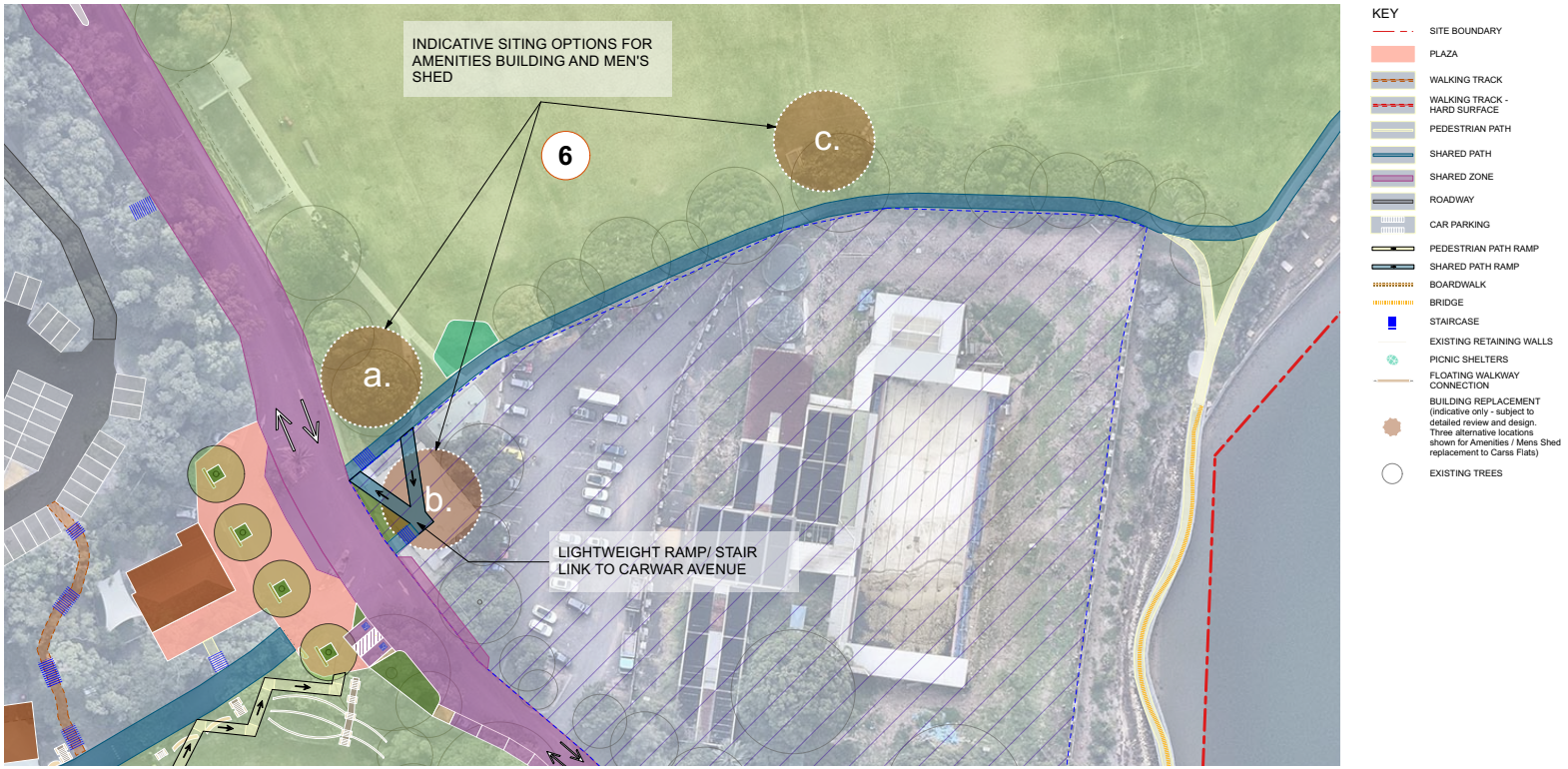
SITE BOUNDARY
PLAZA
WALKING TRACK
WALKING TRACK - HARD SURFACE
PEDESTRIAN PATH
SHARED PATH
SHARED ZONE
ROADWAY
CAR PARKING
PEDESTRIAN PATH RAMP
SHARED PATH RAMP
BOARDWALK
BRIDGE
STAIRCASE
EXISTING RETAINING WALLS
PICNIC SHELTERS
FLOATING WALKWAY CONNECTION
BUILDING REPLACEMENT (indicative only - subject to detailed review and design. Three alternative locations shown for Amenities / Mens Shed replacement to Carss Flats)
EXISTING TREES



5. CARSS PARK FLATS FORESHORE PATH:

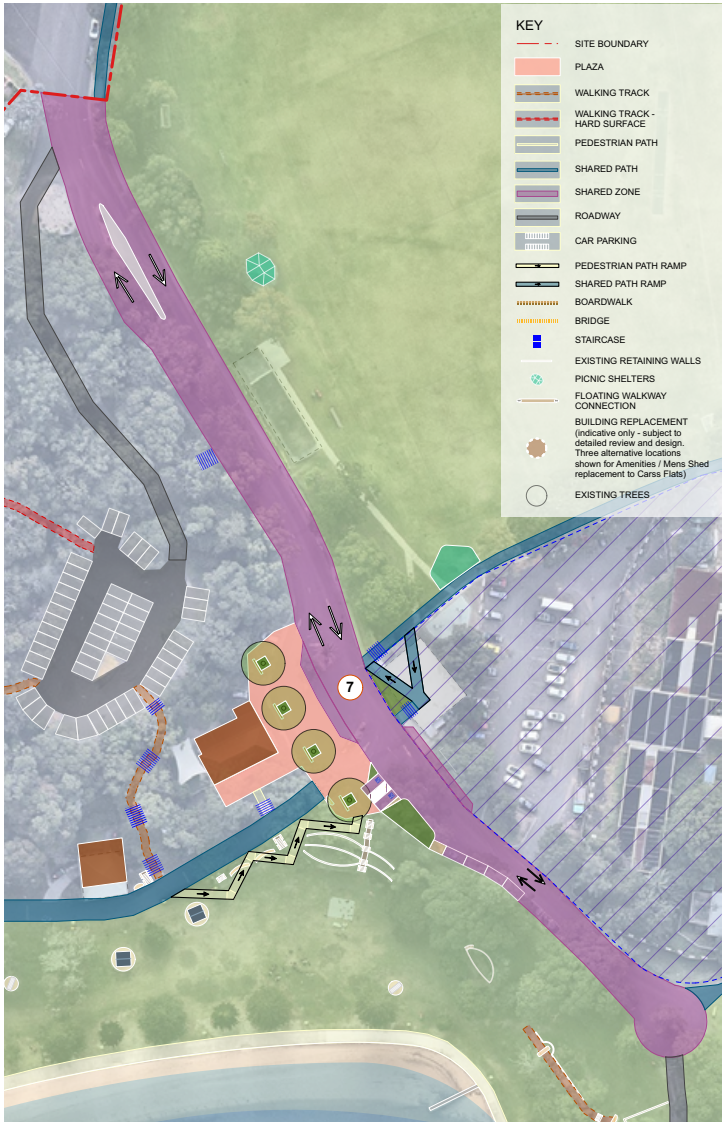
- Widen foreshore path to minimum 2.5m clear width to provide shared bi-directional pedestrian and cycle access
- Provide native shade tree planting where possible
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment
- Investigate low level lighting
- Manage and maintain foreshore riparian vegetation





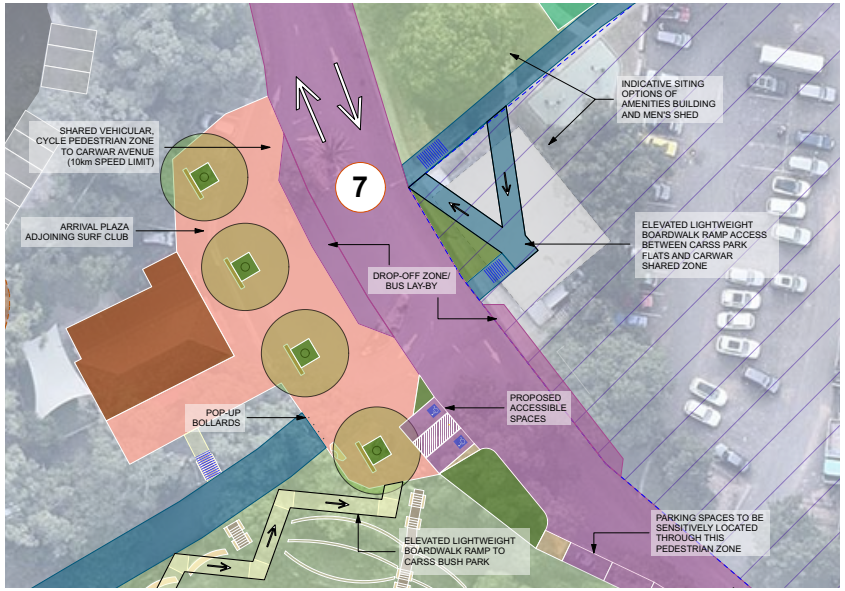
6. CARSS PARK FLATS AMENITIES / MENS SHED INTEGRATED BUILDING:

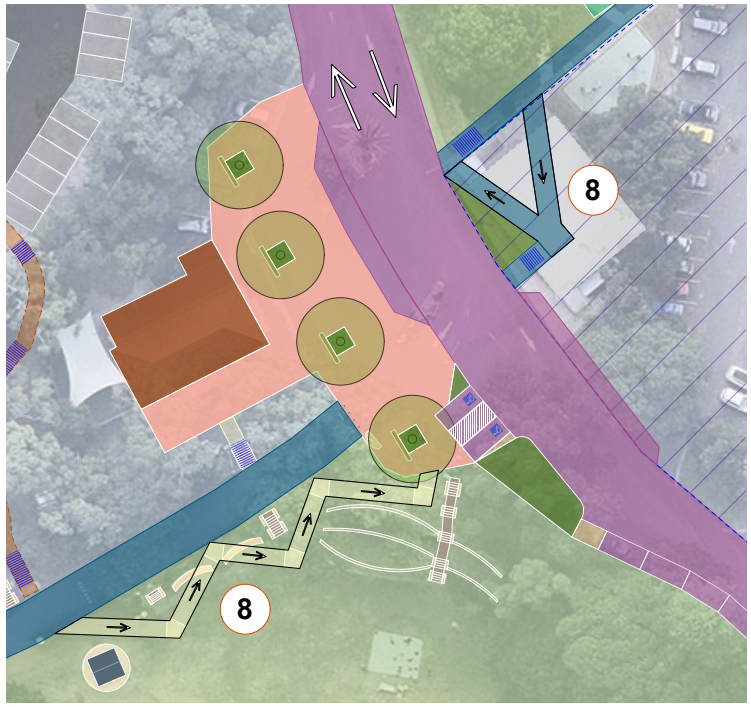
- Investigate the redevelopment of men's shed, public amenities and sporting amenities into one integrated building. Also investigate potential integration with future aquatic facility site to make facility more central to fields
- Provide light weight ramp and stair structure linking to Carwar Avenue
- Investigate DDA compliant access from carparking to broader Carss Park site and the potential relocation/upgrade of existing fitness equipment



7. CARWAR AVENUE SHARED ZONE:

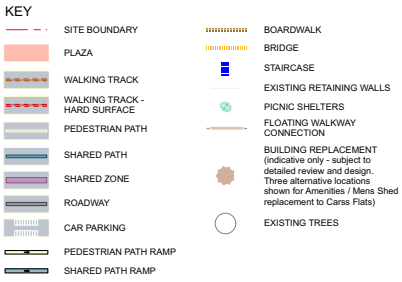
- Create shared vehicle / cycle / pedestrian movement zone from Allawah Avenue intersection to prioritise pedestrian and cycle movement, reduce traffic speed and use space effectively
- Provide surface treatments and signage to reflect shared zone as per TfNSW Shared Zone technical direction
- Remove existing middle parking island on Carwar Ave and create a formalized drop off zone. Reconfigure carriageway and parking (revised to ninety degree)
- Add accessible carparking spaces where suitable on the shared zone
- Investigate bus movements to minimise negative impact to all site users
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment
- Any future changes to consider event management impacts for Council and community major events

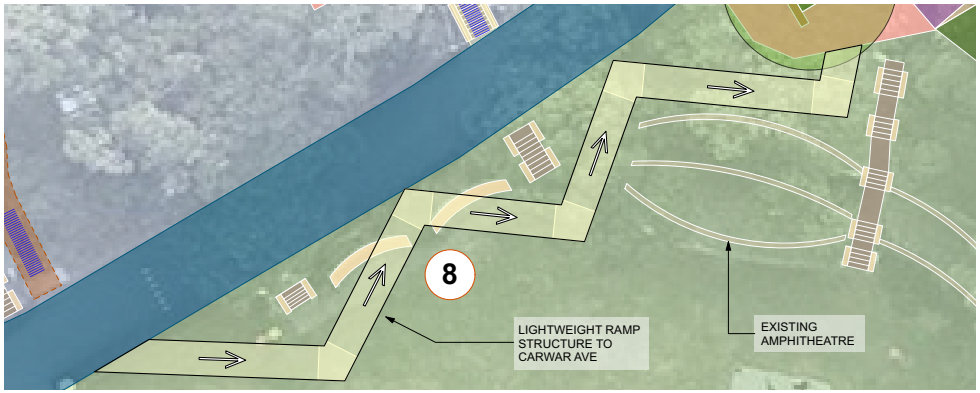


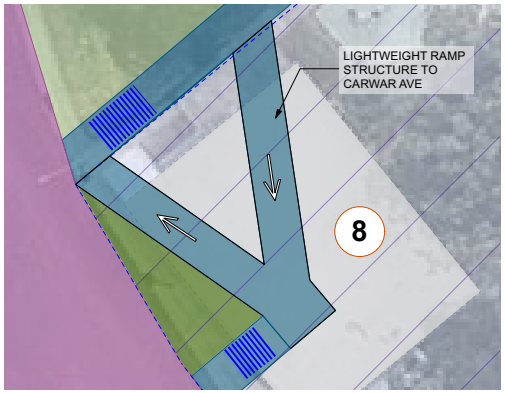


8. RAMP ACCESS TO PARK LEVEL:

- Provide lightweight ramp and stair structure from Carwar Ave shared zone to park level allowing for universal access
- Ramp to sit sympathetically within the vegetated zone and amphitheatre
- Conserve the Amphitheatre as it is a vital space during events
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment





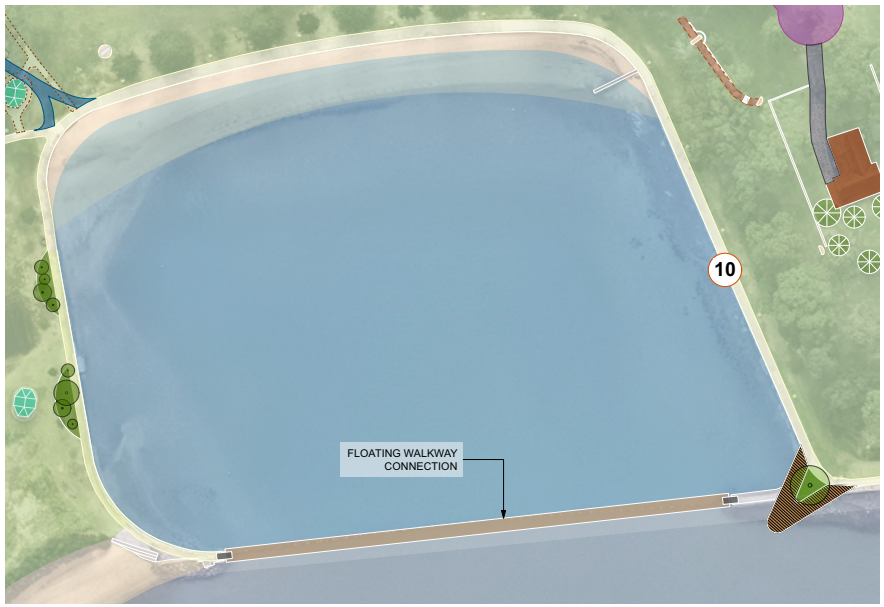


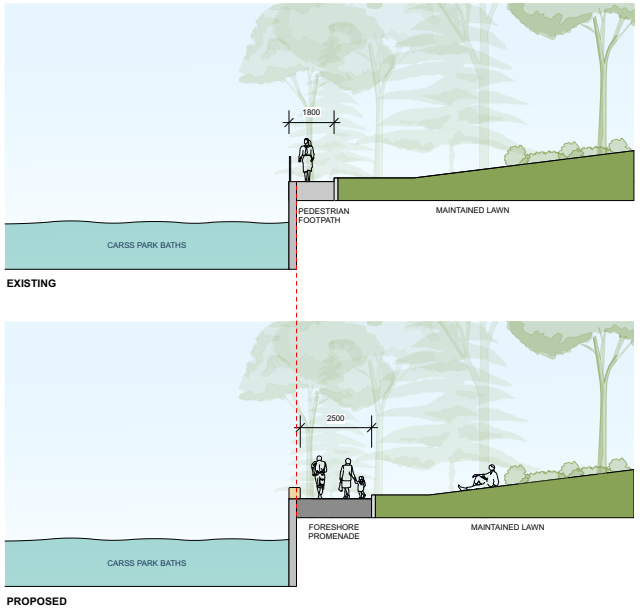
9. CARSS COTTAGE MUSEUM:

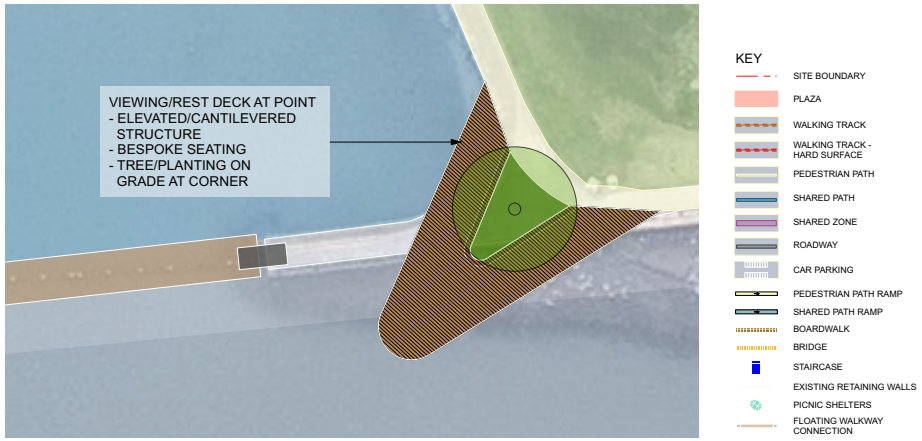
- Undertake heritage assessment including Cyclical Maintenance Plan, Conservation Management Plan and Schedule of Conservation Works as part of the Plan of Management
- Implement priority maintenance works
- Consider upgrade to outdoor area to increase community utilisation
- Maintain access for maintenance and emergency vehicles

26. BOAT RAMP:

- Council will address the history of conflicts and safety concerns by managing public use of the boat ramp, considering the high pedestrian traffic and the challenging alignment of the ramp
- Consider closing of general public use of boat ramp and retention for maintenance and Council use as required

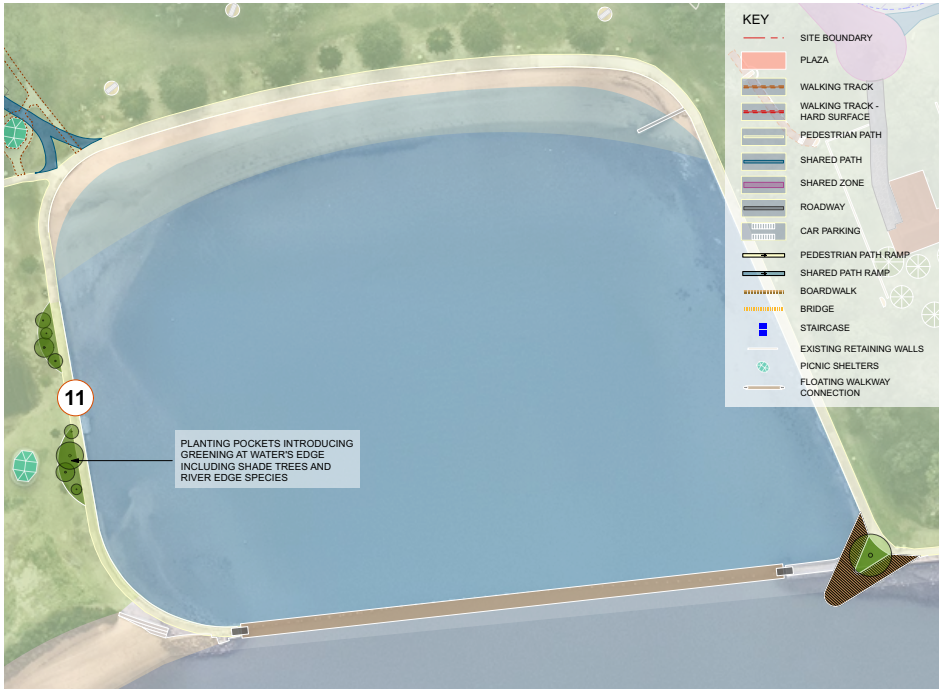


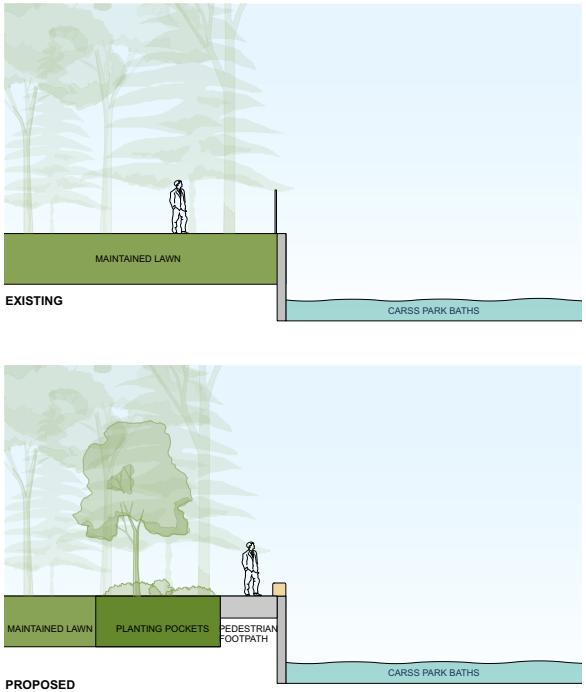




10. EASTERN AND NORTHERN FORESHORE:

- Consider removal of existing fence to eastern edge and replace with 400x400mm sandstone hob foreshore edge as replacement barrier e.g. Sydney Royal Botanic Gardens foreshore to Sydney Harbour
- Consider widening foreshore promenade to 2.5m and upgrading promenade pavement
- Investigate viewing and rest deck point to be oriented towards Kogarah Bay as rest and viewing point
- Investigate potential for floating walkway connection between the “points”
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment





11. WESTERN FORESHORE:

- Integrated pockets of planting behind seawall enable shade canopy and riparian planting to assist with moisture management to grassed area
- The planting on western edge of the seawall to be carefully chosen as the seawall is heritage listed
- Consider removal of existing fence to western edge and replace with 400x400mm sandstone hob foreshore edge as replacement barrier e.g. Sydney Royal Botanic gardens foreshore
- Provide a paved pathway linking the foreshore to the western point and connecting to the proposed floating walkway
- Consider any required upgrade to the sea enclosures
- Investigate seawall condition - any required renewal of baths wall to be sandstone to match existing site amenity and heritage elements
- Investigate increased landscaping adjoining the foreshore

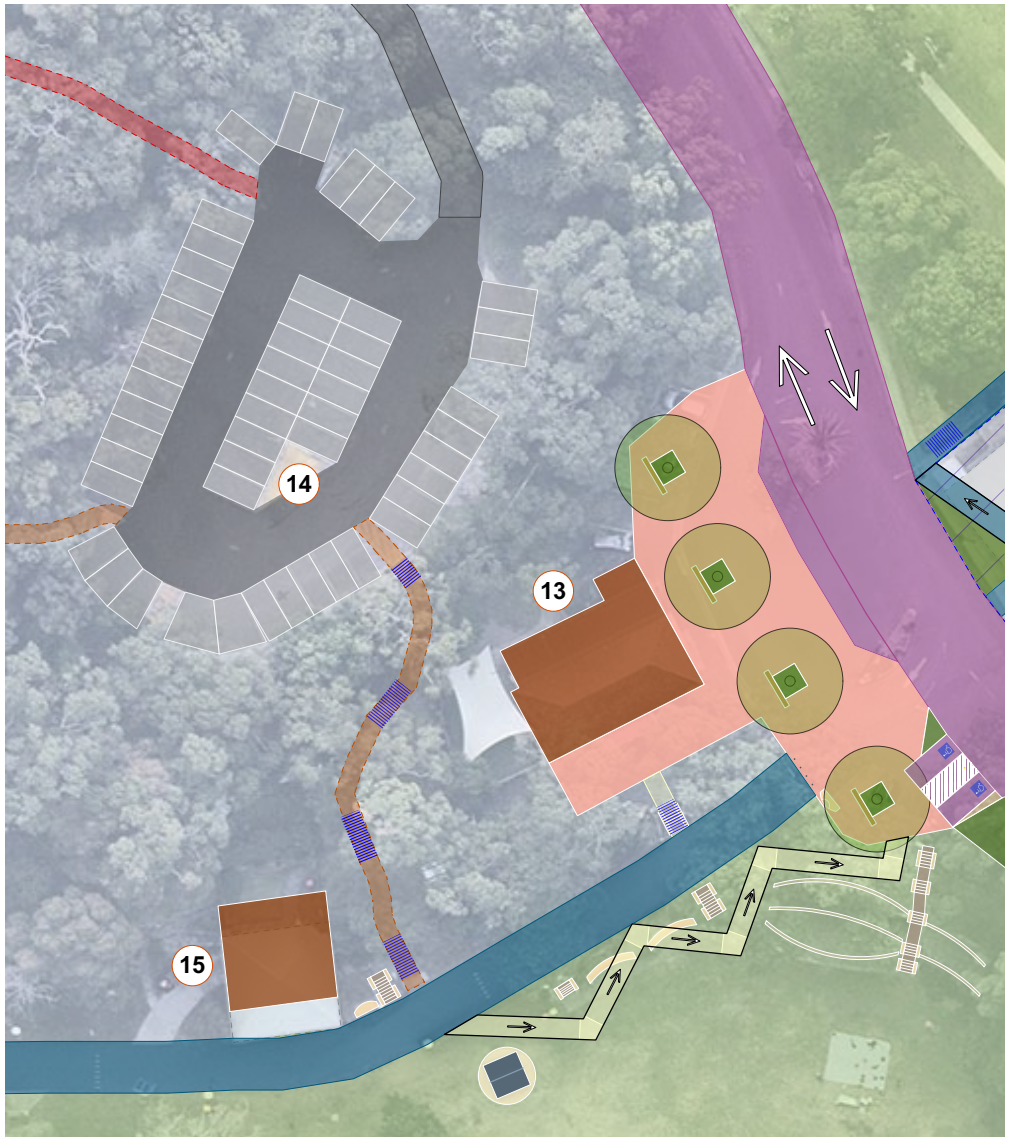
12. WESTERN GRASSED PICNIC ZONE:

- Integrate upgrade of soils and grass cover with foreshore upgrade
- Consider drainage options to improve drainage and recovery time of grassed area
- Improve surface finish to improve passive/ environmental overland flows

KEY

- SITE BOUNDARY
- PLAZA
- WALKING TRACK
- WALKING TRACK - HARD SURFACE
- PEDESTRIAN PATH
- SHARED PATH
- SHARED ZONE
- BOARDWALK
- BRIDGE
- STAIRCASE
- EXISTING RETAINING WALLS
- PICNIC SHELTERS
- FLOATING WALKWAY CONNECTION
- EXISTING TREES

DRAFT MASTER PLAN



13. CARSS PARK LIFESAVING HALL:

- Investigate provision of new plaza space adjoining building
- Rationalise rear external areas and rationalise and provide consistent fencing to all buildings
- Include Heritage investigation and reconstruction/ management /maintenance plan for building in the PoM

14. CARSS PARK HILLTOP CARPARK:

- Investigate improved vehicle access and appropriate traffic management structures to assist with current narrow circulation.
- Any future changes to consider event management impacts for Council and community major events
- Investigate improved pedestrian access to carpark

15. ARTISTS COTTAGE:

- Include Heritage investigation and reconstruction / management /maintenance plan for building in the PoM
- When building requires major renewal, investigate potential to increase set back from roadway/pathway
- Provide consistent fencing to any external areas
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment

KEY:

PROPOSED PATH NETWORK

PROPOSED SHARED PATH LINK

16. SHARED PATH:

- Provide cross site bi-directional shared pedestrian and cycle access to replace existing narrow cross park path links
- Provide for maintenance and delivery access to Café and for general Council maintenance across park
- Pop-up bollards at road junction to adjoining streets to restrict vehicular access
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment

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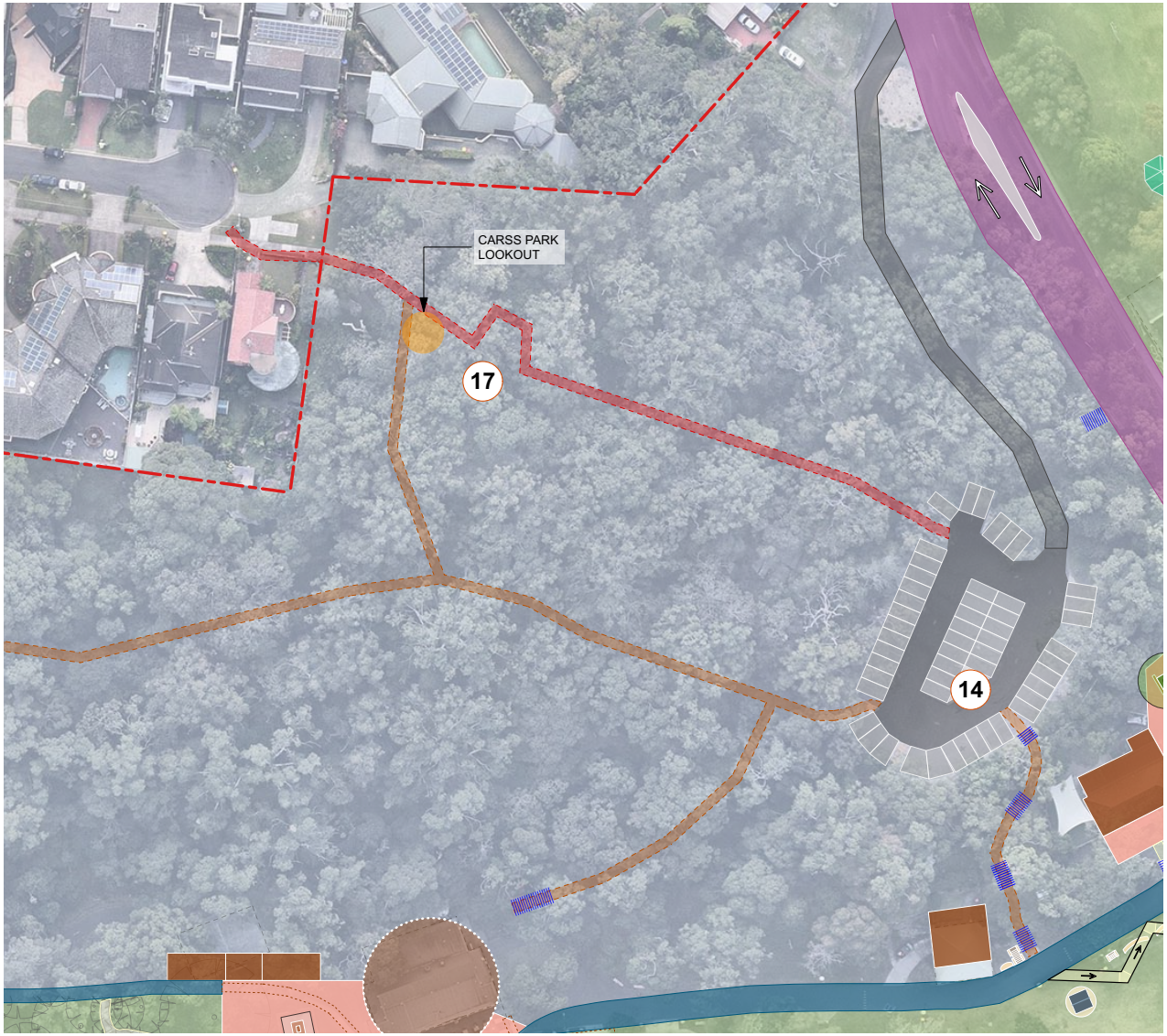

17. UPGRADE PATH LINK TO GNARBO AVENUE:

- Improve bushland path network
- Upgrade existing lookout area – rationalise security fencing
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment

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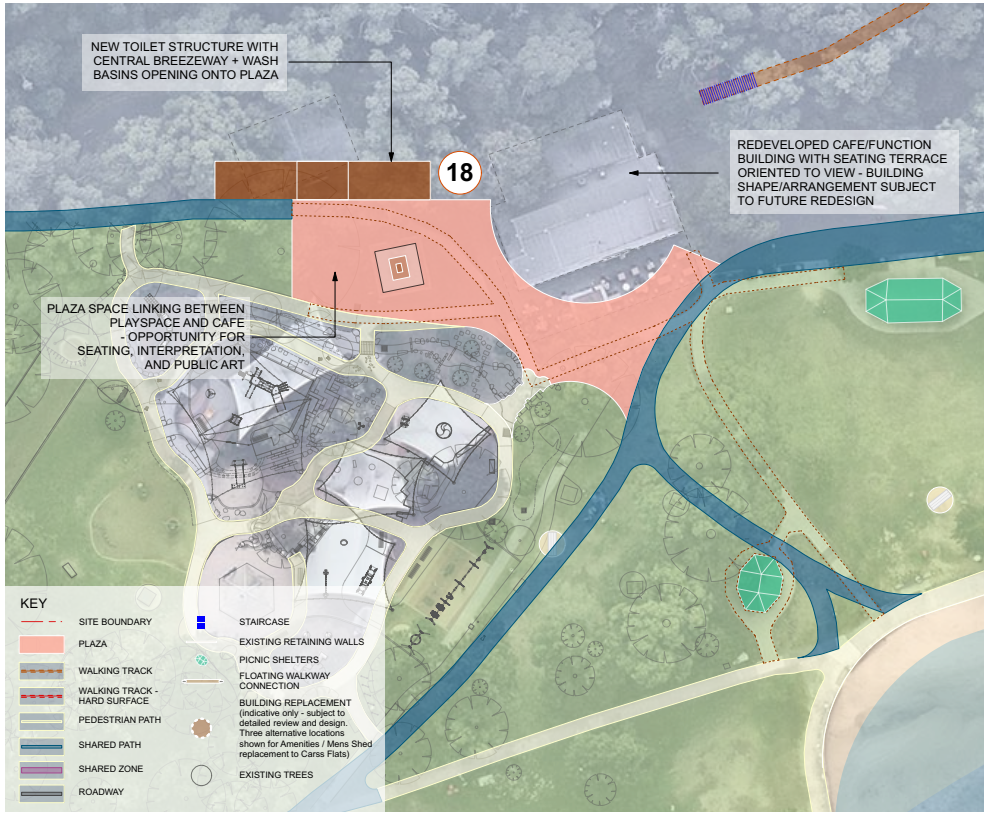
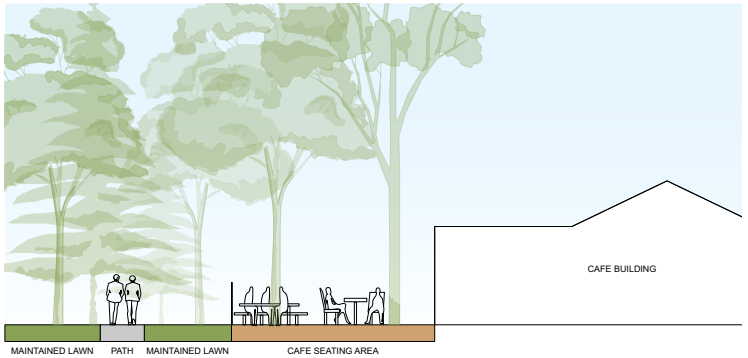
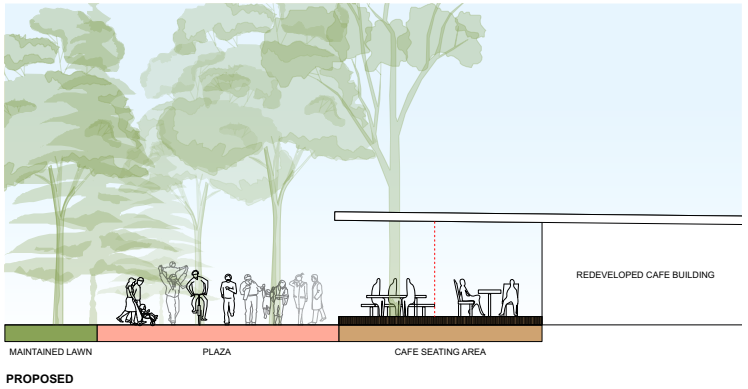




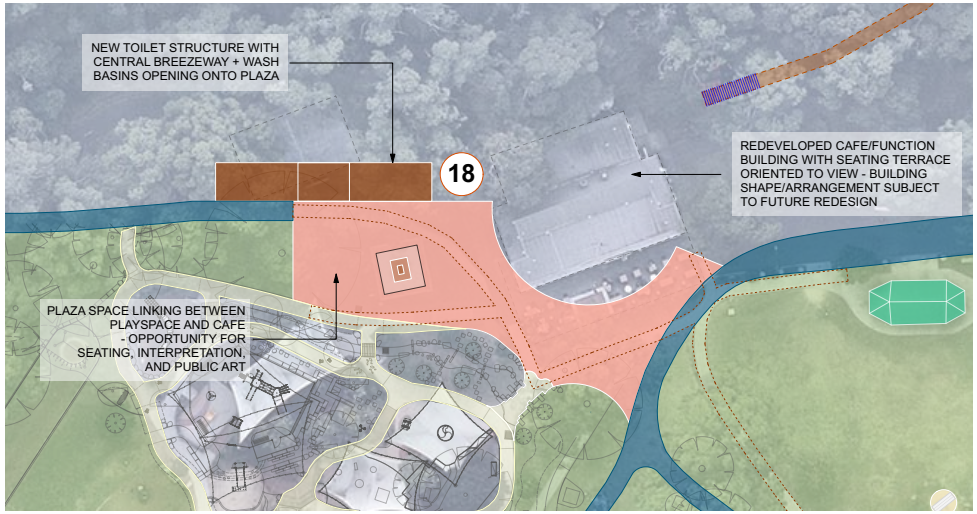


18. CAFÉ AND TOILETS:

- Redevelop café building and set back further to free up more public movement space
- Café building to be aligned to capture views of the Baths and Kogarah Bay, and avoid disruption/obstruction of plaza and playground access in any future redevelopment
- Any future design option should consider the retention of large native trees (Eucalyptus microcorys) in good condition
- Include patron toilets within any Café redevelopment
- Provide simplified and more generous paved plaza space to replace existing paths and connecting the play space to the Café
- Provide seating, wayfinding, bins and drinking fountains.
- Integrate heritage significant Carss Grave plot sensitively within plaza space
- Maintain strong visual links from plaza to Kogarah Bay

18. CAFÉ AND TOILETS (continued):

- Replace existing public toilet block with new Toilet Block adjoining plaza space (example - Centennial Park - Grand Drive below Reservoir Fields - pictured below)



Centennial Parklands Toilets Lahz Nimmo Architects

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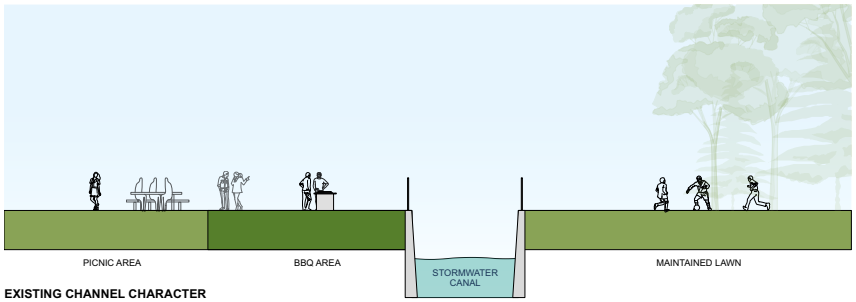
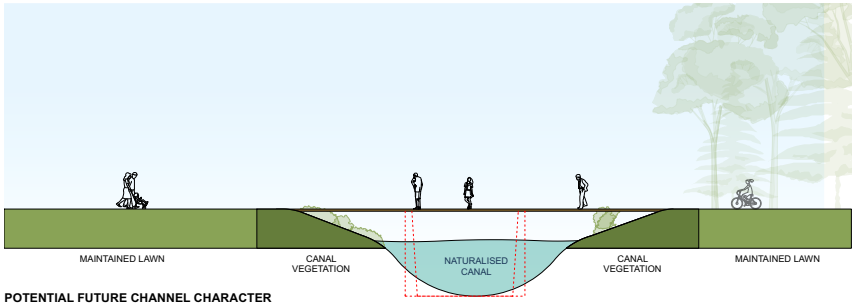
19. PLAYSPACE:

- Upgrade playspace as required
- Integrate playspace with proposed plaza space
- Playspace to be served by new public toilet building

POTENTIAL FOR CANAL NATURALISATION



EXISTING CHANNEL CHARACTER



POTENTIAL FUTURE CHANNEL CHARACTER

20. CREEK CHANNEL:

- Investigate potential for additional future channel naturalisation having regard for role of adjoining grassed areas for passive recreation
- Investigate potential boardwalk link across channel connecting grassed recreation areas
- Consider public art, decorative lighting, and interpretative signage to complement and enhance the environment

21. SOUTHERN GRASSLANDS:

- Improve picnic and BBQ facilities
- Consider improved drainage for the area as feasible

22. BUNYALA STREET CARPARK:

- Investigate improvements to parking configuration and circulation
- Consider selected rationalisation of lower level vegetation/tree branches to improve sight lines and public safety
- Review carpark lighting for compliance and safety and undertake improvements as necessary

KEY

- SITE BOUNDARY
- PLAZA
- WALKING TRACK
- WALKING TRACK - HARD SURFACE
- PEDESTRIAN PATH
- SHARED PATH
- SHARED ZONE
- ROADWAY
- CAR PARKING
- PEDESTRIAN PATH RAMP
- SHARED PATH RAMP
- BOARDWALK
- BRIDGE
- STAIRCASE
- EXISTING RETAINING WALLS
- PICNIC SHELTERS
- FLOATING WALKWAY CONNECTION
- BUILDING REPLACEMENT (indicative only - subject to detailed review and design. Three alternative locations shown for Amenities / Mens Shed replacement to Carss Flats)
- EXISTING TREES

DRAFT MASTER PLAN

23. TODD PARK PREMIUM SPORTING AND COMMUNITY FACILITY:

- Amenities upgrade as per future design proposals
- Field reconstruction with improved drainage, irrigation, surface profile and lighting

24. TODD PARK:

- Provide shared bi-directional pedestrian and cycle path loop integrated with Bunyala Street
- Investigate decommissioning of existing playground and replacing it with youth facilities (e.g. potential relocation of existing half basketball court)
- Upgrade paths with energy efficient lighting and fencing

25. FUTURE AQUATIC FACILITY:

- Community Open Space Site identified for future aquatic facility development

26. BOAT RAMP:

- Council will address the history of conflicts and safety concerns by managing public use of the boat ramp, considering the high pedestrian traffic and the challenging alignment of the ramp
- Consider closing of general public use of boat ramp and retention for maintenance and Council use as required

KEY

- SITE BOUNDARY
- PLAZA
- WALKING TRACK
- WALKING TRACK - HARD SURFACE
- PEDESTRIAN PATH
- SHARED PATH
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- EXISTING TREES

General items applying across site

27. BUSHLAND MANAGEMENT:

- Ongoing bushland management in accordance with Councils Bushland Management policies and strategies and section 10.2 Action Plan for Habitat Management, including weed management, tree protection, and regeneration
- Selection of trees for planting and regeneration within Carss Bush Park should consider the introduction of other endemic species to reduce the current reliance upon Eucalyptus botryoides (Bangalay), Casuarina cunninghamiana (River She-Oak) and Casuarina glauca (Swamp She-Oak). Species selected should be consistent with mapped Endangered Ecological Communities (EECs) which occur within the park, including; Swamp Sclerophyll Forest on Coastal Floodplains of the Sydney Basin Bioregion and Swamp Oak Floodplain Forest of the Sydney Basin Bioregion

28. LANDSCAPE MANAGEMENT:

- Undertake recurrent maintenance for park in accordance with asset Service levels and systems as per Council's "Mobile Maintenance Operations" system
- Note item 27 regarding selection of trees for planting within Carss Bush Park – this should be implemented through general landscape plantings within the park

CARSS BUSH PARK & TODD PARK

Master Plan and Plan of Management
Phase 1 Consultation Report December 2023

Carss Bush Park and Todd Park

MASTER PLAN AND PLAN OF MANAGEMENT PHASE 1 CONSULTATION REPORT

December 2023

Prepared For

Georges River Council

By

Environmental Partnership NSW Pty Ltd

Issue	Date	Description	By
1	22/12/23	Preliminary Draft	AH
2	12/02/24	Final	AH

Cover image: Carss Bush Park foreshore

ACKNOWLEDGEMENT OF COUNTRY

Georges River Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.

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EXECUTIVE SUMMARY

Background

This project involves community consultation across three phases.

1. Phase One consultation focuses on community perspectives of the existing park and its use
2. Phase Two relates to Draft Master Plan options for the site
3. Phase Three relates to the Final Draft Master Plan and Plan of Management

The Phase One consultation process has involved the following components:

- Online Community and User Group Surveys — 8th November to 8th December 2023
- Liaison with User Groups — 8th November to 8th December 2023
- Community Drop-in Day — 25th November 2023

The consultation streams provided the following response levels:

	Visits to site / day	**Total submissions**
Online Community Survey	301	181
Online Organised User Group Survey (12 groups notified)	63	6
Community Your Say Drop-in Day	35-45 people	Recorded in section 4.0

In terms of the demographic characteristics of respondents, it is noted that that over 66% were over 50, and 30% were over 65.

Key themes

The key themes that can be derived from the various streams of community and organised user group inputs are summarised below. Further detail on outcomes for each of the consultation streams are provided in the relevant report sections.

Resolve the future of the Olympic pool site:

The future of the pool site was the most discussed item across the community survey and drop in day. It also featured in the organized sporting group responses as two of the organised groups are swimming clubs which formerly used the facility. Slightly over half (93 of 181) of the respondents to the Community Survey identified replacement of the pool as a priority for them.

Detail as to what form the replacement should take varied, but most commonly was for a 25m and 50m pool on the site. Around a quarter of respondents noted the desirability of an outdoor pool in the character of the past Olympic Pool. An integrated Gym facility and desirability of a Café facility were also mentioned in discussion of the desired nature of redevelopment. A proportion of responses noted the importance of adequate parking in any redevelopment.

3 responses conversely requested removal of the pool and rehabilitation of the area as parkland.

***No commercial development/preserve green space*:**

Across the community survey, there were a variety of comments suggesting and supporting ideas regarding the preservation of green space and bushland. The most common suggestion of these was ‘no commercial development/don't lose the natural space. Other suggestions included: ‘preserve and maintain bushland/trails’, ‘green space preserved’, and ‘keep bushland’.

Comments related to 'avoiding overdevelopment' also mentioned park infrastructure such as paths and tracks, and the preference to avoid overdevelopment and dominance of these structures, and to maintain the pre-eminence of the natural character of the park.

A large number of respondents, who expressed the preference to see the Olympic Pool reconstructed on the Carss Bush Park site, also noted the preference elsewhere to maintain the green character of the park and avoid 'overdevelopment'. This creates a unique challenge for Council going forward in reconciling an appropriate level of development for any redevelopment of the pool. This includes balancing the scale, bulk and intensity of the required related facilities and parking requirements against maintaining the character of the park and avoiding overdevelopment.

***Conserve bushland / natural qualities*:**

A strong theme of the responses beyond the focus on the pool issue was the significance and value of the existing bushland area, and more generally the natural qualities of the site with comments such as:

> *"The bushland is wonderful. Please continue to preserve and celebrate this. Conservation and upgrades when required will be highly appreciated."*

Improve public toilets:

All consultation streams noted strong interest in improved toilet facilities on site. It was observed that there is only one aged toilet block serving the main area of Carss Bush Park, and that public access to toilets in Todd Park and to the Carss Bush Park Flats is not always available.

The existing toilet structure was noted as aged, and access to the female toilet is convoluted. Maintenance of the toilets was also flagged as an issue.

Upgrade play space:

Support for upgrading of the existing play space in Carss Bush Park was mentioned at least 7 times in the community survey, with some of these respondents aware that an upgrade design process was in progress. Improved seating, shade and drinking fountains adjoining the play space were also mentioned.

The Todd Park play space was also mentioned as an important facility to the role of Todd Park.

Cycle access:

A number of responses (6 plus) requested better provisions for cycle access through / around the park. Most noted the lack of a designated legal cycle route, and the desirability of an appropriate linkage through the park. The potentially dangerous nature of existing cycle barriers was noted, while there were also responses expressing concern with cycle users in the park and the potential conflicts with pedestrians.

Better clarity around a valid cycle route and usage guidelines could assist in this regard.

Improve pedestrian lighting:

The addition of more lighting in the park was a well-supported suggestion, specifically regarding the eastern and southern walks and around the foreshore area and pool site. The pedestrian link from the Bunyala Street carpark to Carwar Road, was another link suggested as needing enhanced lighting as it provides access to the main buildings on the site and provides a nighttime link across the site.

Improve park facilities:

All streams of consultation identified the theme that existing park furniture is aged and not always in the best location. Some recurring items included:

- BBQs could be improved and further BBQs potentially provided
- Personal coal and timber BBQ use occurs and was noted as undesirable due to smoke, disposal of coals, and foraging for timber.
- Park seating at foreshore and around playground to be improved
- Consider right amount of picnic shelters and consider if some form of booking management is required

Improve pedestrian access:

There were a range of responses regarding the need to improve pedestrian access in the park. Key issues included:

- Lack of width and continuity of foreshore promenade
- Missing path links to foreshore destinations in southern area of park towards Beach Street
- Uneven finish of surfaces to some path links (around play space and track / path link to Gnarbo Avenue
- Steep slope of path from Carwar Road down towards café and play space is limiting for some people
- Provision of suitable path loops for the disabled is lacking
- Enhancement of bush walking tracks desirable

Better water quality tidal cove:

The community drop-in day in particular, identified strong community interest in optimising the use of the tidal swimming area. Optimising the swimming and water access benefits of the swimming cove were discussed, including access to the water and making the built foreshore edge more attractive and interactive.

One respondent made the comment 'is there a pollution issue to be addressed?', which indicates that there is potentially room to educate park users on the water quality issue more effectively.

Basketball-courts and skating:

The existing half court was noted as heavily used and some respondents identified potential for an additional facility and potential for a skate facility somewhere on site. At the community open day, although the Todd Park board had the least engagement, the most supported idea was to resurface the basketball half-court.

Noise from Princes Highway:

A number of submissions noted the high level of noise from traffic on the Princes Highway and suggested the desirability of noise mitigation if possible.

Activities that should be controlled

Respondents to the community survey were asked to identify uses and activities that were problematic and should be reconsidered. A wide range of issues were flagged as included in Appendix A and listed in section 2.2. Suggestions that were flagged multiple times included:

- Electric scooters/bikes
- Off leash dog uses / access
- Smoking
- Fireworks – this predominantly related to uncontrolled personal use of fireworks but several responses also queried the impact on wildlife of the annual fireworks and whether drone displays would be preferable
- Prevention of trail bike access
- Lack of control of fast cycle access through park
- Jet ski use near site
- Mountain biking
- Skateboarding
- Drones
- Motor vehicle access
- Religious groups holding services in park

Organised user feedback

The organised sporting and community group survey reflected many of the themes mentioned previously. In addition, responses raised specific issues related to the use of facilities that need to be recognised in catering for sporting and community group use. This included:

Carss Park Flats

- The amenities building was noted as aged and not fit for purpose for current day usage and user numbers. In addition, the building should support summer uses as well as the incumbent winter use which cannot happen with the available amenities and storage facilities available. Further detail on desired improvements is provided in Appendix B Community Submissions.
- Interest in improved field surfaces with proper drainage
- Interest in improved lighting to support the night use (for training) of the entire flats area
- Interest in more structured shade being available for weekday use of fields by school groups
- If inclusion cannot be achieved within the pool complex, then a second level be added to the existing Men's Shed to accommodate cleaner areas to allow training of members and the community in leatherwork, picture framing wood turning etc.

Carss Park Community Garden / Narani Childcare Centre

- More safe pedestrian crossings in the area
- Increased storage space for community garden

Carss Bush Park

- Better coordination, administration and management of events so that temporary event users are aware of existing user groups and their arrangements and access requirements
- Provision to store dinghy and trailer inside Memorial Pool enclosure as previously available

1 INTRODUCTION

1.1 Background

This project involves community consultation across three phases.

1. Phase One consultation focuses on community perspectives of the existing park and its use
2. Phase Two relates to Draft Master Plan options for the site
3. Phase Three relates to the Final Draft Master Plan and Plan of Management

1.2 Purpose

This report outlines the outcomes of Phase One consultation undertaken for the Carss Bush Park and Todd Park Master Plan and Plan of Management (CBC&TP MP&PoM).

The consultation has involved the following components:

- Online Community and User Group Surveys — 8th November to 8th December 2023
- Liaison with User Groups — 8th November to 8th December 2023
- Community Drop-in Day — 25th November 2023

This report outlines the process for each of these steps and summarises the key findings and overall summary findings, taking into account all streams of consultation. The aim of this consultation is to inform the ongoing development of the Draft Master Plan and Plan of Management.

1.3 Consultation process

Figure 1.1 below outlines the overall Master Plan and Plan of Management process. The left column identifies the key consultation steps which include:

Phase 1 – Information gathering phase

- Online Community and User Group Surveys
- Liaison with User Groups
- Community Drop in Day

Phase 2 – Draft Master Plan Options

- Online consultation and options survey

Phase 3 – Draft Master Plan and Plan of Management exhibition

- 42 day Public exhibition period
- Community Drop in Day
- Public hearing (if required)

1.4 Notification of the community

The community was notified of the Phase One consultation process and the opportunities to be involved through a number of mediums:

1. Councils Your Say web page
2. Direct contact with organised sports and community group users
3. Posters on site

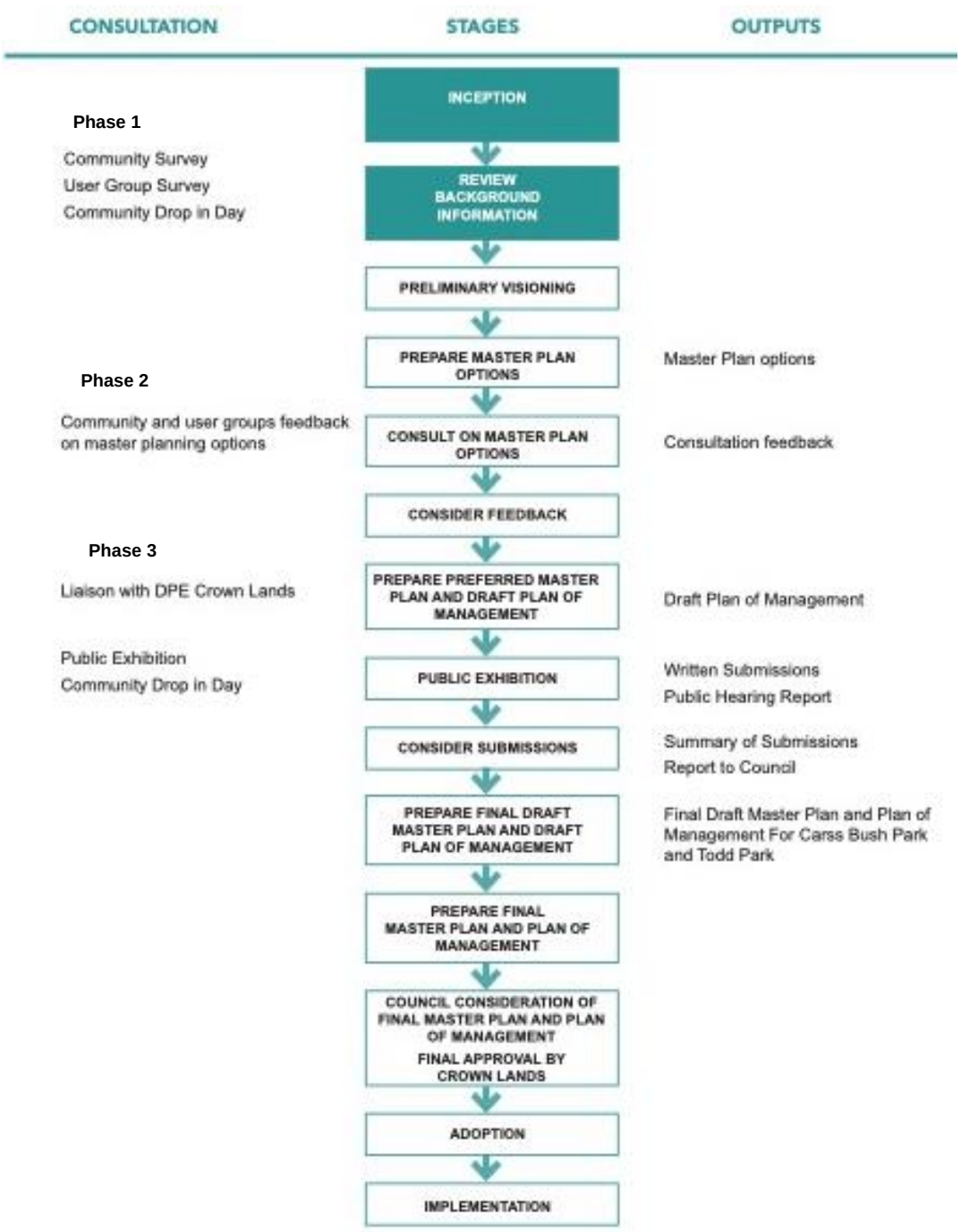


Figure 1.1 The Plan of Management process

2 ONLINE COMMUNITY SURVEY

2.1 Approach

The Community Survey was provided as a means of enabling input accessible to the majority of the community via a short survey accessed through Council's Your Say web page. The survey was live for four weeks from 8th November to 8th December inclusive.

2.2 Responses

In summary, the survey system logged the following participation highlights (refer to Appendix B for detailed outline of respondents).

Total number of visits:	**301**
Total Submissions:	**181**
Age of respondents:	**66% of respondents were over 50, and 87% over 35**
Households:	**34 % of respondents were couples** **34 % of respondents were couples with children**
Where do you live?:	**29% of respondents lived in Carss Park, and 61% lived in either Carss Park, Blakehurst, Kogarah Bay or Oatley**
How often do you visit?:	**30% of respondents visit several times a week and 22% daily**
When do you visit?:	**Visitation is relatively consistent across the week and weekends except for the evenings when it drops off**
What areas do you visit?:	**The foreshore, open space areas and the Carss Park Café were the most frequently visited areas / facilities**
What is important?:	**Being near the water, views and ambience, walking / pathway access to bushland and trees and landscaping were the top 5 important qualities of the park**

What could be improved?:	**Specific comments made by contributors with regards to what improvements they would you like to see.** **Items receiving more than 1 response summarised as follows – refer to Appendix 1 for full listing.**

- Rebuild Carss Park Pool (93)
- Improved / extra toilet facilities (7)
- Improve playground (6)
- Better bike paths and bike facilities (6)
- Better / more BBQ facilities (5)
- More picnic shelters (4)
- Better lighting on paths (4)

• More trees and native plants (3)
• Increased seating in the park (3)
• Concrete skate or scooter section (3)
• Improved footpath surfaces (3)
• Better maintenance (3)
• Shared path / cycle access (3)
• Remove disused pool (3)
• Basketball court for teens (3)
• Bush walking track fixed (2)
• Protect the bush and maintain the bush / remove weeds (2)
• Noise reduction vegetation next to Princes Highway in Todd Park (2)
• Community access for hire of Straw Bale Shed (2)

Are there any activities that should not be allowed?	**Specific comments made by contributors with regards to activities that should not be allowed.** **Items receiving more than 1 response summarised as follows – refer to Appendix 1 for full listing.**

• Electric scooters/bikes (10)
• Dogs off leash (7)
• Smoking (5)
• BBQ in non-BBQ areas is for me a major concern, use of coal or wood BBQ's (5).
• Fireworks (5)
• No trail (motor) bikes (4)
• Cyclists that should be on the road, that is, those who ride through the park at speed (3) • There are several areas where cycling is not allowed but this is frequently ignored, especially in proximity to the swimming area
• Jet skiing in the water adjacent to these parks (3)
• Mountain biking (3)
• Mountain bike tracks (2)
• Skate boarding except in defined skate park (2)
• Drones (2)
• Religious groups holding services (2)
• Motor vehicle access (2)
• Anything that might compromise safety (2)

Is there anything else you would like to be considered in planning for the parks?	**Specific comments made by contributors with regards to other suggestions for consideration in planning for parks.** **Items receiving more than 1 response summarised as follows – refer to Appendix 1 for full listing.**

- Rebuild Carss Park pool (64)
- More paths in bush park (2)
- "Thank you for a serene and lovely park such as Carss Park! We've enjoyed coming here to get away from the hustle-bustle of city and to get away from concrete jungle and to enjoy family picnics and have used the barbecue stoves/machines available ". (2)

Plus, additional responses along similar themes

- "PLEASE conserve the land and nature. The community does not want any new development, we only want the pool to be restored so kids and locals can use it. There is already a lot of noise and traffic in surrounding streets we do not want this being increased"
- "The bushland is wonderful. Please continue to preserve and celebrate this. Conservation and upgrades when required will be highly appreciated! "
- "Please keep all the green space - lovely to have choices of where to sit and picnic in wide open spaces - do not clutter with more buildings"
- "Our outdoor bush living areas need to be preserved especially as more residents have to live in high rise with no access to outdoor open space. Every part of Carss Park needs to be valued and preserved and a safe space to learn to swim is essential"
- Better access for people with walking difficulty (2)
- More parking (2).

3 ONLINE USER GROUP SURVEY

3.1 Approach

The User Group Survey was provided to organised sporting and community groups that use facilities within Carss Bush Park and Todd Park. These groups were invited by email to submit surveys through Council's Your Say web page. The survey was live for four weeks from 8th November to 8th December inclusive.

3.1 Responses

In summary the survey system logged the following participation highlights.

Total number of visits:	**63**
Total Submissions:	**6**

Number of registered participants:	**100 or more** **up to 80** **Up to 50** **Up to 30**	**2** **1** **1** **2**
Does your organisation host any events in addition to regular season / activities?:	**Social** **Representative events** **Other events**	**2** **1** **1**
Timing of use:	**Monday** **Tuesday** **Wednesday** **Thursday** **Friday** **Saturday** **Sunday**	**5** **4** **4** **5** **5** **6** **4**
Satisfaction with existing facilities:	**Poor** **Adequate** **Good**	**1** **4** **1**
How your participants get to park?:	**Private car:** **Car pooling:** **Walking** **Cycle** **Public transport** **Unsure**	**55%** **10.5%** **20%** **3.5%** **2%** **9%**
Ability to drop off:	**Poor** **Adequate** **Good**	**30%** **20%** **50%**
Ability to park:	**Poor** **Adequate** **Good**	**40%** **10%** **50%**
Access from entry / arrival to facility:	**Poor** **Adequate** **Good**	**20%** **30%** **50%**
Available space for activities:	**Poor** **Adequate** **Good**	**27%** **36.5%** **36.5%**
Toilets / amenities:	**Poor** **Adequate**	**55%** **18%**

	Good	**27%**
Internal furniture:	**Poor** **Adequate** **Good**	**43%** **43%** **14%**
Kitchen:	**Poor** **Adequate** **Good**	**43%** **43%** **14%**
Lighting:	**Poor** **Adequate** **Good**	**57%** **28%** **15%**
Storage:	**Poor** **Adequate** **Good**	**78%** **6%** **6%**
Security:	**Poor** **Adequate** **Good**	**44%** **44%** **12%**
External shade:	**Poor** **Adequate** **Good**	**36%** **36%** **28%**
External shelter:	**Poor** **Adequate** **Good**	**60%** **20%** **20%**
External furniture:	**Poor** **Adequate** **Good**	**50%** **33%** **17%**
Rubbish bins:	**Poor** **Adequate** **Good**	**30%** **50%** **20%**
Recycling bins:	**Poor** **Adequate** **Good**	**63%** **25%** **12%**
Does your organisation expect an increase of current use in the future?:	**Increase** **Not applicable**	**66%** **36%**
Please explain how an increase will change your current usage requirements:	**Days per week** **Amount of space** **Other** Other please specify - listed as follows.	**1** **1** **10**

Carss Park Swim Cub	When pool is re-opened, it will increase use by swim groups
North Ramsgate Amateur Swimming Club Inc.	We are looking forward for Council to build a new Aquatic Centre. As a club we have our races once a week as we did for 20 years before the old pool was closed. As keen swimmers, club members would use the pool throughout the week
St George Men's Shed	Seeking growth in membership but hampered by lack of space.
Hurstville ZFC (Hurstville Zagreb FC)	Will increase days/week, hours/day, number of fields and amount of space.

List the 3 most important goals for your club/organisation's future use of facilities in priority order	**Specific comments made by contributors with regards to their future goals**
South Hurstville Carss Park Cricket club	1. Rebuild of the cricket nets (as they are dangerous) we have had 2 players who have been hit by balls ricocheting off the poles. 2. Relaying of the cricket net wickets, colour coded like at Olds Park 2 3. Better drainage of the cricket nets
Marist College Kogarah	1. Representative sport 2. Internal sport 3. Representative sport training
Blakehurst Public School	1. Have access to grassed areas (none at school) 2. Fitness opportunities for students
Narani Carss Park Childcare Centre	1. Provide children with more sensory experiences. 2. Teaching pre-schoolers road safety. 3. Having more gatherings.
Carss Park Community Garden	1. Increase number of members. 2. Increase space available for gardens. 3. Increase storage facilities.
North Ramsgate Amateur Swimming Club Inc.	1. The club's weekly races 2. Training 3. Recreational swimming
Kogarah Historical Society Inc.	1. Access and Parking. 2. Maintenance of Cottage 3. Public toilets this end of the park (weddings book the surrounding areas but have no facilities unless they approach our volunteers if the Cottage is open)
St George Men's Shed	1. Inclusion in redevelopment of pool site allowing for larger work and storage areas to allow to release existing facility and storage garage at Council's Carlton depot. 2. Have Shed and storage in one location. 3. Easy access for aged personnel and for pickup and delivery of goods.
Hurstville ZFC (Hurstville Zagreb FC)	1. Modern amenities and storage facilities 2. Improved field surfaces with proper drainage 3. Improved lighting to support entire flats area
Carss Park Radio Yachting Club	1. Access and parking, 2. Ramp and steps to be put under maintenance program, 3. Reinstate power outlet on outside of Power Box.
Carss Park Swimming Club	1. 50m outdoor pool and 25 m pool and learn to swim, 2. 2. 50m outdoor pool with 17m learn to swim, 3. 3. 50m outdoor pool 4. Re-establish the Swim club and build memberships again

What improvements can be made to Carss Bush Park and/or Todd Park to facilitate the club / organisation's activities for the future?	**Specific comments made by contributors with regards to desired improvements**
South Hurstville Carss Park Cricket club	None provided
Marist College Kogarah	None provided
Blakehurst Public School	Upgraded toilets, structured shelters.
Narani Carss Park Childcare Centre	More crossings in the area
Carss Park Community Garden	Increase storage facilities/shed space.
North Ramsgate Amateur Swimming Club Inc	Build the aquatic centre
Kogarah Historical Society Inc.	Communication between Council/organisers of events and Kogarah Historical Society. Often organisers of non-Council events have no idea of who we are and refuse volunteers entry when the road is closed. We need advance notice of events
St George Men's Shed	The redevelopment of the existing pool site with a new pool complex including space for the Men's Shed.
Hurstville ZFC (Hurstville Zagreb FC)	Various improvements – refer submission in Appendix B – summary items as listed: 1. Amenities, kitchen, lighting, storage, external shade and external shelter. 2. Ability to drop off, ability to park, internal furniture, security, external furniture 3. Rubbish bins and recycling bins
Carss Park Radio Yachting Club	Provision to store dinghy and trailer inside Memorial Pool enclosure - previously available.
Carss Park Swimming Club	Rebuild the pool for the diverse community

Any other comments or suggestions (Please briefly explain)	**Specific comments made by contributors with regards to additional suggestions**
South Hurstville Carss Park Cricket club	None provided
Marist College Kogarah	None provided
Blakehurst Public School	None provided
Narani Carss Park Childcare Centre	None provided
Carss Park Community Garden	1. Charging stations to cater for electric charging of vehicles in future. 2. Security to store tools and equipment.
North Ramsgate Amateur Swimming Club Inc.	1. Learn to swim 2. Rehabilitation from surgery and accidents 3. Local school learn to swim programs 4. Population growth mainly through the building of high rise apartment building. These people need a good facility for recreation and exercise
Kogarah Historical Society Inc.	These comments are from the point of view of the Cottage users only. With regard to the park in general, it is often very crowded with dozens of barbecues in unscheduled areas - some visitors gather wood from the bush and burn in open fires - dangerous. There are piles of rubbish at weekends and bins overflowing. The park needs a ranger to patrol at weekends and more rubbish collections.
St George Men's Shed	If inclusion cannot be achieved within the pool complex, then a second level be added to the existing shed to accommodate cleaner areas to allow training of members and the community in leatherwork, picture framing wood turning etc. to the community.
Hurstville ZFC (Hurstville Zagreb FC)	Various improvements – refer submission in Appendix B
Carss Park Radio Yachting Club	None provided
Carss Park Swimming Club	The Carss Park pool was the heart of the swimming community and with an upgrade to include fitness and dining facilities it could become a jewel in the crown of the GRC and a destination to be very proud of. Bit like the precinct around North Sydney pool We require action , transparency and restoration to our community that hold swimming at its core for expression of health , community and diversity that's the Georges River way !

4 COMMUNITY DROP IN DAY

4.1 Approach

The 'Your Say Drop-in Day' was held on 25th November 2023 at Carss Bush Park, at one of the large picnic shelters between the Artist's Cottage and the Café kiosk. The session was open from 11am until 1.20pm. Four 'stations' were setup, each with a different A0 sized map that presented different areas: Carss Bush, Carss Flat, Todd Park, and a map of the whole Carss Bush Park and Todd Park precinct. Each map was accompanied by 'dotmocracy boards' (See, Fig. 4.1) where participants could provide written feedback and/or use sticky dots to support/not support earlier comments.

The Drop-In Day was manned by a combination of Council staff, and members of the study team from both Environmental Partnership (EP) and Micromex.

Passers-by were approached, informed about the consultation, and invited to engage with the maps and dotmocracy boards. Participants were assisted by Council/ EP/Micromex staff – directing them to read other suggestions, use the supplied stickers to show whether they support or don't support the suggestions, and to write their own ideas/suggestions/concerns if any.

Respondents were also offered the opportunity to give private suggestions using pieces of paper and a ballot box, however, this was not used by any respondents.

4.2 Participation

35-45 participants visited the community drop-in session.

Many of the participants were aware of the consultation event prior, however, some participants simply 'happened' upon the event.

Intermittent rain on November 24 and 25 reduced the volume of visitors to the Parks (the picture below at left was taken during the engagement – the picture at bottom right was taken one week earlier when the weather was fine and more visitors were at the Park). Consideration was given on the Friday before, to deferring the session, but it was decided that given the community had been notified of the event, organisation of a new date would delay the Master Plan process further, and weather indicated light rain – not excessive heavy rain, that it was preferred to go ahead.

Council staff, several Councillors, Environmental Partnership staff and Micromex staff were on hand to assist the community with the tasks and answer questions they may have had.

Saturday 25th November – Drop in Day

Saturday 18th November

4.3 Analysis and reporting conventions

For analysis, the total number of support and don't support dots were tallied into tables. When additional comments were written on or near the original idea/issue/concern, these comments were added to the tally table under 'comments'.

Note: In a number of cases, respondents would put a green support sticker on their own idea, but after the consultation had ended there were some ideas left with no sticker next to them, so we have imputed one tally of support for these ideas.

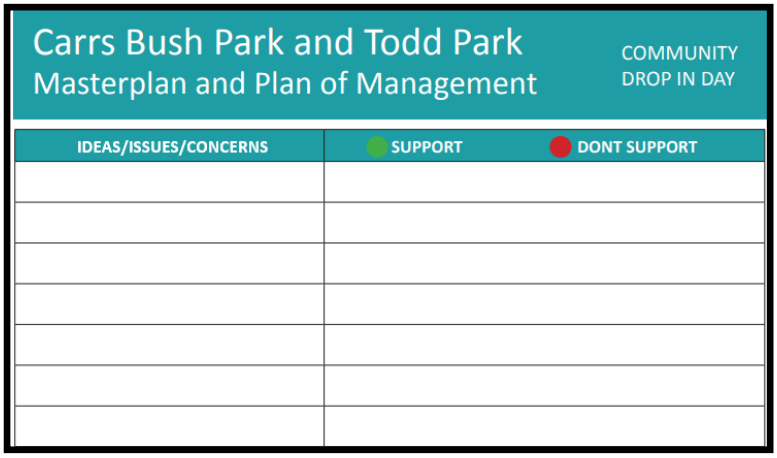


Figure 4.1. Example Dotmocracy Board

4.4 Summary outcomes

The community consultation event, despite poor weather, yielded many suggestions and issues from residents and park users. Generally, contributions supplied were supported by other participants rather than not supported, indicating that new ideas are welcomed by park-goers.

The key themes that emerged from participants were:

- ***Addressing the swimming pool***: on both the boards regarding the Master Plan/Plan of Management in general, and Carss Flats in particular, the most supported suggestions were to rebuild/replace the swimming pool. The most supported idea of the entire engagement stated that the new facility be a new aquatic and fitness centre, with added comments that the facility be 'top level' and cater to all ages and abilities. Respondents generally assumed that the new facility be placed on the existing site, with no ideas of an alternative site provided.

- ***No commercial development/preserve green space***: across all 4 areas, many respondents suggested and supported ideas regarding the preservation of green space and bushland. The most supported suggestion of these was 'no commercial development/don't lose the natural space', with 13 respondents supporting this statement. Other suggestions included: 'preserve and maintain bushland/trails', 'green space preserved', and 'keep bushland'.

- ***More lighting:*** the addition of more lighting in the park was a well-supported suggestion, specifically regarding the eastern and southern walk and around the pool area.

- ***Better water quality tidal pool:*** this was the second most supported suggestion on the Carss Bush Park board. One respondent made the comment 'is there a pollution issue to be addressed?', which indicates that there is potentially room to educate park users on this issue.

- ***Resurface basketball half-court (Todd Park):*** although the Todd Park board had the least engagement, the most supported idea was to resurface the basketball half-court.

The following provides a summary of the most supported ideas/issues/concerns mentioned across all dotmocracy boards. The total shown in bold indicates the total number of supportive stickers used for that overall idea. Please note that the summary below very likely includes duplications – that is, the same participant may have placed a support sticker for the same issue on two or more boards – thus, these counts are indicative only. Participants could also register 'do not support' for an idea, but idea that registered 'do not support' have not qualified to be included on the summary below.

Total Idea/Issue/Concern Mentions	Support
Address the swimming pool	**65**
Rebuild pool as a pool/fitness centre	29
Rebuild pool (no location given)	20
Rebuild pool on current site	16
No commercial development/preserve green space	**36**
Preserve and maintain bushland and green space	23
No commercial development/don't lose the natural space	13
More Lighting	**15**
More lighting on eastern and southern walk and around the pool area	11
Put lights all around so we can walk in winter	4
Better water quality tidal pool	**9**
Better water quality of tidal pool	7
What about an ocean pool? Tidal pool too polluted, would flow in/out help?	2
Resurface basketball half-court (Todd Park)	**6**
Cater for all ages	**11**
Cater for [all] ages	6
Activities for retired community, suitable for young and old utilising the park (e.g., space next to the community garden)	5
Pickleball courts	**9**
…in Todd Park, …in Carss Flats	5, 4
Aboriginal/First Nations initiatives	**10**
Aboriginal Cultural Centre	5
Acknowledge the strong First Nations history through placemaking and public art	5
Extend bike lanes to back of oval	**5**
Public tennis courts/sheds near community gardens	**5**

4.5 Detailed outcomes

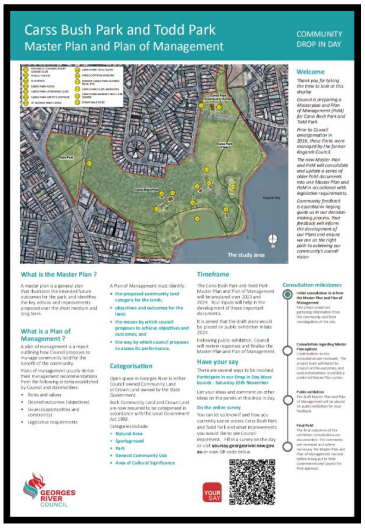
The suggestions and comments received for the four "precinct stations" is provided as follows.

4.5.1 Master Plan and Plan of Management Panel

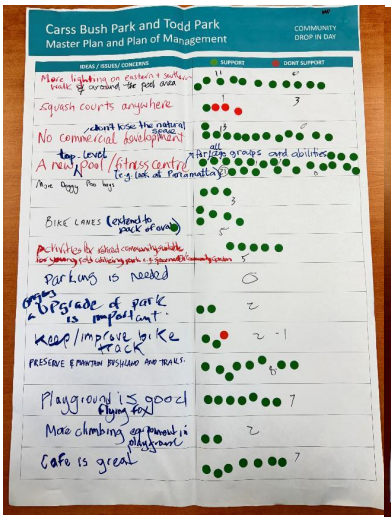
The map provided for this board was different to the other 3, as it specifically included additional information regarding Council's intention to develop a Master Plan and Plan of Management for Carss Bush Park and Todd Park. A likely majority (21 of the approximate 35-45) of participants supported the suggestion for a new top-level pool/fitness centre for all age groups and abilities. Other well supported suggestions included preservation of the natural space/bushland (no commercial development), and a desire for more lighting on the eastern and southern walk and around the pool area. See below for images of the map and dotmocracy boards.

Summary of suggestions for 'Master Plan and Plan of Management Panel'

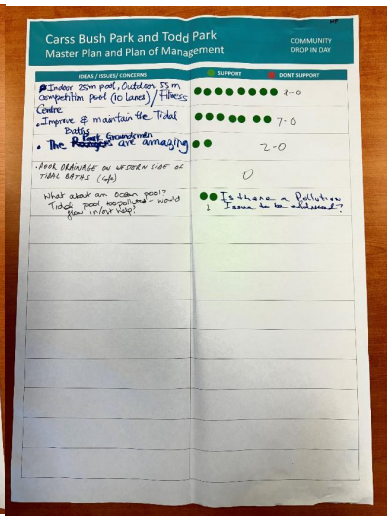
Ideas/Issues/Concerns	Support	Do not support	Total	Comments
A new top-level pool/fitness centre for all age groups and abilities (e.g., look at Parramatta)	21	0	21	
No commercial development/don't lose the natural space	13	0	13	
More lighting on eastern and southern walk and around the pool area	11	0	11	
Preserve and maintain bushland and trails	8	0	8	
Indoor 25m pool, outdoor 50m competition pool, Fitness centre	8	0	8	
Playground is good/flying fox	7	0	7	
Café is great	7	0	7	
The park groundsmen are amazing	7	0	7	
Extend bike lanes to back of oval	5	0	5	
Activities for retired community, suitable for young and old utilising the park (e.g., space next to the community garden)	5	0	5	
Squash courts anywhere	1	3	4	
More doggy poo bags	3	0	3	
Keep/improve bike track	2	1	3	
Upgrade of park is important	2	0	2	
More climbing equipment in playground	2	0	2	
What about an ocean pool? Tidal pool too polluted, would flow in/out help?	2	0	2	Is there a pollution issue to be addressed?
Parking is needed	1	0	1	
Poor drainage on the western side of tidal baths (café)	1	0	1	
Rehabilitate the pool area – grass it for the moment and see how people like it as open space while decisions are being made about where the pool is rebuilt (suggestion made privately – not on board)	1	NA	NA	1
Total	**106**	**4**	**110**	



Area Map and Plan Information



Dotmocracy Board 1



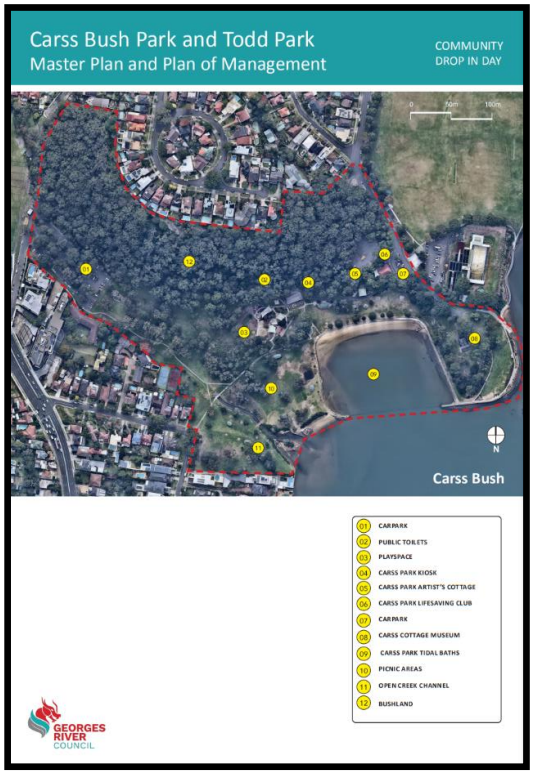
Dotmocracy Board 2

4.5.2 Carss Bush Park Panel

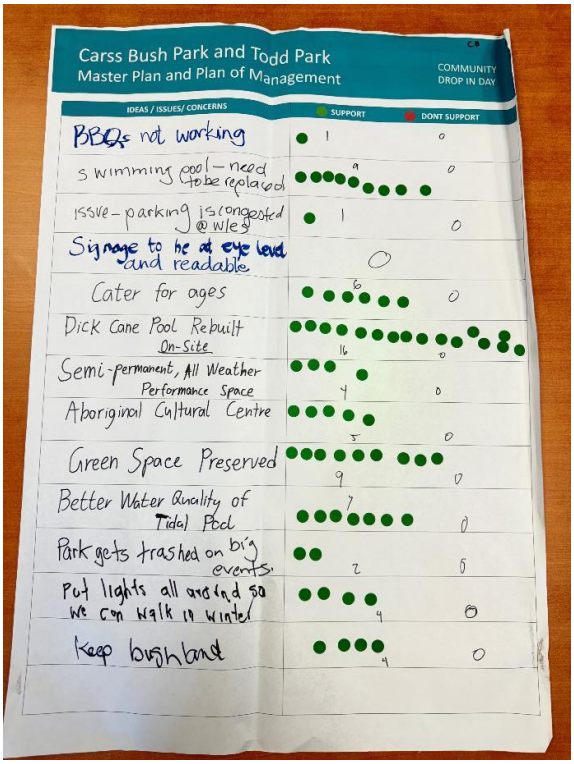
The most common suggestions for the Carss Bush Park sub-area were: preservation of green space, water quality of the tidal pool, and the need to cater for all ages. Five participants supported the idea of an Aboriginal Cultural Centre. See below for images of the map and dotmocracy boards.

Summary of suggestions for 'Carss Bush Park Panel'

Ideas/Issues/Concerns	Support	Do not support	Total	Comments
Green space preserved	9	0	9	
Better water quality of tidal pool	7	0	7	
Cater for [all] ages	6	0	6	
Aboriginal Cultural Centre	5	0	5	
Semi-permanent, all weather performance space	4	0	4	
Put lights all around so we can walk in winter	4	0	4	
Keep Bushland	4	0	4	
Park gets trashed on big events	2	0	2	
BBQs not working	1	0	1	
Issue - parking is congested	1	0	1	
Signage to be at eye level and readable	1	0	1	
Total	**69**	**0**	**69**	



Area Map and Plan Information



Dotmocracy Board

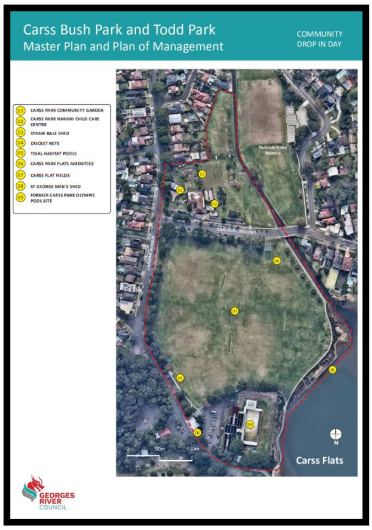
4.5.3 Carss Flats Panel

The rebuilding of the pool was the most supported suggestion, residents generally supported the pool being rebuilt on the current site in Carss Flats. Other suggestions include building public tennis courts near the community garden, acknowledgement of First Nations history, and use of the space for Pickleball courts. See below for images of the map and dotmocracy boards.

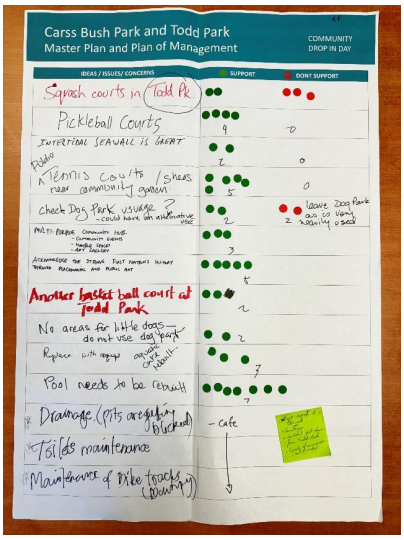
Summary of suggestions for 'Carss Flats Panel'

Ideas/Issues/Concerns	Support	Do not support	Total	Comments
Dick Caine Pool rebuilt on-site**	16	0	16	
Swimming pool - need to be replaced**	9	0	9	
Pool needs to be rebuilt	7	0	7	
Public tennis courts/sheds near community gardens	5	0	5	
Acknowledge the strong First Nations history through placemaking and public art	5	0	5	
Pickleball courts	4	0	4	
Check dog park usage? Could have an alternative use	2	2	4	Leave dog park as is, very heavily used
Multi-purpose community hub	3	0	3	Community events; hireable spaces; art gallery
Aquatic centre (no site specified)	3	0	3	
Intertidal seawall is great	2	0	2	
No area for little dogs, do not use dog park	2	0	2	
Give a proper name to the "flats" e.g., 'Sporting Green'	1	0	1	
Upgrade outdoor gym	1	0	1	
Rebuild Pool (solar heating preferred)	1	0	1	
Drainage (pits are getting blocked blocked)	1	0	1	
Toilets maintenance	1	0	1	
Maintenance of bike tracks	1	0	1	
More soap and towels	1	0	1	
Sanitisers	1	0	1	
Couldn't get through from Todd Park	1	0	1	
Lack of awareness (out of café)	1	0	1	
Total	**42**	**2**	**44**	

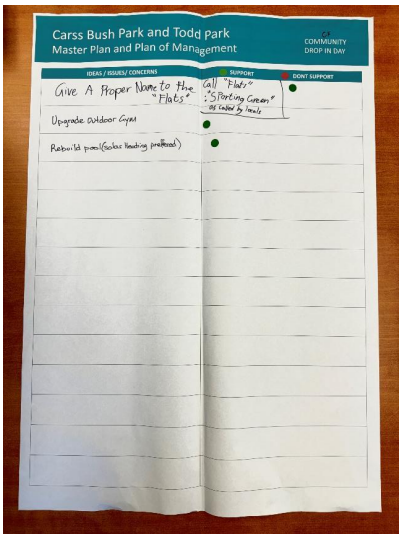
**. Pool related comments were relocated from Carss Bush Park panel



Area Map and Plan Information



Dotmocracy Board 1



Dotmocracy Board 2

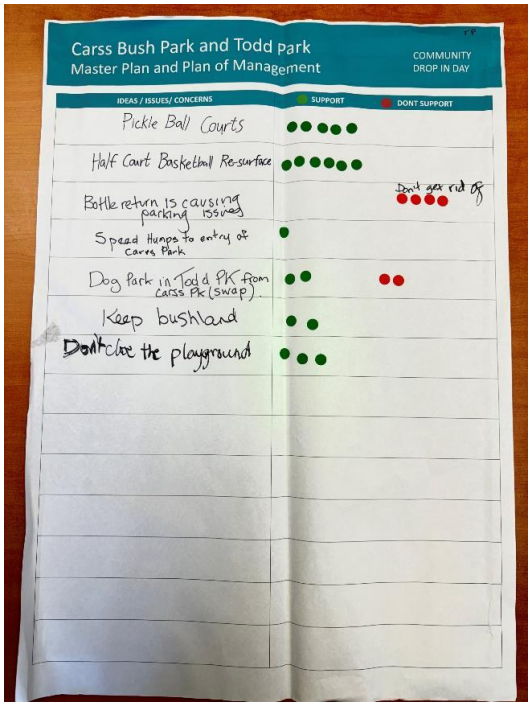
4.5.4 Todd Park Panel

Todd Park had the lowest engagement of any of the 4 boards. 6 respondents were supportive of resurfacing the half-court basketball court and 5 respondents were supportive of the idea to use Todd Park for pickleball courts. One respondent had the concern that the bottle return causes parking issues, however, 4 respondents did not support this comment (that is, they want the bottle return to remain). See below for images of the map and dotmocracy boards.

Summary of suggestions for 'Todd Park Panel'

Ideas/Issues/Concerns	Support	Do not support	Total	Comments
Half-Court Basketball Resurface	6	0	6	
Pickleball Courts	5	0	5	
Bottle return is causing parking issues	1*	4	5	"Do not support" = Don't get rid off
Squash courts	2	3	5	
Dog Park in Todd Park from Carss Park (swap)	2	2	4	
Don't close the playground	3	0	3	
Keep bushland	2	0	2	
Another basketball court at Todd Park	2	0	2	
Speed humps to entry of Carss Park	1	0	1	
Total	**24**	**9**	**33**	

Area Map and Plan Information



Dotmocracy Board

5 COMMUNITY SUBMISSIONS

5.1 Approach

Several written submissions were also received from the community and organised users and are provided in full in Appendix B.

Following is a summary of key issues raised.

Ramsgate RSL Sub-Branch

- Requested reconstruction of the Carss Park War Memorial Pool
- Notes that "by prioritising the retention and rebuilding of this cherished facility, the Council would be making a lasting investment in the well-being and memory of our war veterans".

Hurstville ZFC Soccer Club

- General condition of amenities building is aged, roof leaks and many aspects do not meet current codes
- Change rooms are inadequate for contemporary requirements including male and female teams
- Canteen is inadequate
- Storage is inadequate
- Public toilets are poor and do not provide compliant disabled access (noting that toilets are meant to provide for general public as well)
- No event / meeting space
- Parking considerations – have used disused pool facility parking, but if pool is reconstructed adequate parking to meet both users groups will be necessary – note part of existing carpark is not usable due to fenced off area
- Existing lighting only allows use of 50% of Flats area for training – repositioning and ideally upgrading of lighting can make more area usable
- Field surface over landfill is very poorly drained and uneven / prone to slumping. Has very poor resilience and recovery during wet periods. Fields are used by Oztag as well during summer
- Impact of trees to Carlton Ave on field surface given proximity of fields

Resident 1

- Requests reconstruction of the Carss Park War Memorial Pool
- Suggests local Bushcare group to assist with bushland management
- Makes suggestions around bushfire management to park / residential edge
- Care for sandstone within park – suggests cleaning and sealing
- Allawah Ave problematic during events – lack of event management with cars on grass and verges – traffic management plans have proven inadequate
- Upgrade and encourage use of stone stage
- Suggests allowing gas BBQ use across park
- Suggests removing oyster shells around the baths area
- Suggests cleaning / raking of beach sand is required / desirable
- Rehabilitate soils / grass surface in dog park
- Provide additional tables and seats to spread load
- Provide pontoon within baths

- Encourage boating drop offs
- Encourage canoe / kayak use
- Upgrade toilets near café including providing soap
- Repair broken stone edge next to Carss Park War Memorial Pool site

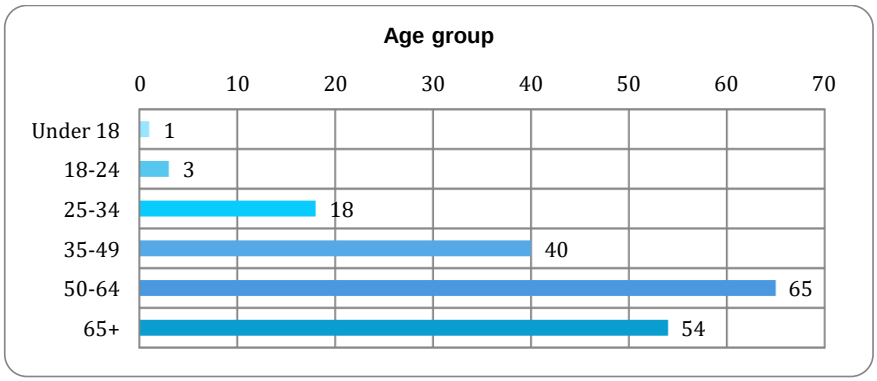
Resident 2

- Requests reconstruction of the Carss Park War Memorial Pool

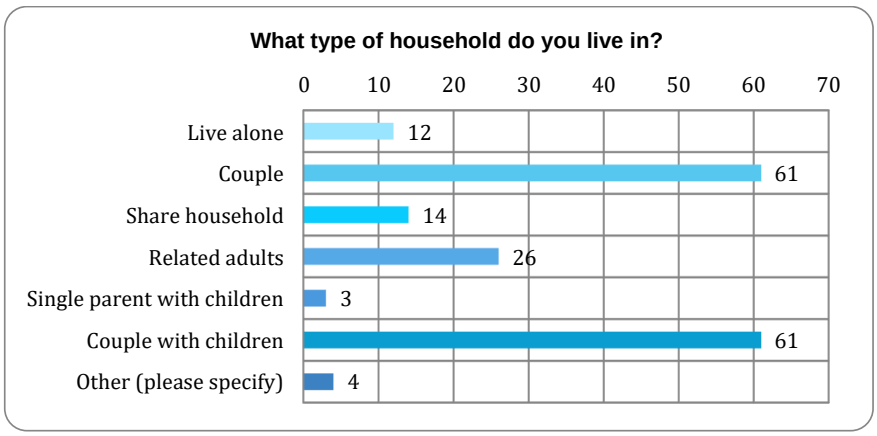
6 APPENDIX

A Community survey respondent details

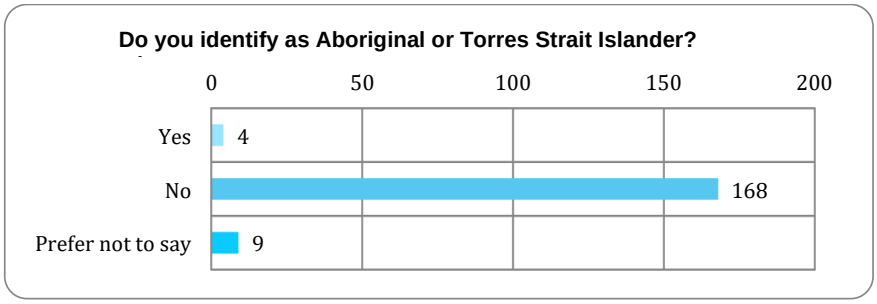
The following charts outline the profile of respondents across the 181 responses logged.



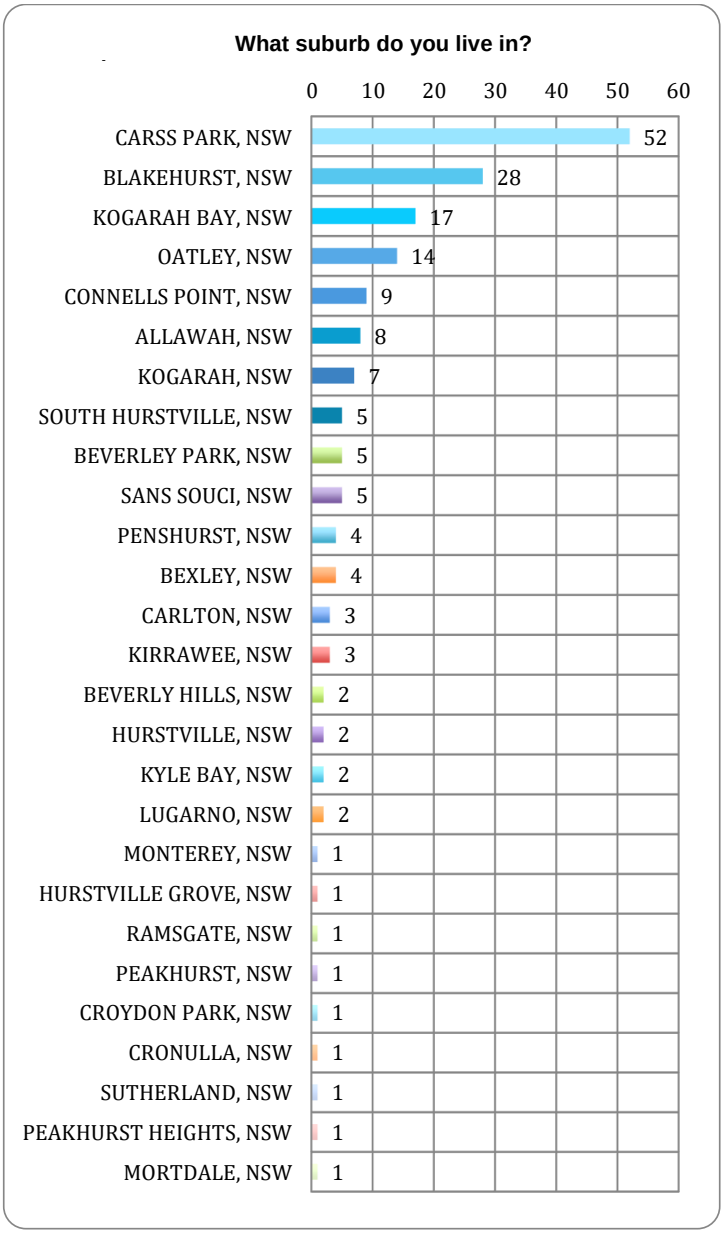
Sixty six 66% of respondents to the on line community survey were over 50, and only 22% were under 34 and this emphasis should be recognised in interpreting the results.



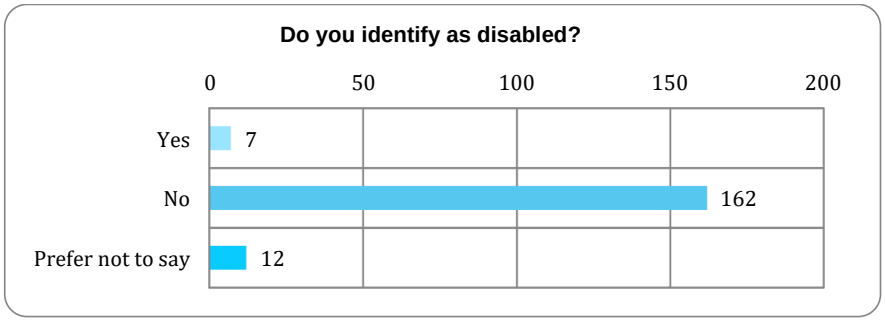
The majority of respondents are couples or couples with children.



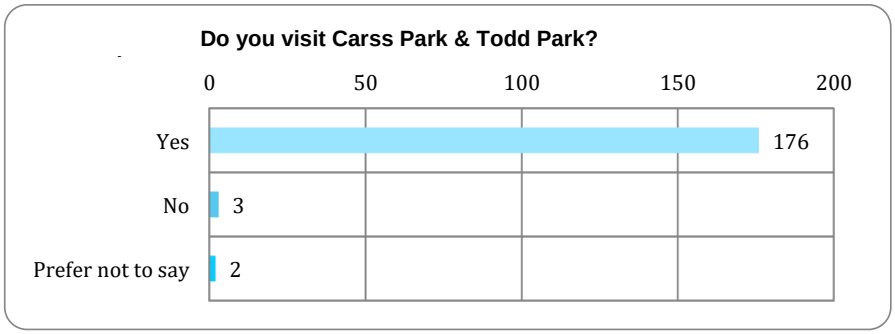
The majority of respondents did not identify as Aboriginal or Torres Strait Islander people.



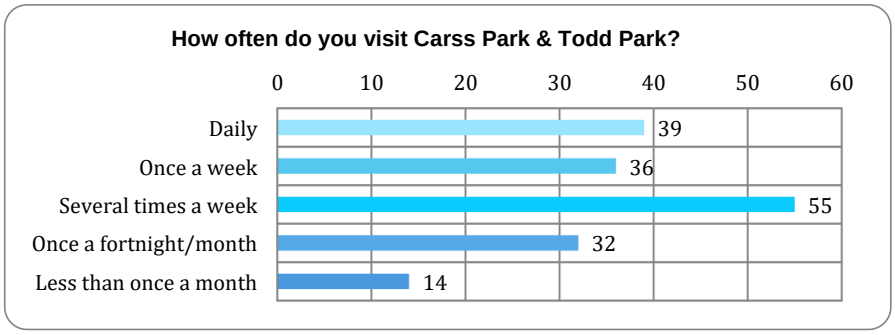
The majority of respondents come from the directly adjacent suburbs of Carss Park and Blakehurst.



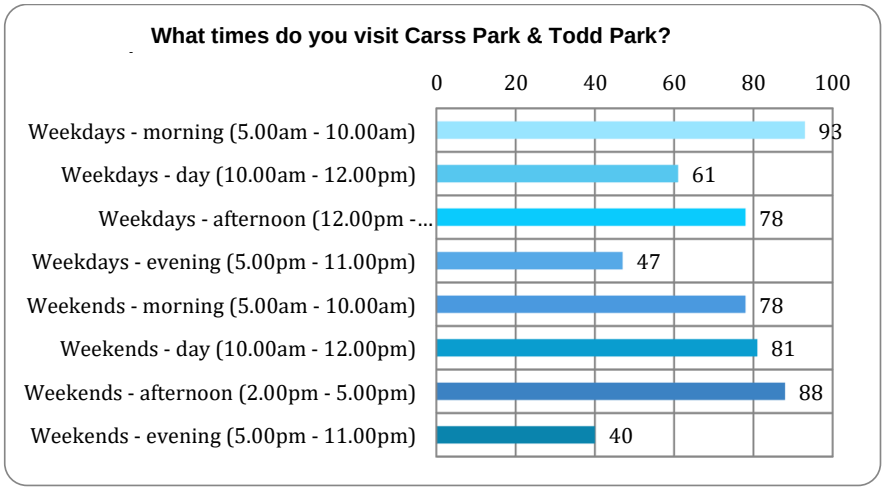
A small percentage (4%) of respondents identify as disabled, however comments related to challenges of path gradients and surfaces have been noted in this Consultation Report for action as possible.



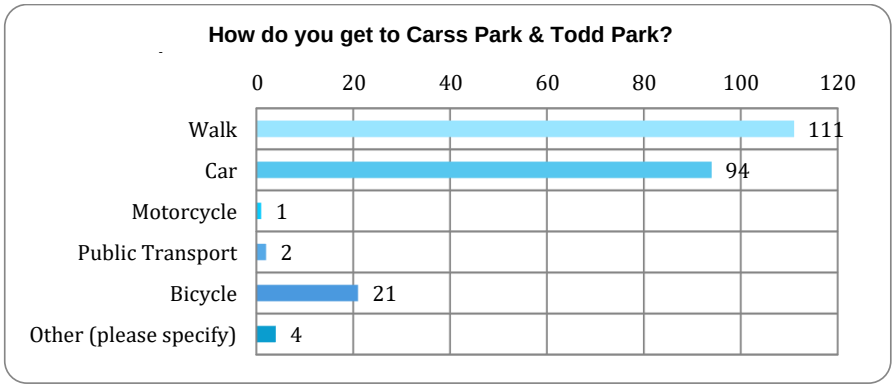
The majority of respondents visit Carss Park and Todd Park and thus have knowledge of the sites.



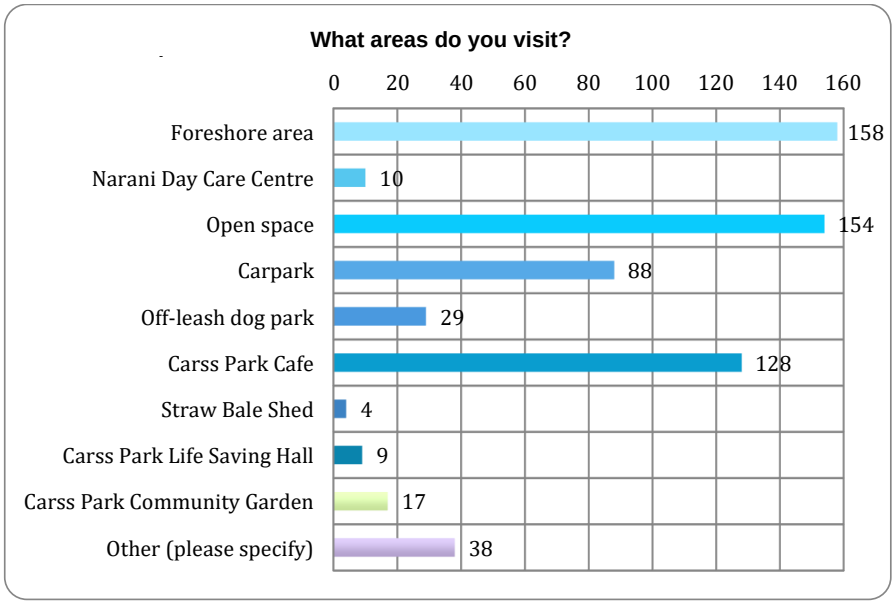
The majority of respondents visit the parks at least once a week while 26% visit the parks less than once a fortnight. 22% of respondents visit the parks daily.



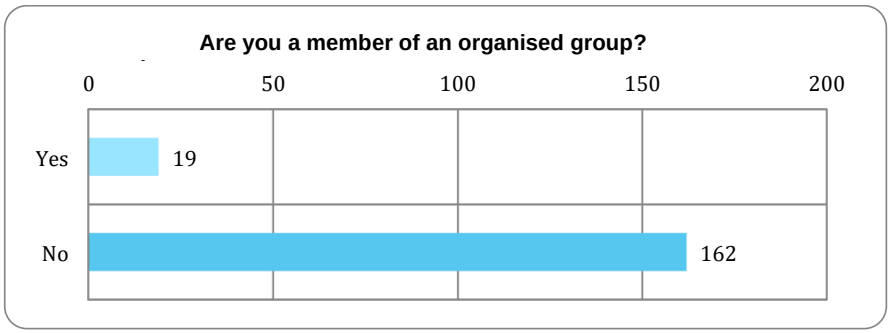
The most popular time for visiting the parks as noted by respondents are weekday mornings and weekend afternoons although usages is spread across the week and weekend and morning and afternoon.



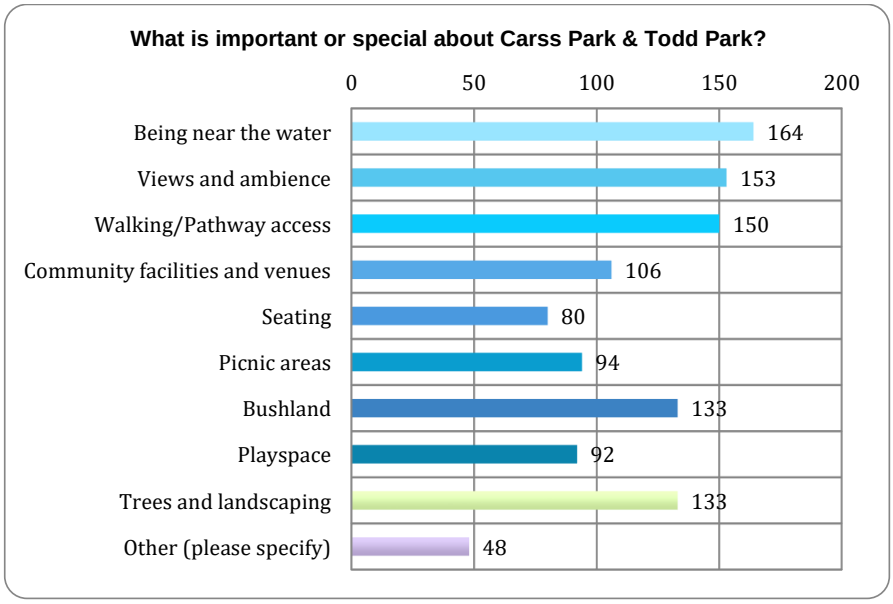
Given the majority of respondents are from neighbouring suburbs a high proportion of visitation is by foot although access by car is also high reflecting the parks district profile and sports facilities role.



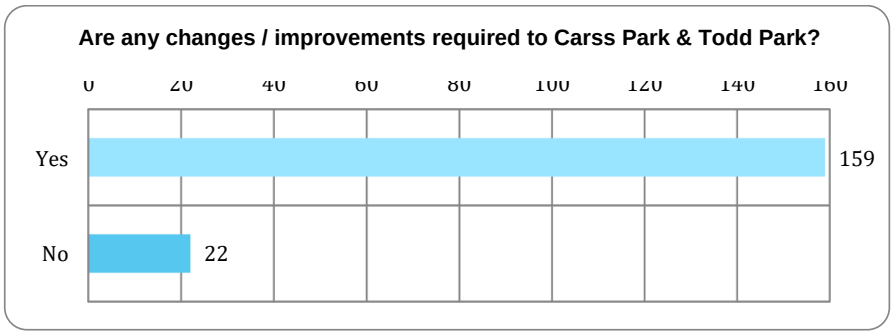
Foreshore areas, grassed open space areas and the Carss Park café are the most highly visited locations in the parks by respondents.



89% of respondents are members of an organised group.



Being near the water, related views, ambience and being able to walk around the park are the three most important qualities of the parks for respondents.

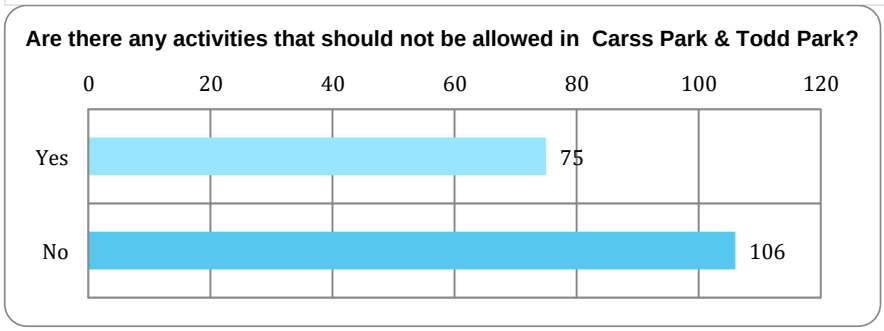


Changes or improvements suggested by the community are included below (number of mentions listed in brackets):

- Rebuild Carss Park Pool (93)
- Provide improved / extra toilet facilities (7)
- Improve playground (6)
- Provide better bike paths and bike facilities (6)
- Provide better / more BBQ facilities (5)
- Provide more picnic shelters (4)
- Provide better lighting on paths (4)
- Provide more trees and native plants (3)
- Provide increased seating in the park (3)

- Provide a concrete skate or scooter section (3)
- Improve footpath surfaces (3)
- Provide better maintenance (3)
- Provide shared path / cycle access (3)
- Remove disused pool (3)
- Provide basketball court for teens (3)
- Repair bush walking track (2)
- Protect and maintain the bush / remove weeds (2)
- Provide noise reduction vegetation next to Princes Highway in Todd Park (2)
- Provide community access for hire of Straw Bale Shed (2)
- Provide free water play where the pool used to be (1)
- Increase Ranger presence (1)
- Provide more café seating at playground (1)
- Provide wider footpath next to canal at Carss Park flats (1)
- Provide speed feedback signs on roads at Canal bridge and next to child care centre (1)
- Provide improved pedestrian access to the park (1)
- Provide better public transport to park (1)
- Prevent dumping (1)
- Improve lookout (1)
- Provide wharf / jetty for kids to fish off (1)
- Provide increased seating along the waters' edge (1)
- Provide increased seating around playground (1)
- Provide public art (1)
- Provide interpretation of Aboriginal history and pleasure garden history (1)
- Provide walking trail markers (1)
- Fix river water quality (1)
- Provide camping area (1)
- Provide less commercial areas – café detracts from ambience (1)
- Provide fitness equipment (1)
- Provide taps with dog bowls (1)
- Control parking on the footpaths / verges of roads (1)
- Control personal BBQ use (1)
- Provide disabled suitable path loop (1)
- Provide shallow water play area (1)
- Fix grassed surfaces at dog park (1)
- Provide another dog free area (1)
- Provide clean up improvement of beach area (1)

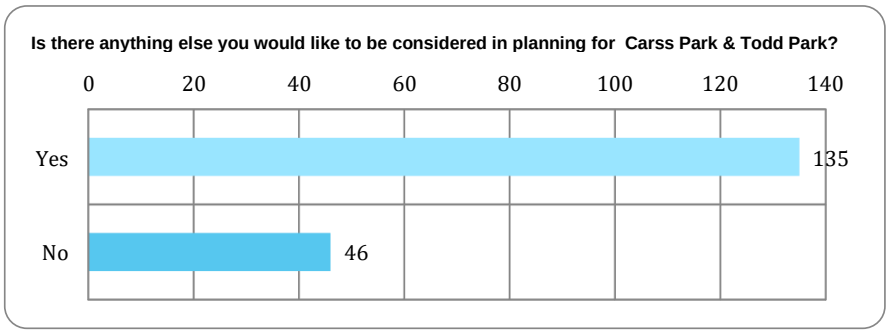
- Provide better seating under shelter of trees (1)
- Provide access from Carwar Rd down is difficult for less mobile (1)
- Provide more rubbish bins and water fountains (1)
- Improve / extend foreshore promenade (1)



Facilities or uses that were recommended by the community to not be allowed included the following (number of mentions listed in brackets):

- Electric scooters/bikes (10)
- Dogs off leash (7)
- Smoking (5)
- BBQ in non-BBQ areas is for me a major concern, use of coal or wood BBQ's (5).
- Fireworks (5)
- No trail (motor) bikes (4)
- Cyclists who go through the park at speed (3)
- Cycling in proximity to the swimming area
- Jet skiing in the water adjacent to these parks (3)
- Mountain biking (3)
- Mountain bike tracks (2)
- Skate boarding except in defined skate park (2)
- Drones (2)
- Religious groups holding services (2)
- Motor vehicle access. (2)
- Anything that might compromise safety (2)
- Traffic Noise from Princes Highway
- Loud cars - overdevelopment of buildings near the park
- Cycling should be restricted to the main circle around Todd Park. Some riders go too fast along the walkway to the cafe and have nearly knocked people over. Limit number of events and types of events. Keep Todd Park as open space for sports.
- No organised cycling groups (only people cycling recreational such as with their kids etc). I have seen the impact cycling groups have had on the roads in Bayside Council
- Any anti-social activities
- Anything that ruins the park or makes it unsafe for kids and animals
- Unnecessary concrete development. Please leave more grass/green areas for people to barbeque, have a picnic, celebrate birthdays, just come and unwind etc.

- Urban development that takes away from open green spaces.
- More community sports
- Bicycles/ skateboards in playground area
- Due to lack of open spaces in Kogarah, weekend crowding occurs when people want to play games, walk animals, play with frisbees
- Anything that would damage the environment's beauty or noise levels
- Young men have removed rocks etc to access the walking trails through the bushland. They are causing erosion and almost injuring walkers.
- Also, the park is over catered for soccer facilities. The players leave large amounts of rubbish behind
- The cafe should not do skewers as they are left everywhere and are dangerous,
- Hard ball sports in the picnic, bushland area.
- Anything that impedes community enjoyment of area.
- Activities that would damage the grass in Todd Park should not be allowed
- Conference centre
- Build fence along new landscaped area along the water near Carss Park Flats as too many people walk in there, go fishing, etc destroying plants.
- Music events and loud noise
- Parking on Carss Park Flats due to damage to sporting fields
- Golf on sporting fields
- Number of major events
- Fireworks to be discouraged - it's the only remnant bushland on Kogarah Bay and the fireworks are horrendous for the wildlife, birds as well as dogs and cats. Please phase in drones and laser shows over several years.
- Fireworks - change it to a light show. Fireworks are not environmentally friendly and scare the animals both native & domesticated.
- Large team events



Things that should be considered in planning for the parks as suggested by the community include:

- Rebuild Carss Park pool (64)
- More paths in bush park (2)
- Better access for people with walking difficulty (2)

- More parking (2)
- Widen and replace the current circular footpath around Todd Park.
- Lighting in Todd Park could be improved after dark- especially in winter
- More trees in some parts of the precinct and a program to replace trees which are at the end of their life.
- Could you please do appropriate planting next to Princes Highway for noise abatement ?. The truck noise and general traffic noise makes Todd Park in unattractive to use.
- Provide a bike / skate park on the pool site
- Upgrade of cricket pitch and cricket nets
- We love the playground both at Todd Park and Carss Park
- More sheltered tables would help for picnics, too
- Todd Park is dominated by sport use
- Keeping soccer fields and keeping them maintained
- Keeping open leisure area for the community
- Invest into some park gym equipment area to encourage people to use the space
- Remove the old bike obstacles on the walkway.. they are a lawsuit waiting to happen from accidents.
- The facilities for planned sports activities should probably also be upgraded for Todd Park, including a cleaner and newer toilet block.
- Better access for bicycles to be ridden around the perimeter of the park through a shared bike path.
- Better BBQ access near the play area for families to utilise.
- Expanding the baseball section in Todd Park to maybe 3 rings and areas.
- When upgrading pool area, ensure adequate additional parking

Plus, the following individual verbatim responses from respondents

- “Thank you for a serene and lovely park such as Carss Park! We've enjoyed coming here to get away from the hustle-bustle of city and to get away from con rete jungle and to enjoy family picnics and have used the barbecue stoves/machines available.” (2)
- “PLEASE conserve the land and nature. The community does not want any new development, we only want the pool to be restored so kids and locals can use it. There is already a lot of noise and traffic in surrounding streets we do not want this being increased.”
- “The bushland is wonderful. Please continue to preserve and celebrate this. Conservation and upgrades when required will be highly appreciated! “
- “Please keep all the green space - lovely to have choices of where to sit and picnic in wide open spaces - do not clutter with more buildings.”
- “Our outdoor bush living areas need to be preserved especially as more residents have to live in high rise with no access to outdoor open space. Every part of Carss Park needs to be valued and preserved and a safe space to learn to swim is essential.”
- “Carss Park and Todd Park shall remain as a park for community use and not built on.”
- “Create a park that is usable, various sports use the area, please don’t just focus on the soccer, we have a dedicated soccer field across the park. Make a natural landscape! “

- "Please know that people come from far and wide to Carss Bush Park as it is a beautiful open space with many amenities. Picnics, swimming and community gatherings are all well accommodated by this open green space."
- "Bayside Council recently built a Pentanque gravel pitch (French bowls) in Bexley. It can be used for Bocce too."
- "A two storey car park adjacent to the new aquatic facility that would be used for both the visitors of Carss Park and the aquatic facility."
- "Please develop the Aquatic Center with a function centre/restaurant/café."
- "Public transport to Carss Park is already accessible with 958 buses to and from Kogarah."
- "Spend the money on other things. Carss Park is ok."
- "Replacing the Pool with suitable parking. Provide extra parking for the sporting fields and weekend activities."
- "I would like to see Carss Bush Park and Todd park continuing to be a place for people and children to use and enjoy the park, nature and surroundings."
- "Keep it simple."
- "Festivals, markets and live (acoustic) music."
- "The artist in residence program is a great initiative for the community, is there opportunities for the artists who use the building to display their work in the park? This connection may be worth factoring into any new infrastructure in the park."
- "A small, dedicated camping area is needed for overnight stays. Suited to Walk-in, Kayak-in or Cycle in, unpowered sites for tents only, with access to foreshore, potable water and toilet. E.g., Bonnie Vale Campground, or new Wattamolla / Garie sites."
- "Please add more basketball courts."
- "Please keep the bush land and keep it green space for sport and recreation."
- "More taps , toilets , seating and shelters, water for animals toilets garbage bins more yellow ones."
- "To keep the different types of areas that are present now, i.e, bushy natural areas, with separate areas for picnickers and family parties, areas to access the water for swimming and sunbaking."
- "Keeping it as a picnic and family recreation area."
- "Keep it as a beautiful natural space for families and community. Occasional events such as night markets, Australia Day, the odd festival, jazz music, play etc is fine but don't turn it into a big event venue or destroy the nature/open space. We love it! "
- "Keep Carss Park where it's always been, give it back to the community. I miss going swimming there with my family."
- "If you put gazebos in, they should be 2 table only. The space behind the pool is wasted and needs more trees."
- "Provision of solar powered Smart ChillOut Hubs."
- "A fabulous local open space, the playground in which is used by our grandchildren."
- "If the pool isn't to return then another large element should be introduced. Upgraded cafe would be good too. That place is expensive and average quality."
- "Toilets near dog park. Resurface bike track in Todd Park and add some more bike activities."
- "BBQ facilities"
- "Showers when people go for a swim."

- "Carss Park and Todd park are the jewel of the area for residents. Please preserve it for the use of the community. reject the advances of greedy property developers or councillors with links to property developers."
- "With a lack of large green space Mater Dei School often uses Todd Park for sporting activities with the children. Should an aquatic centre be built on this site it would remove the ability for the children to have access to large green space."
- "Carss Park has great space and open water views, design can use this advantages to build modern facilities for family entertainment and resident casual walk. when planning council should consider how to design crass park space use for hosting large events."
- "Please add more safe swimming signs. I've seen too many unsupervised young children get into trouble, have even had to save one."
- "We thought that the swimming pool should have been rebuilt or at least started by now. Also, the plants along the foreshore are dreadful. Many look like weeds and are dead. The plants chosen are inappropriate i.e., the coastal rosemary will be too high."
- "More patrols/fine on weekends."
- "People leave lots of rubbish."
- "Full Basketball court."
- "Carss Park has play area for mainly toddlers. Therefore, Todd Park could have an area for older kids. So as perhaps a court or half court with hoops for netball/basket ball. Maybe a small skate park area."
- "Cycling path in the park."
- "Carss Park is a beautiful natural park , please keep it that way. We love the trees & the bushland surrounding it. Carss Cottage is a wonderful heritage asset, my grandchildren are fascinated with it so please continue to allow public access to it."
- "More wildlife habitat."
- "A dedicated bike servicing/cleaning area."
- "A dedicated bike lane around the area."
- "More trees required."
- "Build a skate park facility for children behind the day care centre near the canal - it is wasted space currently - there is no other such facility close by."
- "When rebuilding the pool incorporate a good restaurant in the facility. Make sure it overlooks the water and the pool and that will bring a great vibe to the area. There is plenty of room and vendors will line up to run it."
- "More community events like food markets. Movie nights."
- "New play equipment is needed."
- "Add more lighting along the paths for night walking."
- "Long term vision and a commitment to always preserve the community space."
- "We have a big problem with night time cars doing burn outs in the car parks and local streets. this needs to be addressed to improve the welfare of affected residents I would also like the Council to consider having Light displays instead of Fireworks."
- "Add rubbish & recycle bins at the recycling depot & at all park entrances."
- "Add a couple of giant chess sets in the park."
- "Water bowl/fountain for dogs & wild life especially during hot summer months."
- "More native planting to improve biodiversity; Weed removal and maintenance of native bush; Empty gross pollutant traps more frequently and improve water quality."

- "The exercise equipment near the men's shed is well used. Perhaps there could be another station over near the Parkside Drive / Charles Pirie Reserve building."
- "Access to this facility and Harold Fraser Oval Cricket Building - for community hire."
- "More drinking water access."
- "Water splash park would be good as part of pool complex."
- "Shaded areas for heat refuge in climate change conditions, water quality in the Georges River."
- "Please make sure council officers spell it correctly-It is Carss Park, not Carss Park."
- "Please put more seating into the off leash area away from the entrances. Please regularly repair dug holes in the off leash area."
- "There needs to be more rubbish bins available. Of a summer weekend there is a lot of rubbish left beside bins as they are full. Also sporting teams using the area should be charged a fee for leaving their rubbish all over the fields."
- "More shaded areas are definitely needed."
- "Provision to store dinghy and trailer."

B Submissions by Organisations

Several written submissions were also received from organised users and are provided on the following pages.

Submission by Ramsgate RSL Sub Branch

RETURNED AND **SERVICES LEAGUE**

PATRON Ron Feld
PRESIDENT Gary Mawson
VICE PRESIDENT John Rundle
VICE PRESIDENT John MacKenzie
SECRETARY Gerry Hay
TREASURER Terry Delaney

OF AUSTRALIA
NEW SOUTH WALES BRANCH
INCORPORATED
The Price of Liberty is Eternal Vigilance
Patron
HER EXCELLENCY THE HONOURABLE MARGARET BEAZLEY AO QC, GOVERNOR OF NEW SOUTH WALES

RAMSGATE ROCKDALE RSL SUB BRANCH
Po Box 3528, Ramsgate NSW 2217
Email: subbranch@ramsgatersl.com.au
Phone: 02 9504 8018

8 December 23

Georges River Council
Locked Bag 5
Kogarah NSW 2217

mail@georgesriver.nsw.gov.au

Subject: Rebuild of Carss Park War Memorial Pool
Carss Bush Park and Todd Park Master Plan and Plan of Management issued for public consultation.

We have considered the matter at our sub branch meeting in November 2023 and advise the following

The Carss Park War Memorial Pool has been a focal point for families, individuals, and groups within our community, promoting physical health, social interaction, and a sense of belonging.
More so, for our Sub Branch members it is a important war memorial for our members and families.
This site been a valuable resource that has played a vital role in the well-being of our members and veterans for generations and is hence considered by our Sub Branch a heritage site

The councils have published a master plan that shows Item 10 in the Master plan shows only the “Former Carss Park Olympic Pool site” and we strongly recommend the following

- The rebuild of the pool using the current site location be included in the Master plan
- Any reference to the existing or proposed pool uses the correct full name, ie Carss Park War Memorial Pool

I urge the council to take into account the sentiments of our Sub Branch members who value the Carss Park War Memorial Pool and its positive impact on our community.
By prioritising the retention and rebuilding of this cherished facility, the council would be making a lasting investment in the well-being and memory of our war veterans.

I appreciate your time and attention to this matter, and I trust that the Georges River Council will consider this matter the shared future.

Gary Mawson
President
Ramsgate-Rockdale RSL sub-Branch

Submission by Hurstville ZFC

Current State Assessment of Carss Park Flats Amenities

In relation to Carss Park Flats, out assessment of the current amenities is:

- Bathrooms:
  - 2 females' toilets, 1 male toilet available to use
  - Male toilets leak, urine stench emits from toilets which is located next to a canteen where people gather
  - The female toilet has one little sink in the corner with a faulty tap and no soap dispensaries, pool lighting and open cavities which allows for insects etc to enter the amenity
- Toilets are not stocked with toilet paper, soap, and bins for female sanitary napkins
- The change rooms have non-functioning showers and toilets
- The change room are small, with benches rotting and unsafe for players to get changed. The club have fixed some benches.
- There are no change rooms for officials.
- Lack of additional storage facilities for equipment
- Roof leaks in which the club have had fixed.
- Lack of an awning or cover across the whole amenities block for protection from the sun/rain. This was more evident during our Junior Presentation Day this year where despite having tents, children were getting soaked and upset.
- The toilets are available to not just the HZFC community but also to the general public and there is an expectation that general cleaning and sanitising in completed

Our Requirements and suggestions for the future state Carss Park flats

Our general requirements for Carss Park Flats going forward:

Amenities

Canteen

- Replacement of existing canteen, storage, dressing rooms and public toilet facilities
- Increase size of existing canteen by at least twice the size of the existing canteen
- The current canteen has no food storage space and regularly services over 1000 people on a weekend and 500 people on weeknight trainings.
- The canteen cannot be used for social events as its size is not adequate. These events which occur 4 to 5 times per year need to cater to 2000 people
- The canteen supports a team of generally 5-6 people who cannot move around easily
- Food preparation areas and benches are limited
- Only a single double door drinks fridge can currently be accommodated. Requirement would be to have 2 double door drinks fridges accommodated

Dressing rooms

- At least 4 separate dressing rooms with shower and toilet facilities
- Our club currently has 20 male teams from under 6's to over 45's and 10 female teams from under 6's to all age. These numbers are currently growing at an annual rate of 5%.
- The dressing rooms should be all purpose and cater for male and female teams playing at the same time
- Dressing rooms for officials

Storage Rooms

- Permanent, secure storage rooms for training and game day equipment including nets, corner posts, equipment transport trolleys, field marking equipment, 25 sets of balls, jerseys, shorts, and socks.
- Storage facilities for football goals (3 full size sets, 2 midi sets and 3 mini sets)

Public toilet facilities with disabled facilities

- Modern and hygienic toilet facilities

Event and Meeting Facilities

- Second story pavilion/balcony to cater for 100 people
- Second story kitchen facilities to allow for food preparation

- Second story meeting room for 20 people and office facilities for committee meetings and coach meetings

Parking

- As our team numbers grow, additional parking facilities need to be available for weekday training and game days on Saturday and Sunday
- This should include improved parking facilities currently beside the pool area
- Permanent access to parking facilities above the park (bush parking). This should include safer access from the bush park to the playing fields by improving the stairs and lighting to the bush parking
- With the closure of the pool area, the car park has significantly reduced in capacity which has put a strain on the surrounding area to find parking in residential streets
- The loss of 23 car park positions in an original 85 car park area (see below picture, with highlighted part) has made it almost it very difficult to find parking not just for the sporting community but also the visitors to Carss Park.
- The condition of the current car park is poor. The carpark is hilly and floods with pools of water with heavy rainfall making it unsafe
- Street Parking is at a premium during matchdays (Saturdays and Sundays). Parking along Carwar Avenue, Allawah Street and Carlton Crescent is limited and shared with residents. Parking along Parkside Drive is only available if Carss Park FC is not playing at the same time and is a significantly longer walk to the Carss Park fields.
- Perhaps angle parking along Carlton Crescent facing the park could be part of the plan to solve this issue.

Lighting

- The current lighting only allows the use of use of 50% of the Carss Park flats fields during the evenings for training. This means that only 1 of the current full fields (Field 1) can be utilized for weeknight training along with the mini area in front of the current amenities building.
- Repositioning of flood lights and addition of lighting to allow for the entire Carss Park flats area to be used for weeknight training. This includes field 1, field 2, field 3 and the mini area in front of the current amenities.
- Most of the football training is held in the evenings at CBPF. The flood lights are not positioned or adjusted to allow lighting across the whole field. Our club trains Monday, Tuesday, Wednesday and Thursday evenings at CBPF. We do not use the lights on the weekend.
- There are 7 light towers at CBPF. 4 towers are aligned along Carwar Avenue which are the original towers with old halogen lights on the tower (in orange). The 3 new towers are located

next to the Pool Car Park, Carlton Crescent, and the stormwater channel next to the Cricket pitch (in lime). These towers have lights that are LED.

- As depicted in the above photo, there is a vast area that receives little to no light which is dangerous for the players and other users of CBPF due to lack of visibility
- The light tower next to the car park should have moved back 10 meters towards Kogarah Bay to open the ability of more of our teams to train in areas and provide less wear and tear on the fields that are closer to Carwar Avenue that we use on the regular basis for match days.
- As noted in the diagram below, the black shaded area is NOT currently used for training due to the lack of light in that area. If there was a new light tower and the tower located near the Car Park moved back 10 meters, there utilisation of the park will increase by at least 25%.

- In addition to adjusting the lights, regular maintenance of the lights as required as many lights are not working to their capacity.

Issues with sporting fields

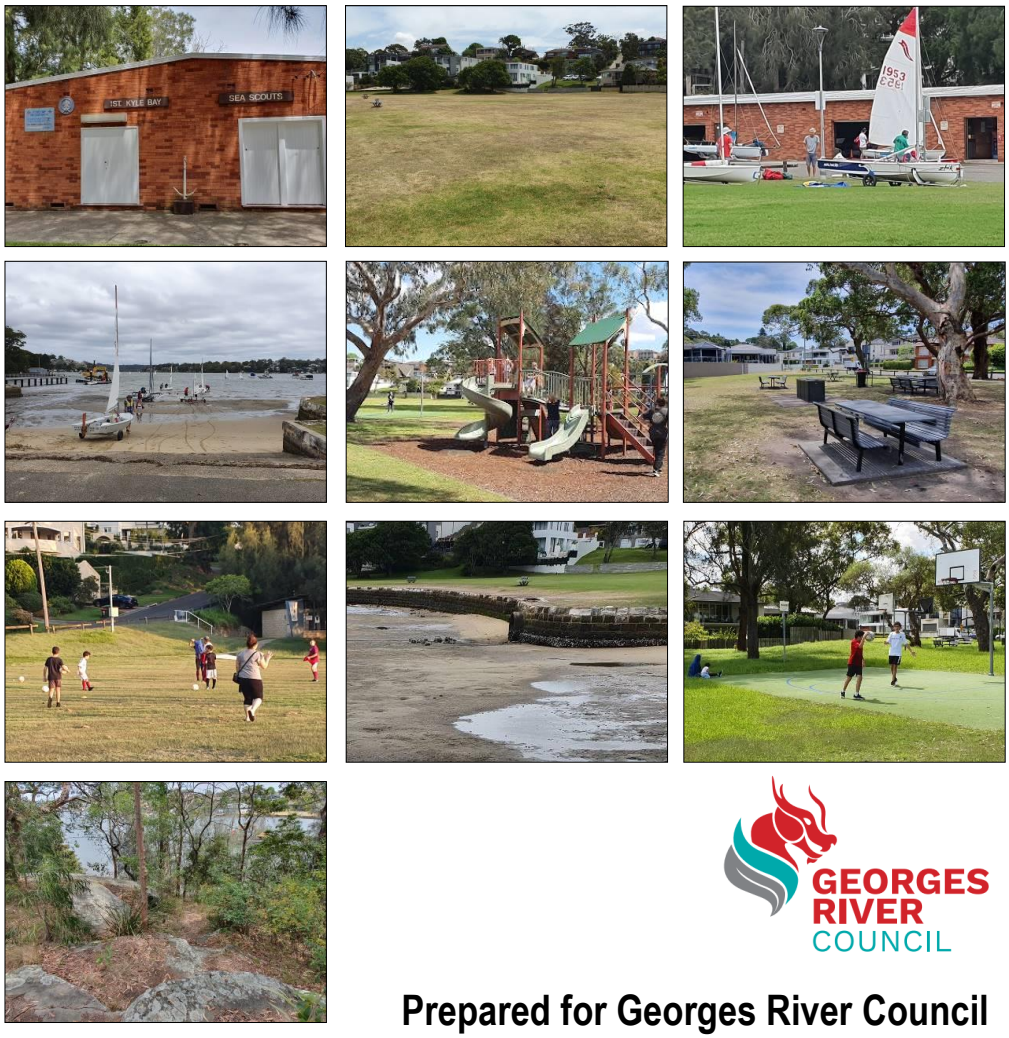
- The sporting fields are uneven and not levelled and there are pockets across the sporting fields where the soil is sinking which is a dangerous for players and spectators
- As the fields have been built over landfills the sinking soil has become more prevalent over the years
- We have noticed that the extensive rainfall during the 2022 winter season has also contributed which has resulted in constant flooding of the fields. Pools of water remain on the sporting fields and unless there are weeks of dry weather there is nowhere for the water go.
- With the wet season and lack of drainage this has prevented general maintenance such as lawn mowing. It is understandable that the lawns have not been able to be mowed as regularly as previous years, however over the season the players have been training in knee deep soggy grass and this unacceptable by any standard for a sporting field.
- This 2023 season alone, our main field, Field 1, has had no games on it due to the area being unsafe. There were areas on that pitch which were covered in with water and numerous holes which we covered up with sand. Usually, we would have up to 8 games per week on this field.

This resulted in our club having reduced games at home, impacting our revenue from canteen sales. The has a rolling effect as we use these funds to purchase equipment for our teams.

- We contacted GRC numerous times during the early part of the year to get the grass cut, however it was not cut for 10 weeks whilst other fields around the area were being maintained. The grass was too thick and overgrown with weeds which holds onto more moisture for longer.
- We have on occasions, brought our own mowers to cut the grass and we understand that Touch Football have done the same.
- In addition, we have contacted GRC to air rate, topsoil and flatten parts of the fields at CBPF between the Soccer and Cricket/Touch Football seasons. Previously, under the Kogarah City Council administration, fields were done every 3-4 years.
- On observation, the grass looks like a Sir Walter grass which is not suitable grass for playing sports. Typical grass's that can be used is Kikuyu grass, which can handle high amounts of wear and tear.
- Further to this, we have certain areas of CBPF that are covered with a weed that bird wildlife (especially cockatoos and galahs) set upon and dig up. This area is not suitable for any training or actual games in this area. We have noticed also that this weed spreads like wildfire and does take over areas where grass was previously.
- We understand that the closed Kogarah War Memorial Pool is contaminating the fields through leakages which is not safe sporting conditions for the children to be playing on. We understand there has been methane detected and GRC are looking to solve this issue.
- Along Carlton Crescent, the trees along the edge of the fields are welcomed to provide a natural shade during the summer seasons they have also contributed to the deterioration of the fields.
- The trees need pruning, branches need to cut and fallen branches need to be cleared. Not only to let natural light in to dry up the grass after a wet season but also for the safety of players and community that share the sporting field. The northern end of Field 2 is usually turned to a bare paddock after round 6 of the season (around mid-May) which we try to manage less training in order for it to be preserved for the weekend games.
- All these issues present safety issues for our players, opposition players, supporters, and general volunteers of our club.

GONDWANA CONSULTING
BRINGING PEOPLE AND THE ENVIRONMENT TOGETHER

DONNELLY PARK
Plan of Management and Master Plan



GEORGES RIVER COUNCIL

Prepared for Georges River Council
by Gondwana Consulting Pty Ltd

AS ADOPTED - Vers. 8, 4 April 2025

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Plan of Management and Master Plan
for
Donnelly Park

for Georges River Council

CONTROLLED DOCUMENT
"Plan of Management and Master Plan for Donnelly Park"

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for **Georges River Council**
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1. INTRODUCTION – SETTING THE SCENE

1.1 DONNELLY PARK

Donnelly Park is an appealing foreshore park that wraps around the end of Connells Bay, on the Georges River, between the suburbs of Connells Point and Kyle Bay. It is a relatively small and "out-of-the-way" park, covering only around 2.5 hectares, fronting Kyle Parade and surrounded by residences to the north and east with Connells Bay to the south.

The Park is largely a flat open mown grassed area – a larger open area in the west, and a smaller grassed space to the south-east. Scattered trees surround parts of these open grass spaces, mainly in the east along Kyle Parade. There is also a small area of bushland on the more sloping shoreline to the Park's south-east. In addition to these open parklands Donnelly Park offers a playground (with a boating "theme"), a cluster of picnic tables and a twin barbeque set under shady trees, a sealed basketball key and nearby dual basketball hoops (over grass). All these facilities are located in the Park's north-east quarter (off Kyle Parade), and are popular and well-used features of the site. A contemporary style toilet block is sited to the area's south-east.

The Park's large open grassed areas are used for a range of casual or independent leisure and recreation activities – such as walking for leisure or fitness, children's' games, informal sports training, and occasionally serving as the venue for a Council organised pop-up "Drive-in Cinema" or to support sailing regattas and other organised events. The Park is primarily used by the local community, with visitors coming from further afield during weekends and holidays or other peak use periods – especially during the warmer months, when the Park's facilities can be used to capacity on occasions.

Water-based leisure, recreation and sporting activities are also a major use focus of this foreshore reserve. A feature of the Park are two community facilities that are currently home to the Connells Point Sailing Club and the 1st Kyle Bay Sea Scouts. Both are long-term and established users of the area – providing water-focused recreation, sporting and educational activities largely for the local community.

A seawall runs along much of the Connells Bay's foreshore. This is an older (vertical stone block) style design and is deteriorating in places. Wave over-topping and salt spray have impacted the grass behind the seawall in many areas, particularly in the Park's west. Two short concrete boat ramps are found towards the bay's eastern side, bayside of the community facilities, currently occupied by the Sailing Club and Sea Scouts, with a nearby public jetty and pontoon (both of which have recently been upgraded). The larger western boat ramp is also accessed by a short roadway and small parking/manoeuvring area off Kyle Parade, however the bay's shallow nature limits the size and type of water craft that are able to use the ramp.

Most of Donnelly Park is "Community Land" owned and managed by Georges River Council. The foreshore, including land reclaimed from the bay, is a Crown Reserve with this area also managed by Council as the appointed Crown land manager. Council now manages Donnelly Park as guided by an earlier plan of management, adopted by the former Kogarah Municipal Council in 2009.

Recent changes to Crown land legislation in NSW requires Council to prepare a new plan of management – as a guiding document for this Park's future. Council is also taking this opportunity to update the site's master plan to reflect other Council plans – such as the recently adopted *Georges River Foreshore Access and Improvement Plan* (2021), which identifies priority projects for improving the Donnelly Park foreshore.

1.2 WHAT IS A PLAN OF MANAGEMENT ?

A Plan of Management is developed to determine and guide the future management of a public open space asset under Council management – such as a park, sportsground or bushland reserve. It sets out management objectives and performance targets for such "community land" as well as providing direction and actions for an area's management and use.

They are important documents, prepared in consultation with the community, and act as an agreement between a Council and the community as to how a place is to be managed and its values protected. Current uses and activities are identified and future uses and activities (including leases, licences and other estates) are approved by a Plan of Management.

Both the *Local Government Act 1993* and the *Crown Land Management Act 2016* include provisions regarding the preparation of plans of management for lands under a Council's management, how a plan of management is to be prepared (including community engagement requirements), and what a plan of management must include or address. From 1 July 2018 the *Crown Land Management Act 2016* requires local councils that are appointed to manage a dedicated or reserved area of Crown land to manage that land as if it were public land under the *Local Government Act 1993* – including applying the plan of management requirements of this Act. Georges River Council is the appointed Crown land manager for Crown Reserve that comprises the majority of the foreshore portion of Donnelly Park.

It is important to note that – in providing directions or guidelines, and specific actions, for an area's management – a plan of management sets out *what can be done* in managing an area but *not that it must be done*. Normal Council budgeting and decision making procedures still apply in terms of funding and actioning a plan of management – see Section 7.1 for further discussion. However in the management of an area *something cannot be done if it is not consistent with, or approved by, the adopted plan of management*.

1.3 WHY COUNCIL HAS PREPARED THIS PLAN OF MANAGEMENT

Donnelly Park is currently managed under the existing *Donnelly Park Plan of Management*, as adopted by the former Kogarah Council in 2009. Georges River Council, which includes the former Kogarah Council area, is now undertaking a revision and updating of this earlier plan of management for the following reasons.

The *Crown Land Management Act 2016* requires local councils that are the appointed "Council-manager" for a Crown Reserve – as Georges River Council is for an area of Donnelly Park – to prepare new plans of management for these areas "as soon as practicable" after this new legislation coming into force. This is required even where there is a previous plan of management already in place. Council must comply with this legislative requirement.

The earlier plan of management is also being updated to enable Council and the community to better manage Donnelly Park in response to possible changing community values or attitudes and aspirations, evolving usage pressures and management challenges, and to build on past management measures.

Since adoption of the earlier plan of management Council has also endorsed and updated a number of versions of its "Community Strategic Plan", the current version being *Working Together for a Better Future - Community Strategic Plan 2022-2032*. This document sets out the community's and Council's aspirations and priorities for at least the next 10 years. It is built around six "pillars" or themes, the most applicable for Donnelly Park being "Pillar 2: Our Green Environment". The Park's management must align with the relevant directions and strategic objectives of the *Community Strategic Plan* and ensure that the area's use and management remains consistent with the community's expressed values and preferences.

In 2021 Council adopted the *Georges River Foreshore Access and Improvement Plan* which contains a range of projects for Council-managed foreshore reserves along the Georges River, including identifying priority projects for improving the Donnelly Park foreshore. These proposed works also need to be reflected in an updated plan of management for the Park, as do the relevant priority management actions and objectives of the earlier *Georges River Estuary Coastal Zone Management Plan* prepared in 2013.

A new plan of management for Donnelly Park is required to help draw all these above elements together in charting, with the community's involvement, an updated guiding directions document for the Park.

1.4 LAND TO WHICH THIS PLAN APPLIES

This Plan of Management refers to the area described as Donnelly Park, Connells Point, covering a total area of approximately 25,860 square metres (2.586 hectares).

It is made up of 18 individual lots as well as part of an unmade road reserve – as shown on Figure 1 and listed in Table 1.

Georges River Council is the major part owner of Donnelly Park, owning and managing 17 lots as Community Land. Council is also the owner and manager of the unmade road reserve occurring within the Park. The remaining lot (Lot 7048 DP 1027191) is owned by the Crown (State of NSW) as Crown Reserve No. 87279.

Crown Reserve No. 87279 was reserved for the purposes of "public recreation" by notice in the Government Gazette, dated 25th July 1969. By notice in the Government Gazette of 4th October 1969 "The Council of the Municipality of Kogarah" was appointed as trustee of this Crown Reserve, and the Reserve Trust was formally assigned the name of "Donnelly Park (R.87279) Reserve Trust" by notice in the Government Gazette dated 12th May 1995. Copies of the relevant Government Gazette notices for the Crown land portion of Donnelly Park are provided at Appendix A.

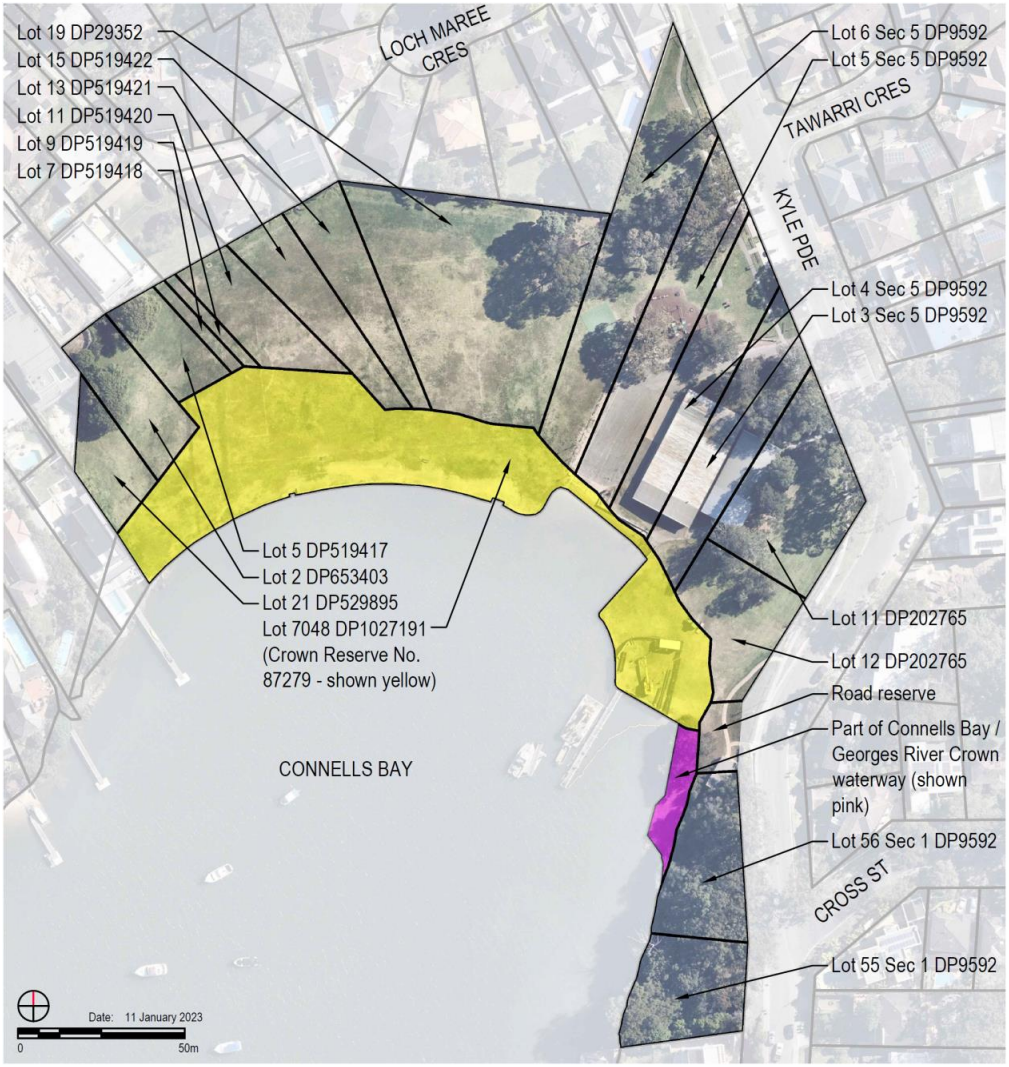


Figure 1 Donnelly Park, land to which this Plan of Management applies

Table 1 Donnelly Park, Land Title and Cadastral Details

Parcel	Land Tenure / Classification (Ownership)	Area (sq m)	Crown Land Purpose	Management Responsibility
Lot 55 Sec 1 DP9592	Community Land (GRC)	1,037	n/a	Council
Lot 56 Sec 1 DP9592	Community Land (GRC)	1,037	n/a	Council
Lot 11 DP 202765	Community Land (GRC)	1,682	n/a	Council
Lot 19 DP 29352	Community Land (GRC)	3,667	n/a	Council
Lot 21 DP 529895	Community Land (GRC)	581.7	n/a	Council
Lot 11 DP 519420	Community Land (GRC)	834.7	n/a	Council
Lot 15 DP 519422	Community Land (GRC)	878.9	n/a	Council
Lot 2 DP 653403	Community Land (GRC)	847.215	n/a	Council
Lot 12 DP 202765	Community Land (GRC)	1,012	n/a	Council
Lot 5 Sec 5 DP 9592	Community Land (GRC)	1,638	n/a	Council
Lot 7 DP 519418	Community Land (GRC)	126.5	n/a	Council
Lot 9 DP 519419	Community Land (GRC)	132.8	n/a	Council
Lot 13 DP 519421	Community Land (GRC)	853.6	n/a	Council
Lot 4 Sec 5 DP 9592	Community Land (GRC)	1,492	n/a	Council
Lot 6 Sec 5 DP 9592	Community Land (GRC)	2,403	n/a	Council
Lot 3 Sec 5 DP 9592	Community Land (GRC)	1,385	n/a	Council
Lot 5 DP 519417	Community Land (GRC)	588.1	n/a	Council
Lot 7048 DP1027191	Crown Reserve No 87279 (State of NSW)	5,135.342	Public recreation (notified 25 July 1969)	Council (as Crown Land Manager)
Road reserve (westside of Kyle Parade)	Road reserve	250.782	n/a	Council
Crown waterway	Connells Bay/Georges River Crown waterway (State of NSW)	280.029	Crown waterway	State of NSW

Following its creation from amalgamation of the former Kogarah and Hurstville City Councils in 2016, and the *Crown Land Management Act 2016* coming into force in 2018, Georges River Council is now the appointed Crown land manager for Crown Reserve No. 87279.

A small part of the Connells Bay/Georges River Crown waterway is also, in effect, managed and used as part of Donnelly Park. This is an area of reclaimed/filled land, approximately 40 metres long and 6.5 to 8.5 metres wide located east/south-east of the jetty (as shown on Figure 1, and also listed in Table 1), which is set behind the seawall and above the high water mark. It does not have a separate "cadastral identifier" and, in land tenure terms, remains an undifferentiated part of the Crown waterway – despite being an area of grassed open space and foreshore managed by Council, and enjoyed by the community, as part of Donnelly Park.

No current Native Title Claims (under the *Commonwealth Native Title Act 1993*) or Aboriginal Land Claims (under the NSW *Aboriginal Land Rights Act 1983*) are known to affect the subject lands. However it should be noted that, in relation to that part of the Park comprising Crown Reserve No. 87279, Native Title is considered to exist (unless extinguished by the Federal Court). An Aboriginal Land Claim (under the NSW *Aboriginal Land Rights Act 1983*) can also be lodged at any time throughout the life of this Plan of Management over Crown Reserve No. 87279 (if not needed for an essential public purpose or legally used and/or occupied).

(See Section 2.2 for further details of the Park's history, and Appendix A for copies of relevant gazette notices.)

1.5 PREPARING THIS PLAN OF MANAGEMENT

The following process has been followed to prepare this Donnelly Park Plan of Management and Master Plan. Figure 2 broadly outlines the plan preparation process overall.

- Discussions with Council staff to draw on available in-house expertise and knowledge of the site.
- Collation, review and analysis of background and "directions" documents. Review of the current *Donnelly Park Plan of Management*, and other available data from Council (including key planning/directions documents such as the *Georges River Foreshore Access and Improvement Plan 2021* and *Georges River Estuary Coastal Zone Management Plan 2013*). Sourcing and review of other background information regarding the Park and its values, uses, legislative and planning context.
- Detailed on-ground assessments of the Park, undertaken over the course of several site visits – including "use and

Figure 2 The plan of management preparation process

condition" assessments, site and functional analysis, constraints and opportunities assessments, and observations of visitor activities/patterns.

- Assessment of surrounding parks, reserves and other open space areas (on-ground and remotely) to provide a district parks and recreation context for the Park.

- Community engagement process during March 2022 – including an information sheet and feedback form, letterboxing neighbouring and nearby residences, on-site posters, an on-line survey and feedback opportunity (via the "Your Say" page on Council's website), notifications/invitations to known user groups and other stakeholders, an on-site drop-in information and discussion "kiosk", meetings with representatives of the Connells Point Sailing Club and the 1st Kyle Bay Sea Scouts, and the detailed analysis of all feedback/outcomes (as described in Section 4.2 and Appendix H).

- Meetings with, and/or advice from, Council officers involved in the planning, management and day-to-day operation of Donnelly Park. Co-ordination (via Council) with the "Donnelly Park Foreshore Protection Works Detailed Construction Design Project" – being progressed concurrently by Council.

- Preparation of draft master plan options for Council review and comment, including a Councillor briefing in September 2022, prior to preparing the Draft Plan of Management.

- Preparation of a Draft Plan of Management, including a Draft Master Plan, for Council approval for public exhibition. Amendments following Council consideration and feedback. Amendments following review by NSW Crown Lands (representing the Minister administering the *Crown Land Management Act 2016* as the landowner for Crown Reserve No. 87279).

- Draft Plan of Management and Master Plan exhibited for community comment and feedback (as required by the *Local Government Act 1993*), from 27 March until 26 April 2024 – including an-on-line "webinar" on the Draft Plan and Master Plan, and a public hearing into the proposed recategorisation of parts of Donnelly Park (as described in Section 4.2.3 and Section 4.2.5).

- Review and analysis of all submissions received, and identification of required amendments to draft documents. Preparation of an amended Plan of Management and Master Plan in response to public exhibition.

- Preparation of Final Plan of Management and Master Plan for adoption by Council.

- Consideration of final Plan of Management and Master Plan by Council's Environment and Planning Committee, and subsequent adoption by Council (subject to some further amendments) in February 2025.

1.5.1 Approved Public Exhibition of the Draft Plan of Management

The Donnelly Park Draft Plan of Management and Master Plan was placed on public exhibition from 27 March 2024 until 26 April 2024, with submissions received until 7 May 2024, in accordance with the requirements of section 38 of the *Local Government Act 1993* (see Section 4.2.3 for details).

In accordance with section 39 of the *Local Government Act 1993*, prior to being placed on public exhibition, the Draft Plan of Management and Master Plan was referred to the Department of Planning,

Housing and Infrastructure (Crown Lands), as representative of the state of NSW, which is the owner of the Crown Reserve portion of Donnelly Park.

On 7 March 2024, the Department confirmed that the Draft Donnelly Park Plan of Management and incorporated Master Plan (dated 15 February 2024) satisfied the requirements under section 3.23(6) of the *Crown Land Management Act 2016*, and that Council could publicly exhibit the Draft Plan in accordance with section 38 of the *Local Government Act 1993*. Council included in the Plan any provisions that were required by the Department.

Consent was also provided by the Department of Planning, Housing and Infrastructure (Crown Lands) for Council to subsequently adopt the Plan of Management in accordance with clause 70B of the *Crown Land Management Regulation 2018*.

1.6 STRUCTURE OF THIS PLAN OF MANAGEMENT

This Plan of Management has been divided into seven sections as outlined below.

1. **Introduction – Setting the Scene.** Describes plans of management; why and how they are prepared; and what land is included in this Plan of Management.

2. **Description of Donnelly Park.** Provides an introduction to Donnelly Park – its assets and facilities, usage and condition.

3. **Planning and Management Context.** Describes the legislative requirements of a plan of management and linkages to or alignment with other key planning documents.

4. **Basis for Management of Donnelly Park.** Identifies and evaluates the role of Donnelly Park, its values, issues and opportunities. This section also identifies the appropriate Community Land categories to apply to the area and the broad objectives and directions for the Park's management.

5. **Permitted Park Purposes, Intensity of Use and Development, and Master Plan**. Describes the purposes and indicative uses to be permitted within Donnelly Park, the intensity of such uses, guidance in considering future possibly unforeseen uses or activities, and the scale and intensity of development within the Park. The Master Plan provides an overview of this Plan of Management's broad directions and major on-ground actions.

6. **Management Actions.** Identifies a management framework and action plan, founded on specific management actions and guidelines or policies, to protect and enhance the Park's values, enjoyment and efficient management. Priorities or timing, the level of resources required (where relevant), performance targets, and means of assessing achievement are included for each management action/guideline. This section also authorises leases, licences, other estates or permits, and other interests in the site in accordance with the *Local Government Act 1993*.

7. **Funding, Implementation and Review.** Addresses factors around implementation of the Plan of Management's key management actions, as well as a review schedule for this Plan.

1.7 COMPLIANCE WITH LEGISLATIVE REQUIREMENTS

The *Local Government Act 1993* sets out a number of requirements or factors that must be included in, or addressed by, a plan of management for Community Land. This Plan of Management has been prepared in accordance, and compliance, with these requirements – as shown in Table 2.

Table 2 Compliance with *Local Government Act 1993* Requirements

***Local Government Act 1993* Requirement**	**Relevant Section(s) of this Plan**
Description of the condition and uses of the land, and (any) buildings or improvements, as at the Plan of Management's date of adoption	Section 2 and Appendix B
Categorisation of Community Land	Section 4
Core objectives for management of Community Land	Section 4
Purpose(s) for which the land, and any buildings or improvements, will be permitted to be used	Section 5
Purpose(s) for which any further development of the land will be permitted (whether under lease or licence or otherwise)	Section 5
Description of the scale and intensity of any permitted uses or developments	Section 5
Authorisation of leases, licences and other estates	Section 6
Performance targets	Section 6
Means of assessing the achievement of objectives and performance targets	Section 6

This Plan of Management has also been prepared:

- in compliance with the relevant provisions of the *Crown Lands Management Act 2016* in relation to dedicated or reserved Crown lands under an appointed Council manager (see Section 3.1.2); and
- to realise, the "principles of Crown land management" as set out in the *Crown Lands Management Act 2016* as applicable to the Park's area of Crown Reserve (these principles of Crown land management are also outlined in Section 3.1.2).

2. DESCRIPTION OF DONNELLY PARK

2.1 LOCATION AND REGIONAL CONTEXT

Donnelly Park is roughly centrally located on the southern edge of the Georges River local government area (LGA) – south/south-west of Hurstville, on the LGA's southern boundary fronting the Georges River (as shown on Figure 3). It is located on the northern foreshore of Connells Bay, between the suburbs of Connells Point and Kyle Bay, and runs in an arc around the head and eastern side of the bay.

Donnelly Park is bounded to the west and north by residences, mostly single detached dwellings on older-styler large blocks, with these properties backing onto the reserve. Kyle Parade runs along the Park's eastside, with a similar array of single residential buildings along the road's eastern side opposite the Park. More widely Donnelly Park sits within a predominantly low density residential area of large detached dwellings on sizeable blocks, with a noticeable amount of residential renewal occurring in the area as older properties are redeveloped and enlarged.

The Hurstville CBD is some 4 kilometres (road distance) north/north-east from the Park. The nearest railway stations, on the Sydney Trains T4 Line, are around this same road distance away. The Park is on a local bus route, from Hurstville Railway Station to Kyle Bay and Connells Point.

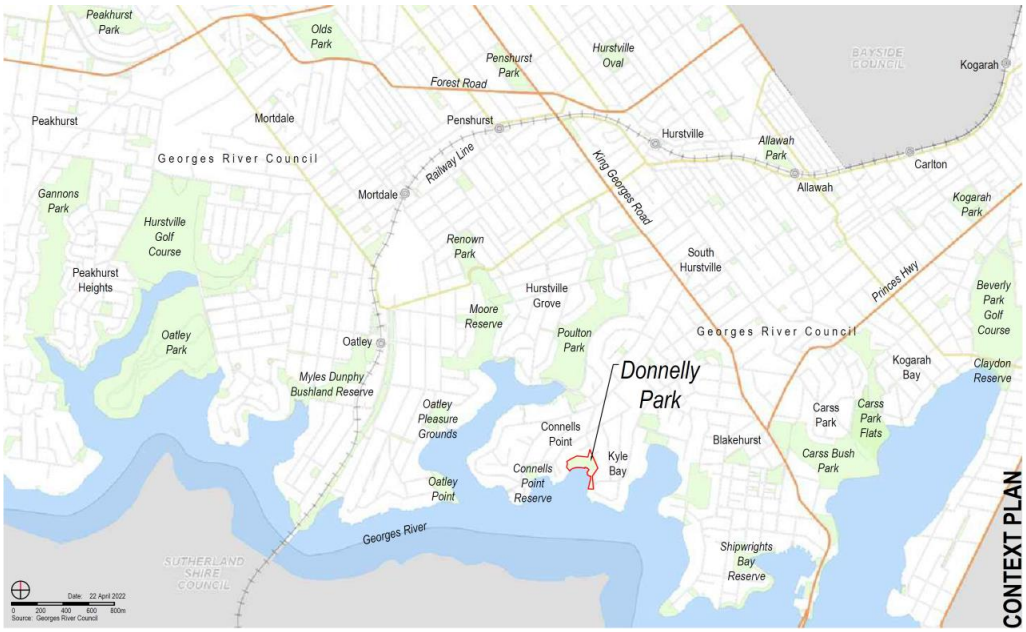


Figure 3 Donnelly Park location and context within the Georges River local government area
source: Georges River Council (base)

Within the context of the overall suite of developed parks and reserves managed by Georges River Council (excluding the LGA's large bushland reserves) Donnelly Park is a mid/medium sized area of managed or landscaped open space. However, significantly, its location on the Georges River foreshore differentiates it from many other of Council's parks and reserves in more developed or strongly urbanised settings. The *Georges River Open Space, Recreation and Community Facilities Strategy 2019-2036* classifies it as a "passive park" and "greater than 1 hectare" (other categories being active, bushland and special parks).

Donnelly Park is 1 of 27 Council-managed parks and reserves in the surrounding area (within 2 kilometres) offering playgrounds or play equipment, of various sizes and types. Picnic facilities are also a common feature of other parks/reserves in the areas, being provided in 20 other locations. However only 2 of these sites also offer barbeque facilities, making the facilities at Donnelly Park uncommon within the local area and adding to their appeal.

A mid-sized soccer field was previously provided in the large grassed western portion of the Park, however this field was removed in 1998 when the area ceased being used for organised sport. Today sporting fields, from single fields to arrays of multiple grounds, are provided at 6 other locations within 2 kilometres of the Park.

The Park's paired boat ramps are 1 of 4 boat ramp locations within the Georges River local government area. However the Donnelly Park boat ramps are the most constrained of all four sites. Acknowledging Connells Bay's shallow shorelines, and low tide access challenges, the ramps have not been designed or intended to cater for power boats or larger watercraft. In addition, the Park does not have sufficient boat and trailer parking to accommodate such uses. Therefore, for power boats and larger watercraft, Donnelly Park is the least suitable or "attractive" of these four sites.

Donnelly Park is home to 1 of only 5 sailing clubs (albeit the smallest club), and one of only two Sea Scouts halls, on the northern side of the Georges River and its bays.

Overall Donnelly Park largely provides for local recreation and leisure use by residents from the surrounding streets and suburbs (as also demonstrated by the outcomes of the community engagement process – see Section 4.2). Sailing Club and Sea Scouts members and other people using the boat ramps, as well as other groups using the community facilities currently occupied by the Sailing Club or Sea Scouts, possibly come from a slightly wider area. At busy times the picnic/barbeque facilities also reportedly draw visitors from further afield – beyond the surrounding suburbs or the wider Georges River area.

2.2 BRIEF HISTORY

The following is a brief chronological history of Donnelly Park – as collated from information in the current (2009) Plan of Management, local history records, Council and other documents reviewed, NSW Government Gazette notices, land title records, material provided by neighbouring residents and during the community engagement process, and other sources.

Pre 1780	The Kyle Bay area is part of the traditional lands of the Bidjigal (or the Biddegal or Bedegal) Aboriginal people. Aboriginal occupation of the Sydney basin has been dated to before 40,000 years ago (with traditional knowledge holding that occupation extends back to the early stages of the Dreaming). Much of Donnelly Park was a shallow bay with tea-tree and swamp areas and clean sand.
1788	Lieutenant Philip Gidley King, in a rowboat with another officer and three marines, explored the north shore of the Georges River as far as present day Mortdale and making mostly friendly contact with the Aboriginal people encountered.
1808	First land grants in the Hurstville region – to Captain John Townson (1,950 acres in today's Hurstville and parts of Bexley) and his brother Robert Townson (in today's Penshurst, Mortdale, and parts of Peakhurst). Land grants probably located just to the north of todays' Connells Point and Kyle Bay area.
1843	Construction of a track/road from Tempe to Lugarno opens up the Hurstville region to closer settlement.
1840s-60s	Settlement in Kogarah area increases slowly, the area remains primarily agricultural with widespread establishment of market gardens.
1850s-60s	Aboriginal people recorded as still living on the Kyle Bay foreshore.
1850s	Charles Daniel O'Connell owns land in the area that was subsequently named after him, originally called "O'Connells Point".
1853	Lands around today's Kyle Bay originally granted Robert Kyle and James Merriman.
1860 (circa)	Robert Kyle operates a ship building business on land at Kyle Bay, which was subsequently named after him.
Mid 1860s	Oyster beds first worked in "O'Connell's Bay".
1870s	Albert Emerson established a depot and employs workers to gather oysters from the Kyle Bay foreshores and to dredge deeper waters for oysters.
Mid 1880s	Locality became known as Kyle Bay.
1885	"Municipal District of Kogarah" established on 22 December (included the Connells Point and Kyle Bay area).
1887	"Municipal District of Hurstville" proclaimed.
1890s	Picnic grounds at "O'Connell's Bay" become a popular attraction for Boxing Day outings.
1897	Significant land subdivision, the Terry Estate of fifty-four lots at Connells Point was offered for sale
Late 1890s	Kyle Estate (135 acres) purchased by William Grimshaw Williams, from estate of Robert Kyle, and most subsequently sold off
1897	"Municipal District of Kogarah" renamed as Municipality of Kogarah.
1930	Kogarah Council names Donnelly Park, after Alderman Arthur Donnelly (1861-1939) an Alderman of Kogarah Council.
1930	Sharkproof bathing enclosure built on east side of Kyle Bay, attracting crowds of up to 700 people during the 1930s.
1938	Connells Point Sailing Club first formed. First formal racing season in 1940/41 with eight boats competing.
1951	Aerial photography shows a netted pool enclosure located on the eastern side of Connells Bay.
1961	Kogarah Council approved the proposed reclamation of Donnelly Park. No buildings existed in the park at that time, and trees grew on today's main open grassed area.
1962	Kogarah Council undertook planning and redesign of Donnelly Park area. The 1st Kyle Bay Boy Scout Group sought the availability of land for a Scout hall and headquarters (various locations requested, including Donnelly Park).
1960s	Donnelly Park has a public boat ramp and a public pontoon.
1965	Brick building currently occupied by Connells Point Sailing Club was constructed (by Club members).

1965-66	Building currently occupied by 1st Kyle Bay Sea Scouts was constructed (by Scout group members).
1965-66	Kogarah Council purchased approximately 400 cubic yards of stone from the old mortuary at Regents Street for $1,000. Stone used to face approximately 500 feet of the sea wall. Netted swimming baths remain south-east of the current jetty.
1966	New toilets were constructed.
1967	Boat ramp exists south of building currently occupied by the Sailing Club (an additional ramp proposed off the building currently occupied by the Sea Scouts).
1967	Governor of NSW, Sir Roden Cutler, approved the reclamation of a portion of Connell's Bay by Kogarah Council. Seawall under construction.
1968	The Kyle Bay and District Ratepayers Association requested steps be placed on the east side of Donnelly Park near the building currently occupied by the Connells Point Sailing Club.
1969	Crown land Reserve 87279 (Lot 7048 DP 1027191) notified on 25 July for the purpose of "public recreation". Kogarah Council appointed the "Trustee of Donnelly Park (R87279) Reserve" on 24 October.
1969	Reclamation works raised the Parks' ground level by "4 to 5 feet", resulting in poor drainage. Water (drainage) pipes subsequently provided and the ground trimmed, shaped and grassed.
1969	Kogarah Council purchased land from the Berman family, and purchased Lot 19 DP 29352 from Hooker-Rex Pty Ltd, to add to the Donnelly Park.
1970	Connells Point Rovers Soccer Club given access to Donnelly Park for use as a football field. Enclosed swimming area still in place (on aerial photography from 1970).
1972	Swimming enclosure netting in poor condition and baths not shark-proof (but most piles supporting the net were in good to fair condition).
1973	Barbecues first installed in Donnelly Park.
1973	Connells Point Rovers Soccer Club requested use of Donnelly Park for soccer and T-ball.
1976	Estimates were prepared for construction of a new jetty and boat ramp.
1976-79	The Connells Point Rovers Soccer Club played soccer at Donnelly Park all day on Saturdays and trained midweek afternoons in winter.
1980	The swimming enclosure was re-netted.
1981	Junior T-ball was being played in the Park.
1984	Building currently occupied by the Connells Point Sailing Club was extended, to provide better boat storage and larger meeting area.
1984	Residents complained about balls from soccer and baseball being kicked and hit into adjoining properties. Kogarah Council subsequently (in 1985) only allowed organised sporting use of the Park one Sunday per month during the winter season.
1985	A local playgroup asked Kogarah Council for updated play equipment.
1986	Kogarah Council considered a proposal to construct a "mini-bike" track at Donnelly Park. Residents opposed a skate ramp then under construction on land at the rear of 162-166 Terry Street and adjoining Donnelly Park, and decided not to proceed with the skate ramp.
1988	Request to Kogarah Council to operate a pleasure craft business from the Bay's beach – but refused citing public liability concerns and conflict with the existing activities of the Sailing Club and Sea Scouts.
Late 1980s	Netted swimming area removed (not evident in aerial photography from 1990).
1991	Donnelly Park has a soccer field and is the home ground of the Connells Point Rovers Soccer Club.
1991	An Aboriginal shell midden documented (and registered with NPWS) in Park's south-east.
1995	Basketball rings first installed.
1995	St George PCYC Baseball requests training and competition games in the Park. The baseball screen was relocated because of complaints from neighbours.

1996	St George Junior Baseball Club Inc. playing at Donnelly Park on Saturday mornings in summer, with T-Ball training held on mid-week afternoons.
1997	A draft Plan of Management, concept landscape plan and playground design exhibited in the Connells Point Sailing Club, and for 6 weeks at Kogarah Council. But not progressed or adopted.
1998	Fitness equipment was suggested, but was not installed because of resident opposition. Foxes sighted in the Park.
1998	Connells Point Rovers Soccer Club relocates to Poulton Park as its home ground, and Donnelly Park no longer used for organised/competition soccer matches.
2009	"Donnelly Park Plan of Management" (2009), and Landscape Concept Plan, adopted by Kogarah Council.
2010	Current toilet block constructed, after former building at this location severely damaged by a vehicle running off Kyle Parade above.
2013	*Georges River Estuary Coastal Zone Management Plan* adopted.
2016	Former Kogarah and Hurstville Councils amalgamated to form Georges River Council.
2020	Georges River Council holds first Drive-In Cinema Event ("Halloween Frightful 80s") at Donnelly Park.
2021	*Georges River Local Environmental Plan 2021* commences. *Georges River Foreshore Access and Improvement Plan* adopted.
2021	Georges River Council tenders for detailed designs and construction drawings for redevelopment of the Park's seawall "to create a distinct and innovative environmentally friendly seawall focused on environmental resilience and community amenity/access".
2021	Jetty replaced and new floating pontoon installed.
2022	New foreshore paths built in Park's east – linking the community facilities currently occupied by the Sailing Club and Sea Scouts to new jetty and toilet block.

2.3 ENVIRONMENT AND BIODIVERSITY

2.3.1 Climate

The local region, at present, experiences a warm temperate climate with generally hot summers and cool to mild winters. Maximum temperatures average around 28°C in January and 17.5°C in July, while average minimum temperatures are 18.4°C and 5.8°C degrees for January and July respectively. Rainfall averages around 950 millimetres annually, with the greater amount falling in February to June. The region's bush fire season generally runs from October through to March.

CSIRO predictions in relation to the impacts of climate change suggest that the Sydney area may have a hotter and drier climate by 2050 – more comparable to today's climate of the mid-north coast anywhere from Forster to Kempsey (climate analogue towns). This is according to CSIRO's Climate Analogues projection tool (using "maximum consensus" projections and mid-range emissions scenarios), which predicts a 1.9°C rise in temperatures and a 6% drop in rainfall for the Sydney area by 2050 (both values representing the middle range of these predictions). By 2090 temperature changes indicate a 4.2°C increase and a 23% rainfall decrease, with climate analogue towns for 2090 ranging from Casino, NSW to Yeppoon in Queensland.

Climate warming will have implications for the use and management of the Park (e.g. usage times, provision of shade, plant species selection, watering, etc.).

2.3.2 Landform, Soils and Drainage

Donnelly Park is located on the northern foreshore of the Georges River, at the head of a small bay known as Connells Bay. This bay is not as deeply indented as other Bays located on the river, being generally as wide as it is deep. The Park is largely a level site, enclosed by developed residential land sloping up to the east, north and west to surrounding low ridgelines. The level area of the Park is generally at 2 metres above sea level. The Park incudes a south-eastern extension which runs around the eastern side of the bay, rising to the south-east to around 13-15 metres elevation.

In the late 1960s the original Park area was extended southwards into the bay by placement of dredged material from the Bay itself. This material was retained by a sandstone seawall along the foreshore edge in the formation that can be seen today. Two boat ramps were provided in this seawall along with three sets of steps (located west of the boat ramps).

Aerial photography from between 1951 and 1956 shows a free-form foreshore edge located several metres north of the existing sea wall alignment. By 1965, aerial photos indicate the seawall is in place and fill is being placed behind it to create the Park's level grassed areas.

The low-lying area of the Park is mapped as being located on Warriewood soil landscape (type 9130wa, from the *Soil and Land Resources of the Hawkesbury-Nepean Catchment* by the former Department of Environment and Climate Change, 2008). This "swamp" soil landscape is characterised by infilled lagoons/depressions on Quaternary sands, with deep sandy soils (over 1,500 millimetres deep), and possibly overlaying peats or Podzols. Generally, these soils have a high water table, are vulnerable to wind erosion and are probably low in fertility. However the areas closer to the seawall are imported material, sourced by the dredging of the bay and other clean fill, and thus not typical of this soil landscape.

The elevated south-east of the Park and the surrounding ridgelines are mapped as being Gymea soil landscapes (type 9130gy,). This "erosional" soil landscape is characterised by undulating to rolling rises and low hills on Hawkesbury Sandstone with broad convex crests, moderately inclined side slopes and local rock outcrops on low broken scarps. Soils are shallow to moderately deep (300-1000 millimetres) and sandy. Severe sheet erosion can occur after bushfire, and minor gully erosion occurs along unpaved accessways. Generally these soils are shallow, stony, moderately acid, have low fertility and are highly permeable with low available water capacity.

The *Georges River Local Environmental Plan 2021* "Acid Sulfate Soil Planning Map" (Sheet ASS_009) shows most of Donnelly Park as situated on potential Class 2 Acid Sulfate Soils.

Four buried stormwater drains cross the Park to individual outlets sited in the seawall (draining directly to the bay). A large stormwater quality improvement device (SQID), intended to remove hydrocarbons and suspended solids from the stormwater, is located in the Park's north-east – along the larger drain running south-west from the northern tip of the Park (at Kyle Pde) to an outlet in the seawall located west of the larger boat ramp. A grassed swale located along the Park's northern boundary (along the mid-section of this boundary, at the rear of three residential properties) appears to also drain to this pipe.

Another stormwater line runs towards the western end of the seawall, from the residential area to the north. Another runs from Kyle Parade, opposite the Park's access road, to an outfall in the seawall located west of the smaller boat ramp. The fourth stormwater drain, from the residential areas on the ridge above the Park in the south-east, runs to an outfall located west of the jetty.

During periods of heavy rain ponding can occur within the Park – in the area between the community facility currently occupied by the Sea Scouts and Kyle Parade, along the grassed swale on the northern boundary, and just north of the entry road near the playground and picnic area. Council is currently undertaking the Blakehurst and Kogarah Bay Wards Overland Flood Study, which includes Donnelly Park. The study is anticipated to be completed by 2025.

Source: Paulette McFarland (CPPA)

The *Georges River Local Environmental Plan 2021* "Coastal Hazard and Risk Map" (Sheet CHZ_009) identifies the projected sea level rise for 2100. This rise is projected to inundate the low-lying area of the Park, located between the jetty and the community facility currently occupied by the Sea Scouts. Some inundation of the site of this building will also occur, along with the southern end of the paved forecourt to the community facility currently occupied by the Sailing Club and up to several metres north of the seawall to the west. The drainage swale located along the northern boundary will also be inundated along with a low-lying area in Kyle Parade (south-east of the Park access road).

2.3.3 Biodiversity Values

The area's pre-1775 vegetation cover, as identified in the *Biodiversity Report 2021*, indicates that freshwater wetlands covered the Park's low-lying area with "Eastern Gully Forest" occurring on the more elevated parts (and "Western Gully Forest" covered the lands surrounding the Park).

Today Donnelly Park is predominantly a highly modified and managed environment with a small area of remnant or regrowth native vegetation located on the Park's extension down the eastern side of the bay. This bushland area is identified as "PCT 1776 Coastal Enriched Sandstone Dry Forest" in the *Biodiversity Report 2021.*

Beyond the Park's boundary, seagrass beds are located in two places in nearby areas of Connells Bay – just west of the jetty and near the seawall at the foreshore's western end.

Mature native trees are located in a wide band along the Kyle Pde frontage and at the western end of the Park including Peppercorn Trees *(Schinus molle)*, Cheese Trees *(Glochidion ferdinandii),* Eucalypts (*E. botyroides* and *E. robusta*) and Casuarinas *(Casuarina glauca).* Some are known to be planted, in particular the Casuarinas located on the eastern side of the community facility currently occupied by the Sea Scouts. Some of these species, although native, are not endemic to the local area. Table 3 lists the native species identified on-site, as included in the interim *Georges River Biodiversity Study* (in March 2021).

The Park is well covered in exotic turf grasses, except for the area behind the western seawall, where salt damage from wave wash has occurred leaving areas with no grass cover.

Table 3 Native Flora Species Recorded at Donnelly Park (from the *Interim Georges River Biodiversity Study 2021*)

Botanical Name	Common Name	Found in Area of Coastal Enriched Sandstone Dry Forest	Native Species Located Elsewhere in the Park
Acacia decurrens	Black Wattle	x	-
Acacia falciformis	Broad-leaved Hickory	x	-
Acacia terminalis subs. glabrous form	Sunshine Wattle	x	-
Angophora costata	Sydney Red Gum	x	x
Breynia oblongifolia	Coffee Bush	x	-
Cassytha pubescens	Downy Dodder-laurel	x	-
Casuarina glauca	Swamp Oak	x	x
Cayratia clematidea	Native Grape	x	-
Elaeocarpus reticulatus	Blueberry Ash	x	-
Eucalyptus botryoides	Bangalay	-	x
Eucalyptus camaldulensis	River Red Gum	-	x
Eucalyptus pilularis	Blackbutt	x	-
Eucalyptus punctata	Grey Gum	x	-
Eucalyptus siderophloia	Grey Ironbark	-	x
Glycine clandestina	Twining glycine	x	-
Lagunaria patersonia	Norfolk Island Hibiscus	-	x
Lobelia purpurascens	Whiteroot	x	-
Lomandra filiformis	Wattle Matt-rush	x	-
Lomandra longifolia	Spiny-headed Mat-rush	x	-
Pandorea pandorana	Wonga Wonga Vine	x	-
Paspalidium distans	Shotgrass (or Spreading Panic-grass)	-	x
Pittosporum undulatum	Sweet Pittosporum	x	-
Poa affinis	Poa	x	-
Smilax glyciphylla	Sweet Sarsparilla	x	-

The Office of Environment and Heritage's on-line "BioNet Atlas" contains records of native flora and recorded sightings of native fauna, some fish, and some (mainly endangered) invertebrates. These records are drawn together from a number of sources.

Despite being a managed/modified landscape the Park does provide some habitat for native fauna. Table 4 lists fauna species previously identified or recorded in the Park. The data is complied from the species recorded in the interim *Georges River Biodiversity Study* (2021), in which ten fauna species were recorded from the Park (comprising nine bird and one mammal species) combined with data from the on-line "BioNet Atlas" and the on-line EBird Australia database records for the Park.

Birds are the most abundant and commonly observed vertebrate fauna species within the Park – taking advantage of the grove of mature trees and the remnant bushland vegetation. The majority of the Park's wildlife are the more common adaptable or "cosmopolitan" species typically found in urban areas, foreshores or urban bushland.

Table 4 Native Fauna Species Recorded From Donnelly Park

Scientific Name	Common Name	Georges River Biodiversity Study (2021)	BioNet	EBird Australia
BIRDS				
Anthochaera chrysoptera	Little Wattlebird	x	-	-
Cacatua galerita	Sulphur-crested Cockatoo	x	-	x
Chenonetta jubata	Australian Wood Duck	x	x	-
Corvus coronoides	Australian Raven	x	-	x
Cracticus tibicen	Australian Magpie	x	-	x
Dacelo novaeguineae	Laughing Kookaburra	x	-	x
Limosa lapponica	Bar-tailed Godwit	-	x	-
Manorina melanocephala	Noisy Miners	x	-	x
Ocyphaps lophotes	Crested Pigeon	x	x	x
Trichoglossus haematodus	Rainbow Lorikeet	x	-	-
Vanellus miles	Masked Lapwing	x	-	x
Chenonetta jubata	Maned Duck	-	-	x
Chroicocephalus novaehollandiae	Silver Gull	-	-	x
Threskiornis molucca	Australian Ibis	-	-	x
Cacatua sanguinea	Little Corella	-	-	x
Cacatuidae family	Corella/cockatoo sp.	-	-	x
Anthochaera carunculata	Red Wattlebird	-	-	x
Cracticus torquatus	Gray Butcherbird	-	-	x
Grallina cyanoleuca	Magpie-lark	-	-	x
Hirundo neoxena	Welcome Swallow	-	-	x
MAMMALS				
Pseudocheirus peregrinus	Common Ringtail Possum	x	-	-

Note: As native fauna species, all are protected under the *Biodiversity Conservation Act 2016.*

"BioNet" also shows a handful of records in areas immediately around or adjoining the Park – including the Common Brushtail Possum *(Trichosurus vulpecula)*, and the Eastern Blue-Tongue *(Tiliqua scincoides)* and a number of common birds – the Rainbow Lorikeet *(Trichoglossus haematodus)*, Noisy Miner (*Manorina melanocephala*), and Australian Magpie *(Gymnorthina tibicen).* All these can also be expected to occur within the Park. A range of the micro-bats typically associated with urban and remnant bushland environments can also be expected to be present.

None of the recorded native flora or fauna species are listed as threatened, under State or Commonwealth legislation – under the *Biodiversity Conservation Act 2016* (formerly the *Threatened Species Conservation Act 1995*) and the *Environment Protection and Biodiversity Conservation Act 1999*). No threatened populations or threatened ecological communities were recorded at the site. The south-eastern bushland area of Coastal Enriched Sandstone Dry Forest does provide a degree of connectivity across the headland from Connells Bay to Kyle Bay, particularly across Cross Street (however this area of vegetation is not included on the Department of Climate Change, Energy, the Environment and Water's "Biodiversity Values" mapping).

2.3.4 Weeds and Introduced Animals

As a modified/managed landscape the Park is dominated by introduced species – predominantly grasses – including *Ehrharta erecta* (Panic Veldtgrass) and *Cenchrus clandestinus* (Kikuyu Grass). Weed species are also present in the area of *Coastal Enriched Sandstone Dry Forest* including *Ochna serrulata* (Mickey Mouse Plant), *Ligustrum lucidum* (Large-leaved Privet), *Anredera cordifolia* (Madeira Vine). Other weed species recorded in the Park include *Bidens pilosa* (Cobbler's Peg), *Eleusine indica* (Crowsfoot Grass) and *Schinus molle var areira* (Pepper Tree). Also, the BioNet Atlas includes a record of Asparagus Fern (species not identified).

Large-leaved Privet is classed as a "Weed of National Significance", and both Madeira Vine and Asparagus Fern are listed as "regional" priority weeds in the Greater Sydney Region.

There are no available records for introduced animal species sighted within the Park other than a siting of the Common Myna (bird) listed on the EBird on-line site. However, cats (both feral cats and wandering domestic cats) and foxes can be expected to roam the area. Dogs are also regularly walked in the Park (both on and off leash). Other common introduced bird species (such as the House Sparrow or European Starling) can be expected to occur on the Park.

2.4 CULTURAL HERITAGE

2.4.1 Aboriginal Cultural Heritage

The original inhabitants of the Georges River local government area, including the area now known as Donnelly Park, are the Biddegal (or Bidjigal or Bedegal) people of the Dharug language group. The Georges River valley provided resources (water, food, shelter and raw materials) as well as a culturally significant meeting place for Aboriginal people for potentially more than 40,000 years. The Georges River is also believed to have been the geographic boundary between two Aboriginal language groups or nations – Dharug language speaking groups to the north (including the Beddegal clan of the Hurstville/Bankstown area) and Dharawal language speakers to the south.

Today Donnelly Park is located within the area of the Metropolitan Local Aboriginal Land Council.

No comprehensive survey of the Park has been undertaken, to-date, for Aboriginal cultural heritage sites and features.

The Department of Climate Change, Energy, the Environment and Water's on-line Aboriginal Heritage Information Management System (AHIMS) lists recorded "Aboriginal sites" throughout New South Wales (including documented Aboriginal objects and places and declared Aboriginal Places). The AHIMS register lists one recorded Aboriginal cultural heritage site, a shell midden, within the bushland area of Donnelly Park (as at April 2022). This record dates from 1991 and this site could not be relocated in 2022. The AHIMS also records a total of 10 Aboriginal sites within 1 kilometre of the Park, mostly sited close to the foreshore of the Georges River. An additional 2 sites within 1 kilometre of the Park, are recorded across the river to the south at Kangaroo Point Reserve. Of these twelve additional sites, 2 are shelters with art, 5 are shelters with shell midden, one is an open camp site, 3 are middens, and 1 is "unidentified".

However the AHIMS register is far from a complete or comprehensive listing, and is focused very much towards tangible Aboriginal cultural heritage sites (where there is remaining physical evidence) with a

strong bias towards pre-contact sites. It has a dearth of intangible cultural or spiritual sites represented in its listings. The absence of a listing on the register does not necessarily mean that no Aboriginal cultural heritage sites are known, remain or could occur in an area.

2.4.2 European/Historic Heritage

The Park, nor any items within it, are listed in any legislatively recognised heritage registers – such as the *NSW State Heritage Register* or the *Georges River Local Environmental Plan 2021* (Schedule 5 Environmental Heritage).

Two house and garden heritage sites occur near the Park, listed under the *Georges River Local Environmental Plan 2021*, one in Loch Maree Crescent and another in Cross Street.

2.5 PARK LANDSCAPE, PLANTINGS AND VISUAL ELEMENTS

The Park comprises two distinct landscapes.

The modified "parkland" area, located on the level low-lying areas of the site – containing the community facilities currently occupied by the Sailing Club and the Sea Scouts, the seawall retained foreshore, the open grassed areas, the access road and maneuvering/parking area, the playground, the picnic/barbeque area, basketball facilities, and the amenities building.

The other landscape is the sloping area of remnant/regrowth bushland located in the Park's south-east.

Stands of mature native trees are located in a wide band along the Kyle Parade frontage and through the main facilities area (the playground, picnic/barbeque area, and basketball rings). These trees – which include Peppercorns (*Schinus molle*), Eucalypts (*E. botyroides* and *E. robusta*) and Casuarinas (*Casuarina glauca*) – shade the formal/informal picnic areas and playground. At least two of the mature trees located in the picnic area have been removed in recent months (late 2022), due to storm damage and tree senescence. These trees provide a visual separation between the Park and Kyle Parade (and residences along the street's eastern side) as well as serving to screen or "soften" views of the Park buildings from adjacent residential areas. These trees are all located in areas of mown grass. No street trees are located along the Park frontage within Kyle Parade, although the Park's trees serve this "street tree" role and contribute to the Kyle Parade streetscape.

Few trees are located in the open grassed western half of the Park (west of the community facility currently occupied by the Sailing Club and sealed maneuvering/parking area), except for the stand of

Cheese Trees *(Glochidion ferdinandii)* sited at the western end of the Park. However the openness of this area does allow views over the Bay from houses located north of the Park.

A stand of mature Casuarinas are located on the eastern side of the community facility currently occupied by the Sea Scouts. They are located in large areas of bark mulch, and soften the bulk of the Sea Scout Hall when viewed from Kyle Parade and adjacent residential areas as well as when viewed from the Park areas east and south-east of the Hall.

Additional Casuarinas have grown or self-seeded behind the small seawall along the foreshore below the amenities building (to the east of the jetty, and south of the community facility currently occupied by the Sea Scouts). These trees screen views of the amenities building from much of the Park.

The remnant/regrowth bushland, in the south-east, screens and softens views of the bay from residential areas to the east. This has led to some local dissatisfaction and the illegal removal/damage of some of the bushland vegetation, causing Council to erect an anti vegetation vandalism sign in this area. The amenities building is located at the northern end of this bushland area, below the elevated portion of Kyle Parade, which affords some screening of this building from adjacent residential areas and reduces the visual impact of this building from within the Park itself.

The trees and bushland located along the Kyle Parade road frontage contribute significantly to the amenity of the local area and to Donnelly Park.

2.6 ACCESS, DEVELOPMENTS AND FACILITIES

2.6.1 Access

Roads, Entries and Carparking

Kyle Parade, along the site's eastern boundary, provides access Donnelly Park via a sealed access "driveway" to a large rectangular maneuvering and parking adjacent to the community facility currently occupied by the Sailing Club. This sealed area also gives direct access to the larger boat ramp. The Park entry road is open during daylight hours and closed via a lockable gate overnight (from 7pm). There is no dedicated pedestrian access at this entry point, and pedestrians must share the road with vehicles. The "driveway" and rectangular "forecourt" are fenced with treated log fencing, to prevent unauthorised vehicle access to the remaining areas in the Park. This fencing does not prevent pedestrian access. The forecourt's south-east edge is bounded by the community facility currently occupied by the Sailing Club.

A bus stop is located north of the Park, serviced by a local bus route from Hurstville Railway Station to Kyle Bay and Connells Point (along the Park's Kyle Parade boundary).

Un-timed on-street (90°) parking is available on the Park-side of Kyle Parade, with a sealed disabled parking bay sited between the Park entry driveway and bus stop shelter. Further north are two areas of concrete paved (90°) parking bays, these provide 3 and 10 spaces (south to north). South of the Park entry, the unsealed road shoulder and nature strip are used informally for 90° or angled parking, with approximately 9 cars accommodated when full. Parallel on-street parking is available along the remainder of Kyle Parade, except on the eastern side where opposite the informal angled parking, and in front of the bus stop and the Park entry.

Within the Park un-timed parallel parking is available along the northern side of the entry "driveway", accommodating at least 5 car spaces. No parking is available (possible) along the southern side of the entry road. The access and parallel parking bays are not sealed to the full width between the vehicle barriers, and part of the southern road shoulder and parking bays on the northern side are grassed (with a patchy cover only). The large sealed area adjacent to (west of) the community facility currently occupied by the Sailing Club is signposted as "No Parking" as this area is intended to allow vehicular access to the larger ramp, as well as for boats to be unloaded/loaded and for the rigging of boats on sailing days. However people frequently park in this area to view the bay, eat take-away, or sit and relax in their vehicles. Authorised vehicle access can also be gained from this area, via a locked vehicle gate, eastwards to the community facility currently occupied by the Sea Scouts and smaller boat ramp.

The Park's Kyle Parade frontage is fenced with treated log fencing, and the Park entry driveway can be closed-off by a lockable vehicle gate. The log barriers do not halt pedestrian access.

Service and authorised vehicle access can also be gained to the Park via a locked vehicle gate located on Kyle Parade towards the area's south-east end, allowing access to the open grass area and amenities building located south of the community facility currently occupied by the Sea Scouts. Additional locked service/authorised vehicle gates are located in the north-east, south-east and south-west corners of the large sealed area. Recently a new concrete "driveway" was constructed across the front (bayside) of the community facility currently occupied by the Sailing Club to the "driveway" linking the community facility currently occupied by the Sea Scouts and smaller boat ramp.

The organisers of the open air cinema, using the Park large western open grass area, are given access to the locked gates along the western side of the large sealed area – to allow a one-way looped access for patron's vehicles.

Three short sealed paths provide formal pedestrian entry points along the Kyle Parade from the formalised on-street parking spaces – one as an asphalt path from the disabled parking bay and two concrete paths. Another concrete path enters the Park opposite a pedestrian refuge island in Kyle Parade (a public footpath/steps on the opposite side of Kyle Parade runs upslope to Boronia Street). Two additional pedestrian entry points (one ramped, and one stepped) are located close to the amenities building in the Park's south-east.

A private paved pedestrian access point from the adjacent residential area is available along the Park's north-western boundary of the Park (and signposted as no public access). An additional eight private entry points from adjacent residences are located in the Park boundary fence along the Park's northern and western boundaries (from Kyle Parade to the seawall) allowing uncontrolled resident pedestrian access into the Park (and in some places vehicle entry)

Paths and Accessible Access

A concrete footpath is located along the western side of Kyle Parade to service north/south pedestrian movement. This path enters the Park at the northern end, generally running parallel to Kyle Parade, and re-enters the road reserve south of the community facility currently occupied by the Sea Scouts. This path is joined by the six pedestrian paths into the Park (as described above).

This boundary path is to accessible standards through the low-lying portion of the Park. However where it continues upslope past the Park's south-eastern bushland the path gradient increases and is no longer suitable for accessible access. At the change in grade a concrete accessible path branches off to provide access to the nearby amenities building.

The concrete path opposite the Kyle Parade refuge island joins this main north/south path and continues to the front door of the community facility currently occupied by the Sea Scouts. A new concrete accessible path has recently been constructed around the Park's foreshore edge to link the smaller ramp and southern (bayside) apron, in front of the community facilities currently occupied by the Sailing Club and Sea Scouts, via the jetty to the accessible path to the amenities building. This new link provides paved accessible access from the large sealed area west of the community facility currently occupied by the Sailing Club along the foreshore to the boundary path in Kyle Parade (near the amenities building). There is no paved pedestrian or shared/cycle access in the remaining western portion of the Park.

A network of informal pedestrian "trample" tracks can be observed though the Park's bushland area – including tracks off Kyle Parade, past the amenities block, and to an informal lookout point and foreshore rock outcrop in the areas' far south-west.

Bicycle Routes and Walking Routes

Kyle Parade is identified in the *Georges River Foreshore Access and Improvement Plan 2021* as being part of the *Great Kai'Mia Way* for walking and cycling via street footpaths. Donnelly Park is identified as a good resting and vantage point on this route.

Kyle Parade is also identified on Council's on-line mapping as being part of an on-road cycle route linking King George Parade in the east, past Donnelly Park, through nearby Moore Reserve, to Oatley Park in the west – with branching links en-route from Oatley to the south and north.

Moving Around the Park

Within the Park public vehicle access is only permitted, via the entry "driveway", to the large maneuvering/parking area west of the community facility currently occupied by the Sailing Club and the larger boat ramp. Access is limited to daylight hours (by a lockable vehicle gate located at the Kyle Parade entrance). Authorised vehicle access only to the large western grassed area can be gained via the two locked vehicle gates positioned in the maneuvering/parking area's western fence. Authorised vehicles can also gain access across the front (bayside) of the community facilities, currently occupied by

the Sailing Club and Sea Scouts, to the smaller boat ramp and on to the south-eastern grass area (this new access/apron also being shared with pedestrians). A gate located in the fencing along Kyle Parade also allows authorised vehicle access to this south-eastern grassed area.

The Kyle Parade boundary path is popularly used by pedestrians. The Park entry road provides sealed access for pedestrians into the Park from this north/south path, although this space must be shared with vehicles. This is the most direct access to the foreshore. Dedicated paths from Kyle Parade provide direct access to the amenities building in the south and to the community facility currently occupied by the Sea Scouts.

Formed (sealed) pedestrian access is now also provided along the Park's eastern foreshore – from the large maneuvering/parking area west of the community facility currently occupied by the Sailing Club, past the jetty, to rejoin Kyle Parade using the paths servicing the amenities building.

Informal pedestrian access to the Park, from the north/south boundary path, is through the picnic and playground areas to either the foreshore or around the perimeter of the large western grassed area and along the foreshore seawall. Free-flow pedestrian access through the boundary car barriers occurs from the on-street parking to the picnic and play areas – no paved route (or accessible access) is provided into these two activity areas.

Informal tracks through the bushland area allows indiscriminate access between Kyle Parade and the foreshore below, and into the bushland and adjacent foreshore from near the amenities building. Informal access can also be gained along the rock platforms below the foreshore seawall in the Park's south-east, however some of these tracks only lead to private properties.

2.5.2 Developments, Facilities and Park Furniture

Community Facility Currently Utilised by Connells Point Sailing Club, Larger Boat Ramp and Associated Facilities

The community facility currently occupied by the Connells Point Sailing Club, centrally located in the Park adjacent to the foreshore, provides a venue for the club and its members to store boats and equipment, hold meetings, provides club amenities (kitchen, toilets and change rooms) and to stage boating events.

The single storey red brick and glass building with a metal roof, constructed in 1965, is rectangular in shape (approximately 37 by 19.5 metres). The southern (bayside) wall is predominantly glass, allowing panoramic views south-west over the waters of the bay from the club meeting room and thus over the Club's sailing activities. Overhead power supply to the building is supplied from a power pole in Kyle Parade, via a pole in the Park on the building's north-east side.

The large asphalt paved area (approximately 35 by 21 metres), located along the Club's western side and accessed via the Park entry "driveway", allows access to the building's two garage metal roller doors serving the boat and equipment storage areas as well as pedestrian access to the front door. This area (and Park entry) is fenced with log car barriers, except where adjacent to the building.

The building is located adjacent to the larger of the Park's two concrete boat ramps (off the south-west corner of the large maneuvering/parking area).

The boat ramp allows easy access at high tide to Connells Bay. However, at low tide extensive mud/sand flats are exposed across the wide intertidal zone which present challenges for craft launching or retrieving before user can access water of reasonable depth (especially for younger users). Sailing Club boats are sometimes transported by big-wheeled trolleys to navigate the exposed mud flats. Vehicles (and trailers) are likely to become bogged at low tide, leaving high tide the most desirable time to launch. These conditions mean that the ramp is not attractive to users with trailered boats (especially power boats), and these users are also deterred by overnight closure of public vehicle access to the ramp. Small boats/craft that can be "ported" and maneuvered by hand dominate use of the ramps (even though it is accessible by vehicle). The launching of larger boats is accommodated elsewhere along the Georges River, including the Oatley Bay boat ramp located nearby.

Both boat ramps and head of Connells Bay generally also draw/trap flood debris (tree trunks and branches and plastic items) washing into the area.

A number of light posts (8) are located in the central area (but not all function at all times).

Community Facility Currently Utilised by 1st Kyle Bay Sea Scouts, Smaller Boat Ramp and Associated Facilities

The community facility currently occupied by the 1st Kyle Bay Sea Scouts, centrally located in the Park adjacent to the foreshore, provides a venue for the Club and its members to store boats and equipment, hold cub and scout meetings, provide Club amenities (kitchen, toilets and change rooms) and to hold land and water based Club activities. The single storey red brick building with metal roof, constructed in 1965, is rectangular in shape (approximately 27.5 x 13 metres).

A metal garage roller door in the building's southern wall (facing the bay and smaller boat ramp) gives access to a large internal storage area for boats and equipment. A concrete apron/driveway links the Scout Hall storage area to the adjacent smaller concrete boat ramp.

The building is sited adjacent to the south-east side of the community facility currently occupied by the Sailing Club, offset by a breezeway (2 metres wide) which is closed off at both ends for security reasons. The southern end being blocked by a brick wall, and the northern end is closed to public access by a locked metal door in a brick wall. The electrical meter boxes for both buildings and a water tank attached to the community facility currently occupied by the Sea Scouts are located within the breezeway.

The Scout Hall's "front door" is located in its north-east wall, and linked to Kyle Parade by a concrete path. Two locked timber doors are located in the building's north-west wall giving authorised access to the breezeway.

Overhead power supply to this building is sourced from a power pole in Kyle Parade via a pole in the Park on the north-west side of the building (that services both community facilities).

The Scouts do not use sail boats but rather launch kayaks and canoes, chiefly from the smaller boat ramp proximate to their building.

Public Jetty and Floating Pontoon

The jetty and floating pontoon, situated off the foreshore south/south-east of the community facility currently occupied by the Sea Scouts, have both been recently redeveloped. The jetty, a metal structure with recycled plastic mesh decking, projects some 32 metres into the bay from the seawall. Approximately 1.6 metres wide the jetty provides access to a floating concrete pontoon (approximately 8 x 3 metres in area) via a metal gangway at the bay end of the jetty. Both the jetty and pontoon are open to, and provide for, public use. Both are accessible (although access to the pontoon can be steep at lower water levels). At low tide the pontoon can be aground, thus restricting use to small boats and craft such as kayaks and canoes.

The jetty and pontoon are both within the Crown waterway of the Georges River, and so technically outside this Plan of Management's cadastral boundary, however they both form a central part of the Park's appeal and its visitor use/enjoyment.

Amenities Building

In the Park's south-east, this concrete block single story building with metal security grilles and metal roofing, constructed in 2010, is approximately 5.5 x 10 metres in area. It provides separate facilities for females and males, including for disabled users. The building is located at the northern end of the bushland on an excavated terrace situated below Kyle Parade.

The building replaced another facility in the same location after the former building was severely damaged by a vehicle which left the carriageway and rolled off the road.

Picnic/Barbeque Area and Playground (Including Basketball Facilities)

The picnic area, located under trees in a grassed area adjacent to Kyle Parade, contains a mix of seven picnic table/seat settings (some with backed seats others with benches), a single centrally positioned barbeque unit (with two hot plates), two rubbish bins and two backed seats. There is no direct path access to this area, rather access is gained across the grass. The only shade provided is by the mature local trees, there is no built shade.

The picnic settings, while popular, are not a completely comfortable design, and no all accessible tables are provided.

A playground of modular play equipment is located directly south of the picnic area. These items are located within an edged, irregularly shaped, area of soft-fall bark approximately 310 square metres in size. The playground has a "sailing or nautical" theme, and the elements provided are designed for infants or younger school-aged children (although a small climbing wall is also provided). Although there are mature trees within the vicinity of this facility no direct overhead shade is available – no shade structure has been constructed.

A sealed basketball key, of artificial turf covering a concrete surface, with a single hoop and backboard is located west of the playground. The artificial turf was placed to reduce the noise from bouncing balls during use. Two additional basketball hoops with backboards, on a common post, are positioned to the north/north-east of this sealed court on the edge of the picnic area. However the area under these hoops is unsealed and the natural grass which provides the playing surface is uneven and in most parts patchy due to heavy use and wear.

Seawall and Steps

The previous filling of Connells Bay in the mid 1960s, to extend the area of foreshore park, was retained by a vertical seawall (more than 1 metre high) built of sandstone blocks.

This wall extends from the western end of the foreshore to the larger boat ramp. This section of wall contains three sets of sandstone block steps giving access from the larger grassed area of the Park down to the water (and muddy intertidal zone) – one set near the larger boat ramp, one near the western end, and one set located midway. Two backed and double-sided seats are located offset from the seawall in the adjacent open grassed area, between the two sets of steps in the east.

In the years since construction, due to the geometry of the wall and the softness of the stone, the seawall has suffered deterioration along the upper rows. The design of the wall also allows the overtopping by waves during super high tides, storm periods and high winds. The inundation by salt water has severely impacted on the grassed areas behind the wall. A wide band of exposed ground runs along the top of the seawall from the larger boat ramp to the midway steps.

Council proposes to replace this western seawall with a terraced structure that in-part mimics a natural rocky shoreline with tidal pools, rock paved shelves and planted zones to better retain the Park edge and to improve the tidal environment for flora and fauna. This new design will accommodate areas for seating and as well as improved access to the shoreline and water. The design should consider future sea level rise and increased impacts of flooding.

The smaller eastern boat ramp is located some 16.5 metres east of the main ramp (off the south-east corner of the community facility currently occupied by the Sailing Club). The ramps are connected by a sandstone block seawall at most 0.5 metres high. The arrangement of both boat ramps is set back, or indented into the park, from the main alignment of the sea wall by approximately 14 metres. There is a build up of a small sandy beach in this area.

East of the smaller (eastern) boat ramp, another seawall heads south-east into the bay around more reclaimed Park land before it re-joins the original shoreline below the Park's remnant bushland. Parts of this seawall shows similar deterioration to the main western seawall. The area of the bay to the east of the public jetty, and extending south into the bay, was originally meshed as a swimming enclosure, however this was removed in the late 1980s. A small sandy beach is located in the corner of the seawall east of the jetty. This popular feature varies in size with wave, tidal and seasonal conditions.

Open Grassed Areas (western and eastern)

The large western grassed area (the entire area west of the facilities located in the centre of the Park) is a flat to gently undulating open area of mown grass. It is devoid of trees or shrub plantings (other than a group of trees on the north-west edge). This area was previously used for organised sport, with a mid-sized soccer field marked out. However competition games have been moved to other fields and at Donnelly Park this area (and the south-eastern grassed area) is still regularly used for informal skills training and practice – mainly by groups of younger soccer players. No visitor or sporting facilities have been provided in this area (other than the foreshore seating noted above).

Located between the community facility currently occupied by the Sea Scouts and the edge of the bushland in the south-east is the eastern open grassed area. It is less than a quarter the size of the larger area and contains no facilities other than non functioning lights and concrete paths previously described. This area is also used for casual/informal sports training.

2.7 VISITOR USE, ACTIVITIES AND ENJOYMENT

Donnelly Park is well used by the local and, to a degree, the wider community for a range of casual or independent leisure and recreation activities, club-based or other organised activities centred on the Connells Point Sailing Club or 1st Kyle Bay Sea Scouts, and for scenic or local and amenity purposes.

The Park offers both land and water-based leisure, recreation and sporting activities.

Land-based Leisure and Recreation

Walking for leisure is one of the largest and most frequent uses of the Park. Over one quarter (28.2%) of those people engaged during the community consultation reported that they used the Park for walking or to "walk the dog" (see Section 4.2.2 for further details). Many visitors, including dog walkers, enjoy walking the perimeter of the western grassed area, along the foreshore, or along the north/south pathway.

Other people use the Park for simply sitting and relaxing or to "enjoy the view" (15.5% of survey respondents). Less active or short-stay visitors come in their car to park near the larger boat ramp to enjoy the water views as they eat a snack or their lunch. Views of the bay can be gained from most of the Park and provide a great attraction for those undertaking other activities in the Park. The stands of mature trees and remnant bushland vegetation are also positive contributing elements to the amenity of the site.

Similarly popular are the Park's picnicking opportunities, for both small and large groups and including family or other social gatherings. These occur chiefly in the developed picnic/barbeque area, but also less commonly in other locations – such as along the foreshore/seawall (where visitors provide any facilities needed such as portable barbeques, seating and shade), under the trees to the west of the formal picnic area, in the eastern grassed area near the jetty, or during windy conditions in the sheltered area in the lee of the community facility currently occupied by the Sea Scouts. Many of those picnicking couple this activity with other forms of leisure or recreation – such as use of the playground, water-based activities (waterplay, sailing, boating, canoeing, etc.), playing boules on the lawns (chiefly in the eastern grassed area), or other ball games. Picnicking activities are reportedly particularly popular on weekends, notably during the warmer months or holiday periods.

The formal and informal angled parking bays in Kyle Parade are reportedly generally busy over weekends and holiday periods. However this parking is not only used by Park visitors but also by local residents and their visitors.

Many casual visitors, principally children and their carers (parents, grandparents, etc.) or young families, come to the Park to enjoy the playground. This area appears regularly used at all times.

The picnic area and playground are also popular for children's parties – as there are few traffic conflicts for young users and nearby seating is available for supervising parents/carers (although the lack of adequate shade over the playground is a drawback).

The basketball hoops, and particularly the sealed basketball key, are also regularly used facilities. As the Park is located on a bus route with a bus stop at the "door" the basketball key is very popular amongst school students, with groups of teenagers arriving off the bus after school to play. Young adults also use the court at other times during the day, along with parents and their offspring. "Ball

games" – including the basketball facilities and independent ball game across the open grassed areas – were identified as an important use of the Park by 11.6% of survey respondents.

On occasions local soccer teams, mainly juniors, use the western or south-eastern open grassed areas for informal skills training and practice. As these areas are unlit this tends to occur late in the afternoon before sunset.

Personal trainers or training groups have made informal/occasional use of the Park's grassed areas, particularly under the trees west of the picnic area, providing all the necessary equipment for this activity.

The larger western grassed area has also been used as a "special event" outdoor drive-in cinema, organised through Georges River Council. The screen (and generator) are located towards the foreshore with 5 rows of vehicle parking in an array northwards from the screen across the open grass. Food trucks are positioned on the western side of the paved area beside the community facility currently occupied by the Sailing Club, and first aid and portable toilets located near the sealed basketball key. A managed circulatory entry/exit system for vehicles operates. The foreshore, the playground and picnic/barbeque area are cordoned off for this event.

Source: St George & Sutherland Shire Leader

The bushland offers quiet nature walks, if short, and opportunities to overlook the bay from a natural setting. The Sea Scouts also occasionally use the bushland area at night for supervised games.

Evening and night time use of the Park is limited, given the lack of functioning lighting. Vandalism doesn't appear to be a major issue despite this lack of lighting. However, the existing locked vehicle gates and car barriers have proven not to be a complete deterrent to motorbike riders and others, with anecdotal evidence indicating that some people access the paved area beside the community facility currently occupied by the Sailing Club and western grassed area at night. Local residents have indicated concerns regarding the nature of these activities and the noise sometimes generated.

Water-focused Leisure and Recreation

Water-based leisure, recreation and sporting activities are a primary use of the Park – 23.3% of those people engaged during the community consultation reported that they used the Park for "water sports" or similar. The Park and its facilities support, and are a "jumping-off point" for, these activities which for the most part occur or are focused beyond the Park boundaries.

The Connells Point Sailing Club and 1st Kyle Bay Sea Scouts are the Park's major on-water or water-based users. However both boat ramps and the jetty/pontoon are available for public use, and receive regular casual or independent use by the community.

Other Park visitors use the jetty and pontoon to launch small watercraft (such as stand-up paddle boards, small sail boats, fishing kayaks, canoes, etc. – which they also launch from the boat ramps when suitable) as well as for fishing and occasionally swimming. The

boat ramps are not suited to the launching of trailer boats (such as larger power boats) given the large area of mud flat exposed at low tide (and the smaller, eastern, boat ramp is also not accessible to public vehicles in any case). Bogged vehicles/trailers have been regularly "rescued" from the foot of the ramp and sand/mud flats in the past. Further, during storm events, debris can be washed into Connells Bay and onto the foreshore area, including boat ramps.

The Connells Point Sailing Club offers competition sailing events from September through to April on Saturdays, on occasions holds larger regattas over an entire weekend (such as interclub races as well as State and national regattas), offers learn to sail vacation programmes, and holds first aid courses. The Club stores club boats and members boats in their building. At other times casual sailing occurs either on a Sunday or during the week, and at these times members are able to access their boat or a booked club boat on these occasions. Donnelly Park, and Connells Bay, provides a safe environ for the young and those learning to sail that suits the Clubs largely family focus. Sailing boats are "put-in" at the Park to train and compete south of Connells Bay and elsewhere on the Georges River.

During weekly sailing events the paved area beside (west of) the Club is used by members to drop-off and pick-up boats, access boats from the storage rooms, and to rig craft. The adjacent grassed area immediately to the west, and the more distant grassed area to the east of the community facility currently occupied by the Sea Scouts and smaller boat ramp, are also used to rig then store boats once rigged. This eastern area is also used to wash boats down after use, as well as to rig and store boats during sailing regattas.

Sailing Club boats are wheeled via a beach trolley down either of the boat ramps and across the sand/mud flats (depending on the tide) to the water's edge, where the craft are held while the trolleys returned to shore. The ability to successfully launch boats can be considerably impacted at times by the strength of on-shore southerly winds coupled with the level of the tide and any exposed oysters on rocks (usually sited below the stormwater outfalls). This can be further impacted by the build up of sand off the boat ramp (formed through stormwater flows). The Sailing Club also uses the public jetty and pontoon to launch the motor boats used to set the sailing course with buoys and to launch the starter boat.

The community facility currently occupied by the Sailing Club is used to support race day activities, including race briefings and presentations. On other days the Club is used for sail training, first aid courses and for powerboat training as well as for Club meetings. Other current users of the building (by arrangement with the Sailing Club) include the Connells Point Progress Association for meetings, the Music Shed Big Band for rehearsals, the NSW Police Pipe Band for rehearsals, the Soccer Referees Association, and the Cecal Carers Group (disability support group) for meetings. An art exhibition was held in the Club in late 2021.

Under the terms of the current community lease the Club and its facilities are not open to the general public (unless they have

arranged to participate in Club activities). Commercial activities are not permitted without Council's consent.

The 1st Kyle Bay Sea Scouts meet in the Hall two evenings a week during school terms to undertake activities (such as map reading and first aid training) and play games that lead to developing the skills embraced by the Sea Scouts movement. In the warmer months they canoe (the group does not undertake sailing activities at present), swim and carry out water safety training in the bay – using the smaller boat ramp, jetty and pontoon to access the water. Canoeing activities are tide dependant. The Sea Scouts cater to 8 to 14 year olds. The Hall stores all the equipment used by the Sea Scouts in several storage rooms plus a large storage room for canoes and other boats (accessed from the boat ramp end by a large roller door).

The Sea Scouts hold occasional weekend events throughout the year, including Founder's Day which can attract up to 500 attendees from other scout groups in the area. For these events the group use the level grassed area south-east of their building for activities.

The Sea Scouts also use the whole of the Park (including at times the bushland area) for outdoor games, play, "flags" and for learning map reading skills.

The Sea Scouts' facilities are not open to the general public. However by arrangement the building is also used by the St George Amateur Radio Society (who keep a large antennae in the building's main storage area) and a small room is used by a remote-controlled Lego modellers group.

Under the terms of the current community lease, subject to Council consent, the Sea Scouts may allow other non-profit groups to use the Hall (subject to suitable insurances).

2.7.1 Visitor Use Numbers

There are no reliable visitor use statistics for Donnelly Park. No surveys of visitor use numbers have been undertaken for the site.

From observation the Park appears to receive low, but steady, baseline levels of use during weekdays with notable peaks in the morning and particularly the afternoons and early evening (before dusk).

However the weekends are typically far busier times, with the picnic/barbeque area receiving considerable use (to the point of being overcrowded, according to local anecdotal reports) as well as when the Sailing Club's scheduled events are taking place. Summers and the warmer months are typically busier than winters, when the site can be impacted by cold strong southerly winds. The warmer months – from September to April – are also the Sailing Club's racing season.

Both the Connells Point Bay Sailing Club and the 1st Kyle Bay Sea Scouts have fluctuating, but generally steady, membership numbers around the order of 100 members (or up to this number prior to the Covid 19 pandemic).

2.8 CONDITION AND USE OF LAND AND FACILITIES

As part of the preparation of this Plan of Management, the condition of the built infrastructure, land and other facilities within the Park has been assessed (as required by the *Local Government Act 1993*).

Types of assets assessed include buildings, car parks, boat ramps, footpaths, lighting, park furniture as well as broad assessments of landscaped areas.

A condition assessment of each facility or facility cluster, or main usage areas (and some of the major elements within them) has been determined based on a "Condition Index Rating" ranging from 1 to 5 as follows:

- 1 – A new or near new asset, or an asset in overall excellent condition with only minor decline (normal wear and tear) but causing no serviceability problems;
- 2 – An asset in very good to good condition, but with some early to apparent deterioration that is causing negligible to slight impairment of serviceability;
- 3 – An asset in fair overall condition but with obvious deterioration that is causing some loss of serviceability;
- 4 – An asset in fair to poor overall condition, with obvious to serious deterioration that is starting to limit the asset's serviceability and generating high maintenance costs; and
- 5 – An asset in very or extremely poor condition, with severe serviceability problems or heavily impacted, very high maintenance costs with the asset at the point of requiring rehabilitation or replacement (and assets that have failed, or would be a risk to remain in service).

A detailed description of the condition (using the above criteria), and use, of the Park's land, buildings and facilities, is provided in Appendix B.

Table 5 provides a summary of the current condition and use of the Park's land and facilities or facility cluster (as detailed in in Appendix B).

Table 5 Current Condition and Use of the Park's Land and Facilities

Location and Facilities	Condition	Current Use
Street frontage (Kyle Parade)		
14 formal 90° angled parking bays and a separate disabled parking bay (all sealed) plus 8 informal angled car parking / bus stop with shelter / footpath parallel to the Park boundary plus link paths to the parking bays and to the community facility currently occupied by the Sea Scouts (also linked to Kyle Parade) and to the amenities building / mix of timber car barriers and sandstone blocks to boundary with 2 lockable vehicle gates	Range 1-4	Parking / pedestrian access / bus stop / controlled vehicle access to the public and for maintenance access
Public vehicle access into the Park		
Sealed (asphalt) access road or "driveway" to large sealed manoeuvring/parking area (asphalt) on west side of community facility currently occupied by the Sailing Club) / parallel parking bays on north side of access road	2-3	Provides public vehicle access to the larger boat ramp (and authorised vehicle access to the small ramp via a locked vehicle gate / large sealed spaced is rigging area for Sailing Club

Location and Facilities	Condition	Current Use
Buildings		
Community facility/building currently occupied by the Connells Point Sailing Club – unpainted brick building with metal gabled roof / 2 roller doors access on western face / 1 double entry doors to club room from forecourt / security camera / boat storage for club members / double glass doors to club room at south-east end in a wall of windows (overlooking the larger boat ramp and bay) / large club room / kitchen / toilets / overhead power line from north-east end to a power pole located nearby in the Park which is then connected by overhead lines to the closet street pole in Kyle Parade	3	Sailing activities
Community facility/building currently occupied by the 1st Kyle Bay Sea Scouts – unpainted brick building with metal gabled roof / wire mesh grills on windows / 2 sets of doors at north-east end / painted anchor mounted on a plinth / signs on building include Scout icon, details and group name plus ball games prohibited against building / Hall connected to the boundary north-south footpath along Kyle Parade by a concrete path from the north-east corner of the building / overhead power line from north-east end to a power pole located nearby in the Park (same pole as for both community facility buildings) / approx. 3.6 metre wide roller door at south-west gives access to boat storage / flood lighting attached to building (north-east and southern ends)	3	Scouting activities
Public Toilets – lockable concrete block, timber, steel, tiled and corrugated metal roofing structure / located on an excavated terrace with a stone retaining wall behind the building adjacent to Kyle Parade (part on the road reserve and part on the park) / 1 sink (cold water only) / 1 cubicle with a urinal and toilet for male use / 1 cubicle for disabled unisex use / 1 cubicle with toilet for female use / 1 cubicle with toilet (no identifier) / metal fittings	2	Park user (public) amenities
Foreshore elements		
Jetty/pontoon – concrete ramp up from seawall to mesh deck of new jetty (with bridge and floating pontoon located on north-west side of wharf at southern end) / metal structure with metal pylons with recycled plastic mesh decking	1	Water access
Seawall (on the foreshore between the western edge of the Park to east of the jetty) sandstone block retaining wall / approximately 1.6 metres high west of larger boat ramp with 3 sets of steps to the narrow beach below / the set of steps at the western end give access to a concreted path across the front of the adjacent private property (within a private licenced area) / wall to east and south-east of boat ramps becomes lower to east / lower oyster beds and rocks at waters edge	5	Foreshore retention

Location and Facilities	Condition	Current Use
Large boat ramp – 10 metre wide concrete ramp at approximate grade of 1:7 / general warning sign re overhead power lines across the waters (of Georges River)	2-3	Water access for boats
Small boat ramp – cracked concrete ramp 4 metres wide and 5 metres long at approximate grade of 1:5 / linked by a concrete driveway (approximately 3.6 metres wide) to/from the community facility currently occupied by the Sea Scouts / linked by a new concrete driveway from the south-east corner of the large manoeuvring/parking area beside Sailing Club (access controlled by locked vehicle gate)	2-3	Water access for boats
Foreshore accessway – foreshore access-way across front (south end) of community facility currently occupied by the Sailing Club to the small boat ramp / continuing on as a concrete sealed path close to the seawall to the new jetty wharf and connecting to the path to the toilet block	1	Authorised vehicle access / pedestrian access
Picnic area		
3 picnic table/bench seat sets (painted timber and metal) on concrete slabs / 4 picnic table/backed seat sets (painted timber and metal) on concrete slabs / gas barbeque unit with 2 hot plates on large concrete slab (no charge for use) / 2 rubbish bins on concrete slab with metal posts / 2 backed seats	2	Picnicking with on-site barbeque
Playspace		
Playground – timber and metal equipment / with climbing frame, see-saw, balancing items, spring toy, swings, junior climbing wall / bark mulch soft-fall area edged by timber (flush with ground) / rubberised pavement around some equipment	2	Casual play
Basketball key – basketball key of sealed pavement finished with artificial turf, with one post and ring with back board (with goal circle marked) / adjacent sign noting permitted usage times	1	Informal ball games/activities
Basketball hoops (one post with two rings and backboards) / grassed base (worn from the throwing positions)	2-3	Informal ball games/activities
Open grassed areas		
Large open grassed area (western half of the Park - west of the community facility currently occupied by the Sailing Club and picnic/play areas) – includes 2 sets of double seats with central back (metal and timber) no concrete base adjacent to seawall to allow seated viewing of the river and back into the Park	3	Casual use by walkers and dog-walkers / informal/casual leisure recreation / water viewing / boat rigging (in east) / regatta and sailing competition space / informal sports/skills training / informal picnicking / personal training groups / used as a temporary drive-in cinema (special event) with approval

Location and Facilities	Condition	Current Use
Open grassed area east and south-east of the community facility currently occupied by the Sea Scouts / 1 metal and timber backed seat (worn grass underfoot) / 1 rubbish bin with metal post on concrete slab / 2 taps with treated post / new concrete path from the smaller boat ramp to the new jetty (and onto link with the footpath to the toilet block)	3	Boat rigging / regatta and sailing competition space / casual use by walkers and dog-walkers / informal/casual leisure recreation / informal sports/skills training / access to small sandy beach / informal picnicking / personal training groups / water viewing
Narrow grassed area to the south/south-west of the toilet block / retained by sandstone walling and rock revetment to the south and west / continues onto rock shore	3	Casual use by walkers and dog-walkers / informal/casual leisure recreation / water viewing / access to rocky shoreline (and small sandy beach) / informal picnicking
Vegetation:		
Bushland (south of toilet block) / disturbed and weed impacted "Coastal Enriched Sandstone Dry Forest" located on the slope / roadside regulatory warning sign at southern end of the bush land about penalties for vandalism to plants and animals (under banner of Kogarah Council) / multiple informal "trample" tracks	2	Remanent/regrowth native vegetation / habitat and biodiversity functions / amenity and scenic roles / contributes to cooling the area / water viewing / informal access to bushland and rocky shoreline
Scattered mature trees (mix of Eucalypts, Casuarinas and Peppercorn Trees) through the picnic and playground zone / Casuarinas (mostly in the area between the community facility currently occupied by the Sea Scouts and Kyle Parade / Cheese Trees in the north-west corner of the large western grassed open space zone / Casuarinas and along the low seawall to the west of the toilet block	2-3	Shade / amenity and scenic roles / habitat and biodiversity functions / contribute to keeping the area cool
Seagrass beds located in Connells Bay off the Park foreshore (west of the boat ramps, west of the jetty, and off the southern end of the bushland area) / **Beyond the Park Boundary**	Not rated	Biodiversity and marine habitat

2.8.1 Utilities/Services

A number of utilities or services, operated by third parties, occur within the Park. The following are known.

Water

- A distribution water main (cast iron cement relined 100 millimetre diameter) is aligned along the eastern side of Kyle Parade from which several branch water service connection lines enter the Park

along the eastern boundary. Several branch water service connection lines enter the Park along the boundary to the large western grassed open space from the adjacent residential area.

Sewer

- A cast iron cement lined (relined) 225 millimetre diameter sewer main enters the Park at the foreshore edge at the western end of the Park. It edges the large western grassed open space to the north then cuts across beneath the playground area to the community facilities currently occupied by the Sailing Club and the Sea Scouts until joining Kyle Parade. From Kyle Parade it re-enters the Park, crossing back to the foreshore past the amenities building then running to the south. A main (of the same diameter) branches from the northern end of the community facility currently occupied by the Sailing Club back to Kyle Parade. Several smaller lines (150 millimetre diameter) branch from the main into adjacent properties.

Electricity

- Overheard powerlines run along the length of the Kyle Parade along the Park's eastern boundary.
- An underground low voltage electricity network (Ausgrid) services 8 light poles located in the Park (in the picnic area and around the community facilities currently occupied by the Sailing Club and Sea Scouts). This network is supplied by overheard power lines from the network located in Kyle Parade.
- Overhead power lines from the Kyle Parade network service both community facility buildings, via a common pole located near the north-east corner of the community facility currently occupied by the Sailing Club.

Telecommunications

- An aerial telecommunications connection (for Telstra) from a pole located in Kyle Parade services the community facility currently occupied by the Sailing Club.
- Telstra cables are located on the western side of Kyle Parade adjacent to the Park eastern boundary, from near the amenities block and running to the south.

2.9 LEASES AND LICENCES

There are two active leases in relation to Donnelly Park as detailed in Table 6. Both the leases described below apply to the respective community facilities only, that is, they apply to the buildings only and not the land on which they sit. Both leased community facilities are located on Council owned community land (Lots 3 and 4 Section 5 DP 9592, and Lot 11 DP 202765), and not on Crown Reserve No. 87279.

Table 6 Current Leases

Item	Lessee	Status	Term	Commence-ment Date	Expiry Date
Community Facility occupied by Connells Point Sailing Club (B955PR)	Connells Point Sailing Club Inc.	Community Lease to Connells Point Sailing Club Inc.	10 years	30 April 2017	29 April 2027
Community Facility occupied by 1st Kyle Bay Sea Scouts (B952PR)	The Scout Association of Australia NSW Branch	Community Lease to The Scout Association of Australia, NSW Branch	10 years	25 October 1986	24 October 1996 (hold over)

There are no other leases, licences, or other estates or permits, or other authorisations in force in relation to the Park (or parts thereof).

Council requires licences or permits for commercial fitness training (such as boot camps or personal trainers), mobile or temporary food/drink vending, and some other small-scale commercial activities on Council managed parks and reserves. Donnelly Park is not listed as one of Council's approved parks/reserves for short term hire for small wedding ceremonies and photography.

2.10 MAINTENANCE AND MANAGEMENT

The Park is maintained to a generally high standard by Council staff and contractors, with a routine/regular attendance of Council's grounds staff. Generally the area overall presents well, with usually little waste or litter and minimal evidence of graffiti.

The Sailing Club maintains the fixtures and fittings of the community facility it now occupies – the Club building itself was originally built by members. Council now maintains the building's structure, including undertaking the periodic preparation of a condition report. The Club members undertake cleaning of the building. The community facility currently occupied by the Sea Scouts was originally built by members of the Scout group, whose members continue to maintain the building's structure, fixtures/fittings and undertake cleaning of the building.

The Park's open grassed areas are reasonably well maintained and mown regularly, with generally little evidence of significant grass "wear and tear" due to usage (despite the generally thin topsoils/fill). However areas behind the seawall, mainly a wide band west of the larger boat ramp and a smaller area south-west of the toilet block, have very poor or no grass cover – due to wave over-topping, salt spray, and compacted/poor soils (including exposed fill in parts). Areas of uneven ground and drainage/ponding problems also occur in places. "Bindis" and other nuisance lawn weeds are seasonal problems – mainly in the larger western grass area.

Grassed areas in and around the picnic/barbeque area and playground are generally well maintained and mown regularly weather permitting. However uneven ground creates ponding/drainage issues in places – such as east of the playground and under the grassed basketball hoops (where worn grass and bare ground are also evident, due to usage pressures/impacts). The sealed basketball key appears in good condition and well maintained.

The mature trees (isolated and grouped) across the Park's grassed areas and activity spaces appear regularly tended and are generally in reasonable condition, although some appear to be close to the end of their life. There is little in the form of replanting of young or advanced trees to ensure the replacement of older specimens over time.

The playground appears regularly maintained and in reasonable repair with some relatively new equipment. The picnic furniture and facilities are in reasonable to good condition and generally kept in good repair, although some elements are slightly dated. However the depositing of coals (including hot coals) from solid fuel barbeques in and around the picnic area, such as beneath water taps or at the base of trees, is an occasional management issue in this area. The other few items of park furniture scattered around the Park are kept in fair to reasonable repair.

The Park's toilets are cleaned and serviced regularly and are usually in acceptable condition. The building itself and fittings/fixtures is well maintained.

The Park's entry road and the large sealed area west of the community facility currently occupied by the Sailing Club are generally in fair condition with some poorer areas where the pavement is cracked, crumbling or impacted by tree roots (mainly along the edges of these areas) as well as some spots that have been heavily patched s as a stop-gap remedial measure. However the Park's entrance, on Kyle Parade, has recently been slightly remodeled/improved. The barrier fencing and sandstone bollards along the Kyle Parade frontage, and the Park's vehicle gates (external and internal) are generally well maintained and in good repair. However the mix of fencing/barrier types within the Park, including around the large sealed maneuvering/parking area, are in varying condition and appear to receive mainly responsive or opportunistic repair and maintenance.

The foreshore concrete path installed to access the jetty/pontoon, and apron across the front of the community facility currently occupied by the Sailing Club, area both new and in very good condition. The Park's older concrete/sealed paths, and the wider access "driveway" serving the community facility currently occupied by the Sea Scouts, are in reasonable to good condition.

The foreshore seawall is in poor repair – being old (dating from the late 1960s or early 1970s) and impacted by erosion, slumping, wave overtopping and in places being damaged by trees growing opportunistically nearby (mainly in the east). Council is at present redesigning this feature as a more environmentally friendly structure (for both the intertidal and terrestrial areas) that will also allow improved access to the shoreline, accommodate a foreshore path and park furniture/facilities, and enhance the Park's amenity generally.

Council has day-to-day management responsibility for the Park's boat ramps – both of which are in a fair but serviceable condition. The nearby jetty and pontoon are new, having been redeveloped in 2021-22 (jointly funded by Georges River Council and Transport for NSW's "NSW Boating Now Programme").

The type, standard and condition of signage across the Park varies markedly – the site still includes some signs dating from the former Kogarah Council. Lighting across the Park appears to be poorly maintained, with many lights reportedly non-operational (at times for extended periods).

The Park's small bushland area show signs of past vandalism (as confirmed by the regulatory/warning sign noting the illegal removal of vegetation). This area is subject, like all urban bushland, to the ubiquitous invasion of weeds and other disturbances along its edges. While the weed infestation is limited in parts, there is little evidence of bush regeneration activities or new native species plantings. The bushland area is also impacted and fragmented by numerous "trample" tracks, indicative of uncontrolled pedestrian access, and these tracks appear unmanaged.

No Council management facilities, to support the area's upkeep, are located within the Park.

Also see Appendix B for a description of the overall condition of the Park's land, buildings and facilities.

3. PLANNING AND MANAGEMENT CONTEXT

This section provides an overview of relevant legislation, planning framework and existing Georges River Council plans, strategies and policies. The context of Donnelly Park within the surrounding network of parks, reserves and open space is also summarised, along with current and likely future planning pressures. This Plan of Management has been developed in consideration of these factors and framework.

3.1 LEGISLATIVE REQUIREMENTS

Planning, management and use of Donnelly Park (and Georges River Council's parks and reserves generally) must be consistent with, and is framed by, a range of Commonwealth and State legislation. The most directly applicable of these are summarised below (in chronological order).

Numerous other State and Commonwealth legislation may have implications (to varying degrees) for the Park's planning, development, management and use. The more relevant of these are summarised or listed (in chronological order) in Appendix C.

3.1.1 Commonwealth Legislation

Commonwealth *Disability Discrimination Act 1992*

This Act promotes the rights of people with disabilities and provides protection against discrimination based on defined disabilities – including access to public places and facilities such as open space and parks.

Commonwealth *Native Title Act 1993*

This Act recognises the traditional ownership and interest in land and waters that indigenous Australians hold according to their traditions, laws and customs. It describes the process for the recognition of native title rights – including mechanisms for Aboriginal and Torres Strait Islander People to establish the existence of native title, lodge native title claims, determine and validate the extinguishment of native title, and dealing with land and waters where native title persists.

The *NSW Crown Land Management Act 2016* requires that native title rights/interests must be addressed on Crown land (including where managed by a local council – such as Crown Reserve 87279 comprising much of the foreshore portion of Donnelly Park), unless native title has been surrendered, extinguished or legally determined to no longer exist. Any dealings in land or water by a Crown land manager that affect (impair or extinguish) native title are classified as "future acts" and must comply with the Act. Examples of a "future act", on Crown land, might include the granting of freehold title, or a lease or licence, or the construction of public works. The *Native Title Act 1993* sets out procedures to follow before such "future acts" can be validly carried out.

3.1.2 State Legislation

The *Local Government Act 1993* and the *Crown Land Management Act 2016* are the principal pieces of State legislation governing Donnelly Park's planning and management. These Acts, and other relevant legislation, are discussed below. Other legislation are described, or listed, in Appendix C.

Local Government Act 1993* and *Local Government (General) Regulation 2021

The *Local Government Act 1993* is the primary legislation governing the management of community land by local councils, including the preparation and operation of plans of management. As such it applies directly to the area of "community land", owned and managed by Georges River Council, which comprises the majority of Donnelly Park.

The Act requires that a plan of management be prepared for community land and sets out the content, coverage and other requirements of these plans. It also requires that areas of community land be categorised in accordance with the Act's nominated categories of Natural Area (further categorised as Bushland, Wetland, Escarpment, Watercourse or Foreshore, or a category otherwise prescribed by the legislation or regulations), Sportsground, Park, Area of Cultural Significance, or General Community Use. The Act then sets out "core management objectives" for each of these categories, as a broad guide to management. (Categorisation of the Park is further addressed in Section 4.6.)

As explained below, under the new *Crown Land Management Act 2016* the park planning and certain other provisions of the *Local Government Act 1993* now also formally apply to dedicated or reserved Crown lands that are managed by a local council (an "appointed Crown land manager") – such as Donnelly Park's foreshore area (Crown Reserve 87279) – in the same manner as they do for council owned and managed community lands.

The *Local Government (General) Regulation 2021* provides guidelines and criteria to assist in the categorisation of community land, the preparation and adoption of plans of management and other management matters such as the issuing of leases, licences or other estates and short term/causal permits on community land.

***Crown Land Management Act 2016*, *Crown Land Management Regulation 2018* and Principles of Crown Land Management**

The *Crown Lands Act 1989* (and some associated legislation) was repealed on 1 July 2018 and replaced by the *Crown Land Management Act 2016* (*CLM Act*). This new CLM Act more closely aligns the planning and management of Council-managed Crown Reserves with the management of community lands under the *Local Government Act 1993*.

Managers of Crown reserves under the previous legislation are automatically appointed as Crown land managers under the new *CLM Act*, and continue to have management responsibility for these reserves. The new *CLM Act* authorises a local council that has management responsibility for an area of dedicated or reserved Crown land (a "council manager") – as Georges River Council has for most foreshore parts of Donnelly Park (Lot 7048 DP1027191, Crown Reserve 87279) – to manage that land as if it were, and in accordance with, the public land provisions of the *Local Government Act 1993*.

Further, with some specific exceptions, section 3.22 of the *CLM Act* requires that a council manager of a Crown reserve "must manage the land as if it were community land under the *Local Government Act 1993*" and has "for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land)". The *CLM Act* provides that any existing lease, licence or other estate or permit issued under the previous legislation

will continue for their agreed term. However from 1 July 2018 all new leases, licences and other estates or permits must be issued under the new legislation.

Sections 3.22 and 3.23 of the *CLM Act* also stress that the provisions for councils to manage Crown reserves as if they were "community land" specifically apply in the case of "land that is a public reserve (as defined in the *Local Government Act 1993*)" – which includes public parks and Crown reserves dedicated or reserved for public recreation where a council has been appointed as manager of the reserve trust (as is the case for Donnelly Park) – and in this situation a council "must manage the land as a public reserve under that Act" (the *Local Government Act 1993*).

Section 3.23 of the CLM Act requires a council manager of an area of reserved Crown land to:

- categorise the land, using the community land categories under section 36 of the *Local Government Act 1993* (as discussed above); and
- prepare and adopt a plan of management for the reserved Crown land in accordance with the plan of management provisions of the *Local Government Act 1993* (Division 2 of Part 2 of Chapter 6 of the Act).

The *CLM Act* requirement for local councils to prepare and adopt new plans of management for the Crown Reserves under their management. This applies even where there is a current plan of management in force for a park or reserve (under the former Crown lands legislation, or the *Local Government Act 1993*) – as is the case for Donnelly Park, which is now managed under the *Donnelly Park Plan of Management* adopted by the former Kogarah City Council in 2009.

The overall result of these legislative changes is that Georges River Council must prepare this plan of management, and manage Donnelly Park, in accordance with the community land provisions of the *Local Government Act 1993* – including in relation to categorisation of the land; the preparation of plans of management; and leases, licences and other estates.

Similar to the former legislation, the new *CLM Act* also sets out the "principles of Crown land management" (in section 1.4) – as:

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

Section 3.15 of the new *CLM Act* also allows the Minister to make, and publish, Crown land management rules "for or with respect to the management of dedicated or reserved Crown land by Crown land managers".

The new *Crown Land Management Regulation 2018* supports the new *CLM Act*. The Regulation is a statutory document that prescribes principles and rules relating to the use and management of Crown land in NSW.

National Parks and Wildlife Act 1974

The National Parks and Wildlife Act 1974 (*NPW Act*) – among other functions – provides for native flora

and fauna protection, the protection of Aboriginal sites/resources, and administration of the *Biodiversity Conservation Act 2016*. Of most relevance to Donnelly Park, the *NPW Act* is the principal legislation governing the protection and management of Aboriginal heritage in the State.

The Act defines an Aboriginal Object as "any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation" of an area that is before or concurrent with (or both) occupation by non-Aboriginal persons, and includes Aboriginal remains. All Aboriginal objects, including sites with physical evidence, are protected under the Act regardless of their size or level of significance or land tenure (with the exception of Commonwealth Lands). The Act makes it an offence to damage, deface, destroy, disturb or collect any Aboriginal object or evidence or site without the approval of the Director (with some exceptions). A single Aboriginal site has previously been recorded in the Park's south-east.

Biosecurity Act 2015

The *Biosecurity Act 2015* came into force in 2017 (replacing the former noxious weeds legislation and numerous other pieces of legislation). Broadly the Act aims to manage biosecurity risks from animal and plant pests and diseases, weeds and contaminants by:

- preventing their entry into NSW;
- quickly finding, containing and eradicating any new entries; and
- effectively minimising the impacts of those pests, diseases, weeds and contaminants that cannot be eradicated through rigorous management arrangements.

The Department of Primary Industries oversees the Act's operation and implementation. However the Act is chiefly implemented and enforced by Local Control Authorities, such as local councils, who have specific responsibilities for the regulation of weeds (with co-ordination of weed and pest control efforts also aided by Local Land Services).

Under the Act invasive weeds are known as "priority weeds" of differing classes (or as a "biosecurity matter"), which are considered a "priority" in terms of eradication or control in NSW. As for species previously labelled noxious or environmental weeds, priority weeds are plants that have the potential to pose a biosecurity risk to human health, the economy, the environment or have other social/cultural impacts. Two "regional" priority weeds, listed for the Greater Sydney Region, have been recorded within Donnelly Park (see Section 2.3.4).

The management of vertebrate pests is also an element of a local council's overall land management responsibility. Under the Act councils have certain legislative requirements to control declared vertebrate pests on community land.

3.2 STATE-LEVEL AND REGIONAL PLANNING DOCUMENTS

3.2.1 State and Regional Level Strategies and Plans

The following state-level strategy policy document and four regional-level strategies or plans, contain planning and management directions or actions relevant (to varying degrees) for Donnelly Park:

- *Georges River Estuary Coastal Zone Management Plan* (2013);
- *Sydney Green Grid - South District* (2017);
- *Greater Cities Commission - South District Plan* (2018)

- *Greener Places Design Framework* (2020) and *Draft Greener Places Design Guide* (2020);
- *Greater Sydney Local Strategic Plan July 2021 – June 2026* (2021).

Of these, the *Georges River Estuary Coastal Zone Management Plan* (2013) is the most directly applicable or relevant – and is discussed further in Section 3.4.1. The main directions or implications for the Park contained in the other four State and regional level strategies or plans are briefly summarised in Appendix D.

3.2.2 State Environmental Planning Policies

The following three "consolidated" State Environmental Planning Policies (SEPPs) – effective from 1 March 2022 – are relevant (to varying degrees) to the planning, development and management of Donnelly Park:

- the consolidated *SEPP (Biodiversity and Conservation) 2021* – which includes the former *SEPP 19 Bushland in Urban Areas, SEPP (Vegetation in Non-rural Areas) 2017*, and *Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment* (a deemed SEPP);
- the consolidated *SEPP (Resilience and Hazards) 2021* – which includes the former *SEPP (Coastal Management) 2018*; and
- the consolidated *SEPP (Transport and Infrastructure) 2021* – which includes the former *SEPP (Infrastructure) 2007*.

The *SEPP (Exempt and Complying Development Codes) 2008* – which remains in force – also applies to the Park.

These relevant SEPPS are briefly summarised in Appendix C.

3.3 LOCAL PLANNING CONTROLS

3.3.1 *Georges River Local Strategic Planning Statement 2040*

In accordance with a State-wide direction from the former NSW Department of Planning and Environment, Georges River Council has prepared the *Georges River Local Strategic Planning Statement 2040* (*GRLSPS*).

The *GRLSPS* is a high-level plan that brings together state and regional objectives for land use planning and Council's own community planning activities (notably Council's "Community Strategic Plan") into a single directions document. It will guide land use planning and the delivery of significant infrastructure for the local government area over the next 20 years and how the Georges River area will grow and develop over time consistent with the character of its suburbs and the community's social, environmental and economic values and strengths. The *GRLSPS* is an enforceable planning document under Part 3 of the *Environmental Planning and Assessment Act 1979*.

Theme 5 - Environment and Open Space is the most relevant section of the *GRLSPS* for Donnelly Park. This theme:

- recognises the value of the local government area's foreshore and foreshore parks, and identifies opportunities for improved access to the Georges River to provide increased recreational opportunities;

- supports continuation of the "Green Grid" to improve access to parklands on the headlands and bays of the Georges River;
- proposes planting additional trees in public spaces and bushland areas; and
- recognises the opportunity for upgrading and renewal of ageing/failing stormwater infrastructure for improved stormwater management.

Among the challenges acknowledged in terms of achieving environment and open space goals were – limiting the impact of sea level rise as well as balancing passive and active recreation needs. The *GRLSPS* also recognised that the local government area had an estimated shortfall of 7.6 hectares in active open space.

Table 7 gives the *GRLSPS*'s "Local Planning Priorities", and their associated "Key Actions", most applicable to the planning and management of Donnelly Park.

Table 7 Relevant Local Planning Priorities and Key Actions from the *Georges River Local Strategic Planning Statement 2040*

Local Planning Priorities	Key Actions (and Time Frame)
P16. Our waterways are healthy and publicly accessible	A81. Complete and implement the Georges River Coastal Management Program in conjunction with the Georges Riverkeeper (short to medium term)
	A85. Develop and implement the *Foreshore Access and Improvement Plan* to provide infrastructure to improve access to the waterfront of the Georges River (short to medium term)
	A87. Appropriately plan for, fund and maintain stormwater infrastructure including opportunities for re-naturalisation (short to long term)
P17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted	A88. Implement the Tree Management Policy to increase urban tree canopy and biodiversity across the LGA (short term)
	A89. Develop and implement a significant tree register of public and private land to protect significant trees (short term)
P18. An environmentally friendly approach is applied to all development	A96. Develop a Georges River Coastal Management Program in conjunction with the Georges Riverkeeper (short to medium term)
P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places	A102. Prepare required new plans of management for Council-managed parks and reserves that guide the development and embellishment of open space to support a variety of uses and changing needs (short term)
	A107. Investigate the extension of the Green Grid adjacent to the Georges River foreshore … (short to medium term)
P20. Development is managed to appropriately respond to hazards and risks	A111. Implement an inspection and repair/rehabilitation program of Council's piped drainage assets (medium term)

3.3.2 *Georges River Local Environmental Plan 2021*

A plan of management's provisions must be consistent with the land uses and developments permissible for an area under a local environmental plan and other planning regulations.

The *Georges River Local Environmental Plan 2021 (GRLEP)* is Council's key local land use planning document applying to virtually all lands within the *Georges River* local government area (including Donnelly Park). It is shaped in accordance with the relevant standard environmental planning instrument under section 33A of the *Environmental Planning and Assessment Act 1979*.

The *GRLEP* sets out Council's planning and land use objectives, as well as permitted and prohibited developments and uses as well as other controls, for all parts of the local government area. It designates land use zones, development objectives and permissible uses for all parcels of land (other than any deferred areas).

Under the *GRLEP 2021* all of Donnelly Park is zoned RE1 (Public Recreation) (Zoning Map - Sheet LZN_009). The objectives of the RE1 Public Recreation Zone are:

- to enable land to be used for public open space or recreational purposes;
- to provide a range of recreational settings and activities and compatible land uses; and
- to protect and enhance the natural environment for recreational purposes.

Table 8 shows the land uses that are permitted with or without Council consent, and prohibited, within land zoned RE1 Public Recreation. (However some of these uses, such as restaurants or respite day care centres, are or may not be permissible activities within the Crown Reserve portion of the Reserve – under the applicable Crown land legislation or regulations.)

Table 8 Permitted and Prohibited Land Uses – RE1 Public Recreation Zone (*GRLEP 2021*)

Permitted without consent (item2)	Permitted with consent (item 3)	Prohibited (item 4)
RE1 Public Recreation Zone		
Environmental facilities; Environmental protection works	Aquaculture; Boat launching ramps; Centre-based child care facilities; Emergency services facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures; Water storage facilities	Any development not specified in item 2 or 3

In addition to its RE1 zoning, parts of Donnelly Park are mapped as:

- sensitive lands (riparian lands and waterways) – in a band 40-45 metres wide, on the *GRLEP's* Riparian Lands and Waterways Mapping (sheet RLW_009);
- likely to be subject to projected sea level rise (to 2100) – in a band (varying between 5 and 30 metres wide, and greatest in the Park's east) along the entire Park foreshore as well as isolated

areas east of the Sea Scout building and a narrow band along the area's northern boundary, as identified on the *GRLEP's* Coastal Hazard and Risk Mapping (sheet CHZ_009);
- having a 7.6 metre foreshore building line from mean high water mark – along the Park's Connells Bay foreshore, as shown on the *GRLEP's* Foreshore Building Line Mapping (sheet FBL_009);
- part of the "Foreshore Scenic Protection Area" – encompassing the entire Park, as shown on the *GRLEP*'s Foreshore Scenic Protection Area Mapping (sheet FSP_009); and
- acid sulfate soils – as Class 2 Acid Sulfate Soils across the eastern two-thirds of the Park and Class 5 Acid Sulfate Soils across the remainder of the site, on the *GRLEP*'s Acid Sulfate Soils Mapping (Sheet ASS_009).

In areas mapped as sensitive riparian lands and waterways the *GRLEP* requires that a range of additional development consent considerations are addressed. This is in order to protect/maintain water quality within waterways, the stability of waterway beds and banks, aquatic and riparian species (or communities or populations) and their habitats, ecological processes within waterways and riparian areas, and Aboriginal cultural heritage values of riparian land and waterways.

Clause 6.4 of the *GRLEP* applies to those lands land identified on the Coastal Hazard and Risk Maps or the Foreshore Building Line Maps. Within these areas the *GRLEP*:
- only permits "boat sheds, cycling paths, fences, sea walls, swimming pools, water recreation structures or walking tracks" (as well as the alteration, or demolition and rebuilding, of an existing building or the erection of a building – within certain constraints and limitations); and
- requires a set of additional development consent considerations to be addressed – to ensure that people and property are protected from unacceptable risk from coastal hazards associated with climate change, development in the foreshore area does not impact on natural foreshore processes or affect the amenity of an area, and that opportunities for public access to and along the foreshore are maintained.

Clause 6.6 in the *GRLEP* similarly sets out a variety of development consent considerations to be addressed in relation to proposed works within those areas mapped as part of the Foreshore Scenic Protection Area. These include the protection of the natural environment (including the topography, rock formations, and canopy or significant vegetation); minimising the disturbance of or impacts on remnant vegetation communities, habitat and threatened species and populations; maintaining and enhancing viable and connected native vegetation area and habitats; no net loss of significant vegetation or habitat; avoiding the clearing of steep slopes and reducing land stability; minimising impacts on views and the visual environment (including views to and from the Georges River, foreshore reserves, residential areas and public places); and minimising the height and bulk of development.

Identification as an acid sulfate soils area imposes additional development consent considerations and other requirements to ensure that certain works or development does not disturb, expose or drain acid sulfate soils and cause environmental damage – under Clause 6.1 Acid Sulfate Soils, of Part 6 Additional Local Provisions in the *GRLEP*. For areas mapped as Class 2 Acid Sulfate Soils such works specifically include "works below the natural ground surface" and "works by which the watertable is likely to be lowered".

Council is currently undertaking the Blakehurst and Kogarah Bay Wards Overland Flood Study, which includes Donnelly Park. The study is anticipated to be completed by 2025.

3.3.3 *Georges River Development Control Plan 2021*

The *Georges River Development Control Plan 2021* (*GRDCP*) is a more detailed planning document that sets out standards and controls in relation to development generally, specific forms of land use or

development, and for specific localities or settings. The detailed nature and designs of any development within the Park will be guided by provisions of the *GRDCP* as/where relevant.

3.4 GEORGES RIVER COUNCIL STRATEGIES, PLANS AND POLICIES

3.4.1 Georges River Council Strategies, Plans and Reports

Several existing Council strategies, plans or reports provide planning and management directions applicable, to varying degrees, to Donnelly Park – some provide broad principles or directions, and others include more specific recommendations.

The most relevant of these strategies, plans or reports – and the key directions or implications they hold for Donnelly Park – are discussed below. Other applicable Council strategies or plans are summarised, in tabular format, in Appendix E.

***Working Together for a Better Future - Community Strategic Plan 2022-2032* (2022)**

The *Community Strategic Plan* presents the Georges River community's, and Council's, ambitions and expectations for the local government area for the next ten years. It is Council's key over-arching guidance document.

The Plan is founded on six "pillars" or themes, the most applicable for Donnelly Park being "Pillar 2: Our Green Environment". Relevant goals and strategies under this pillar are:

- Goal 2.1 Our environmentally sustainable practices inspire us all to protect and nurture the natural environment – Strategy 2.1.1 Prepare the Georges River area to be resilient in addressing climate change;
- Goal 2.2 Our waterways are healthy and accessible – Strategy 2.2.1 Protect the Georges River and waterways to be clean and naturalised, and Strategy 2.2.2 Maintain and Implement strategies to provide access to our waterways;
- Goal 2.3 Greening, canopy cover and bushland and biodiversity preservation are maximised – Strategy 2.3.1 Increase and promote our tree canopy, shrubs and bushland coverage, and Strategy 2.3.2 Protect and reinstate our biodiversity, including endemic flora and fauna.

The following goals and strategies under "Pillar 4: Our built environment Relevant" are also applicable:

- Goal 4.4 Everyone has access to quality parks and open space and active and passive recreation facilities – Strategy 4.4.1 Ensure public parks and open space … are accessible, well maintained and managed, and Strategy 4.4.3 Review Plans of Management for all open space in the LGA; and
- Goal 4.3 There are a range of transport options and increased walkability and cycling – Strategy 4.3.2 Plan for, improve and maintain safe and connected footpaths and cycleways.

***Delivery Program 2022-2026 and Operational Plan 2022-2023* (2022)**

The *Community Strategic Plan* is supported by Council's *Delivery Program 2022-2026* and annual operational plans (such as the current *Operational Plan 2022-2023*). These provide more specific programmes/projects and targets to implement the *Community Strategic Plan's* goals and strategies as well as well as general budgeting information.

Although these documents make no specific reference to particular initiatives or projects at Donnelly Park, the following "Deliverables/Actions" are of relevance:

- 2.2.1A - Support the GRCCC with the development of a Foreshore Management Plan;
- 2.2.2A - Implement the actions of the *Foreshore Access and Improvement Plan*;
- 2.2.2B - Undertake programmed and reactive maintenance works of marine and foreshore assets;
- 2.3.1A - Provide appropriate and responsive management of current and future tree assets within the Georges River Local Government Area, and continue expanding urban tree canopy to work towards Council's target of 40% urban canopy by 2039 (with a focus on areas of high urban heat);
- 2.3.2A - Implement Council's Bush Regeneration Program to protect, conserve and enhance the natural environment, including implementing the 2022/23 Bush Regeneration Program, and implement the high priority recommendations of the Biodiversity Study 2021 (including preparing a Biodiversity Strategy);
- 4.3.2A and 4.4.1A - Undertake programmed and reactive maintenance works of Council's footpath assets, buildings, open spaces;
- 4.4.1B - Ensure that design principles that promote resilience are incorporated into plans for open space; and
- 4.4.3 - Continue the Plans of Management for Crown Lands in accordance with the *Crown Land*
- *Management Act*.

***Georges River Foreshore Access and Improvement Plan* (2021)**

Council recently adopted the *Georges River Foreshore Access and Improvement Plan 2021* (GRFAIP) which contains priority projects for Council-managed foreshore reserves along the Georges River, including Donnelly Park.

The Plan was preceded by and informed by four separate reports, which focused on discrete attributes of the foreshore areas, specifically – assets, access and amenity; riparian vegetation; seagrass survey (in Connells Bay, beyond the Park's cadastral boundary); and coastal hazards and foreshore improvements. These provided a matrix of constraints and opportunities for the foreshore parks/reserves. The Plan also included community inputs.

Details of these studies, in relation to Donnelly Park, are provided in Appendix E.

Donnelly Park was selected as one of eight locations offering numerous projects warranting "further design support and budget consideration" – noting that the community would benefit if improvements to assets, access and amenity within the Park were made.

These improvements to Donnelly Park proposed by the Plan were foreshore protection works, signage, bench seating and landscaping. These improvements were presented as the following "foreshore enhancement concepts" (all located along the foreshore west from the larger boat ramp) as shown on Figure 4:

- repair the existing seawall, where required;
- intertidal pools, as part of the seawall and foreshore, to increase biodiversity and capture tides;
- take the notch off the existing sandstone seawall to allow tidal ingress;
- salt marsh and intertidal pools behind the existing seawall (in the tidal ingress area);
- provide a footpath, behind the salt marsh berm, for public access/use; and
- improve access steps down to foreshore (near the boat ramp).

To build on these concepts Council is preparing detailed construction designs for foreshore protection works at Donnelly Park – as discussed further below.

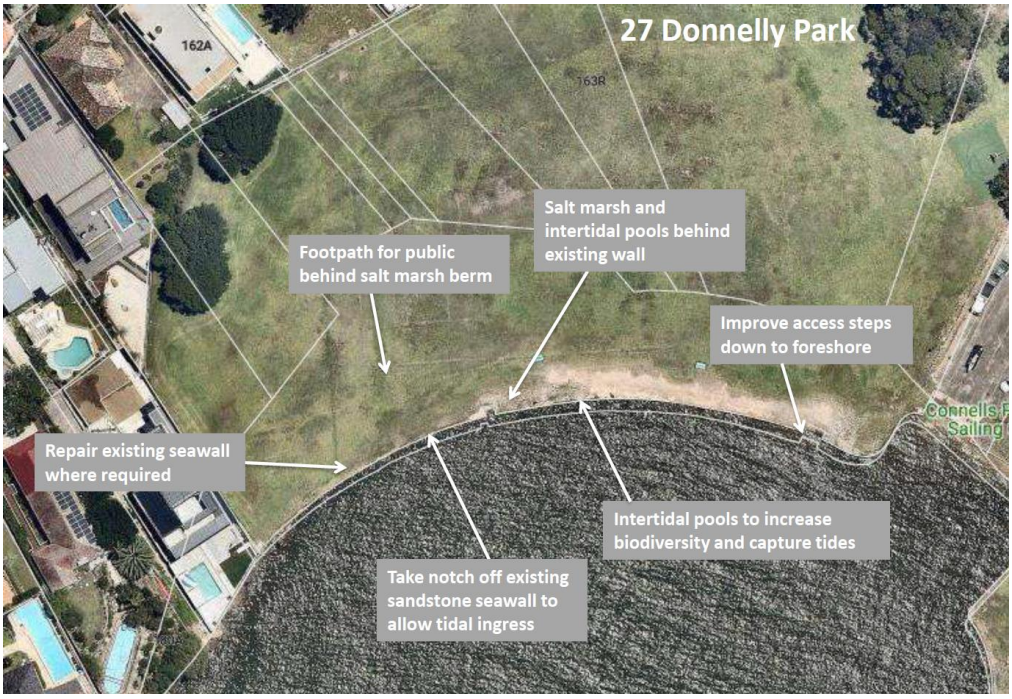


Figure 4 Foreshore enhancement concepts for Donnelly Park, as identified in the "Georges River Foreshore Access and Improvement Plan"
Source: EMM Consulting Pty Ltd, *Georges River Foreshore Access and Improvement Plan* (2021), page 603

Donnelly Park Foreshore Protection Works Detailed Construction Design (2022)

To refine and detail the directions proposed for the Park's foreshore by the *Georges River Foreshore Access and Improvement Plan* (2021) Council commissioned the preparation designs for a new foreshore treatment at Donnelly Park – including associated infrastructure works and foreshore vegetation. This requires the preparation of concept designs, and the subsequent development of detailed designs and relevant tender documentation, focused on the "design and construction of environmentally friendly foreshore areas" – including remediation of the existing sandstone block seawall along with enhancements to improve ecological and community value of the site.

The detailed designs are focused on the immediate foreshore areas of the Park and include:

- retention of the existing boat ramps;
- repair of much of the western sandstone block seawall, with gaps to areas of lower-set tidal salt marsh benches behind (backed by low walling);
- upgrade/modify the seawall, immediately west of the larger boat ramp, as sandstone terracing and steps;
- development of a new pedestrian path along the rear of the upgraded western seawall, with flanking low height terrestrial plantings;
- repair of the eastern sandstone block seawall as required (re-point, replace eroded blocks, etc.), backed by with low height terrestrial plantings;
- provision of bench seating, and a picnic shelter/table, at selected foreshore locations; and
- improvements to stormwater outlet pipes through the existing seawall.

This plan of management will incorporate, and where necessary enable/authorise, the final outcomes of this detailed design process for the Park's foreshore.

***Georges River Local Infrastructure Contributions Plan 2021 – Section 7.11 and 7.12* (2021)**

Georges River Council adopted the *Georges River Local Infrastructure Contributions Plan 2021 – Section 7.11 and 7.12* in December 2021. This contributions plan covers the entire local government area (replacing the seven former development contributions plans). It provides the framework for the efficient and equitable determination, collection and management of development contributions towards the provision of local infrastructure in the Georges River area. "Open space upgrades" is one of eight categories of infrastructure that will be provided under the plan.

In relation to Donnelly Park, the Plan's *Appendix B: Section 7.11 Works Schedule* allocates a total of $869,000 for "Donnelly Park foreshore improvement works" with a target date of 2026.

***Georges River Foreshore Scenic Character Study* (2021)**

This Study reviewed the role and operation of the current Foreshore Scenic Protection area, and its application as part of the *Georges River Local Environmental Plan 2021*.

While not specifically referencing Donnelly Park, in terms of Local Character Typologies the Foreshore Scenic Character Study mapped the Park as "Semi-naturalistic Open Space" (adjoined by "Rivers Edge – Semi-naturalistic" residential areas to the north and west, and "Garden Court" residential areas to the east). This open space typology is described as containing significant levels of vegetation that contribute to the Georges River tree canopy coverage and provide additional amenity to local residents and visitors through provision of community facilities. "Semi-naturalistic Open Space" areas were rated as moderate in terms of significance (ranked at a neighbourhood level of significance) and their scenic values considered as low to medium.

Threats to these scenic open space areas were identified as:

- loss of vegetation within the public realm (including threatened vegetation communities where present);
- large scale development that would block existing views from these open space areas; and
- poor management of public realm landscaping.

The foreshore's scenic open space areas were assessed as having a sensitivity rating with respect to these threats.

The Study recommended that the Park be part of the Foreshore Scenic Protection Area (FSPA) to be included in the *Georges River Local Environmental Plan 2021* and the *Georges River Development Control Plan 2021* (see Sections 3.3.2 and 3.3.3).

***Georges River Estuary Coastal Zone Management Plan* (2013)**

This Coastal Zone Management Plan was developed collaboratively by several Councils along the Georges River Estuary – including the previous Kogarah City and Hurstville City Councils (now combined as the Georges River Council).

The Management Plan aims to preserve and enhance environmental values of the estuary, providing a strategic framework and action plan for the future management of the Georges River Estuary. It applies to the foreshores (river and bays) and all tidal waters – an area that offers nature-based amenity with

abundant water views, peace and quiet, open space and wildlife along with recreational opportunities such as nature appreciation and boating.

The Management Plan's broad aims include:
- optimisation of water quality;
- protection, enhancement and restoration of aquatic habitats and foreshore vegetation;
- enhancement of public foreshore access;
- minimisation of negative impacts of development on the water catchment;
- management of bank erosion and sedimentation;
- management of existing foreshore assets in the context of maximising environmental values;
- protection of natural cultural heritage;
- management of the potential impacts of climate change; and
- monitoring and evaluation of the estuary.

The Plan defines 27 objectives, of which the following are most relevant to Donnelly Park:
- reduce the pollutant load in stormwater runoff (the Plan identifies Donnelly Park as a current, in 2013, "Riverkeeper" work site for litter removal from the river
- protect undeveloped areas that act as a buffer to water quality;
- reduce extent of foreshore erosion;
- reduce sedimentation flows into the river;
- protect and extend foreshore vegetation; and
- reduce invasion of weed species.

The Plan sets outs a wide range of management options, the most applicable for Donnelly Park being:
- apply water sensitive urban design principles through retrofitting, maintenance and implementation (MA4, MA6, MA8 and MA10;
- rehabilitate riparian vegetation and educate landholders (MB8 and MB9);
- provide interpretive educational materials on recreation to reduce impacts on seagrass beds (MC3);
- revised plans of management to be compatible with the CZMP (MD5);
- control ad-hoc foreshore access (ME3);
- remediate erosion using vegetation (ME4);
- comply with eco-friendly seawall guidelines and educate landholders (MF1 and MF5);
- liaise with Aboriginal Groups to identify threatened heritage sites (MG4);
- map areas for vegetation retreat from sea level rise (MH3);
- support GRCCC River Health Monitoring Program (MI2); and
- support, implement and monitor the Coastal Zone Management Plan's effectiveness (MI3).

***Donnelly Park Plan of Management* (and Landscape Concept Plan) 2009**

At present Donnelly Park is managed under the *Donnelly Park Plan of Management* adopted by the former Kogarah City Council in 2009. This Plan of Management includes a "landscape concept plan", as included at Appendix F, which presents the "spatial actions" included in the Plan. The principal recommendations of this Plan were to continue existing (in 2009) activities at the Park and implement a number of specific actions. Many of this 2009 Plan of Management's directions or actions have been pursued or implemented. Others have been actioned in part, and some remain outstanding.

Once adopted by Council (and endorsed by the NSW Department of Planning, Housing and Infrastructure [Crown Land]) this Plan of Management will replace and supersede the earlier 2009 Plan

in regards to providing the directions and actions for the future management, development and use of Donnelly Park.

3.4.2 Georges River Council Policies

The following Georges River Council policies are relevant, to varying degrees, to the planning and management of Donnelly Park:

- *Wildlife Protection Area Policy* (2022);
- *Georges River Smoke Free Policy for Outdoor Areas* (2021);
- *Stormwater Management Policy* (2020);
- *Public Art Policy* (2020);
- *Community Lease Policy* (2020) – currently being reviewed;
- *Tree Management Policy* (2024);
- *Historical Markers Policy* (2019);
- *Local Approvals Policy - Use of Public Land* (2018);
- *Enforcement Policy* (2017); and
- *Graffiti and Posters Policy* (2017).

Council also pursues an "Urban Canopy Enhancement Programme". This operational works programme involves the planting of trees on an enhanced scale, to increase urban tree canopy within the Georges River area.

3.5 SURROUNDING OPEN SPACE AND RECREATION CONTEXT

Council's *Georges River Open Space, Recreation and Community Facilities Strategy 2019-2036* concluded that the Georges River local government area contained "a fairly even split between passive open space, active open space and bushland" and that parks/reserves were, for the most part, well distributed across the area with "nearly all" residents living within 400 metres of an open space.

Within an approximate 2 kilometre radius of Donnelly Park are 63 other Council-managed parks or reserves. These range from micro parks (such as closed and landscaped road reserves) to major regional parks (such as Carss Bush Park).

Appendix G provides an overview of these publicly accessible parks or reserves within 2 kilometres (direct line) of Donnelly Park – along with their facilities and characteristics (with items/features similar to those now at Donnelly Park also identified). This 2 kilometre radius is based on the recommended catchment for a "district" level park (a 2 kilometre "distance from most dwellings") as identified in *Table 4 - Default standards for open space planning in NSW* from the former NSW Department of Planning's 2010 publication *Recreation and Open Space Planning Guidelines for Local Government*. This is despite Donnelly Park now functioning more as a "local" Park, with a proportionally smaller catchment.

Of these 63 parks or reserves:

- 23 are located on the foreshore – comprising 12 bushland foreshore reserves (of various sizes), 6 urban/parkland style foreshore reserves (4 small parks, and 2 medium sized parks comparable to Donnelly Park as discussed further below), 3 "other" type of reserve (such as hardened parking/fishing spots) as well as the "regional" Carss Bush Park and larger "mixed use" Moore Reserve;

- 20 are urban-style, parkland or formal parks (not located on the foreshore) – 2 large reserves, 1 medium sized, and 16 small reserves as well as the mid-sized "mixed use" Stuart Park;
- 8 are micro parks – such as "pocket parks" or closed and landscaped road reserves;
- 8 are sporting fields or sites offering sports facilities – 2 large reserves, 3 medium sized, and 3 small reserves; and
- there are 4 others – such as urban bushland parks, undeveloped spaces or embankments (away from the foreshore).

Within this 2 kilometre radius, the parks most comparable to Donnelly Park are Connells Point Reserve only 400 metres to the west and Dover Park (East) 2 kilometres to the east/south-east.

Connells Point Reserve has a similar low-key quiet character to Donnelly Park, but is slightly smaller and offers fewer facilities catering for a more limited range of activities. It is a small/medium sized, slightly sloping, parkland style grassed area with scattered trees. It offers uncovered play equipment, picnic tables (but no barbeques), a toilet and seats. The foreshore is a narrow sandy beach leading to a wide sand/mud flat. There are no developed craft launching facilities.

Dover Park (East) is comparable to Donnelly Park in terms of providing boat launching and facilities focused on aquatic recreation, but is much more developed and a "busier" site that lacks appealing facilities or settings for passive leisure/recreation. Located on the Princess Highway at Blakehurst, Dover Park (East) is a medium/large foreshore park and home to the Kogarah Bay Sailing Club. It offers northern (2 lanes, concrete) and southern (1.5 lanes, concrete) boat ramps, with a short jetty and pontoon adjacent to the southern ramp, and a large sealed carpark and trailer parking. The park comprises part grass and scattered trees and part vegetated/bushland slope down from the highway. A toilet block is the only other visitor facility provided. A constructed seawall runs along the entire foreshore, offering no easy water access other than at the boat ramps.

Including the above two parks, together the 63 parks and reserves managed by Georges River Council found within 2 kilometres of Donnelly Park offer:

- 46 sites with a predominantly parkland/landscaped setting, from small to very large areas (this does not also include sites with perimeter amenity and tree plantings around some sportsfield parks);
- 26 other playgrounds or play equipment (ranging from one or two play items to district-level playgrounds);
- 20 other picnic facilities, but notably only 2 other locations where barbeques are also provided (Carss Bush Park and Moore Reserve);
- 1 other Scout Hall at Oatley Pleasure Grounds; and
- 1 other location that includes a Sailing Club (Dover Park East, as discussed above).

Notably Donnelly Park is 1 of only 4 parks or reserves that offer boat ramp facilities within the Georges River local government area. Unlike Donnelly Park all three other boat ramp locations cater for boat trailers and large user numbers, while the Donnelly Park ramps (and Connells Bay shoreline) are unique in generally being unsuited to vehicles, boat trailers and larger motorised craft. The Park's ramps better cater for smaller (mostly non-motorised) craft suited to portage.

Other boat ramps – all accessing the Georges River – are located at Moore Reserve on Oatley Bay (3 lanes), and at Dover Park East (2 ramps – 2 lanes and 1.5 lanes) and Claydon Reserve (1 lane) both on Kogarah Bay. The Moore Reserve and Dover Park sites are developed for, and suited to, vehicles towing boat trailers and offer good water access regardless of tides. The Claydon Reserve ramp is of a lower standard and at lower tides can be less suitable for larger/power boats.

3.6 LOCAL DEMOGRAPHIC PROFILE AND POPULATION FORECASTS

The estimated resident population of the Georges River local government area at the 2021 Census was 152,274, with a population density of approximately 39.8 persons per hectare (at the whole of local government area scale). The 2021 population had a median age of 38 years, which is only slightly higher than for the overall Greater Sydney region. Georges River has a high proportion of people born overseas (46%), which is markedly higher than for the Greater Sydney region overall (39%), with 53% of the area's population speaking a language other than English.

However more specifically Donnelly Park is located in the Connells Point-Kyle Bay area of the local government area. This area had an estimated resident population in 2021 of 3,933 people at the much lower population density of 28.2 persons per hectare. This is indicative of the area's dormitory/residential suburb nature.

The Connells Point-Kyle Bay area comprises predominantly detached dwellings – which make up 92.7% of the area's housing stock in 2021 (compared with only 49.7% for the overall Georges River areas). Nearly half (49.6%) of these households are made up of couples with children (in 2021, compared with 36.2% across the Georges River Council area).

The Connells Point-Kyle Bay also had the lowest level of "disadvantage" in the entire Georges River local government area (in 2016), with a "Socio-Economic Indexes for Areas" score of 1,100.7.

In 2021 this locality's population also skewed older than the local government area as a whole – with a median age of 44 years (compared with 38 years). While it had higher proportion of children under 18 years of age than the Georges River Council area (22.1% compared with 19.0%), the area also had a higher proportion of persons aged 60 year or older (26.1% compared with 23.2%).

The Connells Point-Kyle Bay area also has fewer overseas born residents (30%) compared with the wider local government area (46%), and fewer non-English speakers (41% compared with 53% for the wider Georges River area).

The Connells Point-Kyle Bay area's overall population is aging. Between the 2016 Census and 2021 Census the area lost 14 people in the under 18 years age range while the number of people aged 50 years or over increased by 56 over the same period. This aging trend is forecast to continue out to 2036. Population projections for 2021 to 2036 indicate a predicted increase in 52 younger children (under 9 years) but 19 fewer older children and adolescents (10 to 19 years). This period is also predicted to see 51 more residents in the 20 to 54 years age range, and 163 more people aged 55 years and over. These trends are predicted to continue.

Council's 2019 *Open Space, Recreation and Community Facilities Strategy 2019-2036* similarly identified the Connells Point-Kyle Bay area, over the period 2016 to 2036, as:

- being one of the localities within the local government area likely to have the least growth in "primary schoolers" (5 to 11 years) at a forecast 0%;
- likely to have a decline in "secondary schoolers" aged 12 to 17 years, dropping 8% (on 2016 numbers); and
- likely to experience a trend toward household "downsizing", with decreases or low growth in the seniors and elderly age groups.

3.7 CURRENT AND FUTURE DEMANDS OR LIKELY PRESSURES

The above demographic data indicate that there is unlikely to be a marked increase in usage pressures on Donnelly Park arising from population growth in the local/immediate "user catchment" area. However predicted local increases in the proportion of older residents will make the continued provision of easily accessible facilities and leisure/recreation experiences desirable.

It will also be important that all the local government area's parks and reserves, including Donnelly Park, continue to accommodate residents and users across all age ranges, capabilities and levels of exertion – from challenging exercise to quiet seating/relaxing – in accordance with the values and attributes of each park or reserve (noting that every activity or type of facility cannot be accommodated in every park or reserve).

Council's *Open Space, Recreation and Community Facilities Strategy 2019-2036* included the following results from an open space, recreation and community facilities survey (of 249 respondents):

- parks (69%) (as differentiated from sportsfields, at 57%) and play equipment (28%) were two of the four "facility types" respondents visited weekly;
- the main non-sport activities undertaken by Georges River residents in parks were maintaining personal fitness (48%), dog-walking (23%) and using play equipment (22%);
- parks (ranked 1st, at 89%) and play equipment (ranked 4th, at 60%) were two of the four types of open space that respondents identified as being the most important; and
- parks (89%) were the top destination identified by respondents in regards to the future provision of open space and recreation facilities (ahead of outdoor sportsfield at 68%).

The Strategy also identified the following trends in open space (and community facilities) that are likely to be applicable to, or have implications for, Donnelly Park:

- the provision of "quiet" places and spaces where people can relax, contemplate and recharge;
- spaces for play and to encourage exploration, discovery and imagination;
- open space and recreation facilities as increasingly important contributors to a location's "sense of place" and local community identity (as exemplified by the Park's foreshore character);
- open space and recreation facilities being accessible, safe, welcoming and comfortable to attract and retain visitors/users;
- places and facilities that have the capacity for, or are designed to, adapt over time to changing community needs; and
- the provision of "third places" – informal public gathering spaces that enable people to sit, relax, meet, gather and interact.

The above findings would indicate a likely continuing popularity, and on-going demand for, the core casual/independent leisure and recreation facilities and experiences at present offered at Donnelly Park. This will be sustained, and enhanced, by its attractive foreshore location. The Park's picnic area in particular may be subject to continued high, and potentially increased, usage pressures – especially at holiday or other peak periods. This is due to it offering on-site barbeque facilities, which are uncommon is the surrounding area, as well as its foreshore setting.

Both the Connells Point Sailing Club and the 1st Kyle Bay Sea Scouts reported having generally steady membership numbers.

As one of only four boat ramp locations in the local government area, the Park's boat ramps will continue to be well used – both by the on-site Sailing Club and Sea Scouts as well as by the general community. Usage levels may increase following the recent upgrading of the associated jetty and

pontoon. However limitations on the ramps' appeal and utility, due to the short ramps and wide tidal flats at the head of Connells Bay, will constrain any significant increase in usage pressures or marked change in the types/size of boats launched/retrieved at the site. The Donnelly Park boat ramps and associated facilities will continue to attract smaller craft and those suitable for portage.

Council's *Open Space, Recreation and Community Facilities Strategy 2019-2036* identified that the existing supply of sportsfields within the local government area is insufficient to support current or projected future use levels. The *Georges River Local Strategic Planning Statement 2040* estimated that Council's playing fields are already 20% over-booked and that there is a current shortfall of 7.6 hectares in "active open space" across the Georges River area. The Open Space Strategy predicted that synthetic fields and other field upgrades would help alleviate pressure on sportsfields in the short to medium term. Despite this there may be some future demand for Donnelly Park to once again accommodate some form of organised sporting use (full-time, part-time or casual).

Special uses of the Park, for community or other organised events, will continue to be at Council's discretion and approval.

Overall Donnelly Park can be expected to continue to be a popular local destination, and at times a wider attraction, as an appealing foreshore location used for mainly casual or independent leisure and recreation activities in a quieter and less developed parkland area as well as for water viewing and waterway recreational access.

The appeal of the site for casual low-key uses may also be enhanced as other, more easily accessible, parks and reserves across the local government area are more intensively developed to become multiple-use destinations or increasingly formalised and hardened to support greater usage levels.

4. BASIS FOR MANAGEMENT OF DONNELLY PARK

The future management, use and development of Donnelly Park is founded on and shaped by a number of considerations.

These include legislative requirements and existing planning or policy directions, Council's and the community's aspirations for the area, the Park's values, the area's current uses and facilities or developments and their condition, the issues and pressures or threats to which the Park and its values are subject, and the realities of Council's budget or resources and management capabilities.

This section draws these considerations together to:

- derive a "vision statement" for the Park;
- identify the categorisation(s), as required under the *Local Government Act 1993*, applicable to the Park and the consequent broad management directions as set by the legislation; and
- define management objectives for the area.

Together these form the basis for management of the Park, and have informed specification of the Park's purposes, uses and levels of development as described in the following Section 5 and in the formulation of the Management Actions described in Section 6.

4.1 LEGISLATIVE AND POLICY FRAMEWORK

This Plan of Management must comply with the provisions of the *Local Government Act* 1993, Crown *Land Management Act 2016*, *Local Government (General) Regulation 2021* and *Crown Land Management Regulation 2018* as well as the requirements of other applicable legislation and the current *Georges River Local Environmental Plan 2021* – as described in Sections 3.1 and 3.3.

It should also acknowledge the recommendations, directions and findings of existing Council planning documents, strategies, policies and directions (as described in Section 3.4) as well as relevant State and regional level strategies/plans (as described in Section 3.2).

4.2 CONSULTATION, EXHIBITION AND COMMUNITY VIEWS/FEEDBACK

Community engagement and consideration of the views of Park users, stakeholders, neighbours and the wider public are important elements in formulating a plan of management for a public park or reserve.

4.2.1 Draft Plan of Management Engagement and Input Measures

Awareness Raising

A number of community engagement measures were undertaken prior to preparation of the Draft Plan of Management. The aim of the community engagement process was to encourage and provide a range of opportunities for Park users, neighbours, community groups, other stakeholders and the wider community to provide their ideas, inputs and opinions about Donnelly Park and its future use, development and management.

The following measures were undertaken to raise awareness of the Draft Plan's preparation and opportunities for input:

- a "Donnelly Park Plan of Management - Information Sheet" was prepared for distribution to interested people/groups, to respond to requests for information, and for promotional use;
- a four page (six question) "Help Plan the Future of Donnelly Park" reply-paid Feedback Form was prepared to enable people to offer their views on the area – the importance of the Park, uses they make of the area, the management issues or challenges they see, how Council should manage the area, changes to the area (if any) they would suggest, and other comments;
- direct contact was made, by telephone and/or email, with known stakeholders or user groups (notably the Connells Point Sailing Club and 1st Kyle Bay Sea Scouts, as well as the Connells Point Progress Association and Kyle Bay Residents Association);
- preparation of a new Donnelly Park Plan of Management, and opportunities for people to be involved or contribute their views, was promoted via the "Your Say" page on Council's website – including an on-line survey form;
- a media release was prepared and circulated (and covered in the *St George & Sutherland Shire Leader*);
- on social media via Council's Facebook page;
- "Have Your Say" posters were installed on-site at prominent points within the Park; and
- the Information Sheet and Feedback Form were directly letterboxed to all properties within 150 metres of the Park boundary (143 letterbox "drops") and to a random selection of properties within 300 metres (89 letterbox "drops").

On-site "Drop-in Information and Discussion Kiosk"

A single on-site "drop-in information and discussion kiosk" was held on-site in the Park – for 4.25 hours duration – on Saturday Thursday 12 March 2022 (9.45am to 2pm). The kiosk was held near the playground and basketball key. It included a large aerial photograph of the Park, copies the Information Sheet and Feedback Forms (for distribution), other display information about the Park, and butchers paper where participants could record their views or comments under the headings of "Values – What's Important", "Problems You See" and "Changes You'd Make".

The kiosk attracted 36 participants – 16 male and 20 female, almost all were middle aged or older, and included members of the Connells Point Sailing Club and 1st Kyle Bay Sea Scouts.

Stakeholder Meetings

Separate in-person discussions were held with representatives of the Connells Point Sailing Club (4 representatives) and the 1st Kyle Bay Sea Scouts (4 representatives) during March 2022.

These discussions covered:

- an explanation of the background to the Plan of Management's preparation;
- a history of each groups' presence/use on the site;
- an overview of each organisation, including their membership profiles and trends;
- their activities, operations and uses of the both their facility and the Park as a whole – including timing and frequency of use, duration, areas used, layout, any facilities brought onto site, operational requirements, site management, etc;
- the layout and various areas/uses of their facility (club or building) and any issues, as well as future plans or preferences;
- current challenges and problems that impact their activities;
- other users of their facilities;
- general observations of the Park;
- any commentary on the current Master Plan and 2009 Plan of Management;
- changes they would make – to their facility and the Park as a whole; and
- any other comments they wished to offer.

Both groups also provided additional information following these meetings.

Council Discussions

Several discussions were held with those Council staff having a role in the planning, development or day-to-day management of Donnelly Park, as well as other interested staff. This provided a valuable perspective of the Park and its future from the "internal" viewpoint of Council as the site's manager. Council's various departments also required numerous amendments to draft versions of the Plan of Management as these were prepared and reviewed. The Draft Plan was also amended following referral to NSW Crown Lands (representing the Minister administering the *Crown Land Management Act 2016*, as the landowner for Crown Reserve No. 87279) for their review and consent for public exhibition.

4.2.2 Community Inputs/Views

The community engagement efforts resulted in 657 "aware" participants – comprising 382 people who visited the "Your Say" webpage, 232 who were "letterboxed", and 36 who attended the on-site kiosk (although this total figure may include some double-counting).

Of these 200 people were "engaged" participants – who submitted their views, throughout the pre-draft plan community consultation process. This comprised 157 people who completed the on-line survey, 7 who submitted hard-copy feedback forms, and 36 who participated in the on-site kiosk (however this may include some double-counting, as kiosk attendees were not required to give their names, and so may also be represented in the on-line survey or hard copy feedback form submissions).

Together the on-line survey responses, hard-copy feedback forms and written comments offered by the people who attended the on-site kiosk gave a total response "pool" of 200 items of feedback or input for analysis. (The feedback from focus group participants was also considered separately to this wider set of responses.)

Respondents, and Their Use of the Park

Respondents were:

- more often female than male (57.7% female to 38.0% male);
- skewed towards mature and older age groups being dominated by people aged 36 to 55 years old (49.4%) followed by those aged 56 to 70 year (23.8%) with 12.2%) being "young adults" aged 26 to 35 years and respondents under 20 years of age under-represented at only 6.1% – these data are for the 164 survey/feedback form respondents only (however as noted above the 36 kiosk attendees were also predominantly middle aged or older); and
- predominantly local residents – 60.0% were residents of Connells Point, Kyle Bay or Blakehurst, and a further 30.7% responded from other suburbs within 3 kilometres of the park (again these data are for the 164 survey/feedback form respondents only).

Only 3.7% of respondents (6 people) identified as a person with a disability, and only 0.6% (1 person) identified as an Aboriginal or Torres Strait Islander (of the 164 survey/feedback form respondents only). Of all 200 respondents (on-line survey, hard copy feedback form, and kiosk attendees) 10.8% were members of the Connells Point Sailing Club and only 4.1% were members of the 1st Kyle Bay Sea Scouts.

In terms of respondents' use of the Park (for the 164 survey/feedback form respondents only):

- most walked (55.8%) or drove (27.9%) to the Park;
- most were regular or very regular users of the area – 23.7% saying they visited the Park daily, while 56.1% said they visited once or twice a week or more frequently;
- the facilities or areas that respondents said they most frequently used were – the playground (24.1%), picnic facilities (16.5%) and the grassed areas and foreshore (each 13.3%); and
- respondents reported enjoying a range activities at the Park, the main ones being – 23.3% undertook "water sports" (sailing, kayaking, boating) (despite only 7.0% previously responding that they used the boat ramp, and 6.3% that they used the jetty/pontoon), 18.5% enjoyed "walking around the Park", 15.5% picnicked with family and friends, 15.5% also reported just sitting and enjoying the views, 11.6% played ball games, and 9.7% walked the dog.

Respondents were free to offer multiple comments/inputs to the "open-ended" questions in the online survey and hard copy feedback form. Multiple comments could also be offered at the kiosks – both verbally and as respondents' written views. This resulted many more "response items" for each of the following areas than simply the total number of forms/submissions received.

A detailed analysis of the input and feedback received is provided at Appendix H and also summarised below for the key questions regarding the Park's values, issues/problems, changes or improvements suggested, uses or facilities not favoured, and other comments offered.

Values (349 response items)

When people were asked what they saw as the Park's key values, the top response was the area's significance as a grassy green space and passive use area with 17.4% of all responses (61 responses) citing this value.

This was followed by the foreshore, including access to the water and Georges River, at 14.3% (50 responses) and the playground which attracted 13.5% of responses (47 responses). Other frequently cited values were the picnic and barbeque facilities at 10.0% (35 responses) and the Park's character as a peaceful, quiet or relaxing destination which was nominated by 7.1% (25 responses).

Other values attracting 10 or more responses were the:

- boat ramps and jetty 4.3% (15 responses);
- Connells Point Sailing Club 4.0% (14 responses);
- Park' "beauty" and its scenic views also 4.0% (14 responses);
- Park's location, being "close to home" and easily accessible 3.7% (13 responses);
- paths and the Park's appeal as a place to walk 2.9% (10 responses); and
- area's trees (for their aesthetic value and as shade) also 2.9% (10 responses).

Issues/Problems (231 response items)

Respondents identified a variety of issues or problems they felt needed attention in the Park's planning and management, with this question generating 231 individual responses (also noting that 14 people did not complete this question or suggested that there were "no issues" – from the 164 "written" submissions, i.e. the online survey responses and hard-copy feedback forms).

Three issues clearly dominated the feedback regarding perceived issues or problems, each with an almost equal number of responses.

The condition and upkeep of the Park's large open grassed areas was identified by 34 responses or 14.7% of all comments. This included problems such uneven ground levels, drainage issues (citing many potholes and puddles left after rain), a need for additional mowing/maintenance, and bindii control (although some people also had an issue with the use of herbicides).

The condition of the seawall and management of the foreshore were issues for 32 responses or 13.9% of all comments. People noted that the seawall required repair and maintenance, also citing foreshore erosion). Access and "usability" of the foreshore was also seen as a problem – including muddy access at low tide, competing activities of boats and jet skis and other users, the beach being difficult to use because of boat activity, water quality and swimming, sewage, and debris left on the shore/beach after heavy rain.

The size and state of the picnic/barbeque area, and park furniture generally, were identified by 31 responses or 13.4% of all comments. "Tables and chairs" were considered in need of upgrading (including shelter/shade) as well as improved maintenance, additional barbeque facilities with shade and seating were desired, additional seating overlooking water was needed, seating should be more accessible for elderly, and better covered/sheltered park furniture warranted.

Other issues attracting frequent comments were:

- parking problems – lack of capacity and "difficult to park when busy", resurfacing the "carpark" is required, people parking in non-parking areas, and trailers being left on the nature strip – 7.4% (17 responses);
- the playground warranting upgrading and/or expansion and additional or new equipment, the need for more shade, and improved maintenance – 6.9% (16 responses);
- safety/security concerns – such as "loitering" in the Park at night, the activities of "car hoons", and illegal behaviours – 5.2% (12 responses); and
- toilet problems – chiefly the existing toilet being too far away from the playground – 4.8% (11 responses).

Issues identified by 5 to 10 comments were:

- additional or upgraded basketball facilities warranted (3.9%, 9 responses);
- a need for more shade/shelter within the Park (3.0%, 7 responses);
- a need for additional trees and improved tree management/maintenance (3.0%, 7 responses);

- avoiding over-development or commercialisation of the Park, or excessive change (3.0%, 7 responses);
- provision of additional and/or upgraded paths and shared paths (2.2%, 5 responses);
- upgraded and extra lighting (2.2%, 5 responses);
- fencing improvements, including a fence surrounding park and along the foreshore for safety (2.2%, 5 responses); and
- the large grassed open spaces were considered under-used or undeveloped (2.2%, 5 responses).

Changes or Improvements Suggested (435 response items)

In answer to the question regarding "any changes or improvements you feel are necessary at Donnelly Park" 18 respondents (from the 164 "written" submissions, i.e. the online survey responses and hard-copy feedback forms) preferred no change, or no additional facilities/structures/developments in the Park or felt that the area should not be "overdeveloped".

Of the changes or improvements respondents cited, the following two items attracted the most responses.

Improvements to playground were suggested by 56 responses (or 12.9% or all comments offered). The suggested changes/improvements varied – from a general upgrading, additional play equipment and the provision of shade to specific suggestions such as additional seating, better catering for all-ages and over 10 year olds, a flying fox, a nature play area, modern urban play and climbing equipment, accessible play items, rubber flooring (soft-fall), and built in trampolines.

Improvements to the picnic/barbeque area attracted a comparable level of support – 53 responses (or 12.2% or all comments offered). However these were more focused – on items such as additional seating/tables and barbeques (including undercover), more shade, a need for upgrading and improved maintenance, and the provision of "coal bins". Some responses also suggested additional picnic/barbeque facilities "near the water".

Other changes or improvements more frequently proposed (by 5-10% of all comments offered) were:

- providing an expanded path network, including a path "around the foreshore" and a shared path around the Park's perimeter (8.0%, 35 responses);
- upgrading and/or enlarging the basketball facilities, notably providing additional hard courts or upgrading the existing grassed hoop/second court (6.2% or 27 responses – however 1 response was opposed to any greater provision for, or use of the area, for basketball);
- improvements to "Club Buildings" to upgrade and better maintain these "community assets", with specific references to the Connells Point Sailing Club to "gain the full potential of this building" and make it "a modern space with improved toilet facilities" (5.7%, 25 responses);
- providing commercial facilities, such as a café/small kiosk or food trucks, and allowing greater use of the "club buildings" for uses such as a function centre, club restaurant, private hire, or by "other community groups" (5.3%, 23 responses); and
- providing toilets closer to the playground and "main" Park area, as well as improvements to the existing toilets such as better signage, cleaning and improved landscaping (5.1%, 22 responses).

Other changes or improvements proposed (by 10 to 20 responses) were:

- the provision of outdoor exercise equipment or a fitness circuit (18 responses, 4.1%);
- improved and additional parking (notably on-street in front of the community facility currently occupied by the Sea Scouts) and "fixing" the entry road and carpark (17 responses, 3.9%);
- retaining/improving the Park's green open space, such as "keep it open and spacious" and maintaining "the natural beauty" (14 responses, 3.2%);

- improved facilities for launching kayaks and small craft, at both the jetty and boat ramps (12 responses, 2.8%);
- better water quality and improving the condition of the shoreline (11 responses, 2.5%);
- the provision of more furniture/facilities along the foreshore, such as extra seating and covered picnic tables (11 responses, 2.5%);
- additional trees for natural shade, replacing "culled" trees, and tree plantings along paths and the foreshore (10 responses, 2.3%);
- the provision of more furniture/facilities such as seats, rubbish bins, taps or water stations, etc. (in general, no specific area) (10 responses, 2.3%); and
- better maintenance/repair of seawall (10 responses, 2.3%).

Activities/Elements Not Desired (107 response items)

When asked to nominate any activities or elements that should not be accommodated at Donnelly Park respondents clearly identified the following three items (although this question only attracted a total of 107 comments in total):

- development or overdevelopment – featuring many comments such as "do not develop the Park" (19.6%, 21 responses);
- organised sporting use and/or sport facilities – including no organised sports or increase in sporting activities, no cricket nets, no synthetic ground/field, no sports (netball/football), no ball sports, no more playing fields, no sporting events (also 19.6%, 21 responses); and
- food premises/outlets – including cafés, food trucks, restaurants or kiosks (18.7%, 20 responses).

No other activities or elements attracted more than 6 comments.

Other Comments (84 response items)

The greater majority of "other" comments reiterated the responses or points that had been offered previously. The most frequent of these (more than 5 responses) were:

- no change, keep the Park "quiet" and "uncrowded" or not too congested, a Park for "locals only" – 18 responses;
- more native trees and plants, clear the weeds – 8 responses;
- allow a café or food premises, offer family-friendly dining – 7 responses;
- improved parking and better traffic/safety management – 6 responses;
- upgrade the playground – 5 responses; and
- improvements to the boat ramps and jetty – 5 responses.

4.2.3 Public Exhibition of the Draft Plan of Management and Master Plan

Following review and approval by Council, and consent from the (then) Department of Planning and Environment (Crown Lands), the Draft Plan of Management and Master Plan was placed on public exhibition from Wednesday 27 March to Friday 26 April 2024 (31 days). Submissions were accepted until Tuesday 7 May 2024

A dedicated public exhibition page ("Draft Plan of Management and Master Plan for Donnelly Park") was set up on Council's "Your Say" webpage. This public exhibition page invited members of the community to provide their comments/feedback on the Draft Plan and Master Plan, and included:

- background to the project;
- copies of the Draft Plan of Management and the Draft Master Plan (and other relevant documents) for viewing or downloading;

- where copies of the Draft Plan and Master Plan were available for viewing;
- a link enabling people to submit their feedback and comments on-line; and
- information about other ways people could participate and provide their views or make a submission, including a "webinar".

An advertisement was placed in the "St George and Sutherland Shire Leader" local newspaper, notifying the community of the public exhibition. Letters were also sent to adjoining land owners and those people previously engaged in the planning process to inform them of the public exhibition.

Hard copies of the Draft Plan of Management and Draft Master Plan were made available at Council's Service Centre and at the Hurstville, Clive James (Kogarah), and Oatley public libraries.

An on-line "webinar" was held on Tuesday 16 April 2024 allowing people to discuss and ask questions regarding the draft documents and offer their views. Intending participants were required to register beforehand with Council. Only 2 people took the opportunity to be involved in the webinar.

4.2.4 Community Feedback on the Draft Plan of Management and Master Plan

A total of 62 submissions were received, and analysed, in response to the public exhibition of the Draft Plan of Management and Master Plan.

These 62 submissions represented the views of 61 individuals (1 submission was joint feedback from 2 individuals) and 2 community groups. Several people lodged multiple submissions (up to 4 separate submissions in one case), and these have been considered as a single submission from each individual who did so. No feedback was received from the Connells Point Sailing Club or the 1st Kyle Bay Sea Scouts (as organisations).

Many of the submissions contained very similar, and in some cases identical, wording. Approximately half of all submissions (30 submissions) were received from 11 response "clusters" – that is submissions from people having the same surname and in several cases also from the same address (and some of whom also lodged identical submissions).

Over two-thirds of submissions came from the Connells Point and Kyle Bay areas (30 submissions and 12 submissions respectively, 68% of all submissions). One submission was received from each of the suburbs of Allawah, Mortdale, Oatley and Blakehurst and 16 submissions did not provide an address.

Submissions varied from those raising a single issue or comment, to feedback that ranged across numerous comments and concerns. All 62 submissions were analysed in detail. A full analysis and discussion of the 62 submissions, and the comments or issues they raised, was collated in the *Donnelly Park Draft Plan of Management (DPoM) and Master Plan – Submissions Analysis/Response and Recommendations* table (November 2024). This table also included recommended amendments to the Draft Plan of Management and Master Plan in response to the community feedback received. This table was provided for Council's information and review when considering adoption of the Final Donnelly Park Plan of Management and Master Plan.

Of the 62 submissions received, 13 responses (21%) expressed general support for the Draft Plan and Master Plan. However some also qualified this support by citing concerns with aspects of the draft documents.

The majority of submissions – 52 submissions (84%) – were opposed to the proposals for additional tree planting within the Park, and in particular Master Plan Action 21 (native tree plantings along the

Park's northern and western boundary – carefully sited between houses, using clear-stem tree species, to minimise impacts on residents' views). The following range of reasons for this opposition to further tree planting, and Action 21 specifically, were given (noting that most of these 52 opposing submissions offered multiple concerns regarding boundary, or other, tree planting):

- 38 submissions (61%) were opposed due to the fear of losing views of the Park, bay and river from those residences adjoining or surrounding (upslope of) the Park – and 28 submissions (45%) then went on to express concerns that any loss of water views would cause a significant reduction in property values for homes adjacent to and upslope of the Park (and, as argued by some submissions, in the suburb of Connells Bay more widely);
- 19 submissions (31%) were concerned about additional trees potentially damaging underground stormwater or sewer pipes along the Park's margins;
- 14 submissions (23%) suggested that trees should be planted in other "more suitable" parks and reserves in the local government area (instead of Donnelly Park), where they would not impact the views or property values of Connells Bay residents;
- 11 submissions (18%) felt that the proposed boundary tree plantings would not provide shade in "useful" or "usable" areas of the Park and/or that the proposed boundary trees would be better located in the playground/picnic area;
- 10 submissions (16%) opposed tree planting in general or did not give any specific reason(s);
- 9 submissions (15%) opposed tree planting as not enhancing the Park experience, not achieving the Plan's "primary purpose", or having no benefit to the community;
- 8 submissions (13%) felt tree planting would reduce the Park's usable open space, and any northern and western boundary trees in particular would reduce the utility and value of the large western open grassed area;
- 6 submissions (10%) were concerned that boundary trees would present an increased security and crime risk for adjacent residences, and 5 submissions (8%) were concerned that any boundary trees would present a physical risk (limb drop, tree fall, etc.) to adjacent residences;
- 5 submissions (8%) suggested that additional tree plantings would compromise the Park's claimed role as an emergency helicopter access/response location for incidents on the Georges River; and
- other comments were – 4 submissions (6%) suggested that tree planting was contrary to the local community's expressed wishes or desires, 4 submissions (6%) felt Donnelly Park already had enough trees, and 2 submissions (3%) suggested that shrubs should be planted instead of trees.

Eight submissions (13%) opposed or questioned specific actions in the Draft Plan or Master Plan – the proposed perimeter path around the large western open grassed area (along the rear of adjoining residences) attracted the most comment (7 submissions, 11%). However 10 submissions (16%) expressed support for specific actions in the draft documents. Support was expressed for a range of proposed actions, with upgrading of the seawall and the proposed exercise hub each cited by 4 submissions. Seven submissions (11%) suggested additional actions for inclusion in the Draft Plan – ranging from the installation of CCTV cameras to expanding the area under bush regeneration. Thirteen submissions (21%) raised matters or actions that were already addressed or included in the Draft Plan.

Other feedback included:

- 6 submissions (10%) raised operational issues – such as cleaning and rubbish removal, gate locking, tree maintenance, etc.;
- 5 submissions (8%) raised miscellaneous, non-specific or minor matters – such as current usage levels, liability issues, balancing Park values, etc.;
- 4 submissions (6%) raised data or factual issues/corrections;
- 2 submissions (6%) raised land categorisation matters (see Section 4.2.5 below); and
- 2 submissions (6%) raised matters or issues beyond the scope of a plan of management.

Council's consideration of the community feedback, and its analysis, resulted in a number of amendments in preparing the Final Plan of Management and incorporated Master Plan.

In relation to the concerns expressed regarding Action 21 and proposed boundary tree plantings, the *Submissions Analysis/Response and Recommendations* noted that proposed tree planting along the Park's boundary and elsewhere is entirely consistent with Council's adopted *Tree Management Policy, 2024* and its target of achieving 40% urban canopy cover by 2038. The *Tree Management Policy, 2024* specifically states (page 13) "Where a private view is likely to be affected by the planting or replacing of trees in a street or park, Council will continue its policy that no individual exclusively owns a view, but rather that the amenity provided by trees outweighs the amenity of views. New planting in public open spaces will consider the impact on views and species will be selected and placed to frame and complement views."

A more compressive discussion/response and recommendations in relation to this issue, and other community feedback received, was provided in the *Donnelly Park Draft Plan of Management (DPoM) and Master Plan – Submissions Analysis/Response and Recommendations* table (November 2024) as prepared for Council's consideration.

4.2.5 Categorisation Public Hearing

A public hearing into the proposed recategorisation of parts of Donnelly Park (as required under section 40A of the *Local Government Act 1993*, and chaired by an independent facilitator) was held, in person at the Georges River Civic Centre, on Tuesday 30 April 2024.

The Public Hearing was advertised/promoted via Council's "Your Say" webpage, as well as a notice the "St George and Sutherland Shire Leader" local newspaper on 17 April 2024. Community members were also informed about the Hearing when categorisation matters were discussed during a webinar session – discussing the Draft Plan of Management more generally – on Tuesday 16 April 2024.
To facilitate participation, intending Hearing participants were invited to register their interest using an on-line form as provided on Council's "Your Say" webpage.

A background information booklet – "Public Hearing for the Proposed Recategorisation of Parts of Donnelly Park - Background Information" – was prepared and made available to participants and interested parties (via download from the "Your Say" webpage). This booklet detailed the categorisation process, the current and proposed categorisations, and the purpose and procedures of the Public Hearing.

A PowerPoint presentation guided the conduct of the Hearing. All three community participants took the opportunity to raise issues regarding matters unrelated to the area's categorisation or recategorisation. Only 1 participant raised a categorisation issue – relating to the area proposed for categorisation as "Natural Area – Foreshore". They felt that, at present, most of the Park has no real foreshore or intertidal zone sufficient to satisfy the Local Government Regulation's guidelines for categorisation as "Natural Area – Foreshore". This was due largely to the "hard edge" nature of the existing seawall, with the only exception being the less developed foreshore area along the Park's south-eastern bushland area. They felt that the Draft Plan of Management's proposed "Natural Area – Foreshore" category should be better defined and/or delineated. However they did agree with categorisation of the twin boat ramps area as "General Community Use", despite being located on the Park's shoreline.

Of the written feedback received in response to the Draft Plan of Management's wider public exhibition process, 2 submissions raised categorisation or recategorisation matters. These comprised:

- 1 submission from the individual who had offered categorisation comments at the Public Hearing, reiterating their comments from that session; and
- 1 submission from a community group which did not participate in the Public Hearing, expressing the same categorisation comments – regarding a clearer description of the "Natural Area – Foreshore" category – as offered by the Hearing participant (as above).

These written submission were also considered.

A separate "Public Hearing Report to Georges River Council in relation to the Proposed Recategorisation of Donnelly Park" (May 2024) detailing the outcomes of this process was prepared by the independent facilitator.

It recommended that no amendment or alteration was required to the Draft Plan's proposed categorisation plan, but that the Draft Plan's written description of the "Natural Area – Foreshore" category be clarified or elaborated (see Section 4.6).

In accordance with Section 47G (3) of the *Local Government Act 1993*, the Independent Public Hearing Report was made available for public inspection. This report was also provided for Council's information and review when considering adoption of the Final Donnelly Park Plan of Management and Master Plan.

4.2.6 Council Adoption of Plan of Management and Master Plan

Subsequent to its public exhibition and Council's consideration of the submissions received from members of the community, the Final Plan of Management and Master Plan was prepared in December 2024.

At its meeting on 24 February 2025 Council resolved to adopt the Final Plan of Management and Master Plan, subject to some additional amendments to these documents.

4.3 VALUES

Values are what make a place important, they can be based on a site's inherent attributes (such as heritage or biodiversity values), or be ascribed to a place through development and usage, or as perceived/nominated by the community, or any combination of these.

A plan of management is a "values-based document" – meaning that management actions are shaped to reflect, maintain and enhance the values of a place. Values-based planning is seen as preferable, and more long-lasting and durable, than preparing plans of management that are focused on current management issues alone.

A number of core values have been identified for Donnelly Park.

The Park's values derive from its accessible foreshore location and access point to the Georges River for smaller recreational watercraft, its extensive areas of green open spaces, the facilities and park furniture and the flexible space that all support the community's enjoyment of the area for casual or independent leisure and recreation, the existing buildings and the long-standing association that

sporting/community organisations have with the site, the area's scenic qualities both for visitors and Park neighbours, and the small area of foreshore bushland.

Community feedback (see Section 4.2 above and Appendix H) strongly identified the Park's appeal as a green grassy open space and passive use area, its foreshore setting and water access, the playground and picnic/barbeque facilities, and its character as a quiet relaxing place as the site's primary values.

Table 9 lists the assessed level of significance for each of the major values identified for Donnelly Park.

Table 9 Values Identified for Donnelly Park and Their Assessed Level of Significance

Value	Basis of Value and Significance	Level of Significance
Foreshore open space	Twin areas of "green open space", as managed parkland of grass and scattered/grouped trees, located on foreshore (enhancing sense of openness). Larger area to west, smaller area to south-east. Open space and foreshore setting highly valued by the local community and Park users.	Local
Casual leisure and recreation venue	Patronised and valued by the local community and other visitors for casual/independent leisure and recreation activities (chiefly passive as well as some active uses), picnicking, socialising and relaxation – in a mostly uncrowded and quiet setting. Focused on low-key facilities provided, the unstructured open spaces, and the foreshore. Appeals to and caters for a range of ages and capabilities.	Local
Recreational watercraft access to Connells Bay/Georges River	One of only four boat ramp locations on the Georges River within the local government area, and supported by jetty/pontoon. Principally used for smaller, non-motorised, craft. Valued and well patronised by organsied (club/group) and recreational users from the surrounding suburbs and wider Georges River area.	**District**
Club/community facilities and activities	Buildings/facilities occupied and used by clubs/community groups having a long association with the park. Members/users chiefly from surrounding suburbs, but also the wider Georges River area.	**District**
Play space	Well patronised junior playground, valued by the local community and Park users. Also venue for unstructured play across open grassed areas and (at times) small area of sandy shoreline.	Local
Scenic	Attractive parkland and foreshore area as well as scenic views across Connells Bay and Georges River, both for park users and neighbours	Local
Biodiversity and habitat values	Area of remnant/regrowth foreshore bushland, providing habitat for birdlife and smaller native species.	Local
Community events	Venue for occasional organised community events, mainly drawing patrons from the Georges River area.	**District**
Stormwater quality improvement	Location of a stormwater quality improvement device, to improve urban stormwater entering Connells Bay and the Georges River.	Local

4.4 ISSUES OR THREATS

Threats to the values, and uses, of the Park and current or foreseeable management issues need to be considered in shaping a plan of management. This is to ensure that threats to values and other management issues are adequately addressed by a plan's management objectives and actions.

Threats or issues for Donnelly Park have been identified from:

- on-site inspections and assessments of the Park's threats and management issues;
- discussions with Council staff;
- outcomes of the community engagement measures (see Section 4.2 and Appendix H); and
- knowledge of similar parks and reserves with comparable values and usage characteristics.

The major threats, issues or management challenges identified are listed in Table 10 below (excluding small-scale, site-specific or day-to-day operational matters).

Table 10 Management Challenges, Issues or Threats to Values

Management Challenges, Issues or Threats to Values
Access and Movement
Patched, uneven and in places irregularly or un-edged asphalt on Park entry and access road.
Splayed/wide park access road junction with Kyle Parade, potentially confusing traffic island.
Informal, unsealed/uneven and ad-hoc parking along Kyle Parade frontage (east of the community facility currently occupied by the Sea Scouts). Parking within root/drip zone of mature trees.
Informal, unsealed/uneven and ad-hoc parking along northern side of Park access road.
Expansive sealed area (asphalt and concrete) west of the community facility currently occupied by the Sailing Club. Status of this large sealed area is unclear/confusing to many visitors, signposted as "No Parking" but often largely empty outside of weekends.
No formal path adjacent to Park access road to enable direct pedestrian access to foreshore and large (western) grassed open space.
Sealed/concrete footpaths not to shared path widths/standards.
Accessible access limited to sealed/concrete footpaths (excluding steeper section in far south-east beside bushland area).
Foreshore accessible access limited to vicinity of boat ramps and area to east (including new jetty).
Private pedestrian links/accesses from adjacent properties (along northern and western boundaries).
Concrete path connecting Park to/from shared driveway off Terry Street is signposted at Park's northern boundary as "Private Property" (is part of adjacent private block Lot 5 DP258892 and is a listed easement providing a "Right of Footway and Easement to Drain Water" in favour of surrounding Lots 1, 2, 3, 4, 6, 8 10 and 12 of DP25889). It is not available for wider public access but "appears" as a public path, potentially confusing for Park users.
Open Parkland Areas (Larger Western, and Smaller South-Eastern, Grassed Areas)
Grounds and turf management – uneven areas (and ponding problems) and some bare areas in places, grass management (bindiis, particularly in larger western area).
Potential ponding areas after storm events – north and east of the community facility currently occupied by the Sea Scouts, and eastern end of Park's northern boundary.
Dip/slope and concrete drainage gutter (with inlet pits/grates) along eastern end of Park's northern boundary – area also subject to ponding adjacent to private properties.
Worn path/walking route in places around edge of larger western grassed open space area, particularly along foreshore.

Management Challenges, Issues or Threats to Values
Worn path/walking route along foreshore south from toilets toward bushland.
Poor grass cover along rear of seawall west of boat ramps – due to wave over-topping, salt spray, poor soil (including exposed fill, blue metal and concrete surfacing in parts) and heavy use area.
Exposed fill (including building rubble/waste) along rear of seawall west of boat ramps.
Bare ground and poor grass cover behind far southern section of south-eastern seawall (south of toilet).
Mature and aging/senescent trees with no new replacement plantings – around the community facility currently occupied by the Sea Scouts.
Only a few items of park furniture (seating) set slightly back along foreshore.
Possible tree plantings (and some existing trees) can impact on or restrict sail boat rigging areas.
Some people consider the large areas of grassy open space as under-used and "wasted" space.
Previous use of the larger (western) grass open space for organised sport – formerly the site of a mid-sized c soccer field.
Mix of fencing/barrier types along boundary of large western grass open space and sealed area adjacent to the community facility currently occupied by the Sailing Club.
Existing toilet distant from main activity/usage areas of Park. Not signposted from, and not visible from, playground and picnic/barbeque area.
Existing toilet partially screened by vegetation (from Kyle Parade and nearby residences).
Several minor encroachments in places (stairs, gates, landscape plantings, drains, etc.).
Playground (Including Sealed Basketball Key and Paired Hoops on Grass)
Lack of shade over playground (no constructed shade, little natural shade)
Playground primarily targeted to infants and younger school age children.
Play equipment older styler (but well used) and aging. Lack of accessible play equipment.
Worn grass (to bare ground) and uneven ground surface below grassed basketball hoops (pair). Worn grass or bare ground in other high use areas.
Ponding areas after storm events in and around playground and grassed basketball hoops (pair).
Picnic/Barbeque Area
Partial shade over picnic/barbeque area (some natural shade, no constructed shade).
Lack of accessible picnic takes/furniture and accessible pathway/accesses.
Mature and aging/senescent trees with no new replacement plantings in and around picnic/barbeque area.
Potential ponding areas after storm events
Small areas of worn grass or bare ground in high use areas.
Proximity of grassed basketball hoops (pair).
Proximity of stormwater quality improvement device to picnic/barbeque area.
Foreshore (Including Boat Ramps and Jetty)
Main/larger seawall west of boat ramps is eroded (along capping course) and degrading/deteriorating in many places. Also traditional "flat wall" design is a poor environmental treatment of foreshore and intertidal zone.
Main/larger seawall west of boat ramps is subject to wave over-topping and salt spray (also poor soils/fill and heavy use area) leading to poor grass cover along rear of seawall.
Three sets of sandstone steps down to shoreline, in main/larger seawall west of boat ramps, are all in poor condition. Westernmost steps lead to oyster covered rocks and pedestal style sewer line cover – unattractive.
No steps or formed access to semi-permanent small sandy beach east of jetty.
Low seawall south from toilet is degraded, leaning/collapsing and eroded in places – particularly in southern end. Also being damaged by trees/roots near toilet.
Head of Connells Bay adjacent to Park is exposed mud/sand flats at low tide.

Management Challenges, Issues or Threats to Values
Boat ramps not suited to use by vehicles and vehicles/trailers – due to limited length, and extended shallow inter-tidal zone beyond ramps.
Use of boats ramps can be dependent on tidal conditions.
Tidal mud/sand flats exposed at low tide can impede boat access to the water, limit use of boat ramps to small boats that can be easily transported, and can require extended portage or "assisted recovery" (by vehicle, etc.) of even smaller craft.
Smaller (eastern) boat ramp is cracked and only in fair condition (but readily usable).
Upgrading the boat ramp would likely attract vehicles with boat trailers and larger/powered craft – intensifying use, creating parking issues, and changing the Park's character.
New pontoon off redeveloped jetty can still be "aground' at extremely low tides – limits utility.
No ladder on new pontoon off redeveloped jetty, swimmers climbing out of water up onto pontoon get cut/scratched.
No public boat storage facilities now available in Park.
Unfenced foreshore occasionally results in balls and other sporting/recreation items going into the water.
Oyster covered rocks, off end of large stormwater outlet just west of larger boat ramp, can be a hazard for users.
Stormwater outflows, and large overland flows, can pollute the waters in Connells Bay.
Litter from stormwater pipes can be found over tidal flat and enter bay, smaller stormwater pipes emptying into bay (at seawall) not fitted with gross pollutant traps or other waste capture measures.
Debris regularly washed/blown into Connells Bay, and grounded on tidal flat and boat ramps, after storms and high river flows.
Boating activity in intertidal area in front of boat ramps restricts/impairs regeneration of mangroves in this area (beyond Park boundary).
Boating activity potentially impacting on seagrass areas in Connells Bay (beyond Park boundary, but activity largely originating from Park and foreshore facilities).
King tides can already overtop the seawall in places (up to new path in front of the community facility currently occupied by the Sailing Club).
Expected tidal inundation/sea level rise along foreshore of 1.45 to 1.68 metres by 2100.
Visitor Use
Crowding/congestion can reportedly be a problem, mainly in the picnic/barbeque area, during busy/peak use periods – impacting the quality of visitor experiences, disturbing Park neighbours, and causing parking problems on-Park and in Kyle Parade.
Visitors leaving/piling waste around existing rubbish bins during busy/peak use periods (rather than taking waste away) – mainly in picnic/barbeque area, but occasionally elsewhere.
Occasional competition/conflicts in use of boat ramps and nearby "beach" area – boats and other craft, children, paddleboards, dogs, etc.
Grassy open spaces used for informal training by organised sporting groups – mainly children/juniors.
Noise from users of sealed basketball key/hoop considered disturbing/intrusive by some surrounding residences. Signposted time limits not observed by all users.
Off-leash dogs.
Potential for conflict/congestion between Sailing Club members rigging craft and other activities in sealed area beside club building and other vehicles/users attempting to access this space.
Coals dumped at base of trees in/around picnic and barbeque area (including hot coals).
Occasional littering across sealed area adjacent to the community facility currently occupied by the Sailing Club, mainly left by short-term vehicle-based users (lunching, water viewing, etc.).
Graffiti be occasional problem – mainly on the community facility currently occupied by the Sea Scouts.
Remains from fish cleaning/filleting occasionally left on tidal flat near larger boat ramp or foreshore.
Adjacent private residences overlook the large western grassed open space.

Management Challenges, Issues or Threats to Values
Community facilities currently occupied by the Sailing Club and Sea Scouts
On-going maintenance requirements of both community facilities (currently occupied by the Sailing Club and Sea Scouts).
Improvements to both community facilities (currently occupied by the Sailing Club and Sea Scouts) are desired by current occupants.
Potential for greater/wider community use.
Any future modifications/redevelopment of club buildings should consider predicted sea level rise.
Area partially hidden from "passive surveillance" from surrounding residences/roads.
Bushland Area
Previous tree/vegetation vandalism (damage and poisoning) in bushland area.
Weeds and introduced grasses throughout much of the bushland, with depauperate shrub and understory in most parts – native vegetation at risk of further degradation.
Informal "trample" tracks throughout the bushland area – including along foreshore and accessing rock ledge/overhang in far south, as well as off Kyle Parade – degrading bushland.
Previously recorded Aboriginal cultural heritage site (no longer visible).
Management Issues (including Safety/Security)
On-going lease arrangements for occupation and use of existing community facilities/buildings - currently occupied by the Connells Point Sailing Club and 1st Kyle Bay Sea Scouts. Potential for greater use by other community groups (and better alignment with Council's strategy for multi-purpose use of open space and community property).
Lighting limited to east/north-east of park – along access road/playground and around club buildings.
History of anti-social activities in "carpark" and adjacent areas, and (to a lesser degree) in bushland area.
Waste management during busy/peak use periods.
Tree health assessments and preventative maintenance works.
Aging out-dated signage in places – dating from Kogarah City Council – including interpretive panel at gross pollutant trap near picnic/barbeque area.
Piped stormwater from adjacent residences (along northern boundary) discharging directly into the Park.
Minor encroachments (stairs, landscape plantings, drains, etc.) in places along Park's northern and western boundaries.
Encased sewer line runs along top of shoreline in Park's south-east.
Park is entirely within the *Georges River Local Environmental Plan 2021* Foreshore Scenic Protection Area
Park foreshore is mapped as sensitive riparian lands and waterways in the *Georges River Local Environmental Plan 2021*.
Potential Class 2 Acid Sulfate Soils occur over most of the Park, with possible constraints on sub-surface works of actions likely to lower the watertable.
Land Tenure Issues
Small area of the Park (the foreshore opposite, east of, jetty) is not part of a discrete/labelled land parcel – is part of Georges River Crown waterway (despite its terrestrial nature).

4.5 PARK VISION

A "vision" has been developed to define a guiding purpose for Donnelly Park. It will also assist in developing specific, site-appropriate, management objectives and actions. This vision builds on the

vision for the Park as set out in the 2009 *Donnelly Park Plan of Management*. It reflects the Park's values and uses, and aligns with the key directions of this Plan of Management.

The vision for Donnelly Park is:

> *An attractive, well-managed and accessible local park that is valued by the community and managed for a range of land and water-based recreational activities. The park will continue to largely be a green open parkland setting, with low-key facilities to support mostly independent or casual leisure and recreation activities, as well as a small area of foreshore bushland. More sensitive environmental treatment and improved presentation of the foreshore, and provision for greater enjoyment of this area, will be realised. The Park will continue to host community groups through the provision of appropriate infrastructure and facilities, as well as being a venue for community events.*

4.6 LAND CATEGORISATION

The *Local Government Act 1993* requires that community land be "categorised" according to the five categories of sportsground, park, area of cultural significance, natural area or general community use. The natural area category is divided into five further categories – bushland, wetland, escarpment, watercourse or foreshore (as well as a category otherwise prescribed by the legislation or regulations). This applies to the Council-owned community land portions that make up more than three quarters of Donnelly Park.

The *Crown Land Management Act 2016* provides that this same requirement for categorisation now also applies to Crown reserves under the control of a "Council manager" – as applies to Crown Reserve No. 87279 (Lot 7048 DP 1027191) which runs along much of the foreshore of Donnelly Park (that section with a built seawall and an area behind of varying width, as well as including the two boat ramps).

Guidelines for the categorisation of these lands, including the attributes or values warranted for areas to be assigned to the various categories, are provided in the *Local Government (General) Regulation 2021* (sections 101 to 111).

The former NSW Department of Local Government's *Practice Note on Public Land Management* (revised edition, 2000) also provides advice and guidelines for categorising community land. It states:

- *Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision*; and
- *It is strongly recommended that the land in each category not overlap. Overlapping categories may cause conflict in management objectives and will create confusion in the minds of Council staff and the community*.

The *Local Government Act 1993* then also sets out management objectives for each of the prescribed categories, which provide broad directions to be pursued in an area's management.

The 2009 *Donnelly Park Plan of Management* categorised various areas of the Park (but excluding Crown Reserve No. 87279) as:

- Park;
- Natural Area (Bushland);
- Natural Area (Foreshore); and
- General Community Use.

A plan of these categories, as presented in the 2009 *Donnelly Park Plan of Management*, is shown in Figure 5.

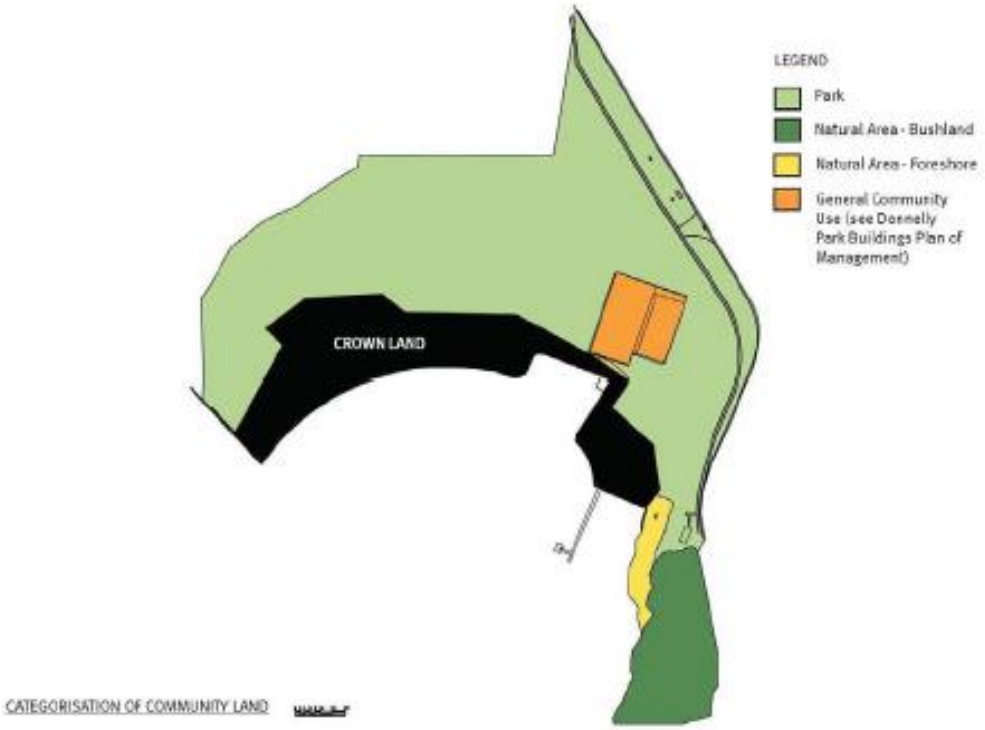


Figure 5 Categorisation of Donnelly Park in the "Donnelly Park Plan of Management" (2009)

However when the new *Crown Land Management Act 2016* came into force on 1 July 2018 this required, under section 3.23, that a Council-manager of a Crown reserve "assign one or more categories of community land referred to in section 36 of the *Local Government Act 1993*" to all the Crown reserves under the Council's management. This applied to the Crown reserve portion of Donnelly Park.

This initial assignment of categories for Crown reserves, known as the "initial categorisation", were required to be the category or categories that a council considered to be "most closely related to the purposes for which the land in question was dedicated or reserved" (section 3.23(3)). The former NSW Department of Industry published a Guideline in 2018 (*Initial Categorisation of Crown Land Managed by Council Crown Land Managers*) to assist councils in this "initial categorisation" process.

Crown Reserve No. 87279 along much of the foreshore of Donnelly Park and some adjoining areas of the Park was reserved for the purposes of "public recreation" in July 1969. The 2018 Guideline identified "Park" as the appropriate "initial guidance category" for areas reserved for public recreation.

Accordingly Georges River Council assigned Crown Reserve No. 87279 an initial categorisation of "Park" (consistent with the above guidelines) and this was notified to, and accepted by, the relevant Minister (administering the *Crown Land Management Act 2016*). The 2009 Plan for the Park had not previously assigned a category to the Crown reserve portion of Donnelly Park (as shown in Figure 5).

Therefore at the time of preparing this Plan of Management for Donnelly Park, the Park's "current categorisation" – as shown in Figure 6 – was:

- Park for all of Crown Reserve 87279 – from the "initial categorisation" process; and
- Park, General Community Use, Natural Area (Bushland) and Natural Area (Foreshore) – for the Park's remaining areas of Community Land (not part of the Crown reserve) from the 2009 *Donnelly Park Plan of Management*.

However the plan of management process affords a council manager the opportunity to revisit the "initial categorisation" of a Crown reserve under their management. A park or reserve's previous categorisation more generally can also be altered through the plan of management process – in accordance with applicable provisions of the *Crown Land Management Act 2016* and *Local Government Act 1993*.

The *Local Government (General) Regulation 2021* provides "guidelines for categorisation". This Plan of Management's proposed categories for Donnelly Park were identified by applying these guidelines and in consideration of the values and attributes, uses, type and level of development, intended character, and management of the various areas of Donnelly Park (current and proposed).

Accordingly this Plan of Management for Donnelly Park has identified the following 4 categories – as shown in Figure 7 – as the most appropriate and applicable for the various parts of the Park (including Crown Reserve No. 87279).

- **Park** – comprising the large modified/managed landscaped areas of "green open space" in Donnelly Park that are freely accessible and developed/managed for leisure and recreational use, including the picnic area and playground.

- **Natural Area (Bushland)** – covering the area of remnant bushland on the sloping area between Kyle Parade and Connells Bay (south of the toilet block).

- **Natural Area (Foreshore)** – a narrow band along the Park's margin with Connells Bay (excluding the two developed boat ramps and foreshore between them), encompassing the intertidal areas to be established/enhanced by the Donnelly Park Foreshore Improvement Works (where proposed) as well as the foreshore of the Park's far south-east.

- **General Community Use** – comprising the community facilities currently occupied by the Connells Point Sailing Club and the 1st Kyle Bay Sea Scouts and their immediate surrounds, the two boat ramps (and foreshore between them), the adjacent sealed rigging/parking area and the access driveway from Kyle Parade.

The rationale for this categorisation of Donnelly Park is outlined in Table 11.

Many of the proposed changes to the Park's categorisation fall within Crown Reserve No. 87279, and arise from the "initial categorisation" of all of the Crown Reserve as "Park".

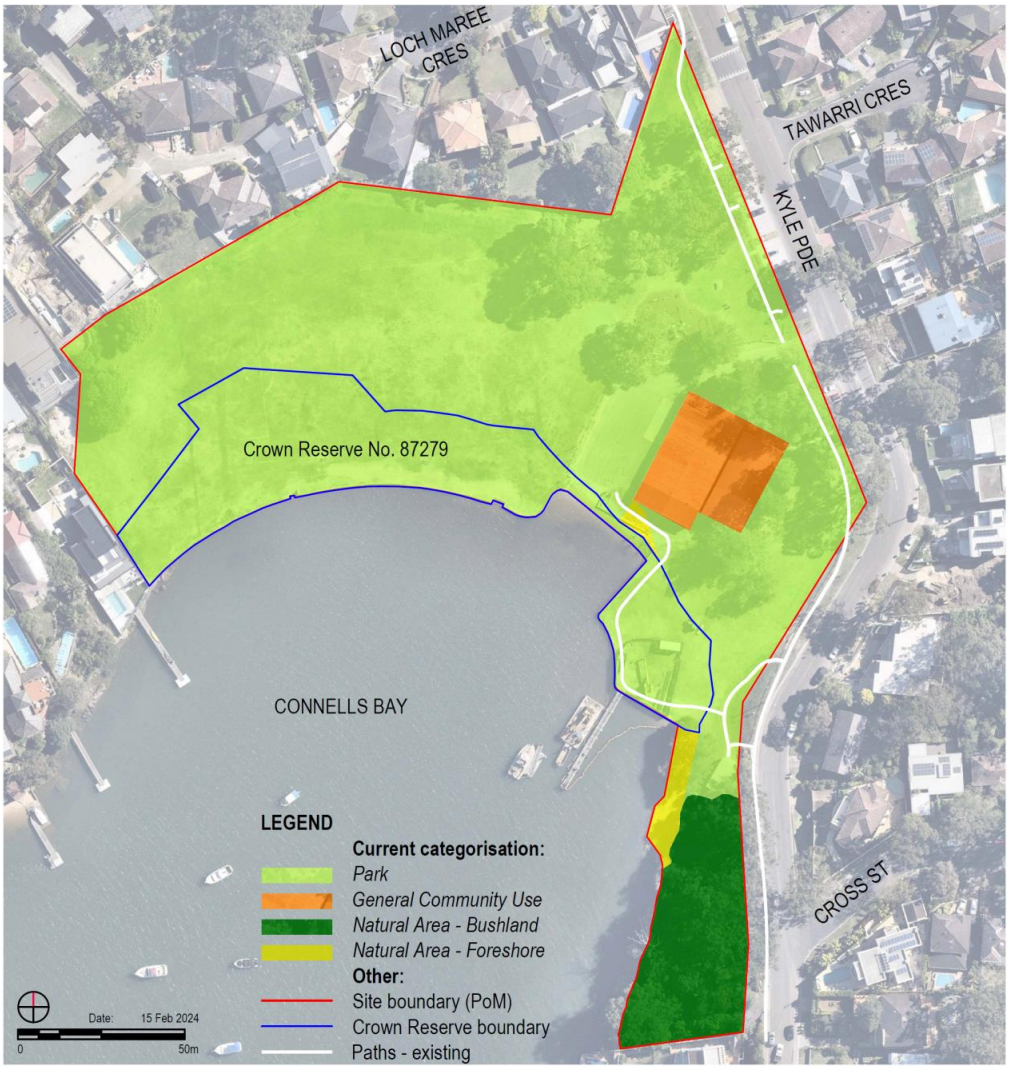


Figure 6 Current categorisation of Donnelly Park – from the "initial categorisation" of Crown Reserve No. 87279 and the 2009 "Donnelly Park Plan of Management's" categorisation for the remainder of the Park

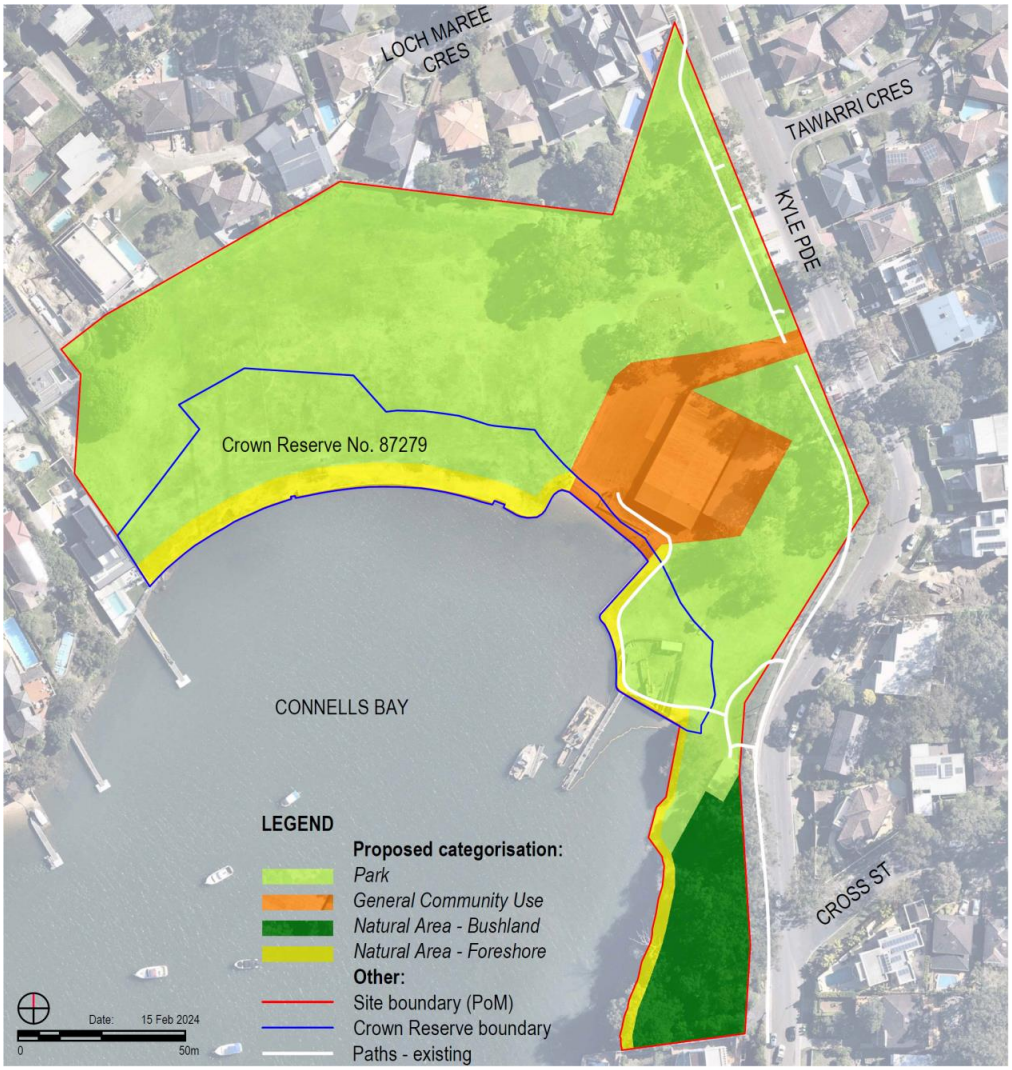


Figure 7 Proposed categorisation plan

Table 11 Rationale for Categorisation

Category (or further Natural Area categories)	Guideline for Categorisation (*Local Government (General) Regulation 2021)*	Applicability to Donnelly Park (also see Figure 7)
Park	Land that is (or is proposed to be) improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits (that do not unduly intrude on the peaceful enjoyment of the land by others).	**Applicable** to the Park's modified/managed landscape areas of "green open space" – with mown grass, trees/tree groves, landscape plantings, and visitor facilities such as the playground and picnic area. Applies to much of the Park – including the existing and/or proposed picnic areas and play areas, the toilet block, paths and areas of landscape/amenity plantings.
Natural Area	Land, whether or not in an undisturbed state, possessing a significant geological feature, geomorphological feature, landform, representative system or other natural feature/attribute sufficient to further categorise the area as bushland, wetland, escarpment, watercourse or foreshore.	(**Applicable** – see following further categories for Natural Areas)
Natural Area – Bushland)	Land containing primarily native vegetation that (a) is the natural vegetation or a remainder of the area's natural vegetation, or (b) although not remnant natural vegetation, is still representative of the structure or floristics, or structure and floristics, of the locality's natural vegetation. Such land includes (a) bushland that is "mostly undisturbed" with a good mix of tree ages and natural regeneration, as well as (b) "moderately disturbed bushland with some regeneration of trees and shrubs" and (c) "highly disturbed bushland" where the native understorey has been removed and where there may be significant weed invasion and dead and dying trees are present with no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.	**Applicable** to the bushland area on the sloping land between Kyle Parade and Connells Bay (south of the toilet block) that is dominated by a remnant or regrown native plant community (exhibiting a defined structure/strata of trees, shrubs and ground cover).
Natural Area – Wetland	Land with marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands forming a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water (whether slow moving or stationary).	Not applicable – not present in the Park

Category (or further Natural Area categories)	Guideline for Categorisation (*Local Government (General) Regulation 2021)*	Applicability to Donnelly Park (also see Figure 7)
Natural Area – Escarpment	Land that includes such features as a long cliff-like ridge or rock, and the land includes significant or unusual geological, geomorphological or scenic qualities.	Not applicable – not present in the Park
Natural Area – Watercourse	Land that includes: ▪ 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 ▪ associated riparian land or vegetation, including land that is protected under applicable rivers and foreshores improvement or native vegetation conservation legislation.	Not applicable – not present in the Park
Natural Area – Foreshore	Land that is situated on the water's edge and forming a transition zone between the aquatic and terrestrial environment.	**Applicable** to the greater majority of the Park's foreshore margin with Connells Bay (and the strip of land immediately adjacent subject to foreshore influences/effects) – specifically the existing and proposed modified/built foreshore located to the east and west of the boat ramps (including any intertidal areas to be established/enhanced by the Donnelly Park Foreshore Improvement Works), and the semi-natural foreshore south of the toilet block (along the margin of the bushland area).
Sportsground	Land used, or proposed to be used, primarily for active recreation involving organised sports or the playing of outdoor games.	Not applicable – not present in the Park
Cultural Significance	Land that is: ▪ an area of Aboriginal significance – by declaration as an Aboriginal place under section 84 of the *National Parks and Wildlife Act 1974*, or is of traditional or contemporary cultural significance to Aboriginal people (whether disturbed or undisturbed) or is of significance or interest because of Aboriginal associations, or displays physical evidence of Aboriginal occupation (both	A single Aboriginal cultural heritage site has previously been recorded in a less disturbed area of the Park, but could not be located and appears to be no longer evident. As a small site-specific feature, it is not warranted, or practical from a management perspective, to categorise a "single point feature". (It is also not appropriate to identify such Aboriginal cultural heritage features

Category (or further Natural Area categories)	Guideline for Categorisation (*Local Government (General) Regulation 2021)*	Applicability to Donnelly Park (also see Figure 7)
Cultural Significance (cont'd)	pre or post contact), or is associated with Aboriginal stories); or ▪ of aesthetic significance – by virtue of a strong visual/sensory appeal, or including a significant landmark, or having features of technical or architectural excellence; or ▪ is of archaeological significance, containing evidence of past human activity or artefacts relating to settlement of the land; or ▪ is an area of historical significance; or ▪ is an area of technical or research significance in Australia's cultural history or environment; or ▪ is an area of social significance.	so as to avoid the possibility of vandalism or site disturbance).
General Community Use	Land that is, or may be made available, for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not otherwise satisfy the guidelines for categorisation as a natural area, a sportsground, a park or an area of cultural significance.	**Applicable** to the community facilities currently occupied by the Connells Point Sailing Club and the 1st Kyle Bay Sea Scouts to allow for the continued use and enjoyment (by arrangement) of these facilities by these (or other) groups – subject to the terms and conditions of applicable lease/licence. Also applicable to the two adjacent boat ramps (and paved forecourt), as well as the sealed rigging/parking area and associated access driveway from Kyle Parade. These ancillary elements/areas both support the activities of these groups as well as being available to the public using these facilities (and the wider Park). The small seawall between the two boat ramps has also been categorised as General Community Use (rather than Natural Area Foreshore) due to the level of development of this area, with extensive hardened surfaces and intensive use, as well as the absence of inter-tidal or estuarine vegetation with minimal potential for revegetation.

These proposed recategorisations are intended to more accurately reflect the actual values, uses and character of this foreshore section of the Park. Other proposed recategorisations represent a refinement of the categories applied by the 2009 *Donnelly Park Plan of Management*.

While these categories are the same "set" as used in the 2009 Plan (and the "Park" category identified as the initial categorisation of Crown Reserve No. 87279) their extent and arrangement has been altered – as shown in Figure 8 which highlights those areas where a recategorisation is proposed – to better reflect the Park's values as well as the area's existing and proposed uses and developments.

Section 36 of the *Local Government Act 1993* prescribes the "core objectives for management" for each of the above 4 categories considered applicable to Donnelly Park – as listed in Table 12. These provide objectives or broad directions for the management of these areas.

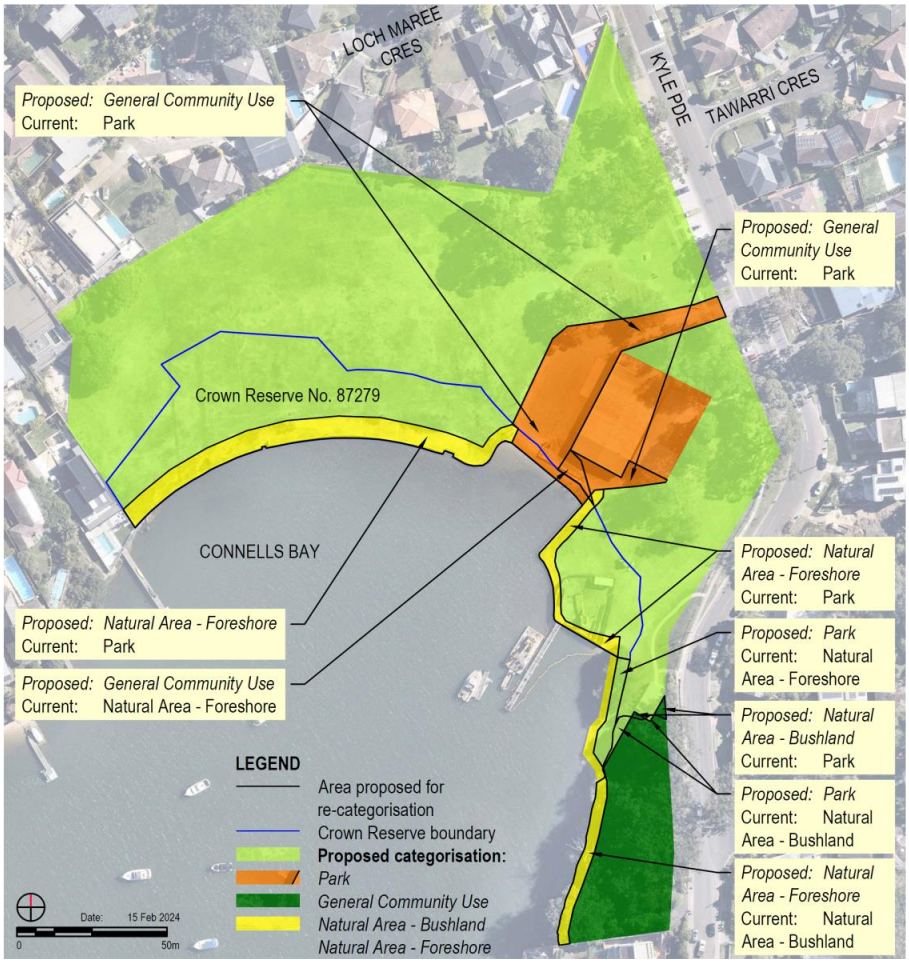


Figure 8 Areas of Donnelly Park proposed to be recategorised

Table 12 Prescribed "Core Objectives for Management" for Nominated Land Categories

Local Government Act 1993	Categorisation	Prescribed "Core Objectives for Management"
Section 36E	Natural Area	• To 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; and • To maintain the land, or that feature or habitat, in its natural state and setting; and • To provide for the restoration and regeneration of the land; and • To 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 • To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*.
Section 36G	Park	• To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities; and • To provide for passive recreational activities or pastimes and for the casual playing of games; and • To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Section 36I	General Community Use	• To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).
Section 36J	Natural Area – Bushland	• To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values, the flora and fauna (including invertebrates, fungi and microorganisms), and other ecological values of the land; and • To protect the aesthetic, heritage, recreational, educational and scientific values of the land; and • To promote the management of the land in a manner that protects and enhances the land's values and quality and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion; and • To restore degraded bushland; and

Local Government Act 1993	Categorisation	Prescribed "Core Objectives for Management"
Section 36J (cont'd)	Natural Area – Bushland (cont'd)	• To protect existing landforms such as natural drainage lines, watercourses and foreshores; and • To 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 • To protect bushland as a natural stabiliser of the soil surface.
Section 36N	Natural Area - Foreshore	• To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area: and • To facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.

4.7 MANAGEMENT OBJECTIVES

The following set of management objectives have been identified for Donnelly Park. They:

- elaborate and support the Park vision;
- are consistent with the "core objectives for management" for the Park's (as described in Section 4.6 above);
- provide broad statements of management intent and priority, to guide management actions as well as to assist in making management decisions when responding to unforeseen situations and challenges; and
- have been used to inform the Park's management actions (as detailed in Section 6).

Primary or Over-arching Management Objectives

- ► To maintain and enhance the site's green open spaces and characteristic foreshore "parkland" setting.
- ► To offer attractive settings, and a range of generally low-key facilities, to accommodate a variety of independent outdoor casual leisure, recreation, social and educational pastimes and activities – both land and water-based.
- ► To maintain recreational access to Connells Bay for watercraft (chiefly smaller/non-motorised craft) and other users, with appropriate foreshore and water-access facilities.
- ► To continue the Park's role in supporting and accommodating the activities of clubs or community groups guided by Council's Community Lease Policy, including through the provision of appropriate infrastructure and facilities.
- ► To enhance the protection, presentation and environmental values/performance of the Park's foreshore zone.
- ► To accommodate occasional community events, and other organised group events/activities, that are consistent with the Park's size, values and location.
- ► To maintain and enhance the scenic qualities of the Park, including views from and across the site to Connells Bay and beyond.
- ► To maintain and enhance the biodiversity, habitat and scenic values of the Park's area of foreshore bushland.

Secondary or Supporting Management Objectives

- ▷ To manage the Park to a "local" open space standard – in terms of presentation, facilities, maintenance and level-of-service offering quality experiences for users.
- ▷ To enhance access to the Park, ease of movement in and around the area, and use of the Park and its facilities by people of all ages, the elderly, mobility impaired or people with a disability.
- ▷ To continue to provide a suite of sensitively sited and designed facilities to support and encourage casual independent leisure, recreation and social activities within the site's parkland areas.
- ▷ To continue to concentrate leisure, recreation and social facilities and activity in the Park's north-eastern quarter, while also locating dispersed park furniture/facilities across other foreshore and parkland areas of the site.
- ▷ To maintain and enhance the Park's tree cover – and reinforce the Park's role as a cool, green, foreshore zone within the wider urban landscape.
- ▷ To maintain the current siting of club/community group facilities within the Park, and the general scale and footprint of these facilities, to ensure an appropriate balance between the Park's publicly accessible and club/community use areas.
- ▷ To support expanded community use of the club/group facilities provided within the Park.
- ▷ To maintain boat launching facilities in a safe and serviceable condition.
- ▷ To retain boat launching facilities, and the jetty and pontoon (beyond the Park boundary but accessed for the site), as accessible and available to the entire community.
- ▷ To work with other agencies as required in relation to those recreational assets located beyond the Park boundary but which form part of the area's appeal, use and enjoyment.
- ▷ To provide for visitor safety.
- ▷ To foster wider understanding and appreciation of the Park's foreshore, and the site's other values and functions.
- ▷ To help improve the quality of stormwater entering Connells Bay as well as to better manage surface stormwater flows, drainage and ponding issues within the Park.
- ▷ To continue bush regeneration, revegetation/restoration and weed control efforts to improve the natural state and setting of the Park's foreshore bushland area.
- ▷ To provide low-key access and appropriate nature-based recreational activities within the Park's bushland area – without significantly impacting its natural setting, biodiversity and scenic values.
- ▷ To manage the Park and it use without impacting significantly on the amenity of neighbours.
- ▷ To manage the Park in a sustainable manner and address the impacts of climate change, including predicted sea level rise.
- ▷ To minimise direct and indirect impacts on the Park from adjacent or surrounding land uses.

5. PERMITTED PARK PURPOSES, INTENSITY OF USE AND DEVELOPMENT, AND MASTER PLAN

5.1 PERMITTED PARK PURPOSES

The purposes for which Donnelly Park – including the land as well as existing and future buildings and improvements – will be permitted to be used (specified in accordance with Section 36(3A) of the *Local Government Act 1993*) are:

- independent casual or informal leisure, recreation and other passive activities or pastimes and associated furniture, facilities or infrastructure;
- playgrounds and casual play or games;
- waterway and foreshore access and associated recreational activities;
- community facilities and sporting club facilities;
- cultural, social and educational pastimes and activities;
- school uses;
- health, physical, cultural, social and intellectual welfare or development of the community and community members;
- community events, celebrations and commemorations;
- bushland, biodiversity, habitat and native flora and fauna preservation;
- stormwater management and water quality protection/improvement;
- environmental protection, environmental impact amelioration or remediation, and sustainable land management;
- local scenic, visual, amenity and climatic amelioration functions and benefits;
- protection of cultural heritage features;
- permissible leases, licences, other estates (including bookings and permits) to meet the current and future needs of the local community and wider public; and
- carparking and other utilities/services to support the area's access, use and management.

These permitted purposes are elaborated by the "illustrative" or "example" activities or uses described in Table 13.

5.1.1 Permissible Uses

Table 13 lists some – but not all – of the wide range of activities or uses that are consistent with the Park's permitted purposes. They have been drawn from observations of those activities/uses (and management operations or activities) now occurring in Donnelly Park, possible other or additional activities/uses that are consistent with the permitted purposes and the Park's values, and activities/uses that can or do typically occur on parks and reserves having comparable attributes, settings and values (and are of a similar scale or nature) as Donnelly Park.

The list in Table 13 is not intended to be exhaustive, and so is not prohibitive in terms of excluding any "illustrative" or "exemplar" activities or uses not included. In considering the appropriateness of other

activities or uses of the land or buildings and improvements, including any previously unforeseen activity or use of the Park, Council will consider:

- compliance or consistency of the activity or use with the Park's permitted purposes (as above, and as demonstrated/elaborated by the Table 13 descriptions/examples) and the reservation purpose of "public recreation" for the area's Crown Reserve parcel (where applicable);
- consistency with the Park's categorisation and the management objectives for the relevant community land category(s) (as described in Section 4.6), and with the Park's wider management objectives;
- the permitted land uses under the applicable local environmental plan (*Georges River Local Environmental Plan 2021*) (as described in Section 3.3.2);
- relevant legislation, notably the *Local Government Act 1993* and *Crown Land Management Act 2016*;
- the extent to which the activity or use will increase the Park's intensity of use, congestion or competition for space, or "busyness";
- the potential for significant adverse impacts on the Park values and the area's foreshore "green open space" character;
- likely impacts on the Park's accessibility, the experiences of other Park users, and any adverse impacts on nearby residences;
- the potential for significant adverse impacts on water quality in Connells Bay and the Georges River;
- Council's ability to effectively manage the proposed activity or use, and any management, maintenance or resourcing implications for Council; and
- known community values and aspirations for the Park.

Table 13 "Illustrative" or "Example" Activities/Uses, to Elaborate the Permitted Purposes for Donnelly Park

"Illustrative" or "Example" Activities or Uses (Elaborating Permitted Purposes)
Artistic pursuits
Ball games and play (casual/independent or informal activities)
Biosecurity activities
Birdwatching
Boat trailer parking – day or short term only, and in approved areas only
"Boot camps" and similar commercial group fitness training (with approval, and subject to any licence or permit conditions)
Bush regeneration, restoration or revegetation works
Bushland experience/appreciation
Car/vehicle parking – in approved areas only (and along the Park's perimeter, as signposted)
Casual or informal well-being exercises (for physical and/or mental health) – such as Tai chi, yoga, Pilates or Qigong
Casual or informal sporting activities, games or training – not organised or club-based (no fixed or permanent structures, no line-marking, no lighting)
Child's play and playground use
Commemorations and memorial services (with approval, and subject to any licence or permit conditions)
Commercial (or large scale) filming and commercial photography (with approval where required, and subject to any licence or permit conditions)
Commercial operations servicing/supporting leisure and recreation uses (such as personal trainers, mobile refreshment vendors, etc.) (with approval, and subject to licence or permit conditions)
Commercial tourism activities (with approval, and subject to licence or permit conditions)

"Illustrative" or "Example" Activities or Uses (Elaborating Permitted Purposes)
Community use – including community, recreation/sporting or social clubs (as guided by Council strategies/policies, and subject to leases, licences or other approvals as required)
Community and special events (with approval, and subject to licence or permit conditions) – such as markets, fairs/festivals, community celebrations or ceremonies, musical concerts/performances, outdoor cinemas, "fun days", exhibitions, fund-raising and charity events, etc.
Cycling, for recreation/leisure or active transport/transit – on approved paths/routes and areas only
Dog walking/exercising – on-leash (subject to regulations)
Dog walking – commercial (with approval, and subject to licence or permit conditions)
Drainage and stormwater management – including drainage control/management, stormwater harvesting, cleaning/maintenance, and the operation of stormwater quality improvement devices
Emergency operations/responses
Environmental education and outdoor learning/awareness
Environmental monitoring, assessment, protection or remediation activities
Erosion control and stabilisation/remediation activities
Fee collection
Feral/pest animal control activities
Family gatherings/celebrations (subject to size/approval threshholds)
Fire hazard reduction and fire management activities
Fishing (shore and structure based)
Grass, grounds and garden maintenance (including drainage and irrigation works)
Landscaping and amenity works (installation and maintenance, including irrigation)
Large social gatherings/functions/events (with approval, and subject to licence or permit conditions)
Launching and retrieval of watercraft – including boarding and other craft preparation or retrieval activities
Maintenance of essential services/utilities and public infrastructure
Mobile vending (with approval, and subject to licence or permit conditions) – refreshments, coffee carts, etc.
Model and/or radio controlled boats
Native flora and fauna protection and management (including Biodiversity banking)
Native vegetation management and protection measures/works (including bush regeneration/restoration, revegetation works, and fencing if warranted)
Natural habitat protection, enhancement or creation (terrestrial, and supporting intertidal and aquatic habitat works)
Nature photography/appreciation/study
Nature play or adventure play
Organised group use or activities (with approval, and subject to licence or permit conditions) – Landcare or Bushcare groups, "Riverkeeper" and waterway groups, community groups, religious organisations, etc.
Organised outdoor leisure, recreation or educational activities – such as Scouting or Guiding activities
Park management and operation activities – including authorised management and emergency vehicle access
Passive leisure and recreation activities – walking/strolling, dog-walking, "kick-about" and casual ball games, informal games, children "burning off energy", sitting, relaxing, water/scenic viewing, outdoor (or in-vehicle) snacks/meals, kite flying or playing Frisbee, laying in the sun/on the grass/in the shade, reading or studying, listening to music, daydreaming, and other casual/informal independent leisure and recreation activities, etc.
Personal training, fitness groups and other commercial health/well-being activities (such as yoga, Pilates or Tia chi) (with approval, and subject to any licence or permit conditions)
Photography (personal)

"Illustrative" or "Example" Activities or Uses (Elaborating Permitted Purposes)
Picnicking and barbeques (in specified areas, and with controls on the size and type of portable barbeques and fuels as/if necessary)
Protection/management of any Aboriginal cultural heritage material (including salvage) – with any necessary approvals
Public gatherings (with approval, and subject to any licence or permit conditions)
Running, jogging and independent fitness training
Safety management – for users, neighbours and passers-by
Sailing (and other small, non-motorised, watercraft) displays, events, competitions, regattas, "meets", etc.
Sailing (and other small, non-motorised, watercraft) lessons and related safety/skills/educational activities
Sale of food and drink, light refreshments, etc. – from mobile food vending vehicles, food stalls, and other mobile/temporary outlets (with approval, and subject to licence or permit conditions)
Sale of food and drink, light refreshments, etc. – from and as part of on-site community buildings, and excluding outdoor dining areas (with approval, subject to a building's type of lease/licence and applicable conditions, and other regulations or approvals as required)
Scenic viewing and appreciation – of waterway and other views
School use (with approval, and subject to licence or permit conditions) – for health and well-being, educational, sporting and leisure/recreation uses
Scientific or educational research, studies or investigations – including "citizen scientist" or approved volunteer programmes (with approval, and subject to any licence or permit conditions)
Skateboard or scooter riding and other "small-wheel" activities (such as in-line skates, roller skis, etc.) – on approved paths/routes and areas only (generally non-motorised devices)
Site management, safety, enforcement and regulation activities
Socialising and social activities, groups and gatherings (independent/informal activities – such as birthday parties, family/friends celebrations, etc.)
Sustainable land management activities/operations
Tree and vegetation management activities/works (including planting, removal and maintenance and isolating/falling hazardous trees)
Volunteer activities (with approval, and in support of or associated with Park's management)
Walking – for pleasure/leisure or fitness
Watercraft hire – small non-motorised craft only, no permanent structure (mobile hire only)
Weed control activities

5.1.1 Permissible Developments

Table 14 describes those developments, structures or facilities that are permissible in order to support or facilitate the appropriate use of Donnelly Park.

This is in addition to those developments permitted as "exempt development" or "without consent" works under the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the former *Infrastructure SEPP 2007*) as described in Appendix C, as well as the provisions of the *Local Government Act 1993* and *Local Government (General) Regulation 2021* and Crown Land Management Act 2016 as discussed in Section 3.1.2.

Table 14 Permissible Developments, Structures or Facilities

Permissible Developments, Structures or Facilities (to facilitate permissible uses)
Access and movement infrastructure – for vehicles (entries, roads and accesses, gates, etc., and including "restricted" facilities for management or authorised use only) and for pedestrians or shared use (paths, gates, turnstyles, etc.)
Accessible access/usage elements – paths, picnic tables and park furniture, toilets, etc.
Bicycle parking and storage facilities
Boardwalks, decks and observation platforms/lookouts
Boat ramps, small craft launching and retrieval structures, and associated facilities
Bubblers and drinking water stations
Buildings (including indoor areas and outdoor/covered spaces) and associated facilities for use by community and/or sporting groups or clubs – where associated with uses for the community's leisure/recreation, social, cultural or educational benefit
Bushland management and maintenance works/infrastructure – associated with revegetation or regeneration, weed control, tree planting/care, habitat management, wildfire shelter, etc.
Children's playgrounds/equipment, soft-fall and shade structures
Climbing walls (outdoor)
Drainage and stormwater management works – including drains/pipework, stormwater management/control and harvesting infrastructure, storage tanks, stormwater treatment and quality improvement devices, etc.
Earthworks and other ground/foreshore shaping structures
Electrical power bollards, boxes or access points – to support approved events, uses and activities only
Environmental facilities
Erosion control, stabilisation and remediation structures/works
Essential services/utilities and public infrastructure
Fences, gates, barriers and enclosures – such as metal or timber fencing, post-and-rail fencing, gates, bollards, sandstone blocks, large logs, wheelstops and the like (to control access/entry and direct the movement of vehicles and people)
Fences, hand rails, guard rails and similar safety features/barriers
First aid and medical facilities in association with approved activities (chiefly club or organised group uses) – and temporary facilities to support approved special events/uses
Fitness/exercise equipment
Flagpoles
Ground protection, hardening or erosion control works – such as gravel sheeting, grass cells, geo-fabric reinforcement, etc.
Information boards and interpretive signage
Irrigation systems
Jetties/wharves, pontoons and associated facilities – of a limited scale suitable for serving smaller leisure/recreation/sports watercraft
Key or half-court basketball (and/or multi-court) recreational facilities, and similar small-footprint low-key facilities, providing for casual/independent leisure, recreational or sporting use
Landscaping – open grass areas, amenity and shade tree plantings. planted areas and garden beds, amenity spaces (shade, sensory areas, etc.), and screening plantings – as well as "hard" landscape structures or features (such as paving, retaining walls, edging, etc.)
Lighting – to facilitate approved activities and for safety or security (while minimising nuisance light spill), including solar lighting – and temporary lighting associated with approved special events/uses
Management and emergency vehicle access points
Maritime navigation, safety or regulatory signage/information

Permissible Developments, Structures or Facilities (to facilitate permissible uses)
Monuments and memorials – both built (plaques, plinths, etc.) and living (commemorative or memorial trees) (with necessary approvals)
On-site fire-fighting equipment
Outdoor storage areas/racks for small watercraft
Park furniture – seating, picnic tables, barbecues (fixed), shelters and shade structures, taps/bubblers/water stations, rubbish bins, recycling receptacles/stations, and other park furniture
Pathways, shared paths, ramps and accessible accesses – sealed and unsealed
Public art – temporary and permanent
Refreshment outlets – small low-key drink/food/refreshment outlets and only where associated with, and part of, on-site community buildings (and excluding outdoor dining areas) (with approval, subject to a building's type of lease/licence and applicable conditions, and other regulations or approvals as required)
Renewable energy devices – such as solar panels, batteries, reticulation systems, etc. – where supporting the Park's use and management
Roads – sealed and unsealed
Safety works – for users, neighbours and passers-by (both hard/built and landscaping works)
Seawalls, foreshore and inter-tidal zone works, improvements and maintenance (including redevelopment, restoration/remediation or naturalisation works)
Signage and advertising structures (including digital) – temporary and relating to approved events, uses and activities only
Signage (or other visitor information media) – identification, locational, directional/wayfinding, information, interpretive/educational, historic/commemorative, safety/warning, and regulatory
Storage areas/facilities/yards and other minor facilities to support the Park's management
Structures/works for pedestrian access to the foreshore, inter-tidal zone and water – such as steps, terracing, ramps, ladders, etc.
Temporary facilities to support approved special events/uses – such as outdoor screens, power supplies, tents/marquees/shade shelters, stages, lighting, sound and public address systems, water stations, food and refreshment outlets, toilets, markets and merchandise outlets, ticket/entry booths, first aid and/or security facilities, entry/movement and crowd control elements, waste stations and handling areas, parking areas, service/utility/back-of-house areas, etc.
Ticket machines
Toilets
Vehicle access, parking and maneuvering areas
Walking tracks – natural or improved surfaced
Water sensitive urban design (WSUD) structures – such as rain gardens, swales, etc.
Water supply and storage works – including pipeline and tanks
Watercraft unloading/loading, rigging, maneuvering and washdown areas – sealed/hardened and grass areas (and available for multiple use)

5.2 INTENSITY OF USE, AND SCALE AND INTENSITY OF DEVELOPMENT

The *Local Government Act 1993* requires that a plan of management (applying to an individual park or reserve) must "describe the scale and intensity" of any permitted use or development of the park or reserve.

5.2.1 Intensity of Use

The intensity of use of Donnelly Park – including the range of activities accommodated/undertaken and the real or perceived crowding/congestion or competition for space – under the actions specified in this Plan of Management is likely to be only marginally greater than at present.

This slightly increased intensity of use, variety of activities or uses, and real or perceived crowding or "busyness" of the Park (as envisaged or permitted by this Plan of Management) is likely to arise as a consequence of:

- improvements to the existing seawall and the Park's foreshore generally – enhancing the presentation and appeal of this key attraction and including the provision of a foreshore pathway, improved shoreline/waterway access, additional park furniture, and landscaping improvements;
- the upgrading and possible enlargement of the existing picnic/barbeque area (however without any additional on-site barbeques being provided here or elsewhere in the Park to help contain total visitor numbers and crowding at peak use periods);
- the provision of picnic tables on the foreshore and elsewhere in the Park;
- the upgrading, and possible enlargement (or enhanced facility category), of the existing playground;
- improvements to the second/grassed basketball hoop and backboard;
- the development of a sealed shared path along the enhanced foreshore/seawall (as described above);
- the possible provision of an exercise hub or exercise equipment;
- the possible provision of a small craft storage area (for public use);
- formalisation (sealing) of the existing on-street parking on Kyle Parade south of the Park entry (and just outside the Park boundary;
- improvements to the Park's grassed areas, trees/shade, and landscape amenity generally; and
- a possible slight increase in the number of special or larger organised events/uses of the Park (subject to Council approval) – facilitated by minor infrastructure improvements/provision to support such events.

Recent upgrading of the jetty and pontoon – beyond the Park boundary, but accessed from and "servicing" the area and its water-based activities – may also generate some increased use of the area.

Use of the Park and its major built facilities by community tenants (current or future, and/or other approved community groups) will continue under this Plan of Management. The intensity of this use will largely be dependent on the nature and size/membership of these groups and their activities.

While this Plan of Management envisages and permits continued use of the Park for casual or informal sports skills training, games or activities it does not propose that the area be available (or developed) for organised or structured (terrestrial) sporting use.

The various management actions describing/detailing the above are presented in Section 6.

The limited availability of car parking both on-Park and along the adjacent section of Kyle Parade, coupled with the site's quieter suburban location away from main access roads, will also act to limit any significant increases in visitor numbers and intensity of use – notably during busier times or peak periods.

Overall the anticipated additional volumes and intensity use will be minor, and will be managed – as guided by this Plan of Management – so as not to significantly compromise the Park's appeal as a smaller foreshore reserve chiefly accommodating local casual or independent leisure and recreation uses; its role supporting community groups; its role as a recreational access point to the Georges River;

and its landscape and scenic values. The Park's grounds and facilities will be managed and maintained at least in their current condition or better.

5.2.2 Scale and Intensity of Development

This Plan of Management does not propose any significant changes to the extent, or "footprint", of the existing activity zones, main landscapes, or buildings as now occur in Donnelly Park. The scale and intensity of development within the Park will be maintained as largely comparable to the current situation.

The Park's foreshore is the main area where notable changes are proposed. This zone, and particularly the foreshore west of the boat ramps, will be redeveloped and the foreshore's "built" or "hardened" area will be enlarged. The upgraded foreshore will potentially include elements such as a new or redeveloped stone seawall (which may be vertical, or sloped, or stepped/irregular to imitate a natural rocky shoreline), a redeveloped crenellated (notched) sandstone block seawall (allowing for tidal/wave inundation), lower-set saltmarsh benches or other re-created intertidal areas, a lower/secondary sandstone block wall (landside), wide sandstone terracing and/or sandstone steps to water level, and improved stormwater outlets. The redeveloped foreshore zone may be between 3 and 15 metres wide, with the final plan of this new foreshore treatment to be guided by detailed designs to be prepared separately by Council (see Action DF21). Low height terrestrial vegetation and buffer plantings will adjoin, or be part of, the Park's redeveloped foreshore.

This Plan also allows for possible redevelopment, or extension/enlargement, of the Park's two community use buildings – currently occupied by the Connells Point Sailing Club and 1st Kyle Bay Sea Scouts. However the "footprint' of these redeveloped/enlarged structures will be single storey and sympathetic to the surrounding parkland and residential development. Community use is to be maintained and prioritised. (See Action DF14).

Other substantial hardened/surfaced areas, new structures, or other major infrastructure items with implications for the scale and intensity of development within the Park include:

- the development of an all-abilities accessible sealed path (approximately 2.0 metres wide) running along the rear of the redeveloped western foreshore (up to approximately 400 square metres total area, and connecting in the east to the Park's enlarged path network), and minor areas of site hardening or sealing for other secondary paths/access (up to approximately 500 square metres total area) (see Actions AM10 to AM12);
- enlargement of the existing picnic/barbeque area with the provision of additional park furniture, mainly towards the west, to up to approximately double its existing size (see Action DF3);
- the installation of additional items of seating and park furniture, and up to 4 additional picnic tables (open and/or sheltered) – chiefly along the redeveloped foreshore (see Actions DF10 and DF11);
- possible enlargement of the playground (and possibly an enhanced facility category/standard) (see Action DF6);
- the possible development of a second sealed basketball key or half-court (or other multi-sport half-court facilities) (see Action DF8);
- the possible installation of an exercise hub, or dispersed exercise equipment (see Action DF9);
- the possible development of a small watercraft storage area (see Action DF20);
- sealing of the informal on-street parking spaces on Kyle Parade south of the park entry (approximately 150 square metres) and opposite Tawarri Crescent (approximately 115 square metres), but both located just outside the Park boundary (see Actions AM6 and AM7).

However taken in total these proposed developments are unlikely to markedly detract from, or alter, the Park's overall green open space and attractive foreshore character – and are consistent with the site's intended purposes and character.

Beyond these proposed developments, across the Park's managed "parkland" areas many of this Plan's management actions relate to landscape or amenity works and improvements ("soft green" management actions)

The existing south-eastern bushland area will be retained, and development in this area will mainly be limited to rationalisation of the informal/trample track network and the provision of a single walking track within and through this area (with a target track standard of a "Grade 3 Walk" under the Australian Walking Track Grading System – see Action AM14).

5.3 DONNELLY PARK MASTER PLAN

The Donnelly Park Master Plan, as shown in Figure 9, provides an overview of this Plan of Management's broad management directions and key on-ground actions, and the Park's intended layout or configuration, for the area's future use, development and management. The Master Plan is a guiding document and should be read in conjunction with this Plan.

As the Master Plan depicts, the existing overall layout of Donnelly Park will be retained – in terms of the general location of facilities/developments, activity spaces and usage areas, presentation and appearance, and entry points. This is also consistent with Park's proposed categorisation.

Notable elements of the Master Plan, as outlined in Section 5.2.2 above and detailed in the management actions in Section 6, are as follows.

- Retain the large western open grassed area, and the smaller south-eastern open grassed area, primarily for independent casual leisure/recreation use. The western grassed area will also accommodate boat rigging/marshalling (in the east), sailing regattas and other sporting/recreation special uses, and also serve as a venue for occasional special events. The south-eastern grassed area will also be used for boat rigging/marshalling, sailing regattas and other sporting/recreation special uses, and Sea Scout events.

- Redevelop/upgrade the Park's seawall and foreshore zone (as guided by a detailed design plan), principally west of the boat ramps. The existing seawall and its landside curtilage will be modified to provide a more environmentally friendly semi-natural design which enhances access to the shoreline/waterway, improves the foreshore's appearance, and better manages the effects of tidal fluctuations and wave/sea-spray impacts. Install both aquatic and terrestrial plantings as part of the upgraded foreshore.

- Install a sealed path, suitable for accessible use, along the rear of the redeveloped seawall/foreshore zone. Install new/additional seating along this path, and a sheltered picnic table near the larger western boat ramp.

Figure 9 Donnelly Park Master Plan

- Install two new sealed Park entry/access paths – from the Park's north-eastern corner on Kyle Parade and between the playground and Park entry road (both running off the existing path along Kyle Parade) to provide separate/defined Park entry points for pedestrians and shared use. Both entry paths will ultimately connect to the proposed all-abilities path along the rear of the redeveloped seawall/foreshore.

- Provide a new gravelled walking track, from the existing (eastern foreshore) sealed path and running south below the toilet block to the bushland area.

- Retain the existing community facilities/buildings currently occupied by the Connells Point Sailing Club and 1st Kyle Bay Sea Scouts (in their existing location and comparable "footprint" and size/scale). Maintain, upgrade or replace as/when required.

- Retain current water craft launching facilities. Maintain, upgrade or replace as/when required. Noting future works must not accommodate larger or powered crafts.

- Retain, maintain and replace the recently redeveloped jetty and pontoon (beyond the Park boundary, but accessed from and "servicing" the Park).

- Upgrade the existing low eastern seawall, but ensuring easy access to the beach for water play and casual leisure use.

- Retain and resurface/upgrade (as required) the existing large sealed area located between the community facility currently occupied by the Connells Point Sailing Club and the large western grassed area – to continue to serve as a car/trailer manoeuvring area, craft rigging/marshalling space, boat ramp access, and casual parking and water viewing location.

- Upgrade the Park's Kyle Parade entrance and lockable gates, the access "driveway", and limited parallel parking spaces.

- Provide/upgrade Park name and visitor information signage at the Park entrance.

- Investigate the formalisation of the grass and earth on-street angled parking spaces on Kyle Parade south of the Park entrance (largely beyond the Park boundary).

- Investigate and provide, if required, additional sealed on-street parking on Kyle Parade, in the roadside grassed area opposite Tawarri Crescent (largely beyond the Park boundary), if demand or site impacts warrant.

- Upgrade/renew the park furniture in the existing picnic/barbeque area and expand picnicking opportunities by providing additional picnic tables (uncovered, and without barbeques) under the trees west of the existing area.

- Install additional picnic tables at selected sites – in the shaded area south-east of the community facility currently occupied by the Sea Scouts and on the foreshore east of the jetty.

- Upgrade/renew/replace the playground, and enhance to higher category play if warranted and space permits. Maintain to required safety standards.

- Retain and maintain the existing sealed basketball key. Retain and upgrade (and realign/relocate if necessary) the existing grassed basketball area. Improve/replace both facilities, as sealed basketball keys/half-court or potentially in a multi-sports set out to provide for greater flexibility.
- Provide bike racks and water stations within the playground/basketball activity zone.
- Investigate, and if warranted, install an exercise hub (or spaced exercise equipment) in the shaded area south of the Park entry (north-east of the community facility currently occupied by the Sea Scouts).
- Retain the existing accessible toilet block. Maintain and refurbish or upgrade when/if required.
- Retain existing trees and supplement with new/replacement plantings – in the picnic/barbeque area and at places along the Park's Kyle Parade frontage.
- Plant suitable tree species in appropriate locations throughout the Park to increase the overall tree canopy within the parkland.
- Install/upgrade stormwater management measures – including inverts, infill/mounds, piping, and rain gardens or low plantings – particularly along the Park's north-eastern boundary (invert), east of the community facility currently occupied by the Sea Scouts, and in the playground/picnic zone. Maintain and upgrade existing stormwater quality improvement devices/measures, and install new works as/where required (such as gross pollutant traps on smaller stormwater outlets).
- Install/upgrade area security lighting where required.
- Undertake/continue bush regeneration and weed control measures in the south-eastern bushland area.
- Close and rehabilitate "trample tracks" in the south-eastern bushland area and construct (and signpost) a single "Grade 3" walking tack running through this area and also accessing the foreshore rock outcrop vantage point.

The Master Plan's elements would be implemented over time, as resources become available (see Section 7.1).

6. MANAGEMENT ACTIONS

6.1 GUIDE TO MANAGEMENT ACTION TABLES

The following Management Action Tables present a range of actions – comprising both specific on-ground or tangible actions as well as policies and management directions or guidelines – that will guide management, use and development of Donnelly Park over the coming 10 years and possibly longer.

The management actions have been identified in response to the Park's values, the threats to these values and other management issues, the area's current uses and patterns of use, known user and community values and views or aspirations as expressed through the various community consultation measures during the Plan's preparation, the vision for the Park, the management objectives listed in Section 4.7, as well as funding and resourcing considerations.

The Management Action Tables present a range and varied scale of initiatives/actions proposed to be undertaken all of which require either recurrent Council commitment in the form of personnel and funding or one-off allocated funding for specific initiatives in this Plan of Management. Therefore implementation of the Plan will necessarily be staged over time.

Management Actions have been grouped into specific value or operational areas, as follows.

- **Accessing and Moving Around the Park** – comprising management actions regarding access to and movement within the Park (both pedestrian/non-motorised and vehicular), including paths and accessible access. (Section 6.2)
- **Park Grounds and Landscape Management** – comprising management actions addressing the Park's extensive open spaces and landscaped areas, including the seawall and foreshore zone, as well as the area's scenic qualities. (Section 6.3)
- **Park Developments and Facilities** – comprising management actions regarding the Park's leisure, recreation and other visitor use facilities – including buildings, picnic and barbeque facilities, playground, boat ramps, casual leisure or recreation facilities/areas, amenities, signage, and lighting. (Section 6.4)
- **Managing Leisure and Recreational Use, Activities and Enjoyment of the Park** – describing management actions for informal leisure/recreation, community use, family/social gatherings, school use, organised or special events, and commercial activities and filming. (Section 6.5)
- **Natural Resources Management** – comprising management actions for the Park's bushland area, native flora, native fauna and habitats, weeds, pests and introduced animals, drainage/stormwater and water quality management, and fire management. (Section 6.6)
- **Cultural Heritage Management** – comprising management actions for cultural heritage sites or values. (Section 6.7)

- **Leases and Licences** – comprising management actions for leases, licences and other estates as well as one-off permissions and temporary activity approvals. (Section 6.8)

- **Park Management and Administration** – comprising management actions in relation to land tenure matters, management and maintenance, planning and development approvals, on-going stakeholder engagement, Park neighbours, information and promotion, monitoring, safety/security and hazards, sustainability, revenue/funding, and foreign services and easements. (Section 6.9)

The Management Action Tables also include an indication of each management action's "priority", the "resource estimation" to implement or undertake an action, an action's "performance target" or intended outcomes, and "means of assessment" or how achievement of the performance target will be measured or assessed – as a guide to the Plan's implementation (staged as necessary) or operation, realisation and evaluation.

The identified priorities give an indication of both an action's relative importance, and the preferred timing of each action (noting that many actions will be "on-going" and will apply or continue throughout the Park's management and/or the life of this Plan) – as follows.

- **HIGH** – Essential to achievement of the Park's management objectives, or where there is potential for the public to be exposed to an unacceptable level of risk, or there is potential for a serious threat to Park values or the environment, and so warranting funding consideration until achieved (or to sustain on-going management activities).

- **Medium** – These actions are desirable to enhance achievement of the Park's management objectives, or to address issues that meet a significant community need, or to improve management outcomes and ideally should be implemented within the life of this Plan.

- **Low** – These actions are useful for the overall management of the Park or to address issues that have longer-term impacts (such as meeting less urgent community needs or improving inefficient services) and should be undertaken if resources permit.

Resource requirements are generalised according to the following categories:
- negligible – actions that are largely of a procedural nature or require minimal budget/resources inputs;
- minor – actions that are routinely part of the Park's management and can be met from normal Park or Council operational budgets and management resources;
- moderate – actions that will require special allocations in the Park's or Council's operational budgets, additional resourcing, may extend over a number of funding cycles, and/or require a level of capital works funding;
- high – actions that are significant projects, typically requiring sizeable capital works or other funding; and
- not applicable (n/a) – actions that are of a policy nature only and/or guidelines that do not have a resource requirement attached (or where implementation/operational costs are part of other actions).

"Performance target" describes the objective, goal or outcome that a management action is intended to achieve.

"Means of assessment" set outs practical measures and mechanisms as to how the implementation of a management action, and achievement of performance targets, is to be assessed. "CW&MR" in the

means of assessment column in the following tables refers to use of Council's capital works and/or maintenance records by which the tangible works or actions proposed can be monitored or assessed.

6.2 ACCESSING AND MOVING AROUND THE PARK

Action No.	Accessing and Moving Around the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.2.1	**Vehicle Access and Carparking**				
AM1	Public vehicle access within the Park (to the large sealed parking/maneuvering area above the larger boat ramp and the parallel parking bays south of the playground) will continue to be regulated by Council, through an approved gate opening/locking regime on the Park's access road (which may vary according to season, or other factors, at Council's discretion). Public vehicle access to the grassed/landscaped areas of the Park will generally not be permitted unless associated with approved special events/uses. The limits of public vehicle access will continue to be defined/delineated by appropriate fencing, barriers and signage (along the Park's Kyle Parade boundary, around the large sealed parking/maneuvering area, and along the short Park entry road). Fencing-style car barriers will be progressively replaced with bollards and sandstone "logs" or other features to enhance the Park's "porous" boundary (and internally) for easy pedestrian access.	**HIGH** (on-going)	Minor	Visitor vehicle entry controlled via an appropriate Park entrance opening hours and gate opening/locking regime. Public vehicle access to grassed/landscaped areas controlled – with fencing, barriers and signage maintained and effective.	Levels of compliance with vehicle access/entry hours and limits of public vehicle access entry/movement. Observation. CW&MR. Park user and neighbour feedback/complaints.
AM2	The expansive sealed parking/maneuvering area located between the community facility currently occupied by the Connells Point Sailing Club and the large western grassed area will be resurfaced/upgraded. This area will continue to serve as a car/trailer manoeuvring area, craft rigging/marshalling space, boat ramp access, casual parking and water viewing location, and space to support sailing regattas and other sporting/recreation special uses or for other special events.	**Medium**	High	Standard and utility of expansive sealed parking/maneuvering area improved.	CW&MR. Observation. Park user feedback.

Action No.	Accessing and Moving Around the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
AM2 (cont'd)	The majority of this area will continue to be signposted as a "no parking" zone.				
AM3	The Park's vehicle entrance off Kyle Parade will be remodeled and upgraded to provide a simpler and more effective/efficient entry and exit point for vehicles (including vehicles with boat trailers), to enable a more efficient gate configuration/operation, to reduce the extent/width of sealed area, and to avoid or relocate the drainage inlet pit. Investigate, and provide if warranted and feasible, the provision of a marked pedestrian crossing, or a raised pedestrian crossing/threshold ("wombat crossing"), to provide for safer pedestrian movement across the Park entrance.	**Medium**	Moderate	Easier and more efficient vehicle entry/exit, and gate opening/locking. Improved pedestrian safety along Kyle Parade path. Enhanced appearance of Park's vehicle entrance.	CW&MR. Park user, and neighbour/walker, feedback. Observation.
AM4	The Park's short access road will be resurfaced/upgraded. This will include better surfacing and delineation of the 3 or 4 poorly defined informal parallel car parking bays along the northern side of this access (adjacent to the playground and sealed basketball key) while also protecting the existing mature tree in this area. Beyond these parallel parking bays the short access road will continue to be signposted as a "no parking" zone.	**Medium**	Moderate	Standard of Park access road, and parallel parking bays, improved.	CW&MR. Park user feedback. Observation.
AM5	Retain the existing service and emergency vehicle access points along the Park's boundary (and internally), and provide additional authorised vehicle access points where warranted. Ensure service and emergency vehicle access points are located, signposted and managed to ensure controlled but unimpeded access for authorised vehicles. These authorised vehicle access points may also be used to support special events and other approved uses of the Park.	**HIGH** (on-going)	Minor	Continued access for authorised and emergency vehicle use only. Access to support special events and other approved Park uses.	CW&MR. Observation. User feedback.

Action No.	Accessing and Moving Around the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
AM6	Investigate, and construct if warranted and feasible, the sealing and formalisation of the existing unmade grass and earth on-street angled (90°) parking area on Kyle Parade, south of the Park entrance - to provide additional parking capacity to support the Park's use (noting that much of this area is beyond the Park boundary within the Kyle Parade road reserve). This would provide for up to 9 additional formal car parking spaces, preferably set out in 3 bays (of 5, 1 and 3 spaces with a total sealed area of approximately 150 square metres) to allow for the existing sealed path from Kyle Parade to the community facility currently occupied by the Sea Scouts and to avoid/offset sealing from the base and structural root zone of existing mature trees in this area. If/where necessary, short sealed paths will connect these parking bays to the north-south path along Kyle Parade (and then to path connections into the Park). An indicative (only) location/layout of these new sealed parking bays is shown on the Master Plan (Figure 9), and they will be subject to later detailed design/layout.	**Medium**	Moderate	Increased car parking capacity. Unmade on-street parking area formalised, to provide additional parking capacity to support the Park's use. Mature trees and path to the community facility currently occupied by the Sea Scouts protected/retained. retained No significant impacts on Park values or inconvenience for neighbours.	CW&MR. Observation. Park user and neighbour feedback/complaints.
AM7	If warranted by demand (or site impacts/degradation) the grassy road verge on Kyle Parade, opposite Tawarri Crescent, will be developed and sealed to provide additional parking capacity to support the Park's use (noting that much of this area is beyond the Park boundary within the Kyle Parade road reserve). This will provide for up to 7 additional formal car parking spaces (covering a total sealed area of approximately 115 square metres). If/where necessary, short sealed paths will connect these parking spaces to the north-south path along Kyle Parade (and then to path connections into the Park). An indicative (only) location/layout of these new sealed parking bays is shown on the Master Plan (Figure 9), and they will be subject to later detailed design/layout (which will include avoiding impacts to existing trees in this area).	**Medium**	Moderate	Increased car parking capacity. Grass casual on-street parking area formalised, to provide additional parking capacity to support the Park's use. No significant impacts on Park values or inconvenience for neighbours.	CW&MR. Observation. Park user and neighbour feedback/complaints.

Action No.	Accessing and Moving Around the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.2.2 Paths and Tracks					
AM8	Retain the Park's existing easy accessibility for walkers and others along its "permeable" boundary with Kyle Parade. Retain and maintain the existing formed/sealed entry points (for walkers and other non-vehicle visitor entry) to the Park – including the existing north-south sealed path beside Kyle Parade.	**HIGH** (on-going)	Minor	Easy entry to Park, for walkers or cyclists and other users, from Kyle Parade.	GRC maintenance records. Observation. Park user feedback
AM9	The Park's existing sealed paths, and other paths and tracks as/when developed, will be maintained to a high standard – suitable for safe and comfortable use by all ages and capabilities with few hazards and in an attractive condition. This will be achieved through Council's asset inspection and maintenance programme, as well as by responsive maintenance or repairs as/when required. This will include undertaking maintenance and improvements as/where required – such as addressing cracking, surface unevenness, drainage problems, degraded edges, erosion, overhanging/intruding vegetation, and other hazards/issues as well as minor realignments of existing paths where warranted.	**HIGH** (on-going)	Minor	Park's paths and tracks are well maintained and safe for use.	CW&MR and grounds maintenance records. Observation and photographic records. Park user feedback/complaints.
AM10	Construct a Park access/entry path (as shown indicatively on the Master Plan – Figure 9) – running south of the playground and sealed basketball key (and north of the Park's short access road), connecting from the existing north-south path along Kyle Parade and leading west into the Park (and ultimately accessing the proposed foreshore path – see Action AM11 below). This path will be sealed and provide for accessible use.	**Medium**	Moderate/ Low	Improved visitor safety. Defined Park entry for pedestrians and others – separate from existing Park entry road.	CW&MR. Park user feedback. Observation.
AM11	Construct a sealed path along the rear of the redeveloped seawall/foreshore zone (see Action DF15) as a feature of this area (as shown indicatively on the Master Plan – Figure 9). This foreshore path will link to the Park's wider existing and proposed path network	**HIGH**	High	Easier and more convenient access for visitors (including mobility impaired users)	CW&MR. Park user feedback. Observation.

Action No.	Accessing and Moving Around the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
AM11 (cont'd)	by a new sealed path constructed along the eastern edge of western open grassed area and beside the large sealed parking/maneuvering area (as also shown indicatively on the Master Plan – Figure 9). Both paths will provide for accessible use.			along/above foreshore. To better cater for Park walkers and exercise, and provide an additional Park attraction and visitor experience.	
AM12	Construct a Park access/entry path – from the existing north-south path along Kyle Parade, in the Park's far north-east corner, and leading south/south-west past the picnic/barbeque area into the Park (and ultimately accessing the proposed foreshore path – see Action AM11 above) (as shown indicatively on the Master Plan – Figure 9). This path will be sealed and provide for accessible use.	Low	Moderate/ Low	Additional/direct path access into Park from north-east corner (on Kyle Parade).	CW&MR. Park user feedback. Observation.
AM13	If warranted by usage and/or site impacts, construct a short compacted gravel path/track in the Park's south-east (as shown indicatively on the Master Plan – Figure 9) – from the existing sealed path along the eastern foreshore and running south across the narrow grassed/treed area (below, west of, the toilet block) to the south-eastern bushland area (to connect with the proposed bushland walking track if/when developed – see Action AM14). The track should ideally follow a gently meandering alignment and minimise fragmentation of this narrow grass area.	Low	Minor	Defined route from Park's main activity areas and movement routes to south-eastern bushland area.	CW&MR. Observation. Park user feedback.
AM14	The informal and unauthorised tracks ("trample tracks") in the south-eastern bushland area will be progressively closed and rehabilitated. Concurrent with the final removal of these informal tracks, a new walking tack (suitably aligned and designed to suit this area's topography, soils and drainage features) will be constructed through this bushland area (as shown indicatively on the Master Plan – Figure 9). This walking track will connect from the grassy foreshore (and the proposed compacted gravel path/track if/when developed – see Action	Low	Minor	"Trample tracks" replaced by safe and sustainable walking track. Improved visitor access and experiences of bushland area. Reduced impacts on the Park's bushland area.	CW&MR and other GRC maintenance records. Observation and photographic records. Park user feedback.

Action No.	Accessing and Moving Around the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
AM14 (cont'd)	AM3) and run to Kyle Parade in the Park's far south-east corner, with a possible side-track accessing a rock outcrop and vantage point on the far south-eastern shoreline. Align preferred walking track to avoid the vicinity of the previously recorded Aboriginal cultural heritage site. This walking track will approximate a "Grade 3 Walk" under the Australian Walking Track Grading System (which corresponds to a Class 3 Track under AS 2165.1) – being a formed earth track, with few obstacles, 900-1,200 millimetres wide. Interpretive materials may be provided to enhance users' experience of the bushland (see Action DF26).				
6.2.3 Bicycle Access					
AM15	Provide bicycle racks/parking within the Park's core activity/facilities area – at a suitable site in the playground/basketball activity zone.	Low	Minor	Bicycle racks/parking in place and being used.	CW&MR. Observed usage levels and positive user feedback.
AM16	If warranted by demand or usage levels, or for user safety, the existing north-south sealed path along Kyle Parade (both within the Park in the north and centre, and just outside the Park in the south), which is only 1.2 metres wide, may be widened to better accommodate shared use.	**Medium**	Moderate	Improved safety for path users and Park visitors.	CW&MR. Number of reported/known accidents or incidents on path. Park and path user feedback.
AM17	Cyclists' use of the Park's new sealed paths (see Actions AM10, AM11 and AM12), and existing/other paths, will be monitored and may be prohibited if/where accidents or conflicts between cyclists and other Park/path users are problematic or present an unacceptable safety risk.	**Medium**	Negligible	Improved safety for path users and Park visitors.	Number of reported/known accidents or incidents on path(s). Park user feedback.
6.2.4 Entry Signs and Park Information					
AM18	Progressively upgrade signage at the Park's entry points (and particularly in the vicinity of the vehicle entrance and nearby proposed	**Medium** (on-gong)	Minor	Improved signage and information for Park	Positive feedback from Park users.

Action No.	Accessing and Moving Around the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
AM18 (cont'd)	pedestrian entry path) and elsewhere within the Park where needed, to comply with Council's prevailing sign "style guide". Signs will provide details such as Park name, orientation and facilities/opportunities, permissible activities and ordinance/regulatory information as appropriate to their location/purpose. Simple signs, incorporating pictograms, will preferably be employed – for clarity and to be accessible to users from culturally and linguistically diverse backgrounds. Update signs as necessary to reflect the current management protocols as changes are implemented. Remove non-standard, out-of-date, redundant and incorrect signs and replace as required.			users. Legible and easily understood signage. Improved Park presentation and image.	Observation and photographic records. CW&MR.
AM19	Council will liaise with Roads and Maritime Services regarding the need for and maintenance of regulatory, water safety and other waterway focused signs at the Park's boat ramps (and the jetty/pontoon).	Low	Negligible	Effective and presentable maritime safety signage at boat ramps (and elsewhere) if needed.	Observation. Frequency of action by Roads and Maritime Services.
6.2.5 Accessibility					
AM20	Accessible access will be provided to existing facilities and open space areas (as far as practicable), principally via the proposed paths (see Actions AM10 to AM12) as well as via the Park's existing sealed paths (most of which meet accessible access standards for gradients). New and replacement facilities and pathways will be designed and/or aligned to offer accessible access – for access and/or use by people with physical disabilities or mobility challenges and the elderly – to the greatest extent practicable.	**HIGH** (on-going)	Minor	Improved accessible access.	Accessibility audits. CW&MR and other GRC maintenance records. Park user feedback/complaints.

Action No.	Accessing and Moving Around the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
AM21	Wheelchair accessible/usable picnic tables and other park furniture/facilities, including accessible paths to access these facilities, will be provided as part of any upgrading of the picnic/barbeque area (see Actions DF2 and DF3).	**HIGH**	n/a	Wheelchair accessible facilities in place and in use.	CW&MR. Observation and photographic records. Park user feedback.
AM22	The single disabled parking bay on Kyle Parade, located immediately north of the Park entrance, will be resurfaced as concrete and upgraded (including the short path to/from this parking bay) when the existing asphalt surface requires major repair or renewal (noting that much of this area is beyond the Park boundary within the Kyle Parade road reserve).	**Medium**	Minor	Improved accessible parking and access.	Accessibility audits. CW&MR and photographic records. Park user feedback/complaints.
AM23	Provide for at least one additional disabled parking bay if/when additional car parking is developed along the Park's Kyle Parade boundary (see Actions AM6 and AM7).	**Medium**	n/a	Improved accessible parking and access.	Accessibility audits. CW&MR and photographic records. Park user feedback/complaints.

6.3 PARK GROUNDS AND LANDSCAPE MANAGEMENT

Action No.	Park Grounds and Landscape Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
GL1	Landscape and amenity plantings within the Park will preferably use native species, ideally locally endemic species, wherever possible (within the constraints of climate change considerations – see Action GL12).	**Medium** (on-going)	n/a	Maximum use of native species in landscape/amenity plantings.	Works contracts and/or grounds maintenance records.
GL2	Retain the existing "open parkland" character of the Park (beyond the south-eastern bushland area) as a modified/managed landscape of mown grass areas with scattered or grouped trees. Notably: ▪ expansive open/mown grass areas – principally the larger western open grass area and the south-eastern grassed areas; ▪ shade and amenity tree plantings in and around the main passive use/facilities zone (the picnic/barbeque area, playground and basketball keys) (see Action GL8); and ▪ amenity tree plantings along the Park access road, east of the community facility currently occupied by the Sea Scouts, and along the Kyle Parade frontage (see Action GL9). These readily accessible areas will continue to be managed as attractive and usable open spaces which (along with the facilities and attractions offered in some locations) provide the principal setting and appeal for the Park's casual/independent land-based leisure and recreation uses.	**HIGH** (on-going)	n/a	The "open parkland" and expansive mown/grass character of much of the Park is retained, as an important part of the area's appeal and leisure/recreation value and uses.	Grounds maintenance records. Observation and photographic records. Park user and neighbour feedback.
GL3	The larger western grassed area will continue to be managed as an expansive open area, with no internal landscape plantings and few permanent facilities or excessive site hardening (as shown on the Master Plan at Figure 9) (also see Action DF15). This is to retain this space for occasional special events/uses (such as occasional community events, sailing regattas and other sporting/recreation	**HIGH** (on-going)	n/a	Suitable large open area retained to accommodate special events/uses and more expansive or active leisure/recreation uses.	Grounds maintenance records. Observation and photographic records. Park user feedback.

Action No.	Park Grounds and Landscape Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
GL3 (cont'd)	special uses, etc.) and to retain it as an area for more active or "spread-out" leisure/recreation activities that require an expansive area (such as kick-about and games, informal sports/training, kite-flying and Frisbees, etc.). This expansive grassed area will also allow "long views" within the Park and across this open area to the bay from the surrounding areas. Similarly the south-eastern grass area will not be significantly reduced – by tree and amenity/landscape plantings, additional facilities or site hardening (as shown on the Master Plan at Figure 9) – to retain this space for boat rigging/marshalling, sailing regattas and other sporting/recreation special uses, informal sports/training, and passive leisure/recreation.			Long internal views within and across the Park retained.	
GL4	Maintain the Park's mown grass/lawn areas in accordance with Council's adopted service standards, and practices/guidelines for grass management in passive use parklands. Including – mowing regimes (summer and winter), aerating, seeding/over-sowing, irrigation and fertilising (with limitations and/or caution in proximity to bushland areas and watercourses), and weed control (particularly focused on bindiis and other prickly/problematic weeds) – to ensure that all grass areas are maintained in a reasonable condition in terms of usability and appearance.	**HIGH** (on-going)	Minor / Moderate	Attractive and useable grassed open spaces maintained.	Grounds maintenance records. Observation and photographic records. Park user feedback/complaints.
GL5	Difficult locations for grass maintenance (such as heavily shaded and/or compacted areas under trees/groves) may be addressed by alternative landscaping measures – such as mulching and/or dense groundcover, native grass or lower shrub plantings, or amenity/garden plantings – while still retaining the overall "open parkland" character of the majority of the Park.	**Medium** (on-going)	Minor	Reduced extent of bare, compacted or unappealing grounds.	Grounds maintenance and photographic records. Observation.

Action No.	Park Grounds and Landscape Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
GL6	Bands/buffers, beds and other areas of mostly low-height (terrestrial) plantings will be included as part of the Park's redeveloped/upgraded foreshore zone/seawall (see Actions DF15 and DF16) (as shown indicatively on the Master Plan at Figure 9) – to enhance the appearance and functioning of this area (as amenity and buffer plantings, to define activity/access areas, and as movement control/guidance measures). Species will be carefully selected to be suitable for this foreshore setting without requiring excessive care or maintenance. The nature, species, role, location and extent of these plantings will be guided by the detailed design plan for the foreshore's redevelopment/upgrading.	**HIGH**	As part of the foreshore's redevelop-ment/ upgrading (see Actions DF15 and DF16)	Suitable terrestrial plantings in place, and maintained, as part of the Park's foreshore/seawall improvements. Species fit for purpose.	Grounds maintenance records. Observation and photographic records. Park user feedback. Detailed design plan for the foreshore's redevelopment/ upgrading.
GL7	Saltmarsh, and other inter-tidal or littoral plant species, may be included as part of the Park's redeveloped/upgraded seawall and foreshore zone (see Action DF15) – to enhance the habitat and environmental values of this area as part of redeveloping/upgrading the seawall and foreshore zone in a more semi-natural character. The location and extent of these plantings will be guided by the detailed design plan for the foreshore's redevelopment/upgrading.	**HIGH**	As part of the foreshore's redevelop-ment/ upgrading (see Action DF15)	Suitable inter-tidal, littoral or aquatic plantings in place to help semi-naturalise the seawall/foreshore and enhance habitat and environmental values.	Grounds maintenance records. Observation and photographic records. Selected species' observed survival and vigour (long-term). Compliance with detailed design plan for the foreshore's redevelopment/ upgrading.
GL8	Retain the Park's existing trees, and supplement these with new/replacement plantings (of native species) as/when required – particularly in the main passive use/facilities zone (the picnic/barbeque area, playground, basketball keys and Park entry) (as shown indicatively on the Master Plan at Figure 9) – to ensure that the area's total tree cover is increased/enhanced and not incrementally reduced (and additional targeted tree plantings are	**HIGH** (on-going)	Minor	Park's tree cover is increased/enhanced. Positive shade, amenity, visual; and habitat/biodiversity outcomes.	Grounds maintenance records. Photographic records. Periodic tree audits.

Action No.	Park Grounds and Landscape Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
GL8 (cont'd)	undertaken – see Actions GL9 and NRM3). (Also see Actions GL10 and PMA15)				
GL9	Undertake tree plantings along the Park's Kyle Parade frontage and east of the community facility currently occupied by the Sea Scouts (as shown indicatively on the Master Plan at Figure 9) – to enhance the streetscape, screen larger buildings, increase the area's total tree cover, provide additional fauna habitat, and enhance biodiversity "links" (while also considering "Crime Prevention Through Environmental Design" principles). Such additional or reinforcement tree planting will also aim to: ▪ retain a predominately "open parkland" character across most of the area, by avoiding understorey plantings and view obstruction; and ▪ provide for the succession/replacement of aging, diseased or inappropriate trees. (Also see Actions GL10 and PMA15)	**Medium**	Minor	Improved screening and reduced overlooking of Park's activity spaces, while not significantly detracting from neighbour's views and still allowing for some passive surveillance. Tree cover enhanced and/or expanded while maintaining the site's "open parkland" character. Habitat and biodiversity corridor benefits.	Grounds maintenance records. Observation and photographic records. Park user and neighbour feedback.
GL10	Tree health will be maintained/supported by special management actions/interventions as required (and where practical) – such as mulching (or planting with low/groundcover species) beneath trees, pest and disease control, vehicle exclusion from the root zone, pruning, etc. – as guided by Council's adopted service standards and practices/guidelines for trees in parks and reserves. Succession and replacement tree plantings (preferably using advanced specimens of native tree species) will be undertaken as/where required. (Also see Action PMA15)	**HIGH** (on-going)	Minor	Park's trees/tree cover managed in good condition, safe and attractive – to deliver positive shade, amenity, visual, and habitat/biodiversity outcomes. Retention of Park's character.	Grounds maintenance records. Observation and photographic records. Periodic tree audits. Park user and neighbour feedback.

Action No.	Park Grounds and Landscape Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
GL11	Small gardens of other more formal or intensively managed areas of amenity plantings may be established in association with the Park's buildings or the Park's entry – to provide features of interest and to screen or soften (less attractive) built features or car parking (without compromising "Crime Prevention Through Environmental Design" principles). Any such plantings will not impinge on, or detract from, the Parks overall open "parkland" character and major activity spaces. These planted areas may also include raingardens as part of drainage management (see Action NRM14) or small appropriately sited community gardens. Any such areas will be maintained as guided by Council's adopted service standards and practices/guidelines for parks and – including weeding, watering, mulching, staking, fencing/edging, seasonal/supplementary plantings, pruning, and pest/disease management.	Low	Minor	Attractive, well-presented and well-maintained gardens and formal plantings in selected locations. Enhanced Park appearance and amenity while maintaining open parkland character.	Park user feedback. Grounds maintenance records. Observation and photographic records.
GL12	Consider the implications of climate change, and biodiversity values, in species suitability and selection for future tree planting and amenity/landscape/stormwater plantings, as well as for use in bush regeneration/revegetation activities.	**HIGH** (on-going)	n/a	Species selection considers climate change implications.	Grounds maintenance and species records. Selected species' observed survival and vigour (long-term).

6.4 PARK DEVELOPMENTS AND FACILITIES

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.4.1	**Facilities/Activity Zone (Picnic/barbeque Area, Playground and Basketball/Court Facilities)**				
DF1	Due to the limited available space in the Park's north-east any expansion or repositioning of the facilities now in this area – the picnic/barbeque area, playground, and the sealed basketball key and grassed twin hoops – will preferably be designed in a co-ordinated fashion. This is to ensure that any expansion of one area does not preclude the possible future enlargement of other facilities, that conflict or disturbance between users/areas are avoided, that the unnecessary removal of trees is avoided, that built facilities do not unduly intrude into the large western grassed area, and that the area as a whole does not become excessively cluttered or crowded in appearance.	**HIGH** (on-going)	Negligible	Opportunities for improved facilities and casual/independent leisure or recreation activities in Park's north-eastern zone retained, and adverse impacts minimised. Tree cover in Park's north-east corner retained.	Co-ordinated planning and design of any proposed facility expansion or repositioning. Future development and activity options not significantly impaired. Photographic records and/or tree audit.
DF2	Retain and maintain the existing picnic/barbeque area. Park furniture in this area will be renewed and upgraded as/when required. The facilities offered will include picnic tables (both sheltered and open), electric barbeques (a maximum of 2 hotplates in total), platform tables, seating, rubbish bins and water stations. Wheelchair accessible/usable picnic tables will be provided, as well accessible access from the nearby on-street parking bays to at least some of this site's facilities (see Action AM21).	**HIGH** (on-going)	Moderate	Picnic/barbeque facilities in use, and maintained to relevant standards. More inclusive picnic opportunities.	CW&MR. Observed usage levels. Park user feedback or complaints.
DF3	The existing picnic/barbeque area may be developed with additional picnic/park furniture items, and this area's footprint enlarged to up to approximately double its existing size. Extension of the picnic/barbeque area, and the provision of additional park furniture, will be mainly towards the west (as shown indicatively on the Master Plan	**Medium**	Minor / Moderate	Additional picnic facilities and opportunities.	CW&MR. Observed usage levels. Park user feedback.

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
DF3 (cont'd)	at Figure 9) – with additional picnic tables (uncovered, and without barbeques) located under/around the trees west of the existing area with views across the large western open grassed area and to the foreshore. (Also see Action DF1)				
DF4	Maintain the Park's existing playground in a safe, serviceable and attractive condition (according to Council's asset inspection and maintenance programme, as well as by responsive maintenance or repairs as/when required), and compliant as far as possible with the relevant Australian Standards. The playground and its various items of play equipment will continue to cater primarily for younger age groups. Repair or replace playground elements as/when required, and progressively implement elements of the NSW *Everyone Can Play Guidelines* (where feasible). (Also see Action PMA17)	**HIGH** (on-going)	Minor (for mainten-ance) Moderate / High (for replace-ment/ renewal)	Safe, serviceable and appealing playground maintained to relevant standards.	CW&MR. Condition and safety audits. Photographic records. Park user feedback/complaints.
DF5	Provide additional shade for the Park's playground – as planted and/or built shade.	**HIGH**	Minor	Improved playground sun-safety and amenity.	CW&MR. Condition and safety audits. Photographic records. Park user feedback or complaints.
DF6	When the current play equipment approaches the end of its safely serviceable life, or before if warranted, the playground will be renewed/replaced and upgraded. This may include enhancing the playground from a local-level category play facility to higher category play facility, if warranted (and space permits). (Also see Action DF1)	**Medium**	Moderate / High	Playground redeveloped, to existing level of facility or higher. Appealing, safe and serviceable playground maintained to relevant standards.	CW&MR. Photographic records. Condition and safety audits. Park user feedback/complaints.

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
DF7	Retain and maintain the existing sealed basketball key, including court surfacing using an appropriate sound reduction material. Modify to a multi-sports set out, to accommodate other "court" uses, if warranted (maximum half court size or less, so as not to unduly intrude into the large western grassed area). (Also see Action DF1 and Action LRU6)	**HIGH** (on-going)	Minor	Low key asset for continued casual/independent leisure, recreational or sporting use.	CW&MR. Observed usage levels. Park user and neighbor feedback/complaints.
DF8	Upgrade, and realign/relocate (if necessary), the existing grassed basketball twin hoops to provide a second small-footprint low-key sealed area for casual/independent leisure, recreational or sporting use (as shown indicatively on the Master Plan at Figure 9). This may be as another sealed basketball key or another court facility (maximum half court size or less) – potentially in a multi-sports set out to accommodate other "court" uses. Any sealed surface will use an appropriate sound reduction material. (Also see Action DF1 and Action LRU6)	**Medium**	Moderate	Additional facility for casual/independent leisure, recreational or sporting use. Existing twin basketball hoops upgrade and more usable.	CW&MR. Observed usage levels. Park user and neighbor feedback/complaints.
6.4.2 Outdoor Exercise Equipment					
DF9	If warranted by demand a limited array of outdoor exercise equipment may be provided in the area north and north-east of the community facility currently occupied by the Sea Scouts (as shown indicatively on the Master Plan at Figure 9). This may as a single equipment "hub" or individual items scattered among the established trees in this area. The exercise equipment may comprise both static and dynamic equipment as well as possibly offering some "inclusive" elements (suitable for use by older people). Shade, as planted and/or built shade (including the possible use of removable shade structures, for winter sun and summer shade), will be provided if/as necessary. Equipment will be provided and installed to industry standards (and as per relevant Council policies and guidelines).	**Medium**	Moderate	Improved opportunities for personal exercise and fitness training. Exercise equipment in place and in use.	CW&MR. Photographic records. Observed usage levels. Park user feedback.

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.4.3 Park Furniture					
DF10	Additional picnic tables will be provided (as shown indicatively on the Master Plan at Figure 9): ▪ as part of the redeveloped/upgraded foreshore zone/seawall (see Action DF15), located just west of the larger boat ramp (a single sheltered picnic table); ▪ on the eastern foreshore, between the jetty and toilet block (a sheltered picnic table); and ▪ amongst the trees south/south-east of the community facility currently occupied by the Sea Scouts (an open picnic table). Barbeques will not be provided in association with these new picnic facilities.	**HIGH**	Minor / Moderate	Additional picnic facilities and opportunities offering water views.	CW&MR. Observed usage levels. Park user feedback.
DF11	New/additional seating will be provided (as shown indicatively on the Master Plan at Figure 9): ▪ along the Park's western foreshore, as part of the redeveloped/upgraded foreshore zone/seawall (see Action DF15); and ▪ around the margins of the large western grassed area (see Action AM11). Seating will also be provided, if/where warranted, along the Park's eastern foreshore, along other sealed paths subject to higher usage levels, around the Park's two community/club buildings, and near the toilet block.	**Medium**	Minor	Additional seating and enhanced user experience/amenity. Older or poorly located seating replaced.	CW&MR. Park user feedback.
DF12	Miscellaneous minor items of park furniture/facilities – such as rubbish bins and water stations – will continue to be selectively located throughout the Park (sited both for use/convenience and to retain the maximum "usable" open space in the Park's large grassed areas).	**HIGH** (on-going)	Minor	Adequate number and location of minor park furniture and passive use facilities.	CW&MR. Number, standard and location of minor park furniture and passive use facilities. Park

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
DF12 (cont'd)					user feedback or complaints.
6.4.4 Community Facilities/Buildings (currently occupied by the Connells Point Sailing Club and 1st Kyle Bay Sea Scouts)					
DF13	The two buildings, currently occupied by the Connells Point Sailing Club and 1st Kyle Bay Sea Scouts, will be maintained in good condition and fit-for-purpose – sufficient to accommodate their continued safe, functional and effective use by community, recreation/sporting or social clubs or organisations. Maintenance roles/responsibilities for these buildings will be shared between Council and the occupants/users, as guided by the leases or other agreements pertaining to each building (see Actions LL3 and LL1).	**HIGH** (on-going)	Moderate (for on-going mainten-ance) High (for major works)	Quality and fit-for-purpose facilities to support continued use of the Park by approved community, recreation/sporting or social clubs or organisations.	Asset reports. Observation and photographic records (or CW&MR). Occupant/user satisfaction levels and feedback. Park user and neighbour feedback/complaints.
DF14	The two buildings, currently occupied by the Connells Point Sailing Club and 1st Kyle Bay Sea Scouts, may include the possible redevelopment, extension or enlargement of these community use buildings. If redeveloped (or upgraded), both buildings will continue to be single storey only and of a comparable size/scale to the existing structures. The "footprint' of any redeveloped/enlarged building (inclusive of outdoor covered or storage areas, rainwater tanks, and other ancillary built elements) will be single storey and sympathetic to the surrounding parkland and residential development.	**Medium**	High	Quality and fit-for-purpose facilities to support continued use of the Park by approved community, recreation/sporting or social clubs or organisations.	Asset reports. Observation and photographic records (or CW&MR). Occupant/user satisfaction levels and feedback. Park user and neighbour feedback/complaints.
6.4.5 Foreshore and Facilities					
DF15	The Park's seawall and foreshore zone will be redeveloped/upgraded (as shown indicatively on the Master Plan at Figure 9) – as guided by more detailed designs to be prepared by Council. The existing seawall and its landside curtilage will be modified to enhance access	**HIGH**	High	Improved foreshore zone and seawall. Greater and safer access to the	CW&MR. Observation and photographic records. Compliance with

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
DF15 (cont'd)	to the shoreline/waterway, improve the foreshore's appearance, provide a more environmentally friendly design, and better manage the effects of tidal fluctuations and wave/sea-spray impacts. The redeveloped foreshore built or hardened area will be enlarged (potentially to between 3 and over 15 metres wide, depending on final designs). Much of this work will be focused west of the boat ramps, however works will also be undertaken to repair and upgrade the Park's eastern/south-eastern seawall. The redeveloped/upgraded seawall and foreshore zone will potentially include elements such as – new or redeveloped stone seawall(s) (e.g. vertical, or sloped, or stepped/irregular to imitate a natural rocky shoreline), crenellated (notched) sandstone block seawall (allowing for tidal/wave inundation), lower-set saltmarsh benches or other re-created intertidal areas, modular habitat panels (mimicking natural tidal zone features such as rockpools, crevices, ledges and sponge gardens), stepped/terraced stone block walls, stone edging, wide sandstone terracing and/or sandstone steps to water level, repairs to existing seawall sections (replacing selected stone top-course blocks, re-pointing, etc.), and other components as per the detailed designs to be prepared. Redevelopment/upgrading of the seawall and foreshore zone will incorporate, where practicable, environmentally friendly seawall design principles (as guided by *Environmentally Friendly Seawalls*, 2012, Office of Environment and Heritage).			shoreline/waterway, and improved appearance of Park's foreshore margins. Improved environmental performance and habitat values. Better management of effects of wave/sea-spray impacts and tidal fluctuations.	detailed design plan for the foreshore's redevelopment/ upgrading. Park user feedback.

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
DF16	The Park's foreshore will not be fenced. Buffer-strips of low plantings low stone walling/edging, stepped or terraced water access points, and other measures (identified in the detailed designs to be prepared for the seawall/foreshore redevelopment and upgrading) will be used to effectively delineate the foreshore edge and manage visitor access/movement.	**Medium** (on-going)	Minor	Visitor safety reasonably provided for while not detracting from foreshore/water views and access.	Observation and photographic records. Park user feedback. Number of reported safety incidents.
DF17	Improvements to the stormwater outlets discharging into Connells Bay will be undertaken as part of the seawall/foreshore redevelopment and upgrading.	**Medium**	Moderate	Improved quality of stormwater entering Connells Bay. Litter reduction and enhanced appearance of shoreline.	CW&MR. Observation and photographic records. Volume of waste/litter removed. Park user feedback/complaints.
DF18	The Park's watercraft launching facilities will be retained in their existing location and at their current scale (as shown on the Master Plan at Figure 9). They will be maintained in a safe, serviceable and attractive condition (according to Council's asset inspection and maintenance programme, as well as by responsive maintenance or repairs as/when required), and compliant as far as possible with the relevant Roads and Maritime Services' standards for boat ramps. Neither facility will be extended or significantly upgraded, but both managed as smaller scale facilities better suited to smaller (generally non-motorised) leisure/recreation/sports watercraft – including portage.	**HIGH** (on-going)	Minor (for on-going mainten-ance) Moderate (for major works)	Functional and safe facilities for smaller watercraft launching and retrieval. No increase in use of ramps by vehicles with boat trailers and larger/powered craft.	CW&MR and grounds maintenance records. Observation and photographic records. Park and waterway feedback.
DF19	The recently redeveloped jetty and pontoon will be maintained in a safe, serviceable and attractive condition. Minor enhancements to this new facility – such as water entry/exit ladders on the pontoon or additional safety rails – may be provided if warranted. Council will liaise/co-operate with the Roads and Maritime Services in	**HIGH** (on-going)	Minor (for on-going mainten-ance) Moderate	Functional and safe facilities supporting water-based leisure/recreation.	Maintenance records. Observation and photographic records. Park and waterway user

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
DF19 (cont'd)	the maintenance and on-going management costs associated with this facility (which is situated beyond the Park boundary, but accessed from the Park and an important part of the area's appeal for water-based leisure/recreation).		(for major works)		feedback.
DF20	If warranted by demand, an outdoor uncovered storage area (for public use) for small craft may be developed at an appropriate location within the Park – such as near the community facility currently occupied by the Sea Scouts or in the vicinity of the existing toilet block.	Low	Minor / Moderate	Functional and safe facilities to support public water-based leisure/recreation.	CW&MR. Photographic records. Park user feedback or complaints.
DF21	Retain access to the semi-permanent small sandy beach located east of the recently redeveloped jetty. Ensure that easy access to this sandy shoreline, for water play and casual leisure use, is retained and provided for in any upgrading of the existing low seawall in this area.	**Medium** (on-going)	Minor	Continued access to and enjoyment of popular shoreline feature.	Photographic records. Observed usage levels. Park user feedback.
6.4.6 Toilet Facilities					
DF22	The existing accessible toilet block in the Park's south-eastern grassed area will be maintained in good condition, and managed/serviced to be clean and fit-for-purpose. The availability and location of this facility will be better signposted from the Park's main passive use/facilities zone (the picnic/barbeque area, playground and basketball keys) and western areas.	**HIGH** (on-going)	Minor	Well maintained and serviced, accessible toilet for Park users. Directional signage in place. Improved awareness of toilet's location among users in other Park activity/usage areas.	CW&MR. Cleaning contracts/records. Park user feedback or complaints.
DF23	The existing accessible toilet block will be refurbished/upgraded or redeveloped when this asset approaches the end of its economically serviceable life (or before if warranted).	**Medium**	Moderate / High	Accessible toilet for Park users.	CW&MR.

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
DF24	If one or other of the Park's community facilities/buildings (currently occupied by the Connells Point Sailing Club and 1st Kyle Bay Sea Scouts) is redeveloped a small, single unit, unisex, toilet (accessible, and with sealed pathway access) for public access/use may be incorporated in the design of the new structure.	Low	Moderate	Provision of an accessible toilet closer to the Park's main activity/usage areas	CW&MR. Park user feedback.
6.4.7 Bushland Facilities					
DF25	Minimal, if any, park furniture or visitor facilities will be provided within the Park's south-eastern bushland area – other than the proposed walking track works/improvements (see Action AM14) and possible interpretive signage (see Action DF26). Any other facilities or improvements will be limited to essential safety requirements (such as barriers, handrails, etc.).	**Medium** (on-going)	Minor	Maintenance of undeveloped bushland setting and visitor experiences.	Bushland maintenance records. Observation. Park user feedback.
6.4.8 Interpretive Signage					
DF26	Refresh, upgrade and diversify interpretive signage within the Park – describing aspects such as the Park's environmental values (foreshore and bushland), the area's Aboriginal past and associations, past land uses, and current management initiatives. Consider alternative ways of presenting interpretive information (such as public art, installations, "apps", QR codes, etc.) and implement – as supporting or supplementary measures only – if feasible.	**Medium**	Minor / Moderate	Increased user appreciation and understanding of Park's values, history and management.	Improved interpretive signs / measures in place. Park user feedback.
6.4.9 Lighting and Power					
DF27	If warranted, lighting may be installed to enable dusk/evening use of specific facilities or activity nodes – such as the picnic/barbeque area, playground, basketball/court facilities, and outdoor exercise equipment. Such lighting may be user-activated and employ directional glare-shielded lights or similar – to reduce light "spill" and disturbance of	Low	Minor / Moderate	Usable periods and appeal of facilities/areas extended. Impacts or disturbances for neighbours	CW&MR. Observation. Park user and neighbour feedback or complaints.

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
DF27 (cont'd)	nearby residents. Preference will be given to ground-level lighting solutions (such as down-lit bollard lighting or path edge lighting) where practical and effective, ahead of elevated illumination, to avoid light "spill" impacts and nuisance. Solar lighting options will be used where feasible. Lighting may use timed cut-offs (to ensure Council determined lighting periods/curfews are observed).			minimised.	
DF28	Maintain, and repair/replace or relocate as necessary, existing "area lighting" and security lighting where now in place across the Park. Install additional area lighting where and when necessary – such as at the boat ramps, sealed parking/maneuvering area, Park entry, toilet block, etc. Additional lighting may also be installed where required for user safety and site security (including motion-sensitive security lighting for buildings and other assets if warranted). Lighting will be selected, located and managed to reduce disturbance to nearby residents.	**Medium** (on-going)	Minor / Moderate	Existing area and security lighting maintained and effective. Additional area and security lighting installed and effective. Impacts or disturbances for neighbours minimised.	CW&MR. Observation. Park user and neighbour feedback or complaints.
DF29	If warranted, access to power supplies will be provided within the larger western grassed area (in a safe and suitable format, such as bollards or access pits with removable distribution posts, or others) to support use of this area for occasional community events or other larger organised uses. Permanent power bollards/cabinets will be carefully sited to minimise their physical and visual impact on this large open area and its everyday use by the community.	Low	Minor / Moderate	On-site power available for major community uses and other special events. Appearance and use of large western grassed areas not significantly impacted.	CW&MR. Special event/uses organiser satisfaction and feedback. Park user and neighbor feedback/complaints.

Action No.	Park Developments and Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.4.10	**Public Art**				
DF30	Public art pieces may be provided to enhance the Park's appeal – such as at entries, along the foreshore, or at activity nodes, etc.	Low	Minor	Park's visual appeal and interest enhanced.	Photographic records. Contracts issued for public art works. Park user feedback.

6.5 MANAGING LEISURE AND RECREATIONAL USE, ACTIVITIES AND ENJOYMENT OF THE PARK

Action No.	Managing Leisure and Recreational Use, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.5.1	**Casual / Independent / Informal Leisure and Recreation Uses**				
LRU1	Continue to use, and manage, the greater majority of the Park as a freely accessible public open space for independent, casual or informal leisure and recreation, play, casual games and sports, picnicking and outdoor meals, walking and personal fitness, dog-walking (on-leash), informal sports/skills training, relaxation, socialising, scenic viewing, enjoyment and other social/cultural activities (as described in Section 5.1 and Table 13).	**HIGH** (on-going)	n/a	Maintenance of freely publicly accessible open space for casual, independent ort informal leisure and recreation uses.	Observation. Park user feedback.
LRU2	The Park will continue to accommodate a diversity of independent, informal or casual leisure, recreation and other social/cultural uses (as described in Section 5.1 and Table 13) that is comparable, or superior, to the type and range of activities now offered or accommodated within the area. These activities will be catered for across a range of age groups, abilities and interests, levels of activity/exertion, facility provision and settings. However the location, configuration and how these uses are provided for may vary from the current situation in accordance with other directions and actions set out in this Plan.	**HIGH** (on-going)	n/a	Diversity of independent, informal or casual leisure, recreation and other uses.	Observation. Type and range of activities undertaken. Park user feedback.
LRU3	Nature-based independent casual or informal leisure and recreation uses will be prioritised within the small south-eastern bushland area. That is – activities that are reliant on the natural environment or a natural setting, and which do not require substantial modification of their surrounds and are managed to be environmentally sustainable. Facility provision and modifications to support leisure and recreation uses will be limited in these areas (see Actions AM14, DF25 and DF26). However this will not exclude low-impact activities such as scenic viewing, relaxation, access to/from the Park, or on-leash dog-	**Medium** (on-going)	n/a	Accommodating appropriate leisure or recreation uses while protecting Park's small foreshore bushland area. Diversity of leisure/recreation activities and settings.	Observation. Park user feedback. Bushland condition monitoring.

Action No.	Managing Leisure and Recreational Use, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LRU3 (cont'd)	walking – where undertaken on approved tracks. Off-track activities – such as geocaching – will be discouraged.				
LRU4	Leisure and recreation activities that will generally not be permitted within the Park include (but are not limited to): ▪ off-leash dog walking or exercise; ▪ trailer (including boat trailer) parking or storage (unless subject to special application/approval); ▪ unauthorised vehicles (including riding motorbikes, trailbikes or other vehicles) beyond approved access and movement/parking areas; ▪ bicycle riding (on formed paths not designated, or to standard, for shared use); ▪ dumping of waste materials (including organic); ▪ remote control vehicles – including drones, boats, aeroplanes and cars; ▪ lighting of fires (unless subject to special application/approval); ▪ camping and overnight uses (unless subject to special application/approval); and ▪ horse-riding. Council may prohibit other activities within the Park as consistent with applicable legislation, regulations and by-laws.	**HIGH** (on-going)	Minor	Minimal use of Park for unauthorised or prohibited uses.	Observed/reported levels of compliance. Number of warning or enforcement actions undertaken annually. Park user and neighbour complaints and feedback.
LRU5	Occasional use of the Park for organised sports events may however be approved by Council, with any necessary special requirements or conditions as appropriate.	**HIGH** (on-going)	Negligible	Minimal use of Park for land-based structured/organised sports.	Observation. Number of approvals issued for occasional organised sports use.
LRU6	Council will continue to regulate the hours of use of the Park's "court" facilities, to balance the use/enjoyment of these facilities and neighbour amenity. Regulated hours of use may also be applied to other facilities/areas in close proximity to neighbouring residences –	**Medium** (on-going)	Negligible	Public use/enjoyment of the Park and its facilities appropriately balanced with the	Observed/reported levels of compliance. Number of warning or enforcement actions

Action No.	Managing Leisure and Recreational Use, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LRU6 (cont'd)	such as the picnic/barbeque area, playground, and possible outdoor exercise equipment/hub – if warranted.			amenity of neighbours.	undertaken annually. Neighbour and Park user and complaints and feedback.
LRU7	If issues, impacts or hazards around the inappropriate disposal of hot coals (from charcoal and other solid fuel barbeques) become unacceptable Council may designate the Park as a "no solid fuel" area (prohibiting the use of wood, heat beads, charcoal, briquettes, hexamine, etc.).	**Medium** (on-going)	Negligible	No issues, impacts of hazards from inappropriate disposal of hot coals.	Grounds maintenance records. Observation. Park user complaints or feedback.
6.5.2 Waterway Access and Water-based Recreation					
LRU8	The Park will continue to be managed to provide freely available access to the Connells Bay shoreline and waterway (and the Georges River waterway) for a variety of water-based leisure, recreation and sporting uses (as described in Section 5.1 and Table 13). For uses ranging from personal activities unaided by equipment (such water play and swimming), through to a variety of watercraft activities.	**HIGH** (on-going)	n/a	Maintenance of freely accessible shoreline and waterway for a variety of water-based leisure, recreation and sporting uses.	Observation. Park user feedback.
LRU9	The Park will continue to principally accommodate the launch, retrieval and use of smaller (generally non-motorised) leisure/recreation/sports watercraft – rather than catering for powered and/or larger trailer-mounted craft. This will principally be achieved by not extending or significantly upgrading the Park's boat ramps (see Action DF18) and the Park's opening hours and gate locking regime for vehicle access (see Action AM1), as well as by regulation (if warranted).	**HIGH** (on-going)	n/a	Watercraft use continues as predominantly smaller, mostly non-motorised, leisure/recreation or sports craft.	Observation. Park user feedback.
LRU10	The Park's two boat ramps, and the jetty and pontoon accessed via the Park (and supporting the area's water-based activities), will continue to be available for public use – and not subject to exclusive use by/for any club, organisation or other group.	**HIGH** (on-going)	n/a	Continued public availability and use of waterway access facilities.	Observation. Park user feedback.

Action No.	Managing Leisure and Recreational Use, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.5.3	**Large Social / Family Group Use**				
LRU11	Continue to accommodate occasional use of the Park for large picnics, family, community group or other social (non-corporate) gatherings. Such large group use will require a booking/approval when beyond certain size thresholds (as set by Council) or where they involve setting up temporary structures (such as a marquee), and will be subject to applicable Council policies and procedure as relevant. Large social/family group use will generally not be permitted to "monopolise" any one area of the Park or facilities, and will not be approved in the small bushland area. Use of the Park for weddings will be guided by Council's advertised list of parks/reserves approved for this purposes (Donnelly Park is not currently listed as a Council venue available for weddings).	**Medium** (on-going)	Negligible	Continued use of approved areas of the Park for large social/family group use. Minimal inconvenience for other users or neighbours.	Booking records for large social/family group use, and specific areas/facilities used. Park user and neighbour feedback or complaints.
6.5.4	**Club, Community, Volunteer and Special Event Use**				
LRU12	Volunteer community groups (such as Bushcare, Landcare, flora and fauna societies, Riverkeeper, Waterwatch, citizen science groups, service clubs, etc.) will be permitted to undertake activities or projects within the Park. Such groups should be registered with Council as volunteer organisations, undertake works under the advice or oversight of Council, and operate with prior approval (with any necessary conditions). Preference will be given to projects that benefit management of the Park and its values.	**Medium** (on-going)	Minor	Approved volunteer or community groups undertaking Council endorsed projects/activities. Management benefits for the Park. Council's resources supplemented.	Number of volunteer or community groups, specific project types and degree of alignment with Council objectives. Participant and organiser feedback. Park user feedback.
LRU13	Occasional use of the Park (excluding the bushland area) will be permitted for larger community or special events – such as outdoor cinema, markets, fairs, festivals, "fun days", fund-raising	**Medium** (on-going)	Minor to Moderate (depending	Occasional use of approved areas of Park for larger community or	Booking/approval records for larger community or special

Action No.	Managing Leisure and Recreational Use, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LRU13 (cont'd)	and charity events, low-key musical or concert performances, community celebrations or commemorations, Christmas carols (e.g. "Carols in the Park"), fireworks, exhibitions, etc. All such larger community or special events will be subject to Council's *Event Strategy*, *Local Approvals Policy - Use of Public Land*, and/or other policies and procedures as applicable. All such events will require Council approval (e.g. a licence, permit or booking) – which may include special conditions around traffic and parking, vehicle access, temporary structures, food and alcohol, noise and lighting control, waste management, on-site security and crowd safety, bonds, insurance, and other issues. In considering approvals, and conditions, for larger community or special events Council will have regard to the appropriateness of an event to the Park's values, purpose and setting; event history; the timing and duration of an event and its "availability" to/for the wider community; potential impacts on the Park's values and other users; potential impacts on Park neighbours; and the capabilities/capacity of the organiser(s). Council may cap the number of events that can take place within the Park, or within specific parts of the Park, within a set period, or enforce "blackout periods" when events will not be approved, if warranted. Some larger community or special events may also warrant, or require, a Development Application.		on nature of use/event)	special events. Park values unimpaired, and no significant impacts for other Park users or neighbours.	events, and specific areas/facilities used. Feedback from attendees, and organiser feedback and satisfaction. Park user and neighbour feedback/complaints.
6.5.5 School Uses					
LRU14	Occasional school use of the Park (excluding the bushland area) – for nature study and appreciation, outdoor education, health and well-being, fitness, cultural, and special event purposes – will be permitted. Such school use will be consistent with Council's applicable policies and procedures, as well as complying with	Low (on-going)	Negligible	Appropriate use of the Park by schools. Efficient management of school uses and requirements. Park	Booking records for school use, and specific areas/facilities used. Compliance with advance notice

Action No.	Managing Leisure and Recreational Use, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LRU14 (cont'd)	necessary booking/hire requirements. Schools will be required to give Council sufficient notice of visits/uses having special demands or requirements – such as the involvement of Council staff, or exclusive use requests.			values unimpaired, and no significant impacts for other Park users or neighbours.	requirements. Schools' feedback. Park user and neighbour feedback/complaints.
6.5.6 Commercial Activities					
LRU15	Small-scale or low-key commercial uses that are consistent with the Park's casual leisure and recreation purposes, and do not involve the construction of a dedicated/permanent building or structure, may be permitted within the Park (excluding the bushland area) at Council's discretion – under an appropriate licence or permit, and in accordance with any applicable Council policies or guidelines and necessary registration requirements. Such uses might include mobile or "pop-up" food/refreshment vending (such as "coffee carts", ice cream vans, etc.), watercraft hire, fishing lessons, commercial dog-walkers, personal trainers, "boot camps", aerobics groups, yoga or Tai chi classes, and the like. (Also see Actions LL5 to LL7)	**Medium** (on-going)	Minor	Appropriate small-scale commercial uses operating within specified areas/facilities in the Park, with approval. Park users' experiences enhanced. Park values unimpaired, and no significant impacts for other Park users or neighbours.	Licence or permit records. Park user and neighbour feedback or complaints. Participant and operator feedback. Incidence of unapproved uses/operators.
6.5.7 Commercial Filming and Photography Uses					
LRU16	Commercial/professional filming and photography will be permitted within the Park – as required by the *Filming Related Legislation Amendment Act 2008* – as guided by any applicable Council policies/procedures (and the *Department of Local Government Filming Protocol 2009* published by the former NSW Department of Local Government). Any such commercial/professional filming and photography will require a booking/approval and may be subject to special requirements or conditions as appropriate.	Low (on-going)	Negligible	Appropriate commercial or professional filming and photography occurring with approval. Park values unimpaired, and no significant impacts for other Park users or neighbours.	Approval records and observation. Applicant satisfaction. Park user and neighbour feedback/complaints.

Action No.	Managing Leisure and Recreational Use, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.5.8	**Monitoring and Managing Booked / Approved Uses**				
LRU17	The frequency, scale and location of specially booked/approved uses (school, volunteers, large social/family groups, community or special events, and commercial/professional filming or photography) within the Park will be monitored – and managed as necessary (including a limit on the number of events over a given period and/or in a specific area/facility) – to ensure these uses do not adversely impact the Park's values, unacceptably disadvantage other users, or cause unacceptable inconvenience/disturbance for neighbours.	**Medium** (on-going)	Negligible	No significant impacts on Park values, other users, or neighbours.	Booking/approval records and observation. Park user and neighbour feedback/complaints.

6.6 NATURAL RESOURCES MANAGEMENT

Action No.	Natural Resources Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.6.1 Native Vegetation					
NRM1	The small foreshore bushland area in the Park's far south-east will be protected and enhanced by: ▪ minimising bushland disturbances – such as fragmentation, unauthorised track creation, illegal clearing or vegetation harm, waste dumping (including organic waste, such as lawn/garden clippings), and encroachments from adjoining properties; ▪ active measures – such as the removal/control of weeds and introduced plant species, planting native species, revegetation, and bush regeneration activities (including by volunteer groups – with approval); ▪ stormwater management and erosion control; and ▪ the ecological use of fire (such as promoting natural regeneration or mirroring natural fire periods), if practical. Management of this bushland area, and the Park's native vegetation more widely, will also be informed by the directions of the *Georges River Biodiversity Study* (2021).	**Medium** (on-going)	Minor / Moderate	No reduction in the extent of quality of the Park's foreshore bushland area. Improved bushland quality/integrity. Reduced weed occurrence (extent and biomass). No further fragmentation of, degradation of, or unauthorised disturbance/damage to, the bushland area. Improved bushland condition.	Observation and photographic records. Incidence of unauthorised bushland damage/disturbance. Bushland condition assessments.
NRM2	Ensure grass mowing/slashing does not result in the incremental expansion of grassed areas into the Park's bushland. If necessary physically define (using low-key measures such as placed logs or posts) the limits of slashing and mown/managed grass where adjacent to this foreshore bushland.	**Medium**	Negligible	No unplanned expansion of grassed areas.	Grounds maintenance records. Observation photographic records.
NRM3	Retain and extend/reinforce the Park's existing tree cover to provide greater local tree canopy cover, improved birdlife/wildlife connections, additional micro-habitat, and aid climatic amelioration (as well as shade and improved amenity for Park users and neighbours).	**Medium**	Minor	Habitat and biodiversity corridor benefits. Better connect the south-eastern bushland to	Observation and grounds maintenance records. Park user feedback.

Action No.	Natural Resources Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
NRM3 (cont'd)	Additional native tree planting along the Park's Kyle Parade boundary and in the area beside (east of) the community facility currently occupied by the Sea Scouts (as shown indicatively on the Master Plan at Figure 9) will be priority areas for delivering these habitat and "green corridor" benefits.			other treed areas of the Park. Park's tree cover enhanced/expanded.	
NRM4	Tree planting, revegetation and bush regeneration measures/plantings will preferably use local-provenance endemic species wherever possible – within the constraints of climate change considerations (see Action GL12). Plant stock used for bush regeneration should, preferably, be grown from seeds or vegetative material sourced (under managed conditions) from within the Park or nearby bushland areas.	**Medium** (on-going)	n/a	Maximum use of local-provenance native plants in bushland areas and other planting programmes.	Works contracts or GRC records.
NRM5	Undertake, or facilitate, periodic condition assessments of the Park's small foreshore bushland area (most practically/efficiently as part of Council's wider bushland condition monitoring programme). This should include an assessment of weed occurrence/infestations, pathogens (such as *Phytophthora cinnamomi* ["dieback"] or Myrtle Rust), and other major bushland disturbances Such information will assist in formulating, targeting, proiritising and monitoring bush regeneration, weed control and other bushland management measures.	Low (on-going)	Minor	Improved monitoring of bushland condition.	Condition assessments completed as/when warranted or opportune.
NRM6	As/when required Council will liaise with NSW Fisheries, Roads and Maritime Services, and organised water-based recreational groups using the Park in relation to protection of the seagrass beds (beyond the Park boundary) located in Connells Bay as well as mangroves lining (or regenerating/shooting) along parts of the bay below the high water mark.	**Medium** (on-going)	Negligible	Protection of marine and intertidal vegetation from adverse impacts by recreational use and other activities on/from the Park.	Incidence of agency and user group liaison. Type and effectiveness of any marine and intertidal vegetation protection measures.

Action No.	Natural Resources Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.6.2 Native Fauna					
NRM7	Habitat protection and enhancement – through protection and management of the small foreshore bushland area in the Park's far south-east (see Action NRM1), additional tree plantings (see Actions GL8, GL9 and NRM3), and redevelopment of a more environmentally sensitive seawall/foreshore (see Actions DF15 and GL7) – will be the major measures employed to support native fauna populations within the Park. Management of the Park's habitats and native fauna species will also be informed by the directions of the *Georges River Biodiversity Study*.	**HIGH** (on-going)	Negligible or n/a	Diversity and abundance of the Park's native fauna is maintained or enhanced. Native fauna habitat extent and quality is increased.	Observation. Fauna sightings, monitoring or surveys.
NRM8	Undertake or facilitate opportunistic fauna monitoring and recording within the Park. Encourage/support visitors and surrounding residents to report fauna sightings (support "citizen scientist" initiatives – such as the "Dragons of Sydney" programme) and involve community/volunteer groups. (Also see Action PMA9).	Low (on-going)	Negligible	Increased knowledge of the Park's native fauna.	Number of fauna records annually.
NRM9	Wildlife may be actively managed (including relocation or habitat/nest manipulation) in and around high use areas, where/when required, for visitor and public safety reasons. Approval from the NSW National Parks and Wildlife Service will be obtained where required.	Low (on-going)	Negligible	No native fauna incidents in / around high use areas.	Number of fauna related user/visitor complaints. Incident reports.
6.6.3 Weeds, Pests and Introduced Animals					
NRM10	Weed control measures will be undertaken throughout the Park, on both a programmed and an "as required" basis, to: ▪ target and eradicate regional and local priority weeds, and environmental weeds with a high potential for spread; ▪ target and control amenity and nuisance weeds (such as "bindiis"	**Medium** (on-going)	Minor	Eradication of listed priority weeds. Effective control of nuisance and amenity weeds. Existing and new weed	Grounds maintenance records. Weed surveys and monitoring. Park user feedback or

Action No.	Natural Resources Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
NRM10 (cont'd)	and prickles in mown grass and activity areas); ▪ contain disturbed sites and existing major weed infestations; ▪ target areas vulnerable to weed invasion/spread (such as high use areas). Weed control will form part of any bush regeneration activities undertaken in the small foreshore bushland area.			occurrences controlled and/or removed.	complaints. Bushland condition assessments.
NRM11	Priority vertebrate pest species will be the primary targets for introduced animal control efforts within the Park. Council will continue to participate in co-ordinated regional feral and pest animal control programmes, as well as proactive Council-initiated feral/pest management efforts.	Low (on-going)	Minor/ Moderate	Reduced populations of feral and pest animals.	Programme records. Observation, and reported feral/pest animal sightings.
NRM12	Undertake periodic, and opportunistic, monitoring of weed occurrence and pest animal sightings to assist in planning and implementing control efforts.	**Medium** (on-going)	Negligible / Minor	Improved information and monitoring of weed occurrence, infestation and invasion. Improved information and monitoring of feral/pest animals.	Weed and feral/pest animal data/records regularly updated. Park user feedback/complaints regarding nuisance weeds. Reported feral/pest animals.
6.6.4 Drainage, Stormwater Management and Water Quality					
NRM13	Maintain the existing stormwater/drainage pipe and infrastructure network and stormwater quality improvement devices (SQIDs) that are part of the Park's current stormwater/drainage network. These existing stormwater drainage measures and SQIDs will be replaced or upgraded (including realignment, redesign or amplification) as/when required.	**HIGH** (on-going)	Minor (for mainten-ance) Moderate / High (for new works, depending on scale)	Effective stormwater/drainage management and SQIDs. Sustained water quality improvements.	Maintenance records. CW&MR. Water quality monitoring. Park use and neighbour feedback or complaints.

Action No.	Natural Resources Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
NRM14	Improved stormwater/drainage management measures will be implemented within the Park, with the following areas to be prioritised: ▪ along the Park's north-eastern boundary (particularly the drainage invert along the rear of private properties in this area); ▪ ponding areas in the playground/picnic zone and adjacent Kyle Parade boundary; ▪ ponding areas east of the community facility currently occupied by the Sea Scouts; and ▪ depressions in the large western grassed area. Management measures may include (among others) infill/mounds, raingardens (and other water sensitive urban design features), top dressing and fill/levelling, sub-surface drainage, and inverts – as guided by the *Georges River Stormwater Management Policy 2020* and best practice guidelines.	**Medium**	Moderate	Expanded and improved drainage and stormwater management. Reduced impacts on the "useability" and appeal of activity spaces. Reduced inconvenience or risk for Park neighbours.	CW&MR. Grounds maintenance records. Observation and photographic records. Park user and neighbor feedback/complaints.
NRM15	Stormwater outlets discharging into Connells Bay will be progressively fitted with gross pollutant traps or other waste/litter control and stormwater quality improvement measures. This may be undertaken as part of the seawall/foreshore redevelopment and upgrading (see Action DF17) and/or guided by the *Georges River Stormwater Management Policy 2020*.	**Medium**	Moderate	Improved quality of stormwater entering Connells Bay. Litter reduction and enhanced appearance of shoreline.	CW&MR. Observation and photographic records. Volume of waste/litter removed. Park user feedback/complaints.
NRM16	All sizeable drainage/stormwater works undertaken within the Park will be subject to necessary hydraulic performance, flood impacts and risk assessments as may be warranted – as well as appropriate engineering designs/specifications. Climate change implications – such as increased rainfall intensities, sea level rise and foreshore inundation – will be addressed as required.	**HIGH** (on-going)	Minor / Moderate (depending on scale of proposed works)	Stormwater/drainage works fit for purpose, functional and with no unforeseen consequences.	Assessments and engineering designs completed as/when required.

Action No.	Natural Resources Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
NRM17	Identify major "off-Park" stormwater source/discharge points in the surrounding area that ultimately flow into/through the Park and progressively undertake (on Council land) improved stormwater management and stormwater quality improvement measures. Measures could include gross pollutant traps, signage, "drain stencilling" or other community awareness measures as/where appropriate.	Low	Moderate	Reduced, and/or improved quality of, stormwater flows into the Park.	CW&MR. Observation. Water quality monitoring
6.6.5 Fire Management					
NRM18	Manage potential fire hazards in the Park in accordance with the *Fire Brigades Act 1989* (and *Rural Fires Act 1997*), directions set out in the current version of "Bankstown/Hurstville Bush Fire Risk Management Plan" (or other applicable bushfire risk management plan), and applicable policies and legislation. Co-operate with relevant agencies in the management, and control, of fire within the Park as necessary.	**HIGH** (on-going)	Minor	Fire, and fire risks, managed in compliance with existing plans and obligations.	Fire risk management action, and fire incident, reporting.

6.7 CULTURAL HERITAGE MANAGEMENT

Action No.	Cultural Heritage Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.7.1	**Aboriginal Cultural Heritage Sites/Values**				
CH1	The location of the previously recorded Aboriginal cultural heritage site (shell midden) within the south-eastern bushland area will not be identified or promoted to visitors or Park neighbors. The siting of walking tracks in this bushland (see Action AM14), and any other facilities/infrastructure, will avoid the vicinity of this site. However staff, contractors or volunteers involved in bush regeneration, informal track closure/rehabilitation or other ground-disturbing works in the bushland area will be alerted to the possible presence of this site and the requirements for its protection.	**HIGH**	Negligible	Compliance with legislative obligations. Appropriate avoidance, or protection, of possible Aboriginal cultural heritage site.	Previously recorded Aboriginal cultural heritage site not uncovered/relocated or disturbed.
CH2	Any Aboriginal cultural heritage sites confirmed within the Park will be appropriately managed as consistent with the *National Parks and Wildlife Act 1974*. This may include not publicly disclosing the location of Aboriginal sites and avoiding siting facilities in close proximity to such sites. Seek advice from the National Parks and Wildlife Service (NSW Department of Climate Change, Energy, the Environment and Water), as well as the Metropolitan Local Aboriginal Land Council, regarding the protection and management of any Aboriginal cultural heritage sites.	**HIGH** (on-going)	Minor	Aboriginal cultural heritage sites managed in compliance with legislative obligations, and with input from appropriate organisations.	Number of known Aboriginal cultural heritage sites. Incidence of inadvertent or deliberate (unapproved) damage to sites.
CH3	Engage with, and actively involve appropriate Aboriginal people and organisations, in the protection and management (and presentation if appropriate) of any Aboriginal cultural heritage sites and values found within the Park. Including involvement in the preparation of any Aboriginal cultural heritage interpretive materials (see Action DF26).	**Medium** (on-going)	Minor	"Ownership" of site management and interpretation by Aboriginal community.	Frequency and nature of involvement of Aboriginal people / organisations.

Action No.	Cultural Heritage Management - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
CH4	Undertake, or encourage/support, research into the Park's Aboriginal history, post-contact past, and continuing connections and importance for Aboriginal people.	Low	Minor	Improved knowledge base.	Research undertaken and available.
6.7.2 Park History (post 1788)					
CH5	Undertake, or encourage/support, research into the Park's post 1788 (European) history – its "local history", past land uses generally, the Park's development and its long-established activities.	Low	Minor	Improved knowledge base re the Park's post 1788 (European) history as well as past development and uses.	Research undertaken and available.

6.8 LEASES AND LICENCES

The NSW *Local Government Act 1993* and the *Crown Land Management Act 2016* allow Councils to grant leases, licences and other estates over all or part of an area of Community Land. Section 3.22 of the *Crown Land Management Act 2016* requires, with some specific exceptions, that a Council manager of Crown lands "must manage the land as if it were community land under the Local Government Act 1993" and has "for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land)".

Leases, licences and other estates formalise the use of community land by commercial organisations and individuals providing facilities or services for public use, or by groups such as sporting clubs and schools. Activities should be compatible with applicable zoning of the land, provide benefits, services or facilities for users of the land, and be authorised under the plan of management. The terms and conditions of any authorisation should ensure proper management and maintenance of the area or facility, and that the interests of the Council and the public are protected.

A lease is normally required where exclusive control of all or part of an area by a party is proposed. A licence may be granted where intermittent or short-term occupation of an area is proposed. The term "estate" is wide and includes many rights over land that can be granted. An estate is defined as an "interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity."

Section 46(3) of the *Local Government Act 1993* specifies that a council must not grant a lease or licence for a period exceeding 21 years (or 30 years with the relevant Minister's consent). This includes any period for which a lease or licence could be renewed under the exercising of an option. However, this Plan of Management limits the length of term to a maximum of 21 years.

Leases may be granted for exclusive use to any organisation for any community purpose as determined by Council, on such terms as Council may provide. The purposes must be consistent with the core objectives of land categorised as General Community Use area as outlined in the *Local Government (General) Regulation 2021*, and other applicable legislative requirements as well as Council's Community Lease Policy 2020. This policy provides a framework through which Council can determine the eligibility of community groups to occupy Council owned and managed land and buildings in an equitable and transparent manner and in accordance with relevant legislative requirements.

Section 46A of the *Local Government Act 1993* requires that councils publicly tender for leases, licences and other estates on community land over 5 years duration, unless they are to be granted to a not-for-profit organisation. Proposed lease, licence or other estates for a period in excess of 5 years must be advertised and community comment sought (under Section 47(1) of the Act). Any comments a council receives must be considered, and a lease must not proceed if an objection to the proposed lease has been received (other than with the consent of the Minister administering the *Local Government Act 1993*).

Action No.	Leases and Licences - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.8.1	**Current Leases and General Lease/Licence Conditions**				
LL1	This Plan of Management expressly authorises the existing lease agreements in place for the Park's two community/club buildings (or part(s) thereof) to continue until the end of their current term. These leases may be renewed or altered in the future, to reflect changes in community needs (or the Park's management requirements). Any such renewed/new leases will be issued in accordance with the guidelines and procedures set out in Council's Community Lease Policy (as in force, or other applicable policy, at the time), and shall be for a maximum term not exceeding 21 years (also see Action LL3).	**HIGH** (on-going)	Negligible	Management of contract and abiding by conditions	Compliance with current agreement and/or Community Lease Policy (as applicable)
LL2	In deciding whether to grant a lease, licence or other estate (such as permit or hire arrangements) Council will consider whether the proposed use or activity: ▪ is consistent with the provisions of the *Local Government Act 1993* and associated regulation – and particularly this legislation's provisions around the granting of leases, licences, or other estates (sections 46 to 47B); ▪ is consistent with the provisions of the *Crown Lands Management Act 2016* and associated regulation, and with the principles of Crown land management (for the Crown Reserve portion of the Park); ▪ is permissible under the Park's land use zoning in the *Georges River Local Environmental Plan 2021*; ▪ is consistent with the objectives, directions and provisions of this Plan of Management – including the management objectives for the categorisation of the area in which the proposed use/activity will occur; ▪ is consistent with Council's Community Lease Policy and other	**HIGH** (on-going)	n/a	Leases, licences or other estates are granted in accordance with applicable legislation and Council's Community Lease Policy and other policies/guidelines.	Leases, licences or other estates are complaint with applicable legislation and Council's Community Lease Policy and other policies/guidelines.

Action No.	Leases and Licences - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LL2 (cont'd)	relevant/applicable policies and guidelines; ▪ is in the community interest – and will provide identifiable benefits for the community or particular users/groups; and ▪ will not unduly impact the Park's values or character, other Park users and their enjoyment of the area, and Park neighbours.				
6.8.2 Community Building Leases and Associated Licences/Permits					
LL3	This Plan of Management expressly authorises Council to grant a lease over one or both of the community/club buildings located within the Park (the current structures, or any redeveloped buildings and ancillary components – see Action DF13 and DF14). To this end Council may enter a lease or licence agreement – with the Connells Point Sailing Club and/or 1st Kyle Bay Sea Scouts (or Scout Association of Australia, NSW Branch), or other formally incorporated community group, recreation/sporting or social clubs or not-for-profit organisations – for the lease of one or both for the whole or part of these buildings for a period not exceeding 21 years. The purpose of such a lease(s) will be to deliver recreation, leisure, sporting, educational or social activities to club/organisation members and potentially the wider community. Any lease(s) will be subject to appropriate fees. Any lease(s) will address all matters applicable to the management and use of these building, and their prominent position within the Park and its public enjoyment, which may include (as relevant) matters such as: ▪ specifying any part(s) of a building(s) that may be excluded from the lease and retained under Council's management; ▪ details of permitted uses and activities, as consistent with this Plan's directions and compliant within the area's zoning and categorisation; ▪ specifying responsibilities and standards for maintenance and	**HIGH** (on-going)	Negligible / Minor	Leases, licences or other estates are granted in accordance with applicable legislation and Council's Community Lease Policy and other policies/guidelines. Management of contract and abiding by conditions.	Compliance with current agreement and/or Community Lease Policy (as applicable).

Action No.	Leases and Licences - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LL3 (cont'd)	management of a building(s) and other assets; ▪ guidelines as to permissible improvements or developments; ▪ setting maximum capacities and other safety limitations or requirements, where necessary; ▪ specifying the permitted number, timing, type and frequency of a lessee's use of a building(s) over a set period (e.g. annually or seasonally); ▪ specifying permitted hours of operation, and any applicable curfew/closing times; ▪ describing any measures required of the licencee to promote/encourage and facilitate access to a building(s) (or parts thereof) by the wider community; ▪ provisions around any permissible commercial activities conducted within, or from, the buildings(s), both one-off and on-going (also see Action LL4 below); ▪ guidelines in relation to any permissible uses/occupation of the buildings(s) by third-parties or other groups; ▪ guidelines/limits on any acceptable advertising, and other signage, visible from within the Park and from surrounding areas; ▪ insurance requirements; ▪ record keeping and reporting requirements; ▪ provisions for Council (and other authority's) access and inspections; ▪ setting out a process for dealing with complaints, including requirement for the notification of Council; and ▪ any other matters deemed appropriate by Council.				
LL4	This Plan of Management expressly authorises Council to include in the lease(s) or other arrangements, for the Park's two on-site community buildings, approval for the community tenants (current or future, and/or other approved community groups) to operate a small	**Medium**	Minor	Leases, licences or other estates are granted in accordance with applicable	Compliance with current agreement and/or Community Lease Policy (as

Action No.	Leases and Licences - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LL4 (cont'd)	refreshment outlet to sell drinks and simple food items to Park visitors. Such an outlet(s) would be required to operate entirely within/from a community building (such as via a window servery or "hole-in-the-wall") and would be subject to appropriate conditions as determined by Council – such as permissible periods of operation, waste management, compliance with food health and safety regulations, advertising signage, lighting, insurances required, limitations on third-party operation or sub-leasing, etc. Outdoor seating/dining areas would not be approved/permitted in association with these small outlets. The existing lease agreement(s) in place for these community buildings may be amended as necessary to authorise this minor commercial activity, or new lease(s) issued if/as necessary. Any amended, or new/future, lease(s) will be consistent with Council's Community Lease Policy and other relevant/applicable policies and guidelines.			legislation and Council's Community Lease Policy and other policies/guidelines. Management of contract and abiding by conditions.	applicable).
6.8.3 Other Licences, Deeds of Agreement, Permits and Hire Approvals					
LL5	This Plan of Management expressly authorises Council to grant or enter into a licence, deed of agreement, or other permit or hire arrangements (with any appropriate fees, bonds and other conditions as deemed necessary) for the annual, seasonal, regular/periodic or one-off use of specific areas of the Park (excluding the small foreshore bushland area) by: ▪ schools, community groups and not-for-profit organisations (see Actions LRU11, LRU12, and LRU14); and ▪ for specified community or special events, including those having a commercial component (see Action LRU13).	**High** (on-going)	Negligible / Minor	Approved and managed use of the Park by schools, community groups and not-for-profit organisations as well as for community or special events. No significant impacts on Park values, other users, or neighbours.	Booking/approval records for approved uses, activities and events. User group, organiser and attendee satisfaction and feedback. On-site observations and monitoring. Periodic activity/impact reviews.

Action No.	Leases and Licences - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LL6	This Plan of Management expressly authorises Council to issue annual licences or other short-term permits/agreements for use of Park (beyond the two community buildings) by small-scale or low-key commercial activities. This may include activities such as – mobile or pop-up food/refreshment vendors, equipment hire businesses, personal or small group skills/sports training (land or water based), guided tours, personal trainers, fitness coaches, "boot camp" operators, aerobics groups, Pilates classes, yoga or Tai chi groups, and the like – in accordance with Council's relevant policies and guidelines (see Action LRU15). Licences or other arrangements may include appropriate fees and bonds as well as conditions around group size, permitted or allocated usage times, approved equipment and restrictions (e.g. no attaching to trees, no equipment/activity likely to damage turf, etc.), allocated sites/areas, on-site advertising, equipment storage, wet weather, and other matters. Licences or other arrangements for activities in the small foreshore bushland area will be subject to extra scrutiny and conditions. Council will continue patrol and enforcement action to monitor appropriate use of the Park by these commercial activities (see Action PMA13). The impact and management of these permits/agreements, and the number of approvals issued for the Park in total, will be subject to regular review.	**Medium** (on-going)	Minor	Small-scale or low-key commercial uses of the Park facilitated, but regulated and managed. No significant impacts on Park values, other users, or neighbours.	Licence and permit records. On-site observations and monitoring. Licencee and participant feedback. Periodic activity/impact reviews.
LL7	This Plan of Management expressly authorises the granting of – temporary licences (up to 12 months duration), set duration (short-term), or one-off activity or event permits, short-term/casual hire arrangements, and other estates/approvals (excluding leases, and licences greater than 12 months) – for appropriate social, recreational, community, educational, scientific or park management	**Medium** (on-going)	Negligible / Minor	Approved and managed use of the Park for by short-term, casual or one-off licence or "under permit" activities. No significant impacts	Booking/approval records. User and attendee satisfaction and feedback. On-site observations and monitoring. Periodic

Action No.	Leases and Licences - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LL7 (cont'd)	events/activities. This includes (among others): ▪ volunteer or community group activities (see Actions LRU12 and LRU11); ▪ large family or social events (see Action LRU11); and ▪ informal (non-commercial) team, small group or personal skills/sports training (land or water based); and ▪ commercial filming and photography (see Action LRU16). Such arrangements will be in accordance with Council's relevant policies or guidelines, and may include appropriate fees, bonds and other conditions as deemed necessary by Council.			on Park values, other users, or neighbours.	activity/impact reviews.
6.8.3 Native Title Advice in Respect to Leases, Licences or Other Estates					
LL8	Any leases, licences, easements and other estates issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the *Crown Land Management Act 2016* (unless Native Title is extinguished). For Crown land which is not excluded land this will require written advice of one of Council's Native Title Managers that it complies with any applicable provisions of the Native Title legislation.	**HIGH** (on-going)	Minor	Appropriate advice sought in relation to Native Title implications of leases, licences or other estates.	Any authorisation or restriction on use of the Park (Crown reserve) is consistent with the *Native Title Act 1993* (Comm.).

6.9 PARK MANAGEMENT AND ADMINISTRATION

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.9.1	**Resourcing, Management and Maintenance**				
PMA1	Maintain the status-quo of the Park's management – with the Park as a whole remaining under the overall care, control and management of Georges River Council (in accordance with the *Local Government Act 1993* and *Crown Land Management Act 2016*).	**HIGH** (on-going)	n/a	Park continues to be managed and maintained by Georges River Council.	GRC's Delivery Programs, Operational Plans, annual budgets and staff allocations.
PMA2	Ensure that adequate Council staff resources, especially on-ground park/facility maintenance and management resources, are dedicated to provide for the Park's upkeep in a safe, usable and attractive condition. Maintenance and management may be undertaken on a contract basis where this is efficient, cost-effective and delivers outcomes that meet Council's specified standards (and the requirements of this Plan of Management).	**HIGH** (on-going)	Minor / Moderate	Continued provision of adequate Park maintenance and management capacity. Park maintained and managed in a safe, usable and attractive condition.	Number of staff (and/or contracts) allocated to Park, and changes over time. GRC's Delivery Programs, Operational Plans, and annual budgets.
PMA3	All (publicly accessible) user facilities and infrastructure within the Park will be cleaned, maintained and managed to ensure they are in a safe, serviceable and presentable condition (such as park furniture, barbeques, play equipment, toilets, shelters, foreshore works, boat ramps, sealed/surfaced paths, walking tracks, barriers, water stations, rubbish bins, signage, etc.). This will include both programmed and opportunistic maintenance, repairs and replacement. Facilities will be maintained to their current standards or better as/where warranted – and in accordance with Council's adopted service standards for its parks and reserves, and any applicable asset management plans.	**HIGH** (on-going)	Minor / Moderate	All Park areas and facilities safe, available, fit for purpose and presentable. Good to high standards of serviceability, condition and presentation of user facilities and infrastructure.	Maintenance records, and regular inspections/audits. Park user feedback and satisfaction, and number of complaints annually.

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA4	Where advantageous, and practical, for the Park's management a small storage facility (such as a small tools and equipment locker/container, fenced yard, etc.) may be established at a suitable, unobtrusive, location within the Park.	Low	Minor	Small storage facility available on-site, if warranted. Park management efficiencies.	CW&MR. Maintenance staff feedback.
PMA5	Park management and environmental management/protection infrastructure will be maintained in a safe, serviceable, effective and fit-for-purpose condition (and presentable where appropriate). This includes such infrastructure as drainage, stormwater quality improvement devices, gross pollution traps, fencing, service/emergency access points, etc. This will include both programmed and opportunistic maintenance, repairs and replacement.	**HIGH** (on-going)	Moderate	All management and environmental management/ protection infrastructure or facilities are safe, serviceable, effective and fit-for-purpose.	Maintenance records, and regular inspections/audits.
6.9.2 Planning and Development Approvals					
PMA6	Any major new works, developments or larger maintenance projects undertaken on the Park (such as the possible foreshore redevelopment/upgrading) – with the potential to significantly impact the area's values/assets and uses, or for serious implications for surrounding land uses, or other significant environmental impacts – will be subject to appropriate impact assessment or approval procedures (including opportunities for community consultation/input, as necessary), and development consents and other approvals/permits obtained – in accordance with applicable legislative, planning, policy and process requirements (including natural and cultural heritage assessments and approvals where required/warranted).	**Medium** (on-going)	Minor / Moderate (depending on assessment and approval require-ments)	Ensure environmental assessment and development approval procedures followed where required.	Type and number of projects assessed. Development approvals obtained where required.
PMA7	Some larger community or special events may also warrant or require development approval (see Action LRU13).	See Action LRU13.			

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA8	Where it is proposed to construct or establish a public work on the Crown land section of Donnelly Park where Native Title is not extinguished, and that work is not shown on the Master Plan (at Figure 9) or sufficiently described in this Plan of Management to determine its location, prior to approval Council will notify (and give an opportunity to comment) any representative Aboriginal/Torres Strait Islander bodies, registered Native Title bodies corporate and registered Native Title claimants in relation to the land or waters covered by the Crown land reservation or lease as required under the Commonwealth *Native Title Act 1993*.	**HIGH** (on-going)	Minor	Appropriate consideration of Native Title implications of other public works.	Public works are consistent with the *Native Title Act 1993* (Comm.).
6.9.3 Stakeholder and Park Neighbour Engagement/Involvement					
PMA9	Where practical and beneficial Council may engage with, support and use volunteers (including those community/club/sporting groups present on the Park) to assist in the Park's management and protection – such as bush regeneration works, stormwater quality monitoring, flora and fauna surveys/reporting, "citizen scientist" initiatives, and neighbour/community education. Such volunteer programmes will be directed towards projects and priorities consistent with the directions of this Plan of Management and guided by Council's relevant policies and guidelines.	**HIGH** (on-going)	Minor	Effective engagement/use of volunteers, on projects consistent with this Plan and GRC guidelines. GRC management resources supplemented.	Number of volunteer projects annually. Participant satisfaction and feedback.
PMA10	Promote awareness among local residents regarding any use of the Park for large community or other special events. Provide Council contact numbers to report noise, parking infringements, litter or for other complaints.	Low	Minor	Neighbours adequately informed re major Park usage/events.	Reduced number of neighbour complaints to Council, per year.
PMA11	Ensure up-to-date information regarding the Park is available on Council's website, along with other promotional and pre-visit information as/when required – to provide intending visitors with easy access to the latest information concerning the Park.	Low	Minor	Improved online and promotional information for Park users.	Positive feedback from Park users.

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
6.9.4 Safety, Security and Hazards					
PMA12	Maintain service, management and emergency vehicle access to and within the Park – and particularly to high activity nodes/areas. Access points will be located, signposted and managed to ensure controlled but unimpeded access for authorised vehicles. Alternative service and emergency vehicle access points will be available/established where feasible. (Also see Action AM5)	**HIGH** (on-going)	Minor	Safe, serviceable and presentable authorised vehicle access points.	Observation. Feedback from on-ground staff, contractors and emergency services.
PMA13	Continue regular (and on demand) Ranger/enforcement patrols in the Park to: ▪ provide for contact with user/visitors; ▪ ensure compliance with Park rules/regulations; ▪ demonstrate an active management presence; ▪ monitor compliance with lease, licence or other estate or permit conditions; ▪ deter anti-social behaviour; and ▪ address possible or emerging security issues.	**HIGH** (on-going)	Minor	User safety and enjoyment. Improved compliance with Park use regulations.	Number and frequency of Ranger or enforcement patrols. Number of enforcement actions annually.
PMA14	Encourage Park users and neighbours to report incidents of anti-social behaviour and security concerns to Council (or Police).	Low (on-going)	Negligible	Reduced incidence of anti-social behaviour or safety/security issues.	Number of reported incidents annually.
PMA15	Periodically carry out a hazardous tree assessment, undertaken by a suitably qualified arborist, across the Park – and carry out necessary actions to isolate, or make safe, any hazardous trees.	**HIGH** (on-going)	Moderate	Safety inspections undertaken, and tree hazard issues addressed.	Inspection findings. Grounds maintenance records and observation.
PMA16	Ensure that "Crime Prevention Through Environmental Design" (CPTED) principles are considered in the planning, siting and design and management of Park facilities and usage areas – including landscape plantings and vegetation management.	**HIGH** (on-going)	Negligible	Reduced incidence of safety/security issues anti-social behaviours. Greater security.	Number of reported or recorded incidents annually. Park user feedback.

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA17	Regularly assess safety at the Park's playground and the need for security fencing (particularly along the sides of this activity areas facing Kyle Parade and the Park entry road). Install safety/security fencing where/when necessary, and as consistent with applicable standards/guidelines. (Also see Action DF4)	**HIGH** (on-going)	Negligible (for monitoring) Minor (fencing)	Enhanced playground safety.	Documented monitoring. Park user feedback. CW&MR. Photographic records.
PMA18	Safety measures – such as a fixed life buoy/ring or additional safety railing – may be installed on the recently redeveloped jetty and pontoon facility if warranted.	**Medium**	Minor / Moderate	Improved water safety. Additional safety features in place.	CW&MR. Observation and photographic records.
PMA19	Oyster covered rocks, and other potential hazards, in the vicinity of the boat ramps (including the tidal/mudflat area where craft launching and retrieval activity is concentrated) may be removed or relocated. As this area is beyond the Park's boundary Council will consult with relevant agencies as/where necessary.	**Medium** (on-going)	Negligible	Reduced hazards for boat ramp/craft users and other shoreline users.	Number of hazard reduction actions annually. Park user feedback.
PMA20	Promptly manage graffiti incidents within the Park in accordance with Council's current graffiti response/management procedures.	Low (on-going)	Minor	Reduced incidence of graffiti vandalism.	Number of graffiti remediation works needed annually.
6.9.5 Sustainability					
PMA21	Manage fertiliser, herbicide, pesticide and other chemical use in the Park as consistent with accepted health and environmental standards and to minimise run-off into Connells Bay. Investigate and implement alternative organic/natural means to manage issues currently being managed by chemicals.	**Medium** (on-going)	Minor	Responsible chemical use. Reduced health and environmental risks	Monitored levels of chemical use, and compliance with best-practice standards.

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA22	Continue to maintain/operate a waste management system at the Park, and progressively introduce recycling bins/stations – where feasible/practical – to encourage and promote waste minimisation and recycling by users.	**Medium**	Minor	Reduced waste outputs and increased recycling in all aspects of Park use and management.	Recycling facilities provided. Percentage increases in recycling, and reduction in waste, volumes.
PMA23	Consider Ecologically Sustainable Development (ESD) principles in the Park's on-going management and any future developments – and apply where feasible and efficient. Including acknowledgement of climate change and the potential resultant impacts on the Park's environment, assets and users. Address possible impacts in the Park's on-going management and any future developments wherever practical (particularly considering the site's foreshore location). Build resilience to climate change through plant selection, "greening" of areas, provision of shade (built or planted) and the use of low heat emitting materials.	**Medium** (on-going)	Minor / Moderate	Improved sustainability performance. Progressive implementation of climate change adaptation and impact mitigation measures.	Observed extent of application, and achievement, of ESD principles and climate change adaptation and impact mitigation measures.
PMA24	Install solar panels, roof water harvesting, smart technology, and other sustainability measures on/at the Park's buildings or structures as and when opportunities arise and where this will deliver benefits for the area's management and/or cost savings to Council.	**Medium** (on-going)	Minor or Moderate (depending on measures installed)	Improved environmental performance. Potential cost savings. Increased community ESD awareness.	CW&MR. Observation and photographic records. Reduced operational costs.
PMA25	Periodically review/audit the Park's energy and water consumption, and identify actions to reduce wastage and overall usage levels.	Low	Negligible	Cost and resource savings realised.	Reviews/audits complete. Actions and improvements undertaken.
6.9.6 Monitoring					
PMA26	Undertake periodic monitoring and assessment of the usage levels and capacity of the Park's facilities, activity nodes, and open spaces	**Medium**	Minor	Regular usage and capacity monitoring or	Booking records, and specific areas or

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA26 (cont'd)	– to inform the site's management and assist Council's wider recreation, leisure and open space planning, provision and management.			assessments completed.	facilities used. Monitoring or assessment data. Observation.
PMA27	Undertake periodic inspections and monitoring of lessees, licencees and other permit holders operating within the Park, to ensure terms and conditions of approvals are being complied with. (Also see Action PMA13.)	**Medium**	Minor	Inspections completed. Compliance with terms and conditions of approved leases, licences and other permits.	Inspections/audit and monitoring reports. Incidence of compliance (and non-compliance) with approval conditions.
6.9.7 Revenue and Funding					
PMA28	Regularly pursue grant and external funding to assist in the Park's improvement and management.	**Medium** (on-going)	Negligible	Securing additional funds for the Park's upkeep, management and improvement.	Amount of grant and external funding secured annually.
6.9.7 Cadastral/Tenure Anomalies					
PMA29	Council will liaise with Crown Lands (Department of Planning, Housing and Infrastructure) in relation to that area of the Connells Bay/Georges River Crown waterway (located above the high water mark and seawall, east/south-east of the jetty) that is managed and used as part of the Park – but which, in terms of land tenure, is now an undifferentiated part of the Crown waterway. Council will seek to have this discrete area separately described, in cadastral terms, and classified as Community Land for formal addition to Donnelly Park.	**Medium**	Negligible	Cadastral and on-ground management anomaly addressed. Crown waterway area formally added to Park.	Process completed. Subject area formally added to Park.
6.9.8 Foreign Services/Utilities and Easements					
PMA30	Liaise with Roads and Maritime Services, as/when required, regarding the functioning, condition, management and maintenance	Low (on-going)	Negligible	Co-ordinated/co-operative management	Frequency of liaison with Roads and

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA30 (cont'd)	of the Park's two boat ramps and the jetty/pontoon – including any issues around the regulation of recreational boating, navigational safety, and compliance.			of boat ramps and jetty/pontoon.	Maritime Services, and outcomes.
PMA31	Liaise with Sydney Water regarding the condition and maintenance/upgrading of near-surface sewer main through the Park. Any sewage leaks, or sewerage defects, will be reported immediately to Sydney Water. Liaise with Sydney Water regarding the reporting of leak detection and repair response times, as well as site clean-up/remediation.	**Medium** (on-going)	Negligible	Reduced risk of sewage leaks/overflows. Improved responses to sewage leaks/overflows.	Frequency and impacts of sewage leaks/overflows. Improved response times for sewage leaks/overflows and clean-up effectiveness.
PMA32	Liaise with utility providers and foreign service operators with infrastructure through or within the Park, to establish effective and on-going communication protocols and procedures regarding their management requirements/operations and measures to reduce impacts on the Park and its values – especially in relation to (as/where relevant) service access and maintenance operations, vegetation clearing, development and activity/use constraints, spills and overflow management, asset condition/appearance, graffiti response/cleaning, visual impacts, and visitor safety.	**Medium** (on-going)	Negligible	Minimal impacts on Park values and uses by utilities and foreign services.	Utility and foreign service management agreements in place, effective, and observed.
PMA33	Grant easements through the Park for stormwater management and other public utilities (to the extent permitted/required by the *Local Government Act 1993*, *Crown Lands Management Act 2016* and other applicable legislation) with conditions as required to ensure the protection of Park assets, values and uses. (The granting of easements of over Crown land will also be subject to the provisions of the *Native Title Act 1993* and Division 8.7 of the *Crown Lands Management Act 2016*.)	Low (on-going)	Negligible	Provision for essential public utilities while protecting Park assets, values and uses	Number of new easements granted.

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA34	Council will oppose the creation of any additional (foreign) services or utility installations, or easements, through the Park – unless there is an advantage for the area and its management, or an overriding community benefit. (The granting of easements over Crown land will also be subject to the provisions of the *Native Title Act 1993* and Division 8.7 of the *Crown Lands Management Act 2016*.)	**Medium** (on-going)	Negligible	No new utilities or foreign services installation or easements.	Incidence of new utilities or foreign services.

7. FUNDING, IMPLEMENTATION AND REVIEW

7.1 FUNDING

This Plan of Management contains a substantial list of management actions.

Some of these are management guidelines, providing policies or directions to guide future decision-making for the Park's management.

However many are physical actions that will require the commitment of Council funds or resources – such as staff time – to implement. Council does not have the capacity to undertake all of these, more resource-intensive, management actions immediately.

Management and development of Donnelly Park will ultimately be reliant on, and largely determined by, the funding and resources available to Council.

As such the Park's capital works, maintenance demands and other management actions must be assessed against the other priorities of Council. Budget allocations will be assigned as part of Council's wider rolling Council Delivery Program and shorter-term annual Operational Plans, annual budget cycles and works/activity planning for Council's various units.

Council also provides funds and resources for the operational management of the Park – including staff salaries, contract services, repairs and maintenance, and the like – and may also raise limited income from the Park's use (such as lease or licence payments, permit fees, etc.). However Council invariably funds the Park's management, and development, well in excess of any net revenue generated by the area.

In view of these financial realities/constraints a priority was assigned to each Management Action identified in Section 6 – High, Medium or Low – to reflect their relative importance and implementation timing in order to achieve the Plan's objectives. Actions can also be single one-off tasks or, as for many actions, "ongoing" – where the action in question will require funding throughout the Park's management and/or the life of this Plan of Management. As noted above, many actions which are of a more management guideline, policy or direction-setting character may not require the direct allocation of resources.

Funding and resources may come from many sources – including specific-purpose grant funding, volunteer involvement, lessee or licencee involvement and responsibilities, corporate donations, sponsorship, stakeholder fund raising, bequeaths, and others.

As a result of this "reality", identified Management Actions of different priority may proceed in differing orders or at different rates – and high priority actions need not necessarily precede lower-priority actions. Implementation of some actions may also need to be timed in concert with other actions, as well as in cases being contingent on (or influenced by) the results of other actions, changing management circumstances, or opportunities to gain management efficiencies. In some cases, the resources to deliver a low priority or longer-term action may be available before a high priority action.

This may be due to the amount of money required, or the project being funded from resources other than Council funds (such as specific purpose grant funds), or factors outside of Council's control.

7.2 EVALUATION, REPORTING AND REVIEW

7.2.1 Evaluation and Reporting

The objectives, actions and performance measures outlined in this Plan of Management provide a basis for qualitative reporting on the performance of Council in managing Donnelly Park and progress in implementing the Plan. Evaluation of performance should be undertaken at the end of each financial year to align with Council's reporting requirements.

The Park's management, development and financial performance should – ideally – be included in Council's Annual Report. Council may also choose to audit and report on the implementation of this Plan of Management as part of its established reporting practices.

7.2.2 Review

Typically a Plan of Management will remain relevant and have a time horizon of approximately ten years. However, management strategies and actions can be reviewed and updated prior to this "use-by" date if required.

Implementation of this Plan and its on-going relevance will be reviewed annually as part of Council's internal and external reporting processes.

Consideration of the need for a major review and update of this Plan of Management should occur ten years from the date of adoption of the Plan, if not undertaken prior.

APPENDICES

APPENDIX A

Gazettal Notices – Crown Reserve No. 87279 (Lot 7048 DP 1027191)

2904 NEW SOUTH WALES GOVERNMENT GAZETTE No. 85 [25 JULY, 1969

(3868) Sydney, 25th July, 1969.

OBJECTIONS TO SPECIAL PURCHASE

APPLICATION has been made for the reclamation and purchase of the area described below. Objections should be lodged with the Officer-in-Charge, Metropolitan Land Board Office, Sydney, no later than 22nd August, 1969.

T. L. LEWIS, Minister for Lands.

Land District—Metropolitan; Municipality—Hurstville

Parish St George, County Cumberland. Special Purchase Application 1965-29, about 5¼ perches, below high water mark of Georges River, fronting freehold, lot 9, Deposited Plan 11270. Applicant: James Hutchison. (L.B. 65-615)

(3903) Sydney, 25th July, 1969.

ADDITIONS TO RESERVES FROM SALE

IT is hereby notified that, in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913 (as amended), the Crown lands described hereunder shall be added to the existing reserves shown in parentheses, and are hereby added accordingly.

T. L. LEWIS, Minister for Lands.

FOR PUBLIC RECREATION

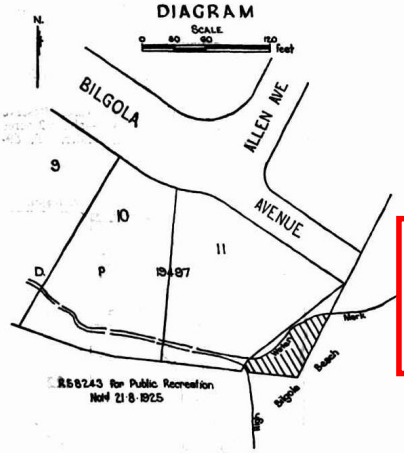
Land District—Boorowa; Shire—Goodradigbee

Parish Childowla, County Harden, 36 perches, being lot 37 in Deposited Plan 17955 shown on plan H. 7106-1716 R. (R. 84148, notified 18th January, 1963.) Pks 68-1295.

Land District—Metropolitan; Shire—Warringah

Parish Narrabeen, County Cumberland, about 6 perches shown by black hatching on diagram hereunder (added to R. 58243, notified 21st August, 1952). T. 68-3130.

DIAGRAM



Land District—Newcastle; Shire—Lake Macquarie

Parish Kahibah, County Northumberland, 21 perches, being portion 972. (R. 85563, notified 3rd December, 1965.) N. 7314-2111. P. 69-1623.

Land District—Nowra; Shire—Shoalhaven

Parish Bunberra, County Camden, about 2 acres 2 roods, being a strip one chain wide within and adjoining the generally southern boundaries of portions 135, 136, and 137 (R. 22764, notified 27th July, 1895). C. 2317, 2319-2041. Pks 67-3945.

At Cunjurong Point, Parish Conjola, County St Vincent, about 12 acres 3 roods 10 perches, portion 439 and the land separating portion 439 from R. 81601 for public recreation as shown in plan Ms 13098 Sy. (R. 81601, notified 15th May, 1959.) N. 4425-2013. Ten. 68-5960.

FOR PUBLIC RECREATION AND ACCESS

Land District—Metropolitan; Shire—Warringah

Parish Manly Cove, County Cumberland, 2 roods 20 perches, being road, generally south of portions 716 and 717, closed by Government Gazette of 4th July, 1969 (added to R. 65357 for Public Recreation and Access, notified 12th July, 1935). R. 64-945.

FOR FUTURE PUBLIC REQUIREMENTS

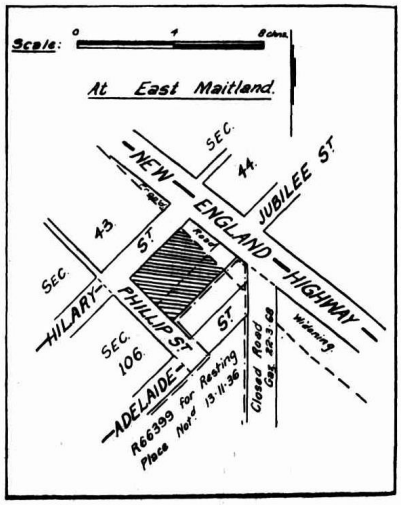
Land District and Shire—Walgett

Parish Merritombea, County Baradine, about 182 acres, being that part of portion 56 not already within R. 84172. (R. 84172 for Future Public Requirements, notified 1st February, 1963.) B. 2050-1790 R. Ten. 67-2510.

FOR RESTING PLACE

Land District and City—Maitland

Parish Maitland, County Northumberland, about 3 roods, being the area shown by hatching on diagram hereunder. (R. 66399, notified 13th November, 1936.) P. 69-1463.



(3902) Sydney, 25th July, 1969.

RESERVES FROM SALE

IT is hereby notified that in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be reserved from sale for the public purposes hereinafter specified, and are hereby reserved accordingly.

T. L. LEWIS, Minister for Lands.

FOR FUTURE PUBLIC REQUIREMENTS

Land District—Wyalong; Shire—Bland

No. 87281 from sale, Parish Wyalong, County Gipps, 35 perches, being portion 1292 Environs of Wyalong. G. 4196-1871 R. Ten. 69-3065.

FOR SOIL CONSERVATION

Land District—Grafton; Shire—Nymboida

No. 87290, Parish Koukandowio, County Fitzroy, 2,227 acres 2 roods 31 perches, portions 121, 145, and 148. F. 3211, 3910 R., and 4388-1810 R. T. 69-2175.

FOR TRAVELLING STOCK

Land District and Municipality—Condobolin

No. 87291, Parish Condobolin, County Cunningham, 2 roods 4¼ perches, part portion 42, being lot 2 as shown on plan catalogued Ms 2191 Fs R. Pks 67-1198.

FOR TRAVELLING STOCK AND CAMPING

Land District—Maitland; Shire—Port Stephens

No. 87285, Parish Thornton, County Gloucester, 7 acres 3 roods 31 perches. Portion 76. G. 6425-1497 R. T. 67-3453.

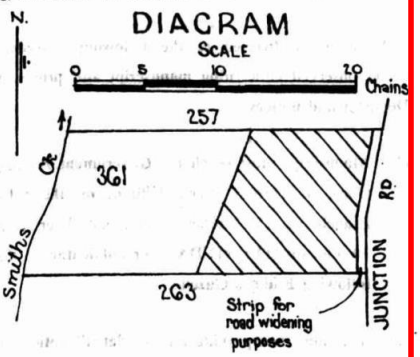
FOR PUBLIC SCHOOL PURPOSES

Land District and City—Lismore

No. 87286, Parish Lismore, County Rous, 2 acres 0 roods 6 perches, portion 544, Suburban Lands of Town of Lismore. R. 9930-1759. R. P. 67-1344.

Land District—Picton; City—Campbelltown

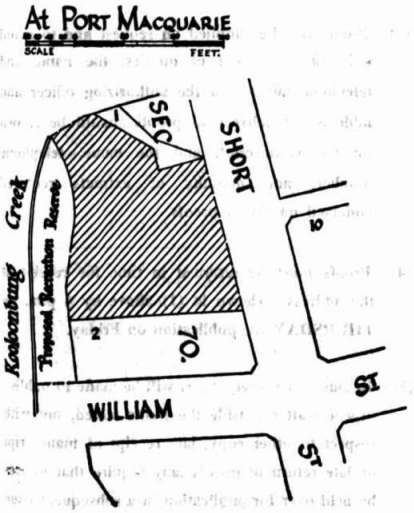
No. 87287, Parish St Peter, County Cumberland, about 7 acres, shown by black hatching on diagram hereunder. C. 4689-2030. P. 69-1393.



FOR PARKING

Land District and Municipality—Port Macquarie

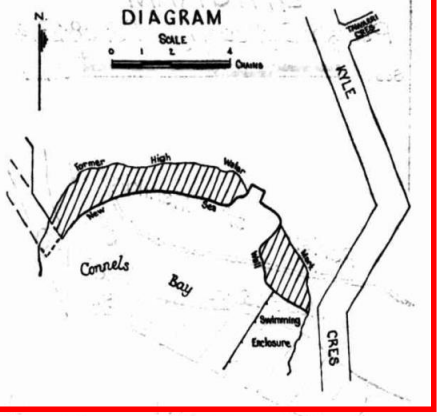
No. 87283, Parish and County Macquarie, about 1¼ acres, being the land shown by hatching on diagram hereunder. P. 69-1006.



FOR PUBLIC RECREATION

Land District—Metropolitan; Municipality—Kogarah

No. 87279, Parish St George, County Cumberland, about 1 acre, shown by black hatching on diagram hereunder. P. 63-64.

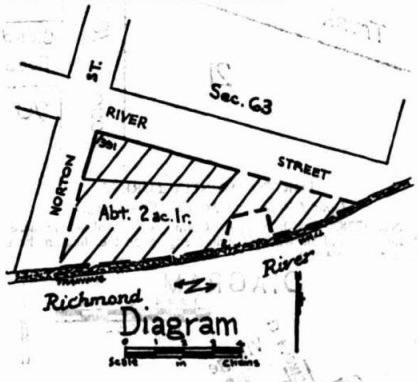


Land District—Metropolitan; Municipality—Mosman

No. 87289, Parish Willoughby, County Cumberland, 1 rood 21 perches, being portion 844. C. 4282-2030. (R. 63004 for public recreation, notified 30th October, 1931, is hereby revoked.) P. 67-281.

Land District—Lismore; Municipality—Ballina

No. 87280, Parish and Town Ballina, County Rous, about 2 acres 1 rood, being the area shown by hatching on diagram hereunder. Ballina 28-1612. P. 69-1217.



Land District—Metropolitan; Municipality—Manly

No. 87288, Parish Manly Cove, County Cumberland, 13 acres, portion 2710, plan C. 9788-2030. (Reservation is restricted to the surface and a depth of 50 feet.) P. 66-3014. (This notice is in lieu of and cancels the notice appearing in the Government Gazette of 21st April, 1967.) P. 66-3014.

NOTICE REMOVING A TRUSTEE UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, remove the undermentioned person as trustee of the portion of land hereinafter particularized.

Signed and sealed at Sydney, this 1st day of October, 1969.

A. R. CUTLER, Governor.

By His Excellency's Command,

T. L. LEWIS, Minister for Lands.

GOD SAVE THE QUEEN!

SCHEDULE

Reserves Nos 51545 and 51547 at Ellenborough, Land District Port Macquarie, Parish Bulga, County Macquarie, notified 30th June, 1916, for Public Recreation, and Reserve No. 82679 at Ellenborough, Parish Myall, County Macquarie, notified 15th July, 1960, for Promotion of the Study of Native Flora and Fauna: A Greber, who has left the district. Pks 60-3293. (5743)

NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the undermentioned persons and/or bodies as trustees of the portions of land hereinafter particularized.

Signed and sealed at Sydney, this first day of October, 1969.

A. R. CUTLER, Governor.

By His Excellency's Command,

T. L. LEWIS, Minister for Lands.

GOD SAVE THE QUEEN!

SCHEDULE

An area of 1 rood 7 perches at Morundah, Land District Urana, Parish Waugh, County Urana, dedicated 13th January, 1933, for Public Hall: *The Council of the Shire of Urana* (in place of Messrs J. T. Dawson, E. H. Hemphill, N. A. Currey, J. B. Knagge, H. G. McLennan, M. L. O'Mahoney and A. Lang, resigned). Pks 60-2831.

Reserve No. 60122 at Maude. Land District Hay, Parish Maude, County Waradgery, notified 25th November, 1927, for Public Hall: *The Council of the Shire of Hay* (in place of Messrs E. S. Nelson, F. D. Stevens, R. W. Ronald, and A. S. Simpkin, resigned). Pks 63-2773.

Reserve No. 87279 at Connells Point, Parish St George, County of Cumberland, Land District Metropolitan, Municipality of Kogarah, notified 25th July, 1969, for Public Recreation: *The Council of the Municipality of Kogarah.* Pks 63-64.

Reserve No. 87206 at Muswellbrook, Land District Muswellbrook, Parish Rowan, County Durham, notified 6th June, 1969, for Public Recreation: *The Council of the Municipality of Muswellbrook.* Pks 63-83.

Reserve No. 86276 at Neilrex, Land District Dunedoo, Parish Bramble, County Napier, notified 19th May, 1967, for Rubbish Depot: *The Council of the Shire of Coolah.* Pks 64-2356.

Reserve No. 87289 for Parking at The Spit, Parish Willoughby, County Cumberland, Land District Metropolitan, notified 25th July, 1969: *The Council of the Municipality of Mosman.* Pks 67-281.

Reserve No. 87263 for Public Recreation and Parking at Dover Heights, Parish Alexandria, County Cumberland, Land District Metropolitan, notified 18th July, 1969: *The Council of the Municipality of Waverley.* Rds 63-1745.

Reserve No. 87284 for Resting Place at Manildra Creek, Parish Dulladerry, County Ashburnham, Land District of Molong, notified 25th July, 1969: *The Council of the Shire of Boree.* Pks 68-2354.

Reserve No. 87282 for Community Forest at Nyngan, Land District Nyngan, Parish Nyngan, County Oxley, notified 25th July, 1969: *The Council of the Municipality of Nyngan.* Pks 69-800.

Reserve No. 77566 at Nambucca Heads, Parish Nambucca, County Raleigh, notified 22nd April, 1955, for Public Recreation, known as "Stuart Island": Allan Marcus Evans, Fred Walter Lee, Robert Vicary Andrew, Lindsay Gordon Clark (in the place of K. B. Rubie, resigned and as additional trustees). Pks 60-6654. (5742)

NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the undermentioned persons and/or bodies as trustees of the portions of land hereinafter particularized.

Signed and sealed at Sydney, this first day of October, 1969.

A. R. CUTLER, Governor.

By His Excellency's Command,

T. L. LEWIS, Minister for Lands.

GOD SAVE THE QUEEN!

SCHEDULE

Reserve No. 86242 at Bantry Bay, Parish Manly Cove, County Cumberland, notified 15th August, 1969, for Public Recreation: *The Council of the Municipality of Manly.* Pks 66-3014.

Reserve No. 87232 at Kyogle, Land District Casino, Parish Runnymede, County Rous, notified 20th June, 1969, for Public Recreation: *The Council of the Shire of Kyogle.* Pks 67-850.

Reserve No. 87308, Parish Concord, County Cumberland, notified 1st August, 1969, for Public Recreation: *The Council of the Municipality of Ashfield.* Pks 67-2892.

Reserves 87137 and 87138 for Public Recreation at Wee Waa, notified 11th April, 1969, Parish Wee Waa, County White, Land District Narrabri: *The Council of the Shire of Namoi.* Pks 68-1833.

Reserve No. 87303 at Carroll, Land District Gunnedah, Parish Carroll, County Auckland, notified 1st August, 1969, for Rubbish Depot: *The Council of the Shire of Liverpool Plains.* Pks 68-2257.

Reserve No. 87302 at Wingello, Land District Moss Vale, Parish Wingello, County Camden, notified 1st August, 1969, for Public Recreation: *The Council of the Shire of Wingecarribee.* Pks 68-2492.

Reserve No. 87306 at Barellan, Land District Narrandera, Parish Barellan, County Cooper, notified 1st August, 1969, for Public Recreation: *The Council of the Shire of Narrandera.* Ten. 68-4794. (5747)

NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the undermentioned persons and/or bodies as Trustees for the portions of land hereinafter particularized.

Signed and sealed at Sydney, this first day of October, 1969.

A. R. CUTLER, Governor.

By His Excellency's Command,

T. L. LEWIS, Minister for Lands.

GOD SAVE THE QUEEN!

SCHEDULE

Reserve No. 86865 at Albury, Parish Albury, County Goulburn, notified 20th September, 1968, for Rescue Station: *The Council of the City of Albury.* Pks 67-4020.

An area of about 2 roods 24 perches, Parish Ballina, County Rous, dedicated 30th October, 1953, for War Veterans' Home: "The Ex-Servicemen's Home, Ballina." Pks 67-3355.

Reserve No. 86977 at Tathra, Land District Bega, Parish Wallagoot, County Auckland, notified 29th November, 1968, for Rubbish Depot: *The Council of the Shire of Imlay.* Pks 67-2473.

Reserve No. 82826 at Wyangala Dam, Parishes Dunleary and Newham, Counties of Bathurst and King, notified 30th September, 1960, for Public Recreation and known as Wyangala Waters Park: Russell John Longobardi as an ex-officio trustee representing the Water Conservation and Irrigation Commission (in the place of K. W. Digby, resigned). Pks 59-3185.

An area being allotment 11, section 14, Town of Tuena, dedicated 4th May, 1864, for Church of England School: Church of England Property Trust, Diocese of Canberra and Goulburn. Pks 68-2865.

Reserve No. 26564 at Bulla Creek, Parish Wilton, County Monteagle, notified 18th September, 1897, for Public Recreation: Walter Tibeaudo Beck (in the place of B. T. Payten, left the district). Pks 67-3068.

Dedication 590114 at Bathurst for the public purpose of public recreation, notified in the *Government Gazette* of 10 December 1904.

Dedication 590115 at Bathurst for the public purpose of public recreation, notified in the *Government Gazette* of 17 July 1886.

Dedication 590116 at Bathurst for the public purpose of athletic sports ground, notified in the *Government Gazette* on 13 September 1902.

Reserve 66907 at Bathurst for the public purpose of public recreation, notified in the *Government Gazette* of 3 September 1937.

Reserve 78500 at Bathurst for the public purpose of public recreation, notified in the *Government Gazette* of 20 April 1956.

Reserve 79362 at Bathurst for the public purpose of public recreation, notified in the *Government Gazette* of 1 March 1957.

Reserve 83473 at Bathurst for the public purpose of public recreation, notified in the *Government Gazette* of 29 September 1961.

Reserve 84517 at Bathurst for the public purpose of town hall, notified in the *Government Gazette* of 6 September 1963.

Reserve 85680 at Bathurst for the public purpose of public recreation, notified in the *Government Gazette* of 25 February 1966.

Reserve 86313 at Bathurst for the public purpose of preservation of native flora, notified in the *Government Gazette* of 23 June 1967.

Reserve 86964 at Bathurst for the public purpose of public recreation, notified in the *Government Gazette* of 22 November 1968.

Reserve 94337 at Bathurst for the public purpose of community centre, notified in the *Government Gazette* of 27 February 1981.

Reserve 95626 at Bathurst for the public purpose of public recreation, notified in the *Government Gazette* of 16 October 1981.

Reserve 96542 at Bathurst for the public purpose of water suppiy, notified in the *Government Gazette* of 31 December 1982.

Reserve 97449 at Bathurst for the public purpose of community purposes, notified in the *Government Gazette* of 28 September 1984.

Reserve 97651 at Bathurst for the public purpose of public recreation, notified in the *Government Gazette* of 11 January 1985.

Reserve 190066 at Raglan for the public purpose of public recreation, notified in the *Government Gazette* of 16 September 1988.

Reserve 190079 at Raglan for the public purpose of public recreation, notified in the *Government Gazette* of 15 December 1989.

Reserve 96591 at Raglan for the public purpose of public recreation, notified in the *Government Gazette* of 11 February 1983.

SYDNEY METROPOLITAN OFFICE
Department of Land and Water Conservation
22 Main Street (P.O. Box 878), Blacktown, N.S.W. 2148
Phone: (02) 671 8611;
Fax: (02) 671 8858

ASSIGNMENT OF NAME TO RESERVE TRUSTS

PURSUANT to Paragraph 4 (3) of Schedule 8 to the Crown Lands Act 1989, the names specified in Column 1 of the Schedules is assigned to the reserve trust constituted as trustee for the reserves specified in Column 2 of the Schedules. File No.: MN94 R 123.

KIM YEADON, M.P.,
Minister for Land and Water Conservation.

SCHEDULE 1

COLUMN 1	COLUMN 2
Belmore–Campsie Park (P.500462) Reserve Trust.	Proclamation No. 500462 at Belmore, notified for the purpose of public recreation on 7 July 1922.

SCHEDULE 2

COLUMN 1	COLUMN 2
Simpson (R.56752) Reserve Trust.	Reserve No. 56752 at Canterbury, notified for the purpose of public recreation on 25 January 1924.

SCHEDULE 3

COLUMN 1	COLUMN 2
Tasker Park (R.72639) Reserve Trust.	Reserve No. 72639 at Canterbury, notified for the purpose of public recreation on 20 February 1946.

SCHEDULE 4

COLUMN 1	COLUMN 2
Donnelly Park (R.87279) Reserve Trust.	Reserve No. 87279 at Connells Point, notified for the purpose of public recreation on 25 July 1969.

APPENDIX B

Condition and Use of Land and Facilities (as at March 2022)

Condition Assessment of Park Facilities - Overall Condition Index:

Rating	Description
1	A new or near new asset, or an asset in overall excellent condition with only minor decline (normal wear and tear) but causing no serviceability problems.
2	An asset in very good to good condition, but with some early to apparent deterioration that is causing negligible to slight impairment of serviceability.
3	An asset in fair overall condition but with obvious deterioration that is causing some loss of serviceability.
4	An asset in fair to poor overall condition, with obvious to serious deterioration that is starting to limit the asset's serviceability and generating rising to high maintenance costs.
5	An asset in very or extremely poor condition, with severe serviceability problems or heavily impacted, very high maintenance costs with the asset at the point of requiring rehabilitation or replacement (and assets that have failed, or would be a risk to remain in service).

ITEM	Rating	CONDITION	USE
Street Frontage Elements (Kyle Pde)			
90° angled **street parking** areas (part on park / part on road reserve) (1x bank with 10x spaces, 2nd bank with 4x spaces) – concrete paved with line marking and recycled plastic kerb stops per space with adjacent concrete paved pathway (park side) and connecting paths 3x to internal park path / treated pine car barriers (park side) with randomly located sandstone logs	1	New	Parking for vehicles only (no trailer parking) / by park users and visitors and trade workers to houses in the street
Disabled parking 1x bay (SE side of bus shelter and within the road reserve) – bitumen paved with bitumen path linking to the Park path / protected from the adjacent entry driveway (SE) by treated timber car barriers	2	Good - though icon marking is faded	Disabled parking for park users and visitors to houses in the street
Metal **bus shelter** with timber seat on concrete slab in road reserve at bus zone on the Park side of Kyle Pde / protected from adjacent angled parking bays (to NW) by treated timber car barriers	2	Fair	On bus route 953 Hurstville to Connells Point (loop) (Punchbowl Bus Services) travelling NW along Kyle Pde / daytime timetable / every 15 minutes in peak time otherwise half hourly Mon-Fri / half hourly on Saturday / hourly on Sunday
A concrete dish drain runs along the Kyle Pde road edge behind the formalised angled parking NW of the entry driveway and continues SE of the entry driveway (kerbing commences before the bend in Kyle Pde to the SE) / the dish drain allows access to **informal, angled parking** located within the road reserve (adjacent to the Park) / the area can accommodate approx. 5 vehicles adjacent to the entry driveway and 3 vehicles further to the SE / these areas of parking bays are divided by a concrete path from the dish drain linking to the community facility currently occupied by the Sea Scouts to the SW (protected from the parking by bollards 3x - SE side of path) / no parking signs / the border between the parking bays and the Park is edged by treated timber car barriers	4	The casual parking area is unsealed / worn grass / parking on exposed tree roots / some bollards are leaning	Parking for vehicles only (no trailer parking) / by park users and visitors and trade workers to houses in the street / the concrete path is opposite a refuge crossing point in Kyle Pde which is opposite a public accessway (concrete steps) between the houses (east side of Kyle Pde) / some casual parking occurs along Kyle Pde on the Park side (in contravention of the no parking signs)
Treated timber **car barriers** are located along the length of Kyle Pde (the Park's street frontage) / south of the bend in Kyle Pde the barriers are located within the road reserve / north of the bend they are located in the Park / lockable metal vehicle service gates are located at the entry driveway and just north of the link path to the toilet block	3	The barriers are fair to poor (some leaning) / not aesthetically pleasing / worn and patchy grass cover in road reserve at southern vehicle gate	To halt vehicle access into the Park unless for service or maintenance access or for public access to the public boat ramp during daylight hours.

ITEM	Rating	CONDITION	USE
Paved **Park footpath** (part on park / part on road reserve) – concrete (1.2m wide) / runs within the reserve from the northern end of Kyle Pde to the first bend to the south where it returns to the road reserve / connects the public footpaths to north and south of the Park in Kyle Pde / is linked via pathways as noted in other sections of this table to the angled parking, the disabled parking, the entry driveway to the public boat ramp, the community facility currently occupied by the Sea Scouts and to the public toilets (via a gently graded concrete path and a set of concrete steps).	2	Part new / part old / fair condition	Used by walkers and cyclists travelling along Kyle Pde / by park users accessing the various facilities
Public Vehicle Access into the Park			
Entry driveway – bitumen paved with treated timber car barriers along both sides / 5m wide at the park boundary and widens towards paved forecourt (approx. 13m) / lockable metal vehicle service gate located on west side of Park path / driveway splits into two at Kyle Pde around a kerb inlet pit (recently repaired) / bollards 2x plus sandstone log at playground service gate end	2-3	Pavement in fair to poor condition / crumbling edges / recently replaced inlet pit at road kerb with adjacent metal bollard not properly reinstalled after pit was replaced / the barriers are fair to poor and not aesthetically pleasing	Provides public vehicle access to the public boat ramp / gated to limit access to daytime only (closed from 7pm) / the Park footpath at Kyle Pde crosses the driveway / parallel parking available along northern side of driveway (adjacent to the playground) – 33.7m long (can accommodate 5 cars – fewer if boat trailers are attached to the cars)
Paved forecourt to boat ramp (abutting west side of the community facility currently occupied by the Sailing Club) – bitumen paved with no dedicated parking / line marking to indicate no parking / multiple no parking signs / treated timber car barriers along western edge with lockable metal vehicle service gate at boat ramp end and another adjacent to playground area / lockable metal vehicle service gate on eastern side between public boat ramp and the community facility currently occupied by the Sailing Club to control vehicle access across grassed driveway to the community facility currently occupied by the Sea Scouts and associated boat ramp / rubbish bins 2x with post 1x /	2-3	Pavement in fair to poor condition / crumbling edges / gates in fair condition / broken inlet pit at kerb requires better protection from vehicle damage (currently just one bollard)	Used to accommodate cars and trailers to access public boat ramp / provides vehicle access to Sailing Club's storage areas (2x roller doors in the building) also informally used for short term parking by park users / provides access to rear of the community facility currently occupied by the Sea Scouts and associated boat ramp via locked eastern service gate

ITEM	Rating	CONDITION	USE
Buildings within the Park			
Community facility currently occupied by the Connells Point Sailing Club (unlicenced) – unpainted brick building with metal gabled roof / 2x roller doors access on western face / 1x double entry doors to club room from forecourt / security camera / boat storage for club members / double glass doors to club room at SE end in a wall of windows (overlooking the ramp and Bay) / large club room / kitchen / toilets / overhead power line from NE end to a power pole located nearby in the Park which is then connected by overhead lines to the closet street pole in Kyle Pde	3	Built in mid 60's / fair to good condition assessment (Council reference – ratings from 6 to 7.5 out of 10)	Operate sailing races each Saturday afternoon from September to April / hold racing in the morning of the same day for juniors and newcomers / recommenced activities in October 2021 after COVID restrictions were lifted / hold regatta weekends / social sailing occurs at other times during the week / club building is not hired out for other commercial activities / does allow use of meeting room for community and other groups (cleaning charge only) / access the water via the public boat ramp as well as the boat ramp near the community facility currently occupied by the Sea Scouts (see details below) / boats raced include: • Sabres (3.7m long single handed sailing boat) • Lasers (4.23m long single handed sailing boat) • Weta Trimaran (4.4m long single handed or two-handed or can hold a family) • Optimist (2.3m long single handed for children up to 15 years old); • Heron (3.5m two handed – adult and child); • Pacer ((3.8m long two handed – 2 adults or adult and child).
Community facility currently occupied by the 1st Kyle Bay Sea Scouts – unpainted brick building with metal gabled roof / wire mesh grills on windows / 2x sets of doors at NE end / painted anchor mounted on a plinth / signs on building include Scout icon, details and group name plus ball games prohibited against building / building connected to the Park footpath along Kyle Pde by a concrete path from the NE corner of the building / overhead power line from NE end to a power pole located nearby in the Park (same pole as for the community facility currently occupied by the Sailing Club) which is then connected by overhead lines to the closet street pole in Kyle Pde / approx. 3.6m wide roller door at SW gives access to boat storage / flood lighting attached to building (NE and south ends)	3	Built in mid 60's / fair to good condition assessment (Council reference – ratings from 6 to 7.5 out of 10)	8-10 year old scouts meet Tuesday 6:30 to 8pm / 11-14 year old scouts meet Monday 7-9pm / girls and boys / water based activities including kayaking, sail boating and swimming during terms 1 and 4 / rest of park used for game activities

ITEM	Rating	CONDITION	USE
Public Toilets – lockable concrete block, timber, steel, tiled and corrugated metal roofing structure / located on an excavated terrace with a stone retaining wall behind the building adjacent to Kyle Pde (part on the road reserve and part on the park) / 1x sink (cold water only) / 1x cubicle with a urinal and toilet for male use / 1x cubicle for disabled unisex use / 1x cubicle with toilet for female use / 1x cubicle with toilet (no identifier) / metal fittings	2	Built 2010 / poor condition (Council reference – ratings from 1.5 to 2.5 out of 10)	Used by park visitors and walkers / cyclists using Kyle Pde / smoke free zone (several signs) / linked to Park Footpath via a gently graded path and a separate set of steps
Foreshore Elements			
Wharf / pontoon – concrete ramp up from seawall to deck of new wharf (with bridge and floating pontoon located on NW side of wharf at southern end) metal structure with metal pylons with recycled plastic mesh decking	1	Newly built / pontoon is aground at low tide	Used by the Sea Scouts and the Sailing Club to access small motor boats used in club and group water base activities moored to the pontoon / public mooring is allowed
Seawall (on the foreshore between the western edge of the Park and the public boat ramp at the community facility currently occupied by the Sailing Club) sandstone block retaining wall approx. 1.6m high with 3x sets of steps to the narrow beach below / the set of steps at the western end give access to a concreted path across the front of the adjacent private property (within a private licenced area) / oyster beds and rocks at water's edge	5	Poor condition / top rows of stone are highly worn and eroded (salt spray/intrusion and wind, undercut and partially collapsed in places) / ground eroding behind	Retains the foreshore to create a level area in the Park (area behind was used as a sports field in the past) / wall is overtopped at high tides by any large waves
Public boat ramp – 10m wide concrete ramp at approx. grade 1:7 / general warning sign re overhead power lines across the waters (of Georges River)	2-3	Fair condition	Ramp does not extend to clear water at all tides / silty sandy beach exposed for several metres (20-30m) at low tide – limits use / oyster covered rocks also limit use / used by the Sailing Club for their events - boats are launched by using a 2 wheeled boat trolley, boats are wheeled into the water before being removed from the trolley (a second person is required to hold the boat whilst the trolley is wheeled back to shore for parking – between the two ramps on the sandy beach at low tide)
Seawall between the boat ramps / sandstone blocks	3-4	Fair condition / some erosion of sandstone blocks (salt spray/intrusion and wind)	Retains land on which the community facilities currently occupied by the Sailing Club and the Sea Scouts are located

ITEM	Rating	CONDITION	USE
Boat ramp between the community facilities currently occupied by the Sea Scouts and Sailing Club – linked by a concrete driveway from the community facility currently occupied by the Sea Scouts (approx. 3.6m wide) – cracked concrete ramp 4m wide and 5m long at approx. grade 1:5 – and linked by a new concrete driveway from the SE corner of the paved forecourt (access controlled by locked vehicle gate)	2-3	Cracked pavement	Ramp does not extend to clear water at all tides / silty sandy beach exposed for several metres (20-30m) at low tide – limits use / used by the Sailing Club and the Sea Scouts as in the manner that the public ramp is used (see above)
Seawall south of the boat ramp near the community facility currently occupied by the Sea Scouts to the rocky shoreline in the SE	3-4	Existing trees causing damage to seawall (retain trees and realign the seawall)	Sandy beach continues to the eastern end of the seawall
Foreshore accessway – new concrete driveway from the paved forecourt at the community facility currently occupied by the Sailing Club to the scout's boat ramp and continuing on as a sealed concrete path close to the seawall to the new public wharf and connecting to the path to the toilet block	1	New	Authorised vehicle access to the scout's boat ramp / pedestrian access along the foreshore to the public wharf
Picnic / Barbeque Area			
Picnic tables and benches (one unit) (painted timber and metal) on concrete slab 3x	2	Good condition	Picnicking with access to a BBQ
Picnic tables with backed seats (painted timber and metal) on concrete slab 4x	2	Good condition	Picnicking with access to a BBQ
Gas **BBQ unit** with 2x hot plates on large concrete slab (no charge for use)	2	Fair to good condition	Picnicking with access to a BBQ
Rubbish bins 2x on concrete slab with metal posts 2x	2	Fair condition	
Backed seats 2x	2	Fair condition	Casual seating
Active Play Area			
Basketball court with one post and ring with back board / small court with goal circle marked / artificial turf finished pavement / with adjacent sign noting allowable times for use	1	Good condition	Informal ball activities by groups or individuals / adjacent sign limits use to between 9am and 9pm
Basketball hoops (one post with two rings and backboards) / grassed base (worn from the throwing positions)	2-3	Hoops in fair to good condition / grass base in poor condition	Informal ball activities by groups or individuals / unclear if use sign applies to this set of hoops also

ITEM	Rating	CONDITION	USE
Playground – timber and metal equipment / with climbing frame, seesaw, balancing items, spring toy, swings / bark mulch softfall area edged by timber (flush with ground) / rubberised pavement around some equipment	2	Relatively new equipment in reasonable condition (safety audit not undertaken) / some grass incursion into softfall area and missing timber edging / no shade cover	Casual play by groups or individuals / targeted to primary aged children and younger
Open Grassed Areas			
Large open grassed area (**western half of the Park** - west of the community facility currently occupied by the Sailing Club and picnic / pay areas) – includes 2 sets of double seats with central back 2x (metal and timber) no concrete base adjacent to seawall to allow seated viewing of the river and back into the Park	3	Poor condition / limited topsoil depth / limited organic matter in the soil to allow for continuous turf cover / overtopping of the seawall by sea water has killed grass cover in large areas behind the wall	Used by participants to rig sail boats (close to the paved forecourt) / used in the past as a sports field / used as a temporary drive-in cinema (screen located parallel to seawall) access via entry driveway and forecourt (one way loop via both gates in forecourt barrier fencing) with food trucks located west of the forecourt, portable toilets near the GPT mound plus lighting towers 3x / casual use by dog walkers and other walkers / used for informal recreation (e.g. ball games) / used for sports training / under the trees used for informal picnicking and personal training groups
Open grassed area east and south of the community facility currently occupied by the Sea Scouts / metal and timber backed seat 1x (worn grass underfoot) / rubbish bin with metal post on concrete slab 1x / tap with treated post 2x / new concrete path from the boat ramp at the community facility currently occupied by the Sea Scouts to the new wharf and onto link with the footpath to the toilet block	3	Poor condition / limited topsoil depth / limited organic matter in the soil to allow for continuous turf cover	Used by participants to rig sail boats (adjacent to the boat ramp near the community facility currently occupied by the Sea Scouts) / plus for general recreation including boules

ITEM	Rating	CONDITION	USE
Grassed area to the **west of the toilet block** / retained by sandstone walling and rock revetment to the south and west – continues onto rock shore with some sandy beach	3	Grass cover is worn with a trample track continuing to the south to give access to the rocky shore / worn grass cover behind the seawall / poor condition / limited topsoil depth / limited organic matter in the soil to allow for continuous turf cover / existing trees causing damage to seawall (retain trees and realign the seawall)	Shaded area in part / perhaps used for picnicking / track accesses rocky shore beyond
Vegetation			
Bushland (south of public toilet block) / *Coastal Enriched Sandstone Dry Forest* (PCT 1776) located on the slope / roadside regulatory warning sign at southern end of the bush land about penalties for vandalism to plants and animals (under banner of Kogarah Council)	2	Fair to poor / trample tracks / evidence of past vandalism to plantings (as confirmed by regulatory warning sign) / limited evidence of weeds	The bush provides biodiversity, fauna habitat and food sources and contributes to cooling the area / informal access is gained through the bush to access the foreshore (rocks and beach below) and to access vantage points over the Bay / graffiti on rock overhang at shoreline
Scattered mature trees through the picnic and playground zone (mix of Eucalypts, Casuarinas and Peppercorn Trees), in the area between thecommunity facility currently occupied by the Sea Scouts and Kyle Pde (Casuarinas), in the NW corner of the largest grassed open space zone (Cheeses Trees) and along the seawall to the west of the toilet block (Casuarinas).	2-3	Mostly mature plantings / some located in mulched beds / others compete with grass cover within the dripline / no young plantings	These trees provide shade for park users, contribute to amenity, provide biodiversity, provide food sources and habitat for fauna, contribute to keeping the area cool

ITEM	Rating	CONDITION	USE
Seagrass beds (PCT 1913) located off the foreshore beyond the Park's cadastral boundary (and outside the area covered by this plan) - west of the boat ramps and west of the wharf plus off the southern end of the bushland	Not rated (outside Park boundary)	Some areas are reducing whilst other beds are establishing / negatively impacted by stormwater and nutrient flows from Donnelly Park	For biodiversity and marine habitat
Utilities			
Electricity / Telstra – overhead powerlines run along the Park side of Kyle Pde / a power pole 1x located NE of the community facility currently occupied by the Sailing Club and supplies this building and the community facility currently occupied by the Sea Scouts and is linked to a power pole 1x in Kyle Pde (includes aerial Telstra line)	2	Functional	Supplies power to the community facilities currently occupied by the Sailing Club and the Sea Scouts
Electricity / lighting – light posts 3x adjacent to driveway and forecourt plus 4x east and south of the community facilities currently occupied by the Sailing Club and the Sea Scouts / underground low voltage cables connect the light poles to a pole with a meter box - meter box attached to metal pole located at the northern end of the picnic area (with regulatory advisory sign re prohibited activities - no fires, smoking, unleashed dog, golf, drones, model aeroplanes, motorbikes nor unauthorised vehicles). Overhead power link to overhead street power lines via closest street pole in Kyle Pde.	3-4	Only one light in the park functional (at time of assessment), located at the public boat ramp	To illuminate entry drive and boat ramp forecourt / general area lighting
Gas - a line runs along western side of Kyle Pde, beyond the Park's cadastral boundary (and outside the area covered by this plan)	Not rated (outside Park boundary)	n/a (beyond park)	
Sewer – a cast iron cement lined pipe (225mm diameter) running along the foreshore from the west continues from a pit located on the water side of the seawall at the western end of the Park, skirts the northern edge of the large grassed open space (a pit is located near the GPT) then turns SE through the Park to Kyle Pde, then turns SW back through the Park to run along the foreshore to the south (exposed in this section) / the line is variously linked back to the surrounding residential areas / and contains a number of surface pits	Not rated (largely underground)	Functional	Transporting of sewage

ITEM	Rating	CONDITION	USE
Stormwater – outfalls 2x to the Georges River are located in the seawall west of the jetty (375mm diameter and 600mm diameter), in the seawall west of the public boat ramp (1200mm diameter) and another towards the western end of the Park (450mm diameter) (not accurately shown on the GIS mapping) / 4x separate stormwater underground lines cross the park from the adjacent residential areas – 1x across the western end of the Park, 1x through the middle of the park (N/S) from Kyle Pde to an outfall west of the public boat ramp, 1x from Kyle Pde (passing through the pit at the entry driveway) through the eastern half of the Park towards the outfall at the boat ramps and one from Kyle Pde east of the toilet block to outfall near the wharf / two additional inlet pits are located in the Park on the western end line at the rear of adjacent residential properties	2-3 (for outlets, pits and surface elements – remainder is underground)	Functional	Discharge of stormwater to Georges River
Stormwater – solid metal pit lid to a gross pollutant trap located in a grassed mounded area (GPT to separate out pollutants from the stormwater before it flows to the bay) with interpretive sign re function of GPT unit. The mounded area is retained by a concrete block retaining wall) approx. 1m high) near the rear of #5 Loch Maree Cres.	2-3 (for surface elements – remainder is underground)	Interpretive sign in poor condition (surface finish is cracked with many lines) / sign is badged with Kogarah Council details	To separate waste/litter from the stormwater line running N/S from Kyle Pde
Stormwater – concrete invert drain located along the rear of lots (#s 5, 7 and 9 Loch Maree Cres) draining to a grated pit located at the rear of #7	2-3	Functional	To drain storm water from a low area at the rear of the Park
Water Main – the main runs on the eastern side of Kyle Pde, beyond the Park's cadastral boundary (and outside the area covered by this plan)	Not rated (outside Park boundary)	n/a (beyond park)	
Water - brick housing with metal lid containing water meter and pipe work 1x surrounded by metal bollards 4x	2-3	Fair to good. Functional.	Water supply and metering.
Water – Taps 2x located along line of car barriers in Kyle Pde (east of the community facility currently occupied by the Sea Scouts), bubbler 1x (metal attached to treated timber post) east of picnic area	2-3	Fair to good. Functional.	Public and park use
Park Boundaries (other than street frontage and the foreshore)			
Mixed fencing – rendered masonry with pedestrian gates 2x / timber paling (min 1.8m high) (#s 1, 3 and 5 Loch Maree Cres)	1-2	Good condition	Boundary definition / private access into the Park
Timber paling fence with pedestrian gates 2x (#s 5, 7, 9 and 11 Loch Maree Cres) between 1.6 and 1.8m high	3	Old fencing in fair to poor condition	Boundary definition / private access into the Park

ITEM	Rating	CONDITION	USE
Mixed fencing - masonry wall and planted hedge with gate / private concrete path (with steps and bollards 2x at each end) gives access to battle axe driveway from Terry St to the park / mixed masonry, concrete block, pool and timber fencing with gates / block retaining walls (#s 160, 160E, 162, 162A, 170 and 176 Terry St)	2	Good condition	Boundary definition / private access into the Park / some encroachment onto public land
Painted masonry wall with pedestrian gate and steps inside the Park (# 178A Terry St) (plus plantings within the park)	2	Good condition	Boundary definition / private access into the Park / some encroachment onto public land

APPENDIX C

Other State and Commonwealth Legislation

Commonwealth Legislation

- *Telecommunications Act 1997* – regulates the activities of major participants in the telecommunications industry and enables licensed "carriers" to install a limited range of facilities (most commonly "low-impact facilities") without seeking State or Territory planning approval.
- *Environmental Protection and Biodiversity Conservation Act 1999* – provides for the protection and management of environment, and especially for matters of national environmental significance. These include nationally and internationally significant flora, fauna, ecological communities and heritage places. It provides for the identification and listing of nationally threatened native species and ecological communities, as well as the protection of migratory species and wetlands of international importance ("RAMSAR wetlands"). There are no nationally listed species, or known matters of national environmental significance, recorded within Donnelly Park.

New South Wales Legislation

Fisheries Management Act 1994

The objectives of this Act are to conserve, develop and share the State's fishery resources – including to conserve key fish habitats, threatened species or populations, and ecological communities of fish and marine/foreshore vegetation (including mangroves and saltmarsh areas).

However this legislation only applies (directly) to areas below the high water mark – and therefore beyond the boundary of Donnelly Park. Although activities undertaken on, or supported by, the Park may affect the adjacent intertidal and marine areas.

Civil Liability Act 2002

The Civil Liability Act 2002 reformed the common law principles governing negligence liability and, significantly for recreation activities, introduced the requirement for a greater degree of probability in determining whether there is a foreseeable risk of harm to which a reasonable person would have responded. The Act has a broad scope, applying to any claim for harm resulting from negligence (whether the claim is brought in tort, contract, under statute, or otherwise) and covers personal injury as well as property damage and economic loss.

The Act provides for a general "assumption of risk" (sections 5F to 5I) across many areas, including recreational activities, whereby there is no duty of care (such as on the part of a site or land manager) to warn another person of a risk that is "obvious" unless the person requested information about the risk (or specific other circumstances, such as if there is a risk of death or injury from professional services).

An "obvious risk" is a risk that that would have been obvious to a reasonable person in the same circumstances (as the injured party) or are "risks that are patent or a matter of common knowledge"

(section 5F). Risks can be obvious even though there is a low probability of their occurrence, and they can also be obvious even though they are not prominent, conspicuous or physically observable. People, such as recreational participants, are presumed to be aware of an obvious risk – unless they can prove, "on the balance of probabilities", that they were not aware of it. A person does not need to be aware of the precise risk, but merely the type or kind of risk – the Act places the onus on the injured party.

The Act also addresses "inherent risks", or the "risk of something occurring that cannot be avoided by the exercise of reasonable care and skill", with the provision that "a person is not liable in negligence for harm suffered by another person as a result of the materialisation of an inherent risk" but that this does not remove the duty to warn people (such as recreational participants) of a risk (section 5I).

Division 5 of the Act specifically addresses "Recreational Activities" with section 5K defining a "recreational activity" in broad terms to include "(a) any sport (whether or not the sport is an organised activity), and (b) any pursuit or activity engaged in for enjoyment, relaxation or leisure, and (c) any pursuit or activity engaged in at a place (such as a beach, park or other public open space) where people ordinarily engage in sport or in any pursuit or activity for enjoyment, relaxation or leisure".

In addition to the Act's "obvious risk" provisions, there is no duty of care owed to a person engaging in a recreational activity if they have been warned of the risk (such as a site manager's warning(s) to visitors or recreational participants). Such warnings can be oral or in writing, and do not need to be specific but can be a general warning ("so long as the risk warning warns of the general nature of the particular risk"), and there is no requirement to establish "receipt or understanding" of a warning. However the Act prescribes several qualifications around such warnings – including:

- for incapable persons, the risk warning has to be given either to an accompanying person or a parent of the incapable person;
- the warning must be given prior to engagement in a recreational activity; and
- the fact of a risk warning does not, of itself, mean that the risk is not an inherent or obvious risk or that a duty of care is owed in relation to the risk.

The Act also defines a "dangerous recreational activity" as a "recreational activity that involves a significant risk of physical harm". Section 5L(1) of the Act excludes liability for negligence by a defendant (such as a park manager) for harm suffered by a person (plaintiff) "as a result of the occurrence of what was an obvious risk of a dangerous recreational activity engaged in by the plaintiff". This applies whether or not a person was aware of the risk (section 5L(2)).

Biodiversity Conservation Act 2016

Changes to the biodiversity laws within New South Wales came into effect in 2017 with commencement of the new *Biodiversity Conservation Act 2016*. This new legislation repeals (and replaces) the former *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001* and parts of the *National Parks and Wildlife Act 1974*. (The *Native Vegetation Act 2003* was also repealed in August 2017, through amendments to the *Local Land Services Act 2013*.)

The *Biodiversity Conservation Act 2016* aims to ensure a balanced approach to land management and biodiversity conservation across the state, and provides for the protection of threatened species and threatened ecological communities. The new legislation only applies to the terrestrial environment.

The Act sets out a process for listing threatened plants and animals (now aligned with relevant International Union for Conservation of Nature standards). Building on the former threatened species legislation this new Act continues to provide for the identification and listing of threatened species (Schedule 1), threatened ecological communities (Schedule 2), key threatening processes (Schedule 4), protected

animals (Schedule 5) and protected plants (Schedule 6). It establishes new measures for the conservation of areas considered to be "of outstanding biodiversity value", according to established criteria (replacing the critical habitat provisions of the former threatened species legislation).

No listed threatened species, or endangered ecological communities, under this Act occur on or have been recorded from Donnelly Park.

The Act also establishes a new regulatory framework and method for assessing, managing and offsetting the biodiversity impacts of proposed developments – under an expanded Biodiversity Offsets Scheme – and provides for a three-tiered conservation framework for private lands.

A new State Environmental Planning Policy (that also commenced in August 2017) regulates native vegetation clearing in urban areas – in conjunction with the new *Biodiversity Conservation Act 2016*).

Other New South Wales Legislation

- *Soil Conservation Act 1938* – addresses the mitigation of erosion and conservation of soil resources.
- *Heritage Act 1977* – to conserve the State's heritage being those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.
- *Environmental Planning and Assessment Act 1979* – the primary piece of land use and planning legislation in New South Wales which allows for the creation of a range of environmental planning instruments (at various levels of government) and sets requirements for assessment and approval of activity or development proposals.
- *Aboriginal Land Rights Act 1983* – provides that Crown land meeting certain criteria may be granted to an Aboriginal Land Council.
- *Fire Brigades Act 1989* (and *Rural Fires Act 1997*) – these address fire and bushfire safety issues, risk reduction and management (including local council responsibility for the construction and maintenance of fire trails on public lands they manage)
- *Protection of the Environment Operations Act 1997* – addresses environmental offences, air quality, water quality, pollution control and noise control.
- *Companion Animals Act, 1998* – requires environmental initiatives by councils to promote responsible animal ownership, provides for owners' to have effective control of dogs and cats in public places, prohibits dogs within 10 metres of a playground and food preparation/consumption areas and some recreation areas, and provides for the declaration of Wildlife Protection Areas.
- *Smoke-free Environment Act 2000* and *Smoke-free Environment Regulation 2016* – prescribes controls regarding smoking tobacco (prohibited within 10 metres of a playground
- *Water Management Act 2000* – to provide for the sustainable and integrated management of water sources, including guidelines to protect and enhance the quality of water in rivers/watercourses.
- *Local Land Services Act 2013* – addresses land, water, natural resources and biosecurity management. This includes the control of weeds and noxious/pest animals through Regional Weed Committees and Regional Pest Animal Committees – made up of local control authorities, public and private landholders, and community members and co-ordinated by Local Land Services (the Georges River local government area is in the Greater Sydney Local Land Services region).
- *Disability Inclusion Act 2014* – provides for the provision of services for, and inclusion of, people with a disability.
- *Coastal Management Act 2016* – addresses the ecologically sustainable management, use and development of the coastal environment and defined "coastal zone" areas (including coastal zone, coastal use areas and coastal wetlands and their surrounds).

New South Wales State Environmental Planning Policies

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

This SEPP specifies exempt and complying development, and has State-wide application. Exempt development may be carried out without the need for development consent under the *Environmental Planning and Assessment Act 1979*. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 - Vegetation in Non-rural Areas
(The former State Environmental Planning Policy (Vegetation in Non-rural Areas) 2017 is now Chapter 2 of the "consolidated" *SEPP (Biodiversity and Conservation) 2021*)

This chapter of the SEPP applies to land zoned for urban purposes – including the Sydney and Newcastle metropolitan areas (including the Georges River local government area) – and operates with the *Biodiversity Conservation Act 2016* and the *Local Land Services Amendment Act 2016* to provide a framework for the regulation of clearing of native vegetation in these areas.

It applies to:

- the clearing of native vegetation above the thresholds prescribed by the Biodiversity Offset Scheme (under the *Biodiversity Conservation Act 2016*) – for which a proponent will require approval from the Native Vegetation Panel (an independent body established under the *Local Land Services Amendment Act 2016*); and
- the clearing of native vegetation below these thresholds, where a proponent will require a permit from the local council (if this is required by the council's development control plan [DCP]).

The *Georges River Development Control Plan 2021* requires that "development is to comply with the provisions of the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*". It also identifies a range of objectives and controls in relation to the protection of trees and vegetation – in Part 3.2 Biodiversity.

Chapter 6 – Water Catchments
(The former Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment has been repealed and is superseded by Chapter 6 of the "consolidated" *SEPP (Biodiversity and Conservation) 2021*)

This former Regional Environmental Plan (REP), a "deemed SEPP", applied to the Georges River Catchment – which includes the Georges River Council area (and many other local government areas across a significant portion of the Greater Metropolitan Region). The Georges River Catchment is now one of the four catchments covered by the provisions of Chapter 6 – Water Catchments of the "consolidated" SEPP (Biodiversity and Conservation) 2021.

This chapter sets out a framework within which local, State and Federal governments and authorities will liaise and apply consistent policy-driven approach to planning and development within a catchment. It sets out land use planning principles and development control requirements to be applied in determining development consents. Specific planning principles – as relevant for Donnelly Park – are described in relation to recreation and public access, stormwater management, the quality and quantity of water entering

a waterway, aquatic ecology, and flooding. For land within 100 metres of a natural waterbody it requires that a consent authority consider whether the uses proposed (for land abutting the natural waterbody) are water-dependent uses, and whether conflicts between land uses are minimised, before granting development consent.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2 - Coastal Management
(The former State Environmental Planning Policy (Coastal Management) 2018 is now Chapter 2 of the "consolidated" *SEPP (Resilience and Hazards) 2021*)

The former *SEPP (Coastal Management) 2018* (now this Chapter 2 - Coastal Management) previously updated and consolidated the earlier Coastal Protection (SEPP 71), Coastal Wetlands (SEPP 14) and Littoral Rainforests (SEPP 26) policies. Chapter 2, of the consolidated SEPP, now gives effect to the objectives of the *Coastal Management Act 2016* from a land use planning perspective, by specifying how development proposals are to be assessed if they fall within the coastal zone. It spatially defines the four coastal management areas prescribed by the Act (through detailed mapping) and specifies assessment criteria applicable for each coastal management area for councils and other consent authorities to apply when assessing development proposals within a respective zone/zones (as mapped). All of Donnelly Park, excluding the far north-eastern "point" (opposite Tawarri Crescent), is mapped as both "Coastal Environment Area" and "Coastal Use Area".

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 - Infrastructure
(The former State Environmental Planning Policy (Infrastructure) 2007 is now Chapter 2 of the "consolidated" SEPP (Transport and Infrastructure) 2021)

This chapter of the consolidated SEPP assists local governments and the communities they support by simplifying the process for providing essential infrastructure and enabling greater flexibility in the location, development and upkeep of infrastructure and service facilities. It includes specific planning provisions and development controls for a range of infrastructure works or facilities – including parks and other public reserves.

The following clauses are of particular relevance for parks and other public reserves, such as Donnelly Park.

Section 2.74 (of the consolidated SEPP) allows for certain construction or maintenance works to be undertaken as "exempt development" (subject to certain conditions and compliances set out in section 2.20) in parks and other public reserves – including Crown land (under a Crown land manager).

These include (among others) – seats, picnic tables, barbecues, bins (including frames and screening), shelters or shade structures, play equipment (including soft-fall surfaces), bicycle parking or storage facilities, walking tracks (including boardwalks), ramps and stairs, handrails and barriers, gates, vehicle barriers, ticket machines or park entry booths, sporting facilities (including goal posts, sight screens and fences – providing visual impacts on surrounding land uses are minimal), routine maintenance of playing fields and other infrastructure (including roads providing access to or within those playing fields), and landscaping and landscape maintenance. Such exempt development must involve "no greater disturbance of native vegetation than necessary" and "not result in an increase in stormwater run-off or erosion".

Additionally section 2.73(3) (of the consolidated SEPP) permits specified works to be undertaken without consent on "a public reserve under the control of or vested in" a council. These "without consent" works include (among others) – recreation areas and outdoor recreation facilities (excluding grandstands), visitor/user amenities (such as toilets, change rooms, food preparation and related facilities), pedestrian pathways and cycleways, pedestrian bridges, viewing platforms, lighting (with controls around light spill), information boards and other information facilities, visitor information centres, roads, single storey car parks, landscaping and irrigation, landscape structures or features (such as art work), environmental management works, maintenance depots, portable lifeguard towers, and undertaking the demolition of buildings (other than heritage listed structures).

Additionally section 2.73(2) (of the consolidated SEPP) provides that "development for any purpose may be carried out without consent" on "Crown managed land, by or on behalf of … a Crown land manager of the land (or an administrator of the manager)" on the provision that "the development is for the purposes of implementing a plan of management adopted for the land … in accordance with the *Local Government Act 1993* in relation to Crown managed land managed by a council".

Sections 2.164 and 2.165 (of the consolidated SEPP) refer to waterway or foreshore management activities. A local council (as a deemed public authority), does not require development consent to undertake certain waterway activities (including construction, maintenance, environmental and emergency works) such as – erosion control, bank management and stabilisation, revegetation activities, weed management, aquatic habitat rehabilitation, the provision of access ways, riparian corridor management, in-stream works to maintain/restore environmental flows (for ecological purposes), and environmental management works.

APPENDIX D

Other State and Regional Level Strategies or Plans

Listed in date order, starting with the most recent.

Plan / Strategy / Document	Key Directions or Implications for Donnelly Park
State Level Strategies and Plans	
Greener Places Design Framework (2020) and *Draft Greener Places Design Guide (2020)*	Principles of the "green infrastructure framework" – intended to guide the design, planning and delivery of green infrastructure (such as parks and open space) across the state – most applicable to Donnelly Park are: • connectivity – creating an interconnected network of open spaces; and • multi-functionality – delivering multiple ecosystem services simultaneously. The associated Draft Design Guide provides advice on: • the delivery of better quality, easily accessible open space for recreation; • improving the urban tree canopy to deliver green infrastructure for climate change adaptation and resilience; and • improving connectivity between bushland and waterways to better support habitat and biodiversity in urban areas as well as promoting the connection of people to nature within a sustainable environment.
Regional Level Strategies and Plans	
Greater Sydney Local Strategic Plan July 2021 – June 2026 (Local Land Services Greater Sydney) (2021)	A relevant "Priority Program" under the *Strategic Plan's* Landscape Management stream is "protecting biodiversity assets and improving the condition of bushland, waterways and coastal ecosystems" and under the Biosecurity stream to "implement priority programs as per the Greater Sydney regional weed and pest plans."
South District Plan (Greater Sydney Commission) (2018)	A guide for implementing the *Greater Sydney Region Plan, A Metropolis of Three Cities* (a 40-year vision for Greater Sydney) at a metropolitan district level. The Georges River LGA is located in the "South District" and forms a large part of the "Eastern Harbour City". Two of the Plan's nine aims are directly relevant to Donnelly Park: • protecting and enhancing natural assets including waterways and beaches, bushland and scenic and cultural landscapes; and • providing innovation in providing recreational and open spaces, and increased urban tree canopy. Promotes "valuing green spaces and landscape", and identifies 20 "planning priorities" of which the following (all in the "Sustainability" stream) are most relevant to the Park: • Planning Priority S13 – Protecting and improving the health and enjoyment of the District's waterways; • Planning Priority S14 – Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes; • Planning Priority S15 – Increasing urban tree canopy cover and delivering "Green Grid" connections;

Plan / Strategy / Document	Key Directions or Implications for Donnelly Park
	• Planning Priority S16 – Delivering high quality open space; • Planning Priority S17 – Reducing carbon emissions and managing energy, water and waste efficiently; and • Planning Priority S18 – Adapting to the impacts of urban and natural hazards and climate change. Actions identified under these, and other, planning priorities as relevant for Donnelly Park include the following. • Action 61 – Enhance sustainability and liveability by improving and managing access to waterways, foreshores and the coast for recreation, tourism, cultural events and water-based transport. • Action 62 – Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development. • Action 63 – Work towards reinstating more natural conditions in highly modified urban waterways. • Action 64 – Protect and enhance biodiversity by – (a) supporting landscape-scale biodiversity conservation and the restoration of bushland corridors, (b) managing urban bushland and remnant vegetation as green infrastructure, and (c) managing urban development and urban bushland to reduce edge-effect impacts. • Action 69 – Expand urban tree canopy in the public realm. • Action 70 – Progressively refine the detailed design and delivery of – (a) Greater Sydney Green Grid priority corridors and projects important to the District, (b) opportunities for connections that form the long-term vision of the network, and (c) walking and cycling links for transport as well as leisure and recreational trips. • Action 71 – Maximise the use of existing open space and protect, enhance and expand public open space.
Sydney Green Grid - South District (2017)	The *Greater Sydney Green Grid* aims to provide a network of high-quality green space and cool green links within the metropolis to support walking, cycling and community access to open space as well as enhancing biodiversity and ensuring ecological resilience. The Green Grid's *South District Plan* identifies "SD.1.5 Georges River Bay Parks" as one of a number of "regional open space opportunities". This initiative aims to improve connectivity between the string of riverside and bayside parks (although Donnelly Park is not specifically listed), as well as enhancing these riverside parks and their wetland systems.
Georges River Estuary Coastal Zone Management Plan (Georges River Combined Council's Committee) (2013)	See Section 4.4.1 for a detailed discussion.

APPENDIX E

Other Georges River Council Strategies, Plans or Reports

Listed in date order, starting with the most recent.

Plan / Strategy / Document	Directions, Implications or Applicability for Donnelly Park
Disability Inclusion Action Plan 2022-2026 (2022)	Relevant actions/commitments include: • 2.1.1. Continue to improve accessibility of public buildings, facilities and open spaces for people with disability through renewal, upgrades and new works (including identifying opportunities for designated quiet spaces for people with sensory processing disorders); • 2.2 Seating - Provide adequate and appropriate public seating around the local government area; • 2.3 Accessible parking - Provide further accessible parking across the local government area; • 2.4 Accessible public toilets – Provide further accessible public toilets across the local government area; and • 2.5 Footpaths – Ensure footpaths are accessible and useable.
Georges River Council's Environmental Resilience Action Plan 2022-2040 (2022)	Applicable measures/action that Council is "working towards" are as follows. In the "Sustainable Cities and Communities" theme: • 13. Promoting sustainable recreation within our parks by enabling more opportunities to retreat from urban life and connect with nature, for example, peaceful spaces, bushwalking, cycling, environmental education and nature-based play (short term). In the "Life Below Water and On Land" theme: • 4. revegetating our open spaces to protect and restore Threatened Ecological Communities and remnant vegetation, particularly along existing vegetation and waterway corridors (medium-long term); • 5. Continuing to monitor and minimise weed prevalence in the LGA's green spaces (short term); • 6. Reducing litter in the environment by combating illegal dumping, improving the capacity of public bins and litter catching (for example, gross pollutant trap installation and monitoring program) (long term); • 9. Preparing and implementing a Significant Tree Register for the LGA, particularly focused on protecting mature hollow-bearing trees (short term); • 10. Establishing a comprehensive internal mapping system for monitoring actual trees planted and those removed on public and private land (long term); • 13. Contributing to and implementing an updated Georges River Council Estuary Coastal Zone Management Plan to accommodate sustainable population growth, and the use and protection of resources (medium to long term); • 15. Advocating through collaboration with the NSW EPA, for improvements in the Georges River LGA sewerage system infrastructure by Sydney Water Corporation (SWC) to prevent pollution incidents (short term); and

Plan / Strategy / Document	Directions, Implications or Applicability for Donnelly Park
Georges River Council's Environmental Resilience Action Plan 2022-2040 (2022) (cont'd)	• 16. Exploring opportunities to expand saltmarsh and estuarine vegetation communities through habitat creation (short term). In the "Climate Action and Clean Energy" theme: • 6. All new Council assets will be assessed for solar suitability (short term); • 14. Identifying other opportunities to sequester carbon within our open spaces and along our waterways by restoring wetlands, improving estuarine habitat and investigating land management practices that sequester carbon (short-medium term)
Georges River Biodiversity Study - Volume 1 (2021)	*Refer to Section 2.3.3 Biodiversity Values for further discussion of the Park's flora and fauna.* Donnelly Park (site 20) was identified as a level 2 site for biodiversity survey purposes (i.e. an area of moderate importance to be visited/inspected, but with no targeted surveys). The Study notes the following for Donnelly Park: • Figure 5-3 mapped *Coastal Enriched Sandstone Dry Forest* in the Park's south-east end (south of the toilet block); • Figure 5-7 mapped (an estimation) of pre-1755 vegetation across the LGA – *Freshwater Wetlands*, *Eastern Gully Forest* and *Western Gully Forest* were shown as occurring in proximity to the Park; and • the Park is not located within a Coastal Wetland or proximity area under the applicable SEPP. The following recommended management actions (Table 7.2) are listed in relation to the Park (with priority ranking in brackets): • G5 – update PoMs to Biodiversity Study and Biodiversity Strategy (moderate); • V4 - *Undertake bush regeneration works (via contract and voluntary means) to minimise weed prevalence* (moderate); • V8 - *Investigate opportunities to implement and / or increase native vegetated areas and increase native species habitat (i.e. mid-storey vegetation to improve connectivity and to support native woodland birds)* (moderate); • GC1 – develop an LGA wide Habitat Connectivity Plan (high); • GC2 – utilise this Study to inform a Street Tree Master Plan for the LGA (high); • P1 - *Undertake a fox (Vulpes vulpes) control program* (high); • P4 - *Implement requirement for soil sampling for Phytophthora cinnamomi at relevant locations* (moderate); • C1 - *Develop ongoing opportunities for community engagement through Bushcare, Georges River Keeper and citizen science initiatives* (high); • C5 - *Utilise and integrate traditional Indigenous knowledge and land management techniques for threatened species recovery and conservation management where available and appropriate* (moderate); and • C7 - *Develop community education materials regarding invasive weed identification, control and notification* (low).

Plan / Strategy / Document	Directions, Implications or Applicability for Donnelly Park
Georges River Biodiversity Study: Stage 3 – Interim Report (2021)	*Refer to Section 3.4.1 Georges River Council Strategies, Plans and Reports for a discussion of this Plan's identified directions for Donnelly Park.* This Study included a summary of the biodiversity attributes/values of Donnelly Park – describing the area overall as comprising "large patches of native bushland and managed open grassed areas" and "vegetation across the site comprises one key native vegetation community as well as planted open woodland across the north of the site". The bushland area in south-west of site was classified as *Coastal Enriched Sandstone Dry Forest (PCT 1776)* – and noted as providing "connectivity across the headland from Connells Bay to Kyle Bay, particularly across Cross Street". The remainder of the Park was described as "open parkland with planted 'urban exotics and natives' trees. It is likely all of the trees were planted in the 1950's. Common species in this area include *Casuarina glauca* (Swamp Oak), *Eucalyptus robusta* (Swamp Mahogany), *Schinus areira* (Pepper Tree), *Lagunaria patersonia* (Norfolk Island Hibiscus) and *Eucalyptus camaldulensis* (River Red Gum) and *Angophora costata* (Sydney Red Gum). Thirty-two flora species were recorded within the site – 24 native and eight exotic species. Ten fauna species were recorded at the site including nine birds and one mammal. No threatened flora or fauna species were recorded. Current threats to the site were listed as: • expansion of weed species within the Coastal Enriched Sandstone Dry Forest; • incursion of garden escapes from nearby private properties; • aggressive exclusion of birds from Noisy Miners (*Manorina melanocephala*); and • predation of native species from cats, dogs and foxes. Recommended management measures were: • undertake bush regeneration works in the Coastal Enriched Sandstone Dry Forest to minimise weed prevalence; • investigate opportunities to implement and/ or increase native vegetated areas and increase native species habitat (i.e. mid-storey vegetation to improve connectivity and to support native woodland birds); and • undertake fox control.
Georges River Foreshore Access and Improvement Plan (2021)	*Refer to Section 3.4.1 Georges River Council Strategies, Plans and Reports for a discussion of this Plan's identified directions for Donnelly Park.* Donnelly Park is described as providing a boat ramp, jetty and pontoon (replaced in 2021). The Plan also identified that the community would benefit if improvements to assets, access and amenity within the park are made. Improvements to Donnelly Park proposed by the Plan include foreshore protection works, signage, bench seating and landscaping. Studies undertaken for the Plan on which the proposed improvements are recommended include the following.

Plan / Strategy / Document	Directions, Implications or Applicability for Donnelly Park
Georges River Foreshore Access and Improvement Plan (2021) (cont'd)	Appendix A: *Assets, Access and Amenity Report* – which notes the following: • the Park is included on the Great Kai'Mia Way for walking and cycling via street footpaths, and considered a good resting/vantage point; • there is evidence of overtopping of the seawall; • access and facilities are ranked high; • alignment to purpose and service delivery is ranked low; and • the site requires major intervention in terms of assets. Appendix B: *Riparian Vegetation Study* – notes the following: • vegetation types include *Swamp Oak Forest* (located east of the Sea Scout building and adjacent to the foreshore west of the toilet block) and *Mangroves* (located south of the foreshore Swamp Oak Forest – largely beyond the Park boundary); • endangered Ecological Communities (vegetation communities) are present – although GRC staff later confirmed this not to be the case); • ecological ranking is moderate; • vulnerability to risk of impacts from sea level rise is ranked low; and • management requirement is ranked at minor intervention – "… a moderate opportunity for enhancement of estuarine community via construction of recreational facilities, increasing vegetation levels and monitoring of swamp oak and mangrove communities. This reserve is isolated from other habitat resulting in no ecological connectivity." Appendix C: *Seagrass Survey Report* – identifies the following (note that the seagrass beds are located in Connells Bay, beyond the Park's cadastral boundary): • existing seagrass beds are fragmented – one is located off the seawall to the west of the boat ramps and one is located west of the jetty (plus two new sites); • species include *Halophila* and *Zostera*; • indications of some nutrient load in Connells Bay, possibly via stormwater discharge; • since previous recording the seagrass beds have retracted, although two new meadows have colonised to the south-east (off the south end of the vegetated foreshore); and • to improve the quality and extent of seagrass meadows the following is recommended - ▪ improve quality of stormwater runoff through onshore management practices to prevent the mobilisation of sediments and contaminants, ▪ stabilise the bank through plantings, ▪ educate the community, ▪ transplant *Zostera* to extend beds, and ▪ monitor water quality and seagrass beds. Appendix D – *Coastal Hazards and Foreshore Improvements Report* – notes: • the Park (site 27) includes a concrete encased sewer (150mm diameter PVC) located at the western end of the site; • expectation that tidal inundation will occur - ▪ by 2100 at 1.45m (AHD) for still water, and ▪ and by 2050 at 1.36m and by 2100 at 1.68m for wave-effected water;

Plan / Strategy / Document	Directions, Implications or Applicability for Donnelly Park
Georges River Foreshore Access and Improvement Plan (2021) (cont'd)	• vulnerability to damage is ranked at moderate, and notes seawall damage as possible impact along with coastal inundation (tidal water impacted by waves); • management options include - ▪ habitat creation through provision of a tidal pool, salt marsh berm and notches in front of the existing sea wall, and ▪ removal of notch off sandstone seawall, intertidal pools behind, salt marsh berm and a footpath; • proposed concepts include - ▪ repair seawall where required, ▪ improve access steps through or in front of seawall, ▪ construct intertidal vegetation bench in front of seawall, ▪ back seawall with intertidal pools and salt marsh berm, ▪ occasional tidal pools fronting seawall, and ▪ introduce habitat notches on seawall; and • in the site description for the Park the following are identified - ▪ 3 stormwater pipes discharge into the Bay, ▪ there is a small sand beach in front of the boat ramps and sea wall, and ▪ there is significant scope for landscaping of the reserve. Appendix E: *Community and stakeholder engagement* – issues raised included: • consider disability access; • educate the public regarding the environment (include information for non-English speaking people); • avoid hardened paths – provide unsealed access options; • avoid damage to Aboriginal middens; • collect floating and foreshore debris/waste; • manage weeds; and • identify public foreshore access.
Waste Strategy 2021-2040 (2021)	Applicable actions, for implementation over the four years 2021 to 2025: • 11. Assess Council's litter management infrastructure to prevent the occurrence of litter items and to capture them before entering the environment including a review to determine optimal placement and sufficient capacity of public place litter bins and gross pollutant traps; and • 10. Conduct a review to determine if the existing Georges River Council resources to combat illegal dumping are sufficient to meet the desired targets for the local environment detailed in the Community Strategic Plan.
State of the Georges River Report Card 2020 (Georges RiverKeeper) (2020)	Prepared by Georges RiverKeeper, this "report card" gives an overview of the ecological condition of the Georges River and details actions that are being taken to improve the 'state' or 'health' of the river. The RiverKeeper Program commenced in 1997, with responsibility for co-ordinating litter removal from foreshores and tributaries, and bush regeneration across the Georges River catchment. Produced "Annual RiverKeeper Report Cards" since 2011. The River Health monitoring program began in 2009. Riparian Vegetation, water quality and macroinvertebrate communities are assessed across 35 freshwater sites in spring and autumn each year. Water quality is assessed across 17 estuarine sites in warmer months of the year, when peak algal production is most

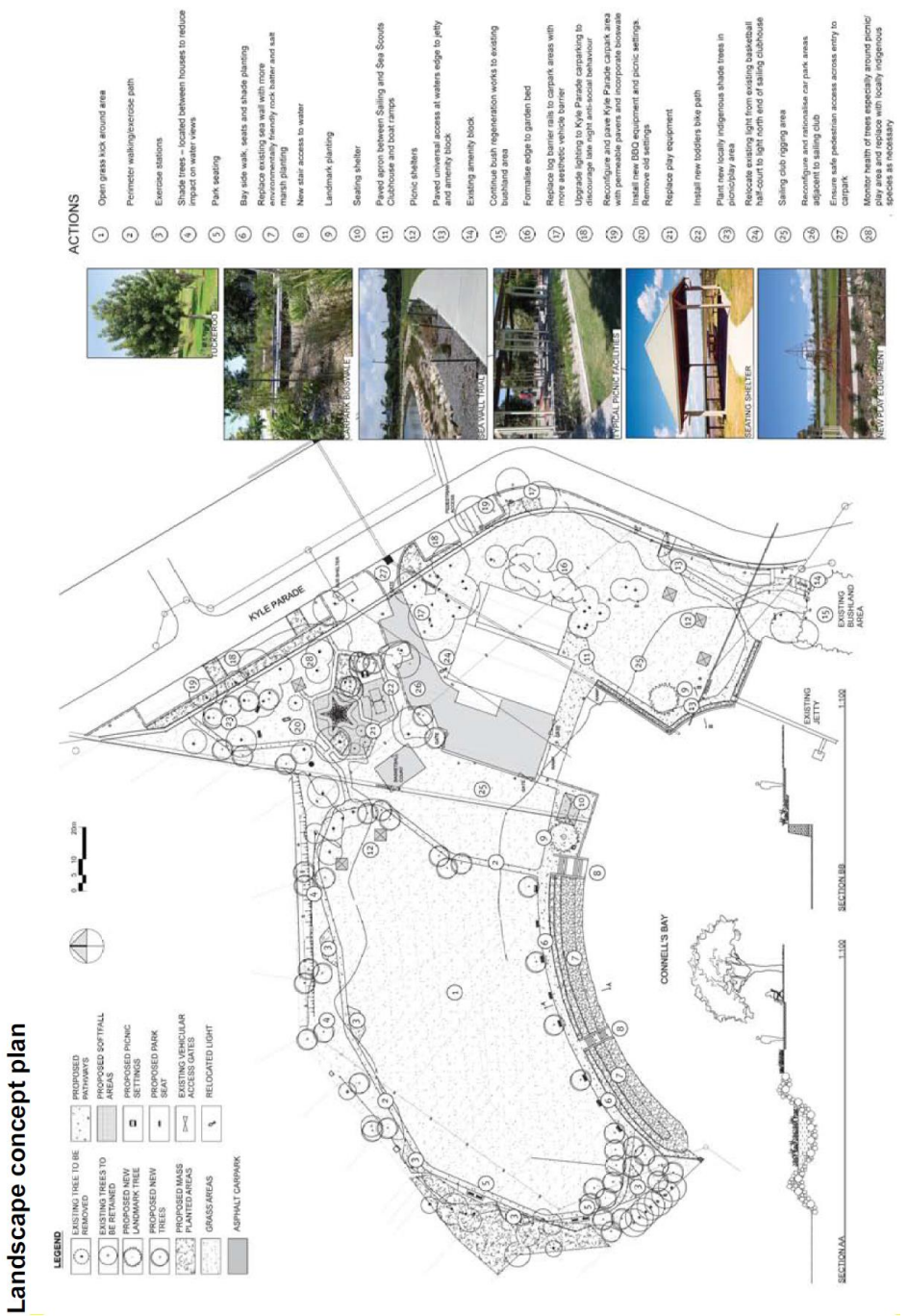
Plan / Strategy / Document	Directions, Implications or Applicability for Donnelly Park
State of the Georges River Report Card 2020 (Georges RiverKeeper) (2020) (cont'd)	likely. Values of parameters and metrics are simplified into grades, which are used on the annual Report Cards to facilitate communication with the general public. The State of the Georges River Report Card 2020 indicated the following: • the Georges River Estuary in which Connells Bay is located scored an "A" for ecological health; and • on-going challenges for river health identified as – deforestation and habitat loss, high stormwater flows, poor water quality, sewage, litter, exotic species, climate change, and human behaviour.
Open Space, Recreation and Community Facilities Strategy 2019-2036 (2019)	This Strategy classifies Donnelly Park as a "passive" open space. It locates the Park within "catchment 5" (comprising the suburbs of Blakehurst, Connells Point, Kyle Bay, Hurstville Grove and South Hurstville). The Strategy identifies the Park as having 1 playground and 2 outdoor exercise stations (which is not, or is no longer, correct). It notes, in relation to passive use parks, that "some parks also have netball rings or basketball hoops, although many have only grass fields without field markings … these areas retain value as spaces for informal sporting activities". The Strategy does not identify any "key recommendations" or actions specifically for Donnelly Park, nor is the Park part of any of the "hubs" identified in the document. However the following strategic directions, for passive open space parks generally, identified are applicable to varying degrees to Donnelly Park: • continue to deliver a rolling programme of playground upgrades, including the provision of adventure playgrounds, and improved shading and seating; • investigate opportunities to deliver priority projects identified in the South District Green Grid, including improved access to parklands on the headlands and bays of the Georges River; • identify priority bushland areas for regeneration and improved walking tracks (while ensuring any future embellishments to local bushland have positive impacts on vegetation); • prioritise native trees and shrubs in future plantings; and • encourage the community to get involved in Council's "Bushcare" activities. Priorities for improving passive open space, as identified by the community during consultation for the Strategy were: • high quality and well maintained passive open space; • increasing the number of shaded areas, especially where children play; • increasing the accessibility of parks and reserves; • increasing the number of playgrounds in and around town centres; and • more good quality outdoor gym equipment. The Strategy also recommends that Council work "with Scouts NSW … to review the location, provision and lease arrangements of scout and guide halls across the LGA in order to obtain the best utilisation and maximise community benefit".

Plan / Strategy / Document	Directions, Implications or Applicability for Donnelly Park
2018 Vegetation Mapping Report (2019)	*Refer to Section 2.3.3 Biodiversity Values for further discussion of the Park's flora and fauna.* This Vegetation Mapping Report summarised the then (2019) state of vegetation cover across the LGA, to support Council's objective of increasing the urban tree canopy across the LGA. It summarises the state of the vegetation cover, provided recommendations for canopy enhancement opportunities, and included a Draft *Tree Management Policy*. It mapped the bushland in the south-east portion of Donnelly Park and noted the remainder of Park as open space. The bushland in Donnelly Park is identified in this report as *Coastal Enriched Sandstone Dry Forest* (PCT:1776). Additional mapping identified vegetation height across all areas. Within the Park, patches of vegetation fall into the 15 metres and above height category – within the bushland and amongst the trees located between the community facility currently occupied by the Sailing Club and Kyle Parade. Remaining trees in the park are classed as less than 15 metres high, with the bulk of the Park grassed. Opportunities for revegetation are identified within the land use zones marked as bushland and open space. Connells Point is identified as an area with significant portions of bushland which provide important stepping stones for fauna dispersal. Bushland areas can be targeted for enhancement through new plantings and weed control. Further, open space zones can be enhanced with perimeter plantings and tree plantings that do not compromise existing use but can contribute to increase canopy cover. The report identifies the following species as suitable options for planting within open space areas (native species) – *Acmena smithii* (Lilly Pilly), *Elaeocarpus reticulatus* (Blueberry Ash), *Lophostemon confertus* (Brushbox) and *Tristaniopsis laurina* (Water Gum). It noted there is limited scope to increase canopy cover within existing bushland areas. However open space areas are significantly less vegetated and seen as prime opportunities to increase tree canopy. Targets are set in the report with reference to the *Greater Sydney Region Plan* targets. The report looks at increasing vegetation cover across the LGA by over 22% within open space areas and by over 15% in bushland areas. The report recommends densities of new planting in bushland zones. For open space zones, planting is also recommended to be selected based on factors such as bushfire hazard, amenity, existing infrastructure and long term maintenance. The report concludes by recommending the following relevant actions: • *Bushland: Revegetation in this zone should focus on degraded edge areas where this zone intergrades with higher density land use areas, particularly at the interface with the Open Space zone type. Revegetation in this zone is to seek to emulate adjacent remnant native vegetation communities*; and • *Open Space: This zone provides the greatest opportunity to enhance urban canopy cover. Efforts are to focus on infill planting between areas of existing vegetation in the zone and adjacent Bushland zones as well as in areas of sparse canopy cover. This will increase canopy cover without significantly affecting the amenity of this zone for residents*.

Plan / Strategy / Document	Directions, Implications or Applicability for Donnelly Park
Georges River Tidal Inundation Study (2018)	Determined the then existing tidal inundation by the Georges River onto foreshore areas, as well as modelling for future tidal inundation based on projected sea level rise. The area and extent of tidal inundation modelled at Donnelly Park broadly matches that area mapped as subject to projected sea level rise (to 2100) on the Coastal Hazard and Risk Mapping in the *Georges River Local Environmental Plan 2021* (although the Study's mapping is very broad scale).
Georges River Council Youth Strategy 2018-2023 (in preparation)	Amongst the Strategy's desired outcomes is that young people are active, physically well and have access to positive recreational opportunities.

APPENDIX F

Landscape Concept Plan from the 2009 *Donnelly Park Plan of Management*



APPENDIX G

Public Parks and Reserves Within 2 Kilometres of Donnelly Park

Notes:
- North of the Georges River only.
- Facilities and characteristics similar to those now at Donnelly Park are shown in **bold.**

Parks / Reserves Name	Street Address	Facilities
21a Queens Rd	Queens Rd, Connells Point	Very small **foreshore park**; landlocked (unmanaged, overgrown), no public access (landside)
Baldface Point Reserve	Stuart St, Blakehurst	**Foreshore bushland** park; small carpark (locked after hours); steps to lookout and **seat**; walking tracks; **small sandy beach** and rocky shore; rope sports venue
Bell Park / Denman St Reserve	Cnr of Denman St and Hurstville Rd, Hurstville	Small urban sports park; **grassed area with perimeter trees**; **picnic table**; **play equipment**; soccer field
Boongarra Reserve	Cnr of River Rd and Mulga Rd, Oatley	Small formal urban park; **footpath** and **seats**; ornamental trees
Boorea Reserve	River Rd, Oatley	Small urban park alongside rail line; half lawn and trees; half natural vegetation on rail embankment; **footpaths**
Bowden Cres Reserve (Lookout Reserve)	Bowden Cres, Connells Point	Small **urban foreshore reserve**; garden; **seat**
Carss Bush Park	Carwar Rd, Beach St and Bunyala St, Carss Park	Regional park, **foreshore**, highly developed and closely managed; extensive **grassed areas with trees** (regular to scattered); open and covered **picnic tables**; covered group picnic tables; **seating** (open and covered) and park furniture; **barbeques**; large **playgrounds** (open and covered, for multiple age ranges and accessibility/items); netted swimming area and **sandy beach**; showers; **foreshore walkway**; **footpath network**; lighting; **toilets** (including accessible toilets); café; outdoor stage; heritage items; buildings (**hall**); large carparks (in east and west); **bushland** hill, with walking tracks
Carss Park Flats	Carwar Ave, Carss Park	Large open park with multiple playing fields; exercise hub (3 items, uncovered); **perimeter trees in grass**; large shelter with 4 **covered picnic tables**; large carpark; **toilets**; **seating**
Centre St Reserve	Centre, Oberon and Orana Sts, Blakehurst	Small "central" park, completely encircled by housing; narrow pathway/lane access only, some steps, not signposted; sloping grass, unmanaged in parts; garden; **seat**
Charles St Reserve	Charles St between Letitia St and Annette St, Oatley	Very small urban park (closed road reserve) in two parts; **grassed areas**; **scattered trees**; uncovered **play equipment**; **bike track**

Parks / Reserves Name	Street Address	Facilities
Church St Reserve	Water St and Orana Cres, Blakehurst	Mid-sized urban park (largely undeveloped); **scattered trees in grassed area** (one-third of area); **seating**; car parking; central **bushland** area (two-thirds of area)
Condor Crescent Reserve	Connells Point Rd, Connells Point	Small urban park; **treed and grassed area**; **picnic table**; **play equipment**; **footpath**
Connells Point Reserve	Connells Point Rd, Connells Point	Small/medium sized urban **foreshore reserve**; **grassed area with scattered trees**; **picnic tables**; **toilet**; uncovered **play equipment**; **seats**
Denman St Reserve	Cnr Hillcrest Ave and Denman St, Hurstville Grove	Small urban corner park; fully fenced; **small (junior) playground** with three items; **lawns with scattered trees**; two **seats** and a bubbler
Derwent St Reserve	Between Derwent St and Connells Point Rd, South Hurstville	Micro park (road closure); sloping grass and gardens; **footpath** connecting through, **seat**
Dover Park (East)	Princess Hwy, Blakehurst	Medium/large **foreshore park**; part vegetated/**bushland slope** from highway and **part grass and scattered trees**; **toilet block**; sealed access road to large sealed carpark and trailer parking; northern **boat ramp** (2 lanes, concrete); southern **boat ramp** (1.5 lanes, concrete) with **short jetty and pontoon** adjacent; Kogarah Bay **Sailing Club**; seawall along foreshore (no easy water access), semi-natural style in north; views to Captain Cook Bridge and Botany Bay
Dover Park (South)	Princess Hwy, Blakehurst	Two separate parts (north and south); small/narrow grassed strips with occasional garden areas and trees beside highway; above steep vegetated slope/scarp to foreshore (fenced, no access, for most of length); filtered water views; small sealed layby parking areas off highway;
Dover Park (West)	Cnr Princess Hwy and Blake Ave, Blakehurst	Small urban park above foreshore; **grassed area with scattered trees**; a few **seats** and rubbish bins; steps down to muddy/oyster shoreline; small carpark off highway
Duggan Park	Greenacre Rd, South Hurstville	Small urban park; **treed grassed area**; unsheltered **playground**
East St Reserve	East, Taro and Oberon Sts, Blakehurst	Small "central" park, completely encircled by housing; narrow pathway/lane access only, not signposted; grass (muddy) and young plantings
Former Oatley Bowling Club	River Rd, Oatley	Disused/vacant "waste" land; perimeter exclusion fencing
Grosvenor Rd Reserve (Travistock Rd Reserve)	Between Grosvenor and Travistock Rds, Blakehurst	Small elongated urban park; **grassed area with few trees** and small gardens; **playground** (covered, 4 items; primary age); single cricket net; **seating**
Grove Park (Hurstville Grove Park)	Hillcrest Ave, Hurstville Grove	Small urban park; **treed and grassed area**; unsheltered **playground**; **seats**

Parks / Reserves Name	Street Address	Facilities
Hurstville Quarry Reserve (North)	Hurstville Rd, Hurstville Grove	"Composite" park – Council depot in former quarry in south, tennis courts/club in north; sealed access road to grass parking area; tennis club building with **picnic table**; 2 tennis courts (fenced, unlit, for hire); **playground** (4 items, junior, uncovered); **basketball ring/backboard** on grass; areas of sloping **grass with scattered trees**; **picnic tables** (2, open)
Kyle Williams Recreational Reserve	Aveling St, Blakehurst	**Foreshore bushland** area; **walking track**
Lower West St Reserve	Cnr Lower West St and West St, Blakehurst	Small urban park, on corner; **grassed area with few trees** and garden; 2 **picnic tables** (open)
Maan Shann Friendship Park	Cnr West and King Sts, South Hurstville	Small urban/amenity park; on corner site; lawn and gardens – with short accessible **paths**; sculpture; pergolas/shelters and covered **picnic tables**; **seating** and park furniture; exercise equipment (decorative, for older age groups)
Merriman Reserve	Merriman St, Kyle Bay	Small and elongated **foreshore urban park**; **grassed with few scattered trees**; **seats** and rubbish bins; access to **foreshore of sand** and rocks; low fencing; SPS; "The Kyle Bay" (former bowling club) adjacent
Miles Dunphy Bushland Reserve	River Rd, Oatley	Larger **bushland foreshore park**; **path**
Moore Reserve	West Cres, Oatley	Large passive use urban park; extensive **open grass areas with scattered trees in parts**; abuts **foreshore** at south end; perimeter **shared path**; internal **paths** (sealed and gravel); **playground** (uncovered); covered **picnic tables and barbeques**; **toilets** (x2, only 1 accessible); fenced off-leash dog park; timed off-leash dog areas; exercise equipment hubs (x2, large and small); large fenced artificial wetland (SQID); carpark (including boat trailer parking); **boat ramp** (2 lane); **jetty and pontoon**; flanking **bushland** slopes with access/bush track
Morshead Drive Reserve	Morshead Dr, Hurstville Grove	Small **foreshore bushland** park; **walking track/steps**
Neverfail Bay Rail Reserve	Wyong St, Oatley	Embankment with unmanaged native vegetation and weeds; no access/facilities
Neverfail Bay Reserve	End of Wyong St, Oatley	Undeveloped foreshore reserve; mangroves and she-oaks; **access to mudflats and foreshore;** service access road; no facilities
Oatley Embankment Gardens	Oatley Ave, Oatley	Strip of unmanaged vegetation (native and introduced species) along rail line; fenced; no access or facilities
Oatley Memorial Gardens (North)	Oatley Ave, Oatley	Large **open treed and grassed park**; urban character; seats; **picnic table**; **toilet**; **play equipment** (shade structure over and fenced); **paths**; gardens
Oatley Memorial Gardens (South)	Oatley Ave, Oatley	Large **open treed and grassed park**; urban character; seats; sheltered and unsheltered **picnic tables**; **toilet**; **play equipment** (sheltered but not fenced); **paths**; war memorial items and gardens; netball grassed courts x2

Parks / Reserves Name	Street Address	Facilities
Oatley Pleasure Grounds	Annette St, Oatley	Larger **bushland foreshore** area; **picnic table**; **toilet**; uncovered **play equipment**; **walking track**; **Scouts Hall**; **beach/water access** (Oatley Baths – netted Oatley Bay waters)
Oatley Point Reserve	Herbert St and Phipps St, Oatley	Medium-sized **foreshore bushland** reserve; foreshore **walking tracks**; **small playground** in minor grassed area and bush clearing with **picnic table** and small carpark adjacent
Quarry Reserve / Hurstville Quarry Reserve (South)	Hurstville Rd, Hurstville Grove	Smaller sports park (attached to **bushland** linking the park to Poulton Park); cricket wicket x1; soccer field x1; cricket nets x2; **toilet** and amenities building; **walking track**
Queens Road (un-named reserve)	Cnr Queens and Connells Point Rds, Connells Point	Micro park on corner; **lawn with a few trees**; single **seat**; **perimeter footpaths**
Queens Road Reserve	Queens Rd, Connells Point	Narrow/irregular sloping **foreshore park**; Queens Rd access not signposted, "reads" as private driveway; concrete **footpath/steps** to part **bushland** and part slashed grass foreshore; no facilities; encroachments
Panorama Street Reserve	Hurstville Rd, Hurstville Grove	Very small park (closed road reserve); lawn and garden; steps and **footpath**
Pogson Park	Cnr Halstead St and Rickard Rd, South Hurstville	Small urban park, light industrial area adjacent; **grass with scattered trees**; **picnic table** (uncovered); **seats**
Poulton Park	Morshead Dr, Connells Point	Larger sports park attached to **foreshore bushland park**; **picnic table**; **toilet**; **play equipment** (shaded and fenced); **bike track**; soccer fields x2; netball grassed courts x2; netball hardcourt x1; car parks x2; **walking track/path**
Raleigh Street Reserve	Raleigh St, Blakehurst	Small **foreshore reserve** (road reserve); **grass with scattered trees**; **seat**; low seawall to mudflats (very limited/poor water access); stormwater outlet; SPS
Ray Street Reserve	Stuart St, Blakehurst	Small **bushland foreshore reserve** (in two parts, and including unmade road reserve), bushland down to tidal mud/sand flats, no developed facilities (locked service access road to Sydney Water infrastructure)
Redin Place Reserve (2 parts)	Cnr Redin Pl and Connells Point Rd, Connells Point	Mid-sized **foreshore park** (larger eastern part), two-thirds **bushland** (on foreshore) and one-third landscaped (on streets); **grass with few scattered trees** on road frontages and along rear of residences, sloping to west; **picnic table** (open); bushland and mangroves in west along foreshore, and connecting north to Kyle Pde (with signposted private access track) Separate western part is small **foreshore reserve**, part vegetated part cleared; landlocked, no access
Renown Park	Judd St, Oatley	Medium/large sports park; soccer field x1; cricket pitch x2; cricket practice nets x2; rugby league field x1; amenities/club buildings x2; **play equipment**; **footpaths** (link to Moore Reserve); **seating; perimeter trees**

Parks / Reserves Name	Street Address	Facilities
Shipwrights Bay Reserve	Marie Dodd Cres and Coogarah St, Blakehurst	Mid-sized **bushland foreshore** reserve; extended narrow foreshore strip; area of open **grass with scattered trees**; steep slopes to muddy foreshore; **walking tracks** to lookouts/views; cleared APZs
Simpson Reserve	Yarran Rd, Oatley	Small urban park; **trees in grassed area**; **play equipment** (uncovered); seat
Stuart Park	Stuart St, Blakehurst	Medium/large terraced and landscaped urban park; perimeter/loop **footpath**; **grass with trees** (some large figs) and garden areas; sports/leisure facilities – **basketball court** (full size, fenced on two sides, ball/rebound wall, sideline seating), cricket nets, and mini soccer goal with backing fence; **playground** (junior, 3 items); exercise equipment (6 items, uncovered); **picnic table** (open); **seating** (6 open, 1 covered) and park furniture; pergola with 2 **picnic tables** and edge seating; **toilets**
Taro St Reserve	Taro, Oberon and Centre Sts, Blakehurst	Small "central" park, completely encircled by housing; narrow pathway/lane access only, not signposted; **grass with few scattered trees**; mini **playground** (2 items, junior)
Taunton St Reserve	Cnr Taunton St and Woniora Rd, Blakehurst	Small urban park, on corner; **grass with perimeter trees** and garden; **small playground** (junior, modular and swing); **seating**
Terry St Reserve (Prairievale Reserve)	Terry St,	Mid-sized urban park, irregular shape; **grass with scattered trees**; gardens; **playground** (4 items, junior /primary age, uncovered); **picnic table** (open); **seating** and park furniture; footpaths (access and transit); **Scout and Guides Hall** in western part
The Green / The Greenhouse Reserve	Cnr Kyle Pde and Merriman St, Kyle Bay	Small urban sports park; junior soccer field x1; **seats**; amenities building; sheltered **picnic table**; unsheltered **play equipment**; **path, perimeter/grouped trees**
The Knoll Reserve	Pleasant Way and The Knoll, Blakehurst	Small **bushland foreshore** reserve; bushland down to **sandy/muddy foreshore**; no developed access or facilities
Todd Park		Sportsgrounds, 1x rugby league field and 1x rugby league/soccer field; cricket net; **basketball half court**; **toilet block** and change rooms (with large water tank and storage container adjacent); covered **picnic table** and park furniture; **playground** (uncovered, 3 items); **footpaths**; perimeter trees; **grassed areas with trees** and gardens; **bushland** slope in north; large carpark (in Carss Bush Park) adjacent; "Return and Earn" facility
Tom Uglys Point Reserve	Princes Hwy, Blakehurst	Developed **foreshore park**; seawall, but no water access; **toilet**; narrow bands of grass/trees/garden and bushland on slopes up to highway; sealed carpark and ring road access; views to Captain Cook Bridge and Botany Bay
Waitara Pde Reserve	Waitara Parade, Hurstville Grove	Very small urban park; **grass with trees** and garden; single **seat**

Parks / Reserves Name	Street Address	Facilities
West St Reserve	West St, Blakehurst	Small urban park; **open grass area** (no trees); **playground** (3 items, junior, uncovered); **seating**; driveway with garden edging to large Sydney Water "odour control unit" at rear of park
Whitfield Pde Reserve	Between Whitfield and Waitara Pdes, Hurstville Grove	Very small urban park (road reserve or house blocks); grass with garden edging; **footpath** and steps; mini **playground** (junior, 2 items, uncovered); **seating**
Wyong St Reserve	Wyong St, Oatley	Small neighborhood park (house block size), **grassed area with trees**; single **seat**
Young Pl Reserve	Young Pl, Hurstville Grove	Very small urban park; **lawn with few trees** and large shrubs (scattered and edging)

APPENDIX H

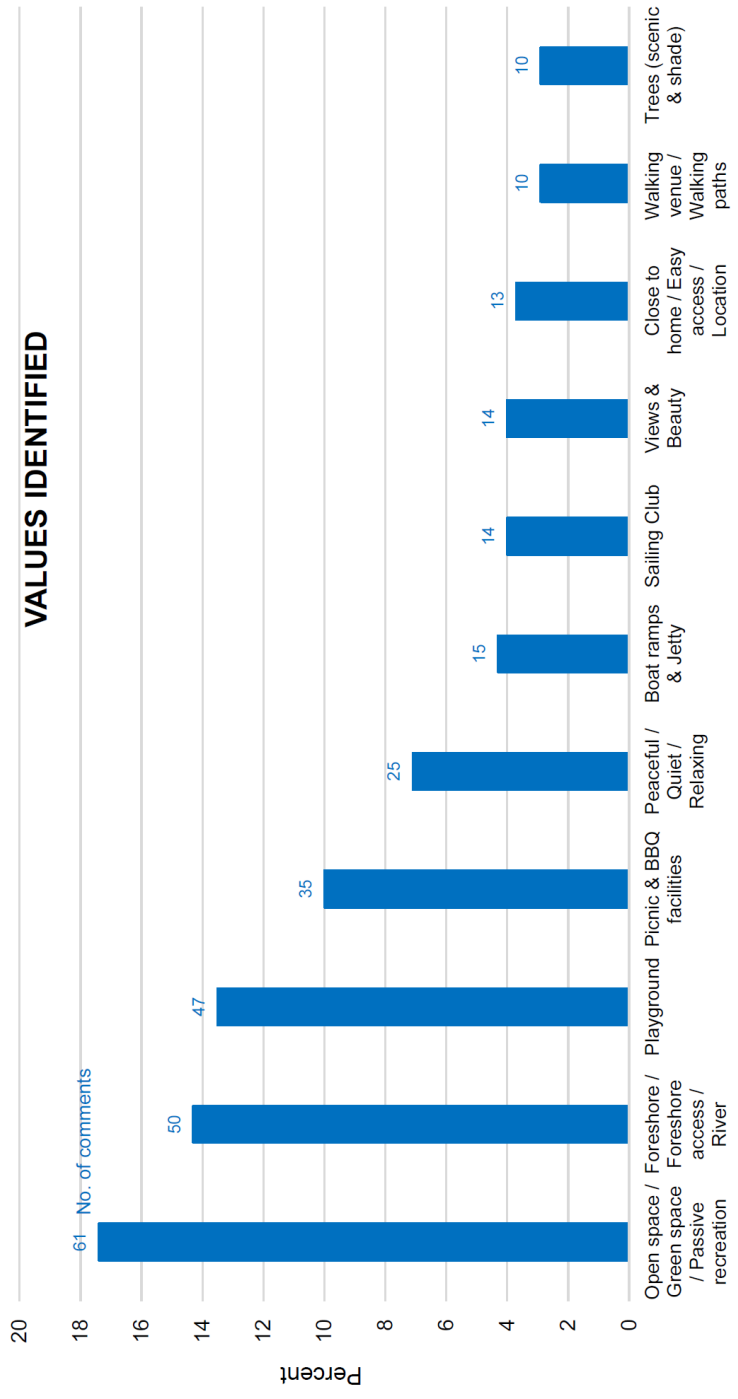
Detailed Analysis of Pre-Draft Community Engagement Feedback

Values or Importance of Donnelly Park

Values	No. of Responses	%
Open space / grassy green space / passive area (current state)	61	17.4
Foreshore / foreshore access / river	50	14.3
Playground	47	13.5
Picnic & BBQ facilities	35	10.0
Peaceful / quiet / relaxing	25	7.1
Boat ramp and jetty / wharf	15	4.3
Sailing Club	14	4.0
Views and beauty	14	4.0
Close to home / easy access / location	13	3.7
Walking venue / walking paths	10	2.9
Trees (scenic & shade)	10	2.9
Basketball court	9	2.6
Natural bushland / habitat values / biodiversity	8	2.3
Social sport venue	8	2.3
Family place / childhood	7	2.0
Sea Scouts	6	1.7
Facilities (leisure & recreation general)	5	1.4
Community place / meeting place	4	1.1
Bird watching	3	0.9
Cinema events	3	0.9
Exercise venue	2	0.6
TOTAL RESPONSES	**349**	**100***

* Percentages may not total 100.0% due to rounding

VALUES
(combined comments from on-line surveys, feedback forms, and on-site kiosk)

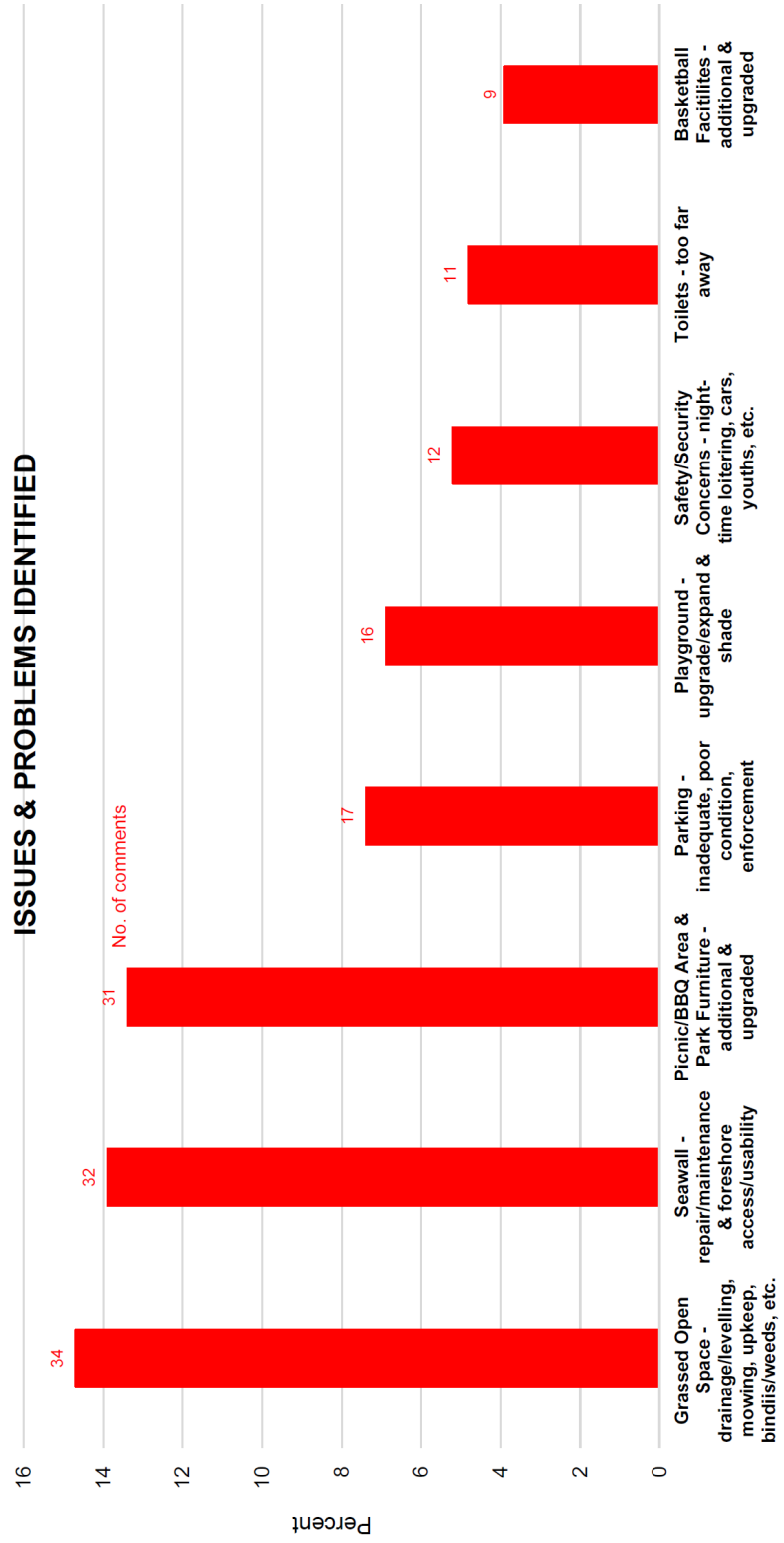


Main Issues, Problems or Challenges

Issues/Problems/Challenges	No. of Responses	%
Grassed Open Space - Drainage/Levelling, Mowing, Upkeep, Bindiis/Weeds, etc. Additional maintenance required (mowing), requires levelling (many potholes and puddles after rain with drainage issues), bindii control required, drainage problems in heavy rain, values the open green space areas, somewhere to ride bikes/scooters, fence the perimeter, locked gate removed, stop spraying herbicides, keep the park unique	34	14.7
Seawall (repair/maintenance) & Foreshore Management (access, usability, etc.) Seawall requires repairs and maintenance (erosion occurring), competing activities on the sand (boats, jet skis and children), beach difficult to use because of boat use, muddy access in low tide, allow swimming, clean water, sewage, debris left on beach after heavy rain, safety from sharks	32	13.9
Picnic/BBQ Area and Park Furniture - Additional and Upgraded Additional seating (undercover), increased BBQ facilities with shade and seating, additional seating overlooking water, table and chairs need upgrading, maintain seats, concrete around water bubbler, seating to be more accessible for elderly, need upgrading, wider shelter to cover table and chairs, additional gazebos, increase	31	13.4
Parking - Inadequate, Poor Condition, Enforcement Additional required, people parking in non-parking areas, improve parking (capacity issues / difficult when busy), asphalt resurfacing required between Sailing Club and grass, Sailing Club members leaving trailers on nature strip, no parking signs removed	17	7.4
Playground - Upgrade/Expand and Shade Install shade cloth (lack of shade), requires upgrading, shade and additional play equipment, new swings and monkey bars, additional activities, more maintenance required	16	6.9
Safety/Security Concerns Young adults at night loitering in the park, install CCT cameras, car hoons, illegal behaviour at night, the carpark used for children cycling (unsafe), stop illegal behaviour	12	5.2
Toilet Issues Too far away from playground, new facilities required, toilets required, open more often, safe and accessible toilets, open with necessities	11	4.8
Basketball Facilities - Additional and Upgraded Additional hard courts, additional hoop on turf court, requires upgrading, clean the court, ground eroded under secondary basketball ring	9	3.9
Shade Required More shelter/shade required within the park, shelters from the weather needed in open space	7	3.0
Tree Management Check for dead and dangerous branches, increase the number of trees and replace recent loss of trees, improve tree maintenance, trees adjacent to the toilet block are damaging the sandstone wall	7	3.0
Over-development Avoid over-development or commercialisation or excessive change – such as café	7	3.0
Paths – Additional/Upgraded Shared path around park perimeter, bike track, paths need to be wider, needed near road to access foreshore	5	2.2
Lighting Upgrades More lighting required, light near Sea Scouts always broken/out	5	2.2

Issues/Problems/Challenges	No. of Responses	%
Fencing Replace current wooden log fence sandstone blocks, fence needed along the main road, fence required surrounding park and around turning circle area, more fencing of foreshore required for safety	5	2.2
Open Space is Under-Used/Undeveloped Under-utilised, wasted space	5	2.2
Rubbish Bins and Waste Management Litter/waste left behind, bins overflow on busy weekends, dedicated bin for hot coals	4	1.7
Buildings (Improvements) Maintenance of buildings required, improvements required to Sailing Club, continue support of Sailing Club, incorporate a small café in the Sailing Club	4	1.7
Boat Ramp/Water Access (for Craft) Improvements to allow launching of small craft, limit to Sailing Club and Sea Scout members only, river needs dredging	3	1.3
Landscaping Improvements Landscape around restrooms, plant low level native shrubs,	3	1.3
Biodiversity Improvement in the natural environment, regeneration of natural flora and fauna	3	1.3
Crowding/Noise Issues Control over-use and keep it a quiet park, too noisy at time with large gatherings, do not make it “over populated”	3	1.3
Dog Management No off leash dog area, signs regarding no off leash dog area, additional signs required regarding dogs on leash	3	1.3
Timing of Events Clash of events held by council and Sailing Club	2	0.9
Jetty Maintenance required	1	0.4
Exercise Equipment Exercise equipment required/desired	1	0.4
More Community Use of Buildings Open buildings for use by other/more groups	1	0.4
TOTAL	**231**	**100**
None/No Issues/No Changes	*14*	

Issues
(combined comments from on-line surveys, feedback forms, and on-site kiosk)



Suggested Changes or Improvements

Changes / Improvements	No. of Responses	%
No Change		
No change No change, no additional facilities, no additional structures/developments, don't overdevelop, no changes to foreshore	18	4.1
Divergent Feedback		
Basketball Facilities **Upgrade or Expand** – additional hard courts, retain, full size court, concrete under the hoops/second court, upgrading **Restrictions** – limit time/usage	27 1	6.2 0.2
Boat Ramp **Improve/Upgrade** – upgraded/improvements required, improve so larger boats can use, improve boat ramp and access, improve boat launching ramp and access road **Do not upgrade**	8 1	1.8 0.2
Other Changes / Improvements		
Improvements/Upgrades to Playground Upgrade required (include shade), additional equipment, shade over playground (built and natural/trees), additional seating around the playground, upgrade and for all ages, better cater for above 10 year olds, upgrade with flying fox, new playground with shade, nature play area and upgrade playground, new modern urban play and climbing equipment, keep the swing, upgrade toddler swing, implement an accessible swing, rubber flooring, upgrade with synthetic grass and equipment for all ages and built in trampolines	56	12.9
Improvements to Picnic/BBQ Area Additional seating/tables and picnic areas (undercover), additional BBQ facilities (including near water), more shaded seating/BBQs, table and chairs need upgrading, "coal bins", concrete around bubbler	53	12.2
Expanded Path Network (Including Perimeter and Foreshore Path) Shared path around perimeter of park, provide bike / scooter track, path around foreshore, walking track along beach, extend new walkway to end of sea wall, increase the number of footpaths, connecting each part of the park, path on "other side" of Scout Hall to join jetty path	35	8.0
Improvements to Club Buildings Maintain and upgrade community assets (Scout Hall and Sailing Club), improve sailing club to gain full potential of building, shading and awning on the side of sailing club overlooking the water, turn into a modern space with improved toilet facilities	25	5.7
Provide for Commercial Facilities and Greater Community Use of Club Buildings Café/small kiosk/food truck, current hall used for a coffee shop, function centre, club restaurant, extend the uses (e.g. hire), private business opportunities, opened up to other community groups	23	5.3
Toilets - Better Located or Upgraded Closer to playground and main park, improve toilets, additional facility, signage to toilets and upgrade, ensure are available and clean with essentials, improve landscaping, used by boaters	22	5.1
Provide Exercise Equipment Provide outdoor exercise equipment/fitness circuit	18	4.1

Changes / Improvements	No. of Responses	%
Better Parking and Roadway New hard surface parking in front of scout hall, improve parking, improved parking for trailers, seal the carpark to reduce roughness, - fix entry road, paved parking on both sides of driveway, no parking signs in carpark should be removed	17	3.9
Retain/Improve Green Open Space Keep it open and spacious, likes the layout, install sandstone railing fence, remove the locked gate, maintain natural beauty, enclose or disguise sewer pump	14	3.2
Improved Foreshore Facilities for Smaller Watercraft Improvement of facilities to launch kayaks and small craft (at jetty and ramps), longer due to decreasing water depth, fences/fencing on both sides of jetty	12	2.8
Improve Water Quality and Shoreline Conditions Improvements to sandy area to reduce mud, safe and clean swimming area, clean up water, man-made beach, would like to use water more	11	2.5
Provide More Furniture/Facilities Along Foreshore Additional seating around foreshore, waterfront seating, covered picnic tables on the side of the sailing club, water tap near club house	11	2.5
Additional Tree Plantings Additional trees for natural shade, replace culled trees, plantings along the path, dedicated area to plant native plants, interesting plantings, near foreshore	10	2.3
Provide More Furniture/Facilities (Generally/Non-specific) Increase the number of bins, increase the number of taps, additional water stations, include showers or water station, large square seating platforms	10	2.3
Seawall Improvements Maintenance/repair of seawall and provide wider access, improvement to the sea wall and new pathway, fence required to prevent balls into the water	10	2.3
More "Events" Movie nights, additional community events in the park, farmers markets, pop up stalls (on green/open space)	9	2.1
Additional Leisure and Sports Facilities (Miscellaneous/Mixed) Water/splash park, cricket pitch and nets, grass volleyball court, children's handball court, outdoor table tennis table, rock climbing, paddle board hire and free lessons, band rotunda	9	2.1
Improved Grass/Landscape Maintenance More frequent maintenance and repair efforts across grassed areas, fix water logged area opposite basketball court, stormwater drains clean out required	8	1.8
Make Greater Use of Grassed/Open Space Utilise green/open area more, under-utilised between sailing club and toilet, wasted space, make better use of area near toilets	5	1.1
Improved Accessibility Upgrade paths to all accessible standards, increase accessibility, make it a place for all to enjoy, concrete in front of bus shelter	4	0.9
Improved Safety/Security Control anti-social behaviour and stop "hoons", additional light around path, close carpark and allow club use only, install speed hump on Kyle Pde	4	0.9
Better Accommodate/Provide for Dogs Fenced dog park, off-leash area, more "dog friendly", waterway access for dogs to swim	4	0.9
Provide Soccer Facilities Install soccer goals, dedicated soccer field	4	0.9

Changes / Improvements	No. of Responses	%
Others (less than 1%)		
▫ Provide skate facilities (skate ramp near car park, skate park near jetty/toilet)	2	0.5
▫ Install signs with environmental information	1	0.2
▫ Offer more transport options	1	0.2
▫ Place lights on timer (auto switch-off)	1	0.2
▫ Council should increase communication with sailing club	1	0.2
TOTAL	**435**	**100***

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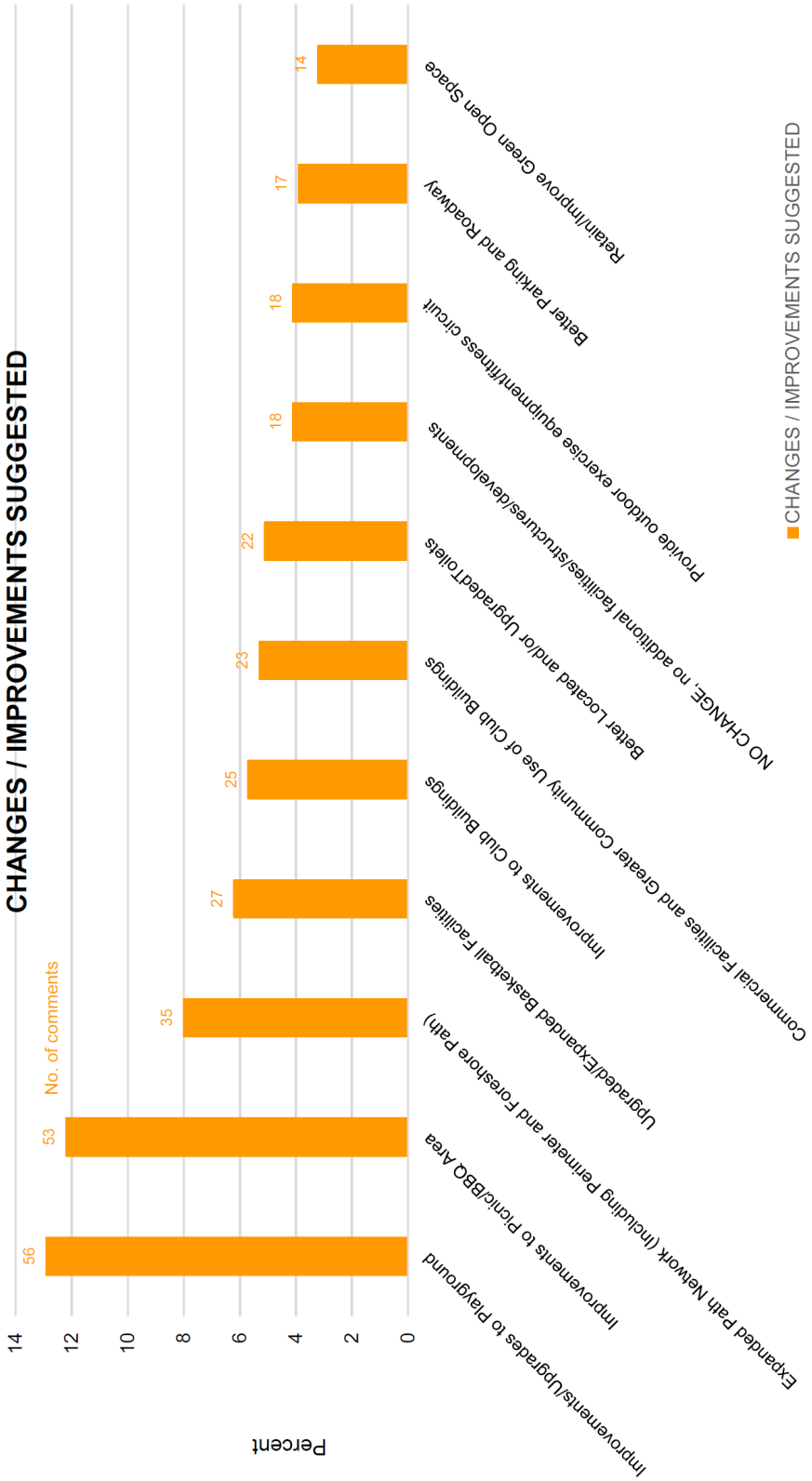
CHANGES / IMPROVEMENTS

(combined comments from on-line surveys, feedback forms, and on-site kiosk)



Activities or Elements Not to Accommodate at Donnelly Park

Activities / Elements that Should NOT be Accommodated	No. of Responses	%
Development/Overdevelopment Do not develop the park	21	19.6
Organised Sporting Use and/or Sport Facilities No organised or increase in sporting activities, no cricket nets, no synthetic ground/field, no sports (netball/football), no ball sports, no more playing fields, no sporting events	21	19.6
Food Premises/Outlets Food premises/outlets (including café, food trucks, restaurants and kiosks)	20	18.7
Additional Paths / Shared Paths No shared pathway around perimeter of park, no walkway near homes, no bike track	6	5.6
Skate Park No skate park	5	4.7
Increased Boating Activity or Greater Boat Ramp Use No increase in use of boat ramp, no jet skis or additional boating activity	5	4.7
Basketball Court No basketball court	4	3.7
Enlarged Playground No huge playground	4	3.7
Loss of Low-key/Quiet and Family-focused Character No loss of quite character, park should remain suitable for families	3	2.8
Noise/Disturbances No activities that generate noise, noise/pollution by trucks	3	2.8
Commercial Activities No commercial enterprises/commercial activities	2	1.9
Enlarged Carpark or More Parking No huge/enlarged carpark, no trailer parking	2	1.9
Impacts on Natural Values No development that damages the natural environment, keep it natural	2	1.9
Shade/Sheltered Facilities No shade structures, no undercover facilities	2	1.9
No Un-leashed Dog Area	1	0.9
No Golfing Practice ("Banned")	1	0.9
No Organised Events	1	0.9
No Gate Restricting Access/Use of Boat Ramp	1	0.9
No Solid Fuel/Charcoal BBQS ("Banned")	1	0.9
No Additional Tree Plantings	1	0.9
No Man-made Beach	1	0.9
TOTAL	**107**	**100***

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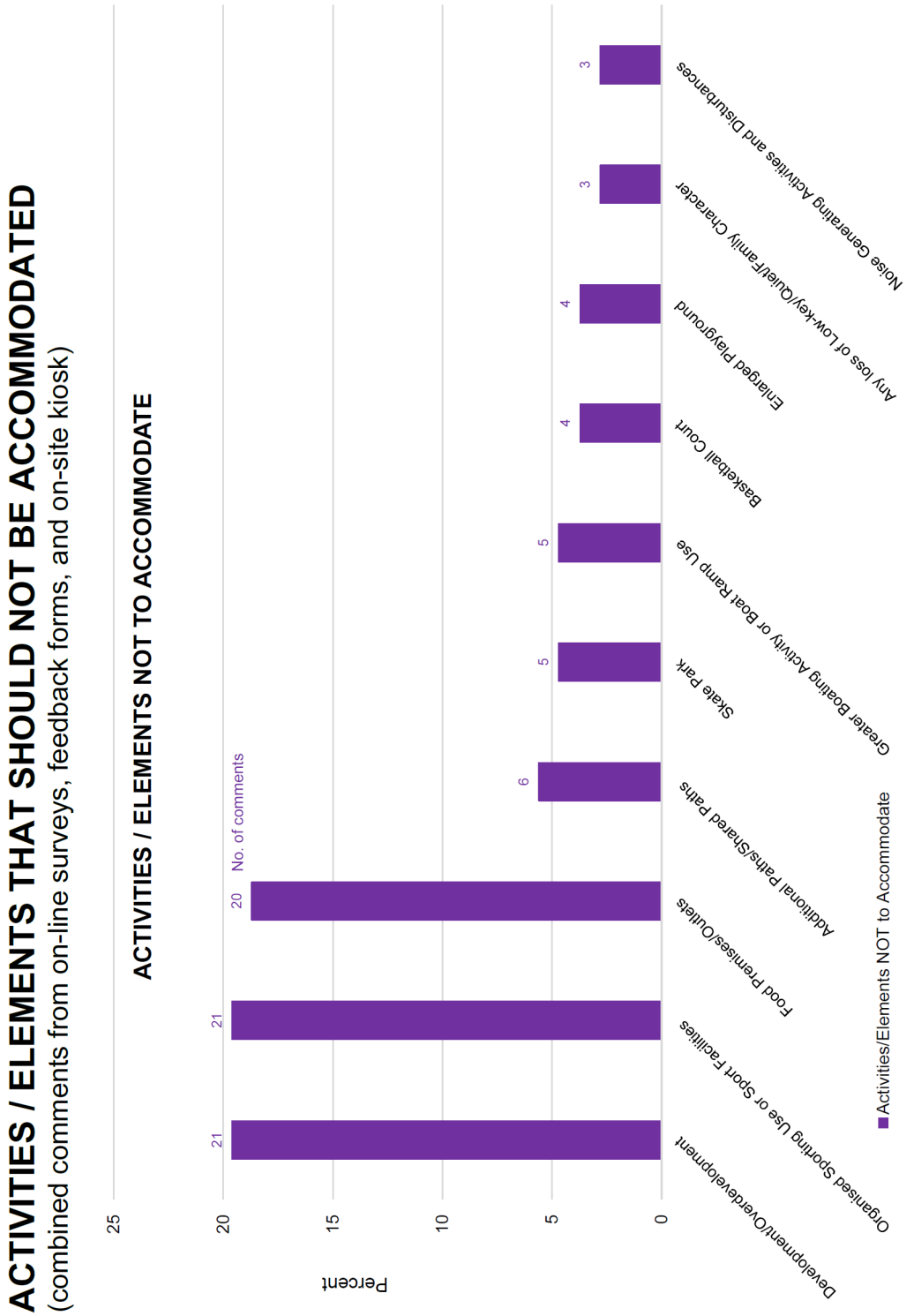
ACTIVITIES / ELEMENTS THAT SHOULD NOT BE ACCOMMODATED
(combined comments from on-line surveys, feedback forms, and on-site kiosk)
ACTIVITIES / ELEMENTS NOT TO ACCOMMODATE
Percent
No. of comments
Activities/Elements NOT to Accommodate
Development/Overdevelopment
Organised Sporting Use or Sport Facilities
Food Premises/Outlets
Additional Paths/Shared Paths
Skate Park
Greater Boating Activity or Boat Ramp Use
Basketball Court
Enlarged Playground
Any loss of Low-key/Quiet/Family Character
Noise Generating Activities and Disturbances
21
21
20
6
5
5
4
4
3
3
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5
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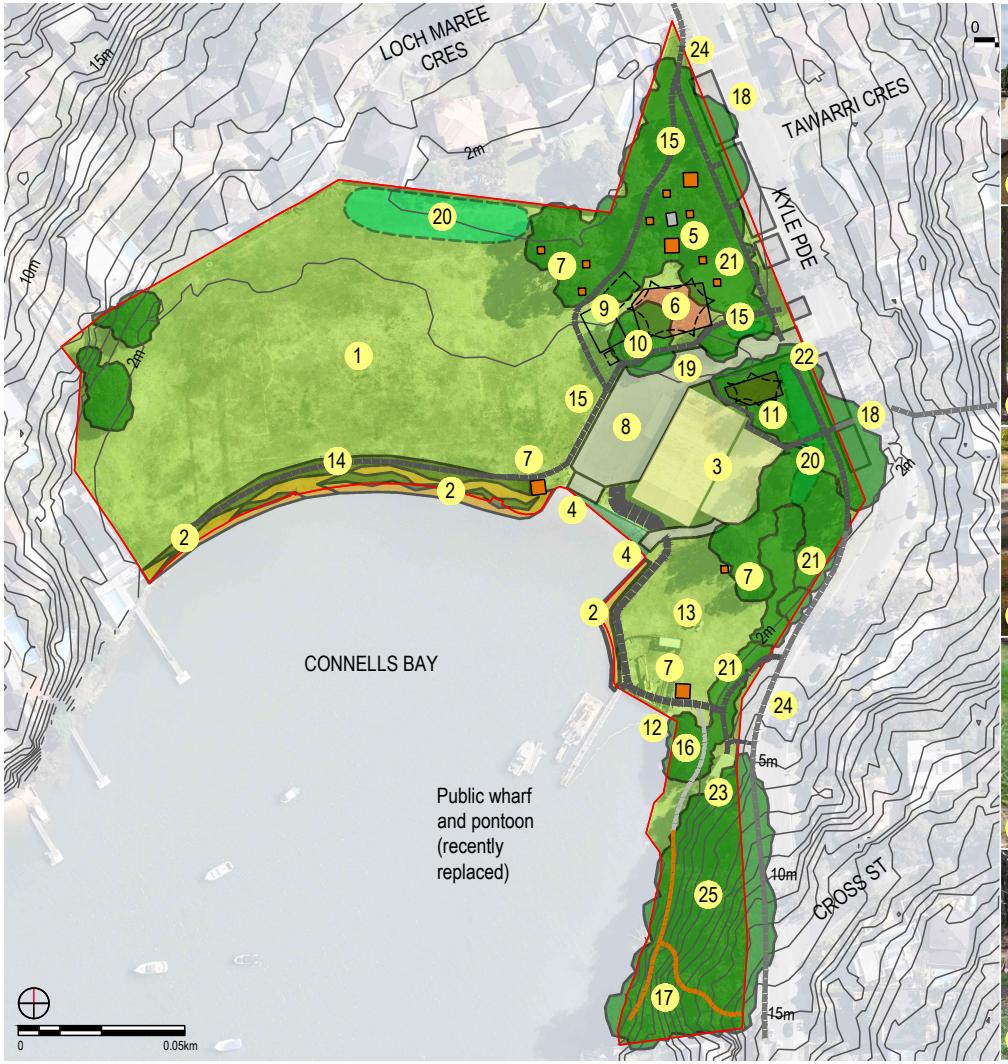
15
20
25

END



LEGEND (CONCEPTUAL GRAPHICS ONLY)

Contours (1m interval)
Site boundary (PoM)

ACTIONS: 1 to 25

1 Retain, and restore / replace as required, the large western open grassed area for independent casual leisure / recreation use, boat rigging, group use, special events, and local views within and across the Park
2 Replace existing seawall and curtilage with environmentally friendly semi-natural design, with both aquatic and terrestrial plantings, and provision for a foreshore path and seating
3 Retain, repair and replace (when warranted) existing community buildings (Sailing Club and Sea Scouts Hall) and forecourt access to boat ramps
4 Retain, repair and replace (when warranted) existing boats ramps (large and small) at current scale
5 Upgrade / replace picnic facilities (open and sheltered picnic tables, BBQs, water, bins) and enlarge picnic-barbeque area if required
6 Maintain playground, renew and enlarge if required (including upgrading from local-level to higher category play facility)
7 Provide picnic tables (open and sheltered), but no BBQ facilities
8 Retain, maintain and replace / improve (as required) existing car / trailer maneuvering area, boat rigging space, ramp access, and casual parking / water view area
9 Retain , maintain and replace / improve (as required) existing sealed basketball key, adjust location of existing twin hoops and seal second (grassed) key / half-court, modify for mutli-sport "court" uses (if feasible)
10 Provide bike racks and water stations in north-east facility / activity zone
11 Provide exercise hub and area security lighting
12 Retain small sandy beach, upgrade low seawall but allow for easy access to beach for water play and casual leisure use
13 Retain, and restore / replace as required, the south-eastern open grassed area - for boat rigging, sailing regattas and other events, and independent casual leisure / recreation use
14 Provide accessible sealed path with seating, along rear of upgraded seawall
15 Provide accessible sealed paths - as additional entry points and for internal circulation
16 Provide gravelled walking track
17 Formalise bush track, and close redundant routes
18 Formalise additional angled street parking (in south, and in north if demand or parking impacts warrant)
19 Reconfigure entry driveway, lockable gates and parallel parking as necessary
20 Undertake stormwater management and drainage improvement works
21 Retain existing trees, extend with new plantings (native species)
22 Provide "Park Name" sign and visitor information
23 Retain toilet block, upgrade or replace as / when required
24 Retain, maintain, and upgrade / widen or replace (as required) existing roadside footpath on Kyle Pde
25 Continue bush regeneration works in foreshore bushland area

MASTER PLAN 9.04.2025