



Asset and Services Directorate
Recreation and Urban Landscapes Department

CLAYDON RESERVE PLAN OF MANAGEMENT



FINAL

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EXECUTIVE SUMMARY

This draft plan was prepared to provide future direction and policy for the planning, management and development of Claydon Reserve, Sans Souci and Crown Reserve 70596 which also forms part of the Beverley Park Golf Course.

This Draft Plan of Management applies to that portion of Crown Reserve 70596 Lot 7104 DP 1100398 south of Ramsgate Road that forms part of Claydon Reserve. However, reference should be made to the Beverley Park Plan of Management that was adopted in 2006 regarding the management of the northern portion of Reserve 70596 Lot 7031 DP 93155. That plan's management strategies are clearly identified in **Appendix A** as Table A.1. The northern portion of Reserve 70596 identified as Lot 7031 DP 93155 is under tenure to form part of the Beverley Park Golf Course. The remaining land is community land in Kogarah City Council's ownership with the other land portion owned by Sydney Water Corporation.

Land Ownership



Council invited quotations from consultants to prepare the Plan of Management for Claydon Reserve. The total cost to prepare the Plan of Management was \$25,000, funded entirely from Section 94 contributions. This included landscape architects, planning and design

consultants, and a solicitor to chair the public hearing. Ancillary costs to this were necessary to independently advertise the public meetings, print draft and final documents, and for postage.

The community had an opportunity to comment on the Draft Plan of Management during the public exhibition period of up to 42 days, and to comment on the proposed re-categorisation of community land at a public hearing held during the public exhibition period.

The principal recommendations of this Plan of Management are to continue existing activities, and implement the following actions. Spatial actions are shown in the concept plan on the next page.

Priority	Action	Responsibility
1	Enter into a licence agreement with the Sans Souci Football Club for use of the clubhouse.	PS ⁽¹⁾
	Install signage in the carpark limiting use at night for cars not towing a boat trailer.	R&UL ⁽²⁾
	Install a fence between the carpark and the buildings and sports field.	R&UL
	Install a new children's playground with rubber softfall, shade and fencing.	R&UL
	Improve lighting to sports fields.	R&UL
	Upgrade the existing amenities / toilet building.	R&UL
	Upgrade the boat ramp.	C&W ⁽³⁾
	Install solar lights along the main path between the carpark off The Promenade and Ramsgate Road.	R&UL
	Install seating at regular intervals along paths and around sportsfields.	R&UL
	Irrigate the sporting fields from the recycled water tank.	R&UL
	Investigate options for a safer pedestrian crossing at the corner of Ramsgate Road and The Promenade.	R&T ⁽⁴⁾
	Plant trees around the edge and within the reserve.	R&UL
	Provide a layback and standpipe on Ramsgate Road at the water tank.	R&T/C&W
2	Investigate opportunities to expand toilet, change, canteen and storage facilities into one single-storey building.	R&UL
	Provide taps and bubblers at regular intervals throughout the reserve.	R&UL
	Upgrade the picnic and barbecue areas.	R&UL
	Provide a circuit pathway through and around the reserve.	R&UL
	Formalise the reserve entry and provide new signage at the corner of The Promenade and Ramsgate Road.	R&UL
	Provide two additional reserve entry points.	R&UL
	Upgrade the midi and mini fields.	R&UL
3	Relocate and replace the cricket practice net.	R&UL
	Relocate the grass netball courts.	R&UL

(1) Property Services Department of the Governance Directorate

(2) Recreation & Urban Landscapes Department of the Assets and Services Directorate.

(3) Catchment & Waterways Department of the Assets and Services Directorate

(4) Roads & Traffic Department of the Assets and Services Directorate

However, it should be noted that the implementation of the recommended strategies, whether wholly undertaken in one attempt or staged over an extended period of time, will be dependent on the demands placed on Council, its preferred priorities in any one financial year, and the availability of resources each financial year.

Landscape Masterplan

1 INTRODUCTION

1.1 WHAT IS A PLAN OF MANAGEMENT?

A Plan of Management is a document that identifies issues affecting public open space, and outlines how a park or reserve and its facilities will be used, improved, maintained and managed in the future. A Plan of Management is typically accompanied by a landscape plan that shows proposed on-the-ground changes to that open space.

1.2 BACKGROUND

This is the first Plan of Management that has been prepared specifically for Claydon Reserve. The impetus to prepare this Plan of Management was to formalise arrangements for use of the football clubhouse.

Claydon Reserve includes Crown land owned by the State of NSW, community land owned by Kogarah City Council, operational land owned by Kogarah City Council, and land owned by Sydney Water. As such this Plan of Management has been prepared and structured according to the requirements of the *Local Government Act 1993* and *Crown Lands Act 1989*. Community and Crown land must be used and managed in accordance with a Plan of Management applying to the land.

Some of Claydon Reserve is classified as community land under the *Local Government Act 1993*. Section 36 of the Act requires that all community land must have a Plan of Management prepared for it, and the land must be categorised.

In recognition of the importance of the reserve to the Kogarah Bay and wider community, the community land comprising the reserve is categorised as Sportsground and General Community Use. As well as being a requirement of the Act, the preparation of this Plan of Management is an important step in defining and providing a level of certainty for the future use and development of the reserve.

1.3 SCOPE OF THIS PLAN OF MANAGEMENT

Claydon Reserve is part of Crown Reserve 70596, which includes Claydon Reserve (south of Ramsgate Road) and Beverly Park Golf Course (north of Ramsgate Road). The Beverly Park Golf Course is not covered by this Plan of Management, but is instead covered by the Beverly Park Plan of Management (Kogarah Council, 2006).

The area covered by this Plan of Management also does not include the Kogarah Bay Progress Association Hall, which is on operational land. Future use and management of the hall and the land on which it stands will be determined at a date closer to the expiry date of the lease applying to the hall on 30 May 2011.

Torwood Reserve, the road reserve to the south of Claydon Reserve that is a carpark serving Claydon Reserve, is included in this Plan of Management because it is functionally part of Claydon Reserve.

1.4 OBJECTIVES OF THIS PLAN OF MANAGEMENT

This Plan takes a holistic approach to the planning, management and future of Claydon Reserve. This Plan explores the character of the area in terms of past and present influences in order to preserve those that enhance its unique qualities.

The key objectives of this Plan of Management are to:

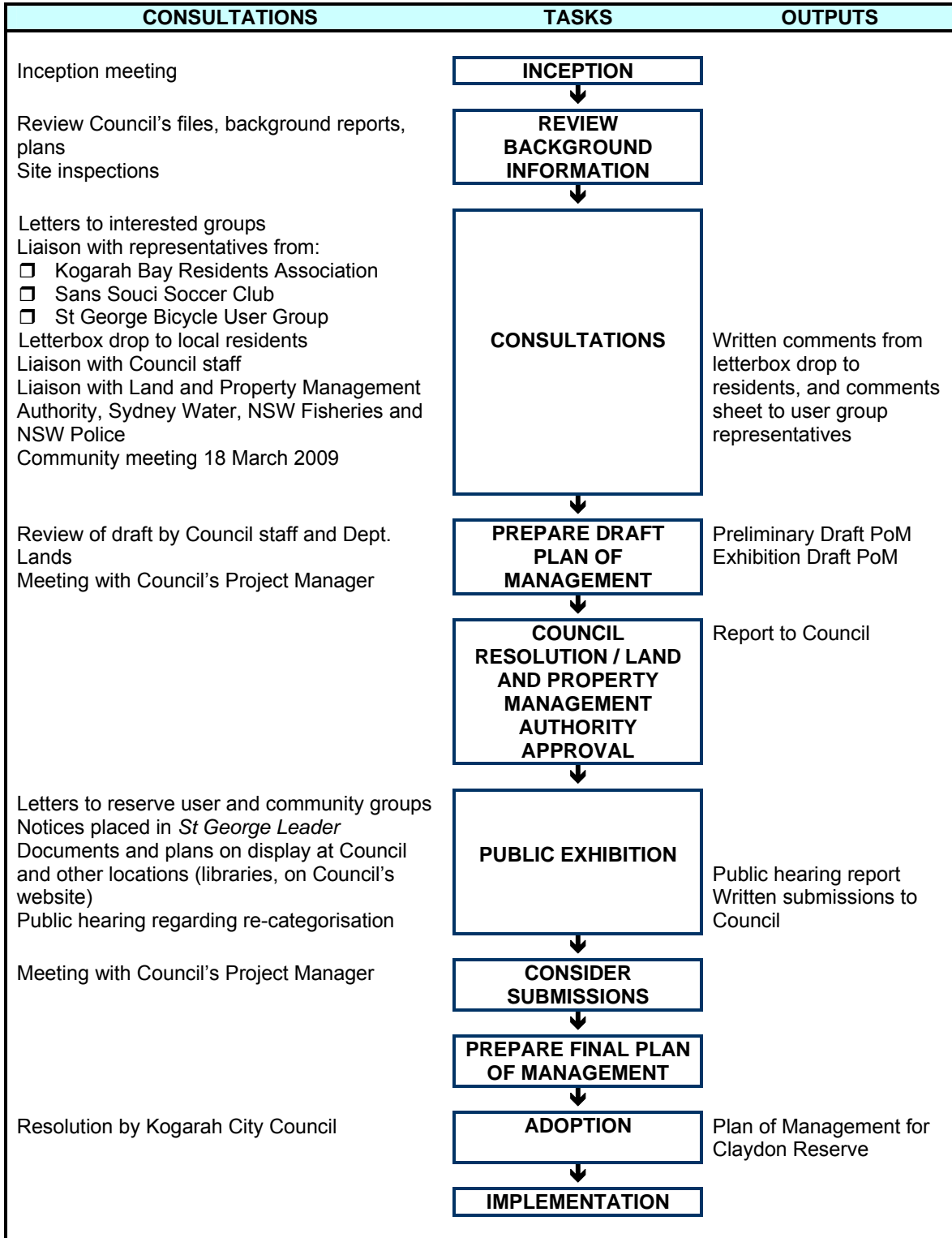
- engage the public in consultation to identify their issues and preferences, and to resolve, where feasible, conflicts of interest between any party relative to the proposed planning, management and development of the parkland.
- protect and enhance the community values for the land.
- reflect community visions and aspirations for the use of the land.
- ensure the environmental conservation of the reserve's natural resources, particularly its foreshore areas.
- provide for ongoing use of the land for a range of appropriate community uses.
- meet legislative requirements for use and management of community and Crown land.
- provide the community, reserve users and Kogarah City Council with a clear direction on the future use and management of the reserve.
- base the plan's goals and objectives, recommendations, policies and/or strategies on the broader community's agreed values and vision for the parkland.
- provide a framework to guide short- and medium-term management of the reserve that reflects community needs and expectations, and adds to the quality of life of the local community.
- permit the land, or parts of the land, to be leased or licensed in the best interests of the community.
- provide a strategy for future maintenance, capital works and appropriate infrastructure.
- address the management and use of the reserve within available resources.
- ensure the financial viability and feasibility of any proposals by considering Council's existing and future obligations.
-

1.5 PROCESS OF PREPARING THE PLAN OF MANAGEMENT

1.5.1 Introduction

The process of preparing this Plan of Management is outlined in **Figure 1.1**. Preparation of this draft Plan of Management has taken into account input from land owners, comments made at meetings with user groups and the community, and submissions from local residents regarding the public exhibition and the public hearing into the proposed re-categorisation of community land.

Figure 1.1 Process of preparing this Plan of Management



1.5.2 Crown Lands Act

The process required by the Land and Property Management Authority under Sections 112 to 115 of the *Crown Lands Act 1989* and the *Crown Lands Regulation 2006* for preparing a Plan of Management applying to Crown land is to:

- prepare a draft Plan of Management (Section 112 of the Act). The Minister may cause or direct a draft Plan of Management to be prepared; or a Reserve Trust may, with the Minister's consent, prepare a draft Plan of Management for the reserve.
- Land and Property Management Authority give their consent in writing for preparation of a draft Plan of Management. Such consent may include issues for inclusion on the draft plan.
- refer the draft Plan of Management to the Land and Property Management Authority for review and for consideration of notification of public exhibition under Sections 112 and 113 of the Act.
- place a public notice in the NSW Government Gazette and in local newspapers advising the public of the public exhibition (Section 113 of the Act, Clause 35 of the Regulation)
- exhibit the draft Plan of Management to the public for not less than 28 days to allow for submissions to be made to Council.
- refer public submissions and any comments submitted by other government agencies regarding the draft Plan of Management to the Minister for Lands and Council as Trust Manager for review.
- prepare a summary of submissions and any proposed changes to the draft plan to the Land and Property Management Authority.
- make any alterations to the Plan of Management as required by the Minister as a result of public submissions under Section 114 of the *Crown Lands Act 1989*.
- Council to adopt the Plan of Management.
- submit the Plan to the Minister with a recommendation for adoption under Section 114 of the *Crown Lands Act 1989*.
- "carry out and give effect to" the Plan of Management pursuant to Section 114 of the *Crown Lands Act 1989*. The Reserve Trust may not allow any operations (activities, uses and developments) that are not in accordance with the Plan of Management.

1.5.3 Local Government Act

The *Local Government Act 1993* requires that draft Plans of Management are placed on public exhibition for a minimum of 28 days, with a further 14 days allowed for written comments. Submissions received during the public hearing into the proposed re-categorisation of community land and the public exhibition of the draft Plan of Management were considered when finalising the Plan of Management.

After Kogarah City Council adopts this Plan of Management, it is obliged to follow its directions. Council may not undertake or approve any activities, uses or facilities that are not provided for in, or consistent with the intent of, this Plan of Management.

1.6 STRUCTURE OF THE PLAN OF MANAGEMENT

This Plan of Management is structured in a manner that first presents the overall strategies relative to the whole of the reserve, and then presents strategies for the land owned by the Crown, Kogarah City Council, and Sydney Water.

This Plan of Management is divided into the following sections, as outlined in **Table 1.1**.

Table 1.1 Structure of this Plan of Management

Section	What does it include?
1 Introduction	What is a Plan of Management?, background, objectives, process, structure
2 Description of Claydon Reserve	History, location and setting, land tenure, uses, use agreements, maintenance, insurance
3 Whole of reserve strategies	Legislation, values, vision, management goals and performance targets, permissible uses and structures, management structure, future leases and licences
4 Planning and management of Crown land	Management and use guidelines, strategies, actions, performance measures to address issues
5 Land classification and categories	Classification and categorisation under the Local Government Act
6 Land Category: Sportsground	Background, strategies, actions, performance measures to address issues
7 Land Category: General Community Use	Background, strategies, actions, performance measures to address issues
8 Planning and management of Sydney Water land	Management and use guidelines, strategies, actions, performance measures to address issues
9 Funding and schedule of works	Funding sources, schedule of strategies and actions
Appendices	
A	Planning and development – planning controls, proposed uses and developments.
B	Land assessment – natural and man-made resources in the reserve.
C	Results of consultations
D	Comments from user groups and residents
E	Public exhibition submissions
F	Public hearing report into proposed re-categorisation of community land
G	Amendments to the Claydon Reserve Plan of Management arising from the public exhibition

Requirements of the Local Government Act for the contents of a Plan of Management, and where they can be found in this Plan, are listed in **Table 1.2**.

Table 1.2 Contents of a Plan of Management for community land

Requirement of the Local Government Act	How this plan meets the Act
A description of the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management	Appendix B
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Appendix B
Categorisation of community land	Section 5
Core objectives for management of the land.	Sections 6-7

Table 1.2 Contents of a Plan of Management for community land (cont.)

Requirement of the Local Government Act	How this plan meets the Act
Purposes for which the land, and any buildings or improvements, will be permitted to be used.	Sections 2-8 Appendix A
Purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Sections 2-8 Appendix A
A description of the scale and intensity of any such permitted use or development.	Sections 2-8
Authorisation of leases, licences or other estates over community land.	Sections 3-7
Performance targets.	Sections 3-8
Means of assessing achievement of objectives and performance targets.	Sections 3-8

The objectives of the Crown Lands Act in Section 10 and the principles of Crown land management in Section 11 of the Act ensure that Crown land is managed for the benefit of the people of NSW. This Plan of Management has been prepared according to the requirements of Part 5 Division 6 – Plans of Management of the *Crown Lands Act 1989*. A Plan of Management will satisfy the *Crown Lands Act 1989* if the points in **Table 1.3** are addressed.

Table 1.3 Contents of a Plan of Management consistent with the Crown Lands Act

A Plan of Management satisfies the Crown Lands Act if:	How this plan satisfies the Act
The objects of the Act (Section 10) are included.	Section 4
The Plan of Management and its outcomes incorporate and satisfy the principles of Crown land management (Section 11).	Section 4
Any proposed uses, developments and management practices recommended in the Plan of Management must be ancillary to or supportive of the public purpose for the reserved or dedicated land, and with any policies of the Land and Property Management Authority applying to Crown reserves (Section 87).	Section 4
The role and functions of the Reserve Trust (Sections 92-95).	Section 4
Provisions of the Act for sale, lease, or mortgage of Crown land, or granting an easement or a licence are outlined (Section 102).	Section 4
Uses for which temporary licences may be granted (Section 108) are outlined.	Section 4
Requirements for referral of draft plans (Section 113) are met.	Section 1
The Plan of Management is prepared by the Reserve Trust under Section 112 of the Act.	The Plan of Management is prepared by Kogarah City Council as Trust Manager of Crown Land in Claydon Reserve under Section 48 of the Crown Lands Act.
The Plan of Management must address any matters required by the Minister responsible for Crown lands (Section 112).	No such requirements have been received by the Minister.

Table 1.3 Contents of a Plan of Management consistent with the Crown Lands Act (cont.)

A Plan of Management satisfies the Crown Lands Act if:	How this plan satisfies the Act
<p>If the Reserve Trust proposes that a reserve is to be used for an additional purpose (Section 112), the draft plan must specify or deal with these matters:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the condition of the reserve, and any buildings or other improvements on the reserve. <input type="checkbox"/> existing use of the reserve, and of any buildings or other improvements on the reserve. <input type="checkbox"/> the nature and scale of the proposed additional purpose. <input type="checkbox"/> the nature, scale and term of any lease, licence or other arrangement that is intended to be granted or entered into in relation to the additional purpose. <input type="checkbox"/> any submissions made in relation to the draft plan as a result of the consultation process and public exhibition requirements under Section 113. 	<p>No additional purposes are proposed.</p>
<p>The requirements of reports by Reserve Trusts are outlined (Section 122, and Clause 32 of the Crown Lands Regulation 2006).</p>	<p>Section 4</p>

2 DESCRIPTION OF CLAYDON RESERVE

2.1 SITE HISTORY

Key events in the history of Claydon Reserve are in **Table 2.1**.

Table 2.1 History of Claydon Reserve

Year	Event
	The headwaters of Kogarah Bay at low tide were an extensive mud flat nearly a mile long and up to a quarter of a mile wide.
1890	The Kogarah Progress Association requested that the head of Kogarah Bay be secured as a park.
	A petition was presented to Kogarah Council asking for a road to be constructed between Rocky Point Road and Kogarah Road (Princes Highway). As most petitioners lived in the Municipality of Kogarah, the request was noted.
1905	Council's Mayor, D.J. O'Brien, convinced Council of the need for a short cut between Rocky Point Road at Ramsgate and Kogarah Road towards Blakehurst. At the time to get from Ramsgate to Blakehurst or the nearest ferry crossing of the Georges River at Tom Ugly's Point meant following Rocky Point Road almost to its junction with Kogarah Road. Council went into deputation to the Minister for Public Works to urge the construction of a causeway across the head of the bay. Council also pointed out to the Minister that as well as providing a short cut, the causeway could be used to reclaim some 30 acres of land which could be converted into a park. The project was supported by the local member J.H. Carruthers, who in 1904 had become Premier and Treasurer of New South Wales.
1906	The causeway (Ramsgate Road) across a ford to reach the Sans Souci peninsula was filled in and a "respectable" road across the mud flat was built by a local contractor E. Blake, using a mattress of crossed saplings and tree covered with rock ballast. Much of the ballast came from cutting down the ridge between Rocky Point Road and Kogarah Bay. Small floodgates were included to allow for drainage while holding back the tidal floodwater. The road across the surface was 20 feet wide, and was later sealed. When Kogarah Bay was dredged and during this construction spoil was used as a filler to build up the foreshore beside the road.



From Ramsgate 1906. This part of Ramsgate Road was a causeway.



Towards Ramsgate 1908

1913-15	The first Mayor R.J. Smith had considered a park above the causeway which could be developed to be second only to the Botanical Gardens in Sydney. The subsequent Mayor W. Pritchard envisaged a sporting complex for the area consisting of swimming baths, boatsheds, cricket pitches, football ovals, tennis courts and other sporting facilities. Funding for the project could have come from the sale of Kogarah Park (later Jubilee Oval), but the Mayor who followed Pritchard considered that Kogarah Municipality needed all the parkland it could get. Instead Council asked the State Government if it would fund the project by a loan. The Government rejected the idea because of financial economies during World War 1.
1926	Council's engineer reported that a scheme involving 25 acres of land could be undertaken at a cost to Council of between £12,000 and £16,000. The scheme consisted of reclaiming the swampland above the causeway, using spoil from the dredging of Kogarah Bay and acquiring and resuming the remaining land to make up the 125 acres. No action was taken on the engineer's report probably because the Council was in a home building boom that was taxing its resources to provide roadworks, footpath construction and paving, and kerbing and guttering.
Late 1920s	The Great Depression prompted the Council's engineer to urge Council to begin resuming land as a first stage in the scheme. The work was deferred because the drop in land values had affected Council revenue.
1934	Council's engineer raised the matter again, arguing that much of the basic work of draining, reclaiming and subdividing could be done using funds made available for unemployment relief. 800 men could be kept busy constructing streets, stormwater canals and drains, and other works. Again, the scheme was stood over.
1935	The <i>Local Government Act 1906</i> was amended to assist in the relief of unemployment and to assist municipal Councils to construct water, sewerage, drainage and road works. Council's engineer submitted another proposal to resume the necessary land and to proceed with necessary dredging, draining and road works. The proposal was accepted.
1937	By 1937 much of the land had been acquired, and work was progressing on drainage and reclamation.



From Ramsgate 1941. The pipeline in Kogarah Bay is carrying silt from the dredging operations in the bay to fill in the swampy areas of the Beverley Park subdivision, including the golf course. The street to the left is The Promenade.



Towards Ramsgate 1941

1958	Sans Souci Soccer Club was formed.
1961	The Sans Souci (North Ward) Progress Association requested that Council name the reserve at the corner of Ramsgate Road and The Promenade at Sans Souci 'Claydon Reserve' after Alderman T.G. Claydon, of Ramsgate Road, Ramsgate, who represented North Ward on Kogarah Council for many years.

1962	The boat ramp was in its present location.
1963	The toilet block was constructed.
1966	Ashtons Circus was held in the reserve on 28 September.
1968	Floodlights were installed at Claydon Reserve allowing teams to train after 6.00pm. The cricket practice wicket was installed.
Late 1960s	St Finbar's Primary School and Sans Souci Public School used the reserve for school sport.
1969	The Sans Souci Soccer Club purchased a caravan which was towed to Claydon Reserve for a canteen. Basketball was played by girls in the reserve.
1970	Land was reclaimed for the extension and development of Claydon Reserve.
1970s	The original sea wall was constructed from concrete blocks salvaged from demolition work in Sydney Harbour. Netball was played in the reserve. The Apex Club of Kogarah held an annual bonfire on the Queens Birthday holiday in June.
1976	Flooding of Claydon Reserve to a depth between 15cm and 20cm occurred between 26 June and 4 July.
1975-1985	\$29,705 was spent on maintaining the playing surface of Claydon Reserve.
1977	Fill material was used to grade the parkland to a suitable level for proper surface drainage. The amenities building was constructed, with contribution from the Sans Souci Soccer Club.
1978	The opening of the amenities and facilities at Claydon Reserve provided the club with a permanent canteen, two dressing rooms and a gear shed. Council had plans for a second field at Claydon Reserve.
1982	An automatic irrigation system was installed. The Torwood Street parking area was constructed and sealed for vehicle and boat trailer parking in lieu of the previously proposed extensions to the parking area at the western end of Claydon Reserve.
1983	Kogarah Council installs more lighting at Claydon Reserve, and spent \$3,000 on improving the playing surface. Claydon Reserve was used for a one-day boating display of 10 boats, and water demonstrations.
1986	A telephone cable to the clubhouse canteen was installed.
1991	The playground was upgraded, and new play equipment was subsequently purchased in 1996.
1993	Sans Souci Soccer Club obtained a \$15,000 grant from the Community, Cultural, Recreation and Sporting Facilities Program to build an equipment storage facility at Claydon Reserve.
1995	Electric barbecues were installed in the reserve.
1998	Council repaired subsidence behind the rock sea wall.
2000	Council advertised for Expressions of Interest to lease land in the reserve for refreshment facilities. This proposal was opposed by the Kogarah Bay Progress Association
2002	Kogarah Council received a grant of \$20,000 from the Department of Land and Water Conservation for the design of the Claydon Reserve foreshore rehabilitation project under the Estuary Management Program.
2003	Council commences major renovations to the sea wall and walkway, and repaired the stormwater pipe. New goal nets were purchased for the main, midi and mod fields.
2005	The foreshore restoration project was runner-up for the Urban Wildlife Habitat Restoration and Renewal Award in the Keep Australia Beautiful (NSW) Sustainable Cities Award.
2006	The dressing room of the clubhouse was renovated and made into one room incorporating an office. New aluminium goal posts for the main field were purchased. Plans were submitted to Kogarah Council for a covered shelter and concrete slab as an extension to the clubhouse. A condition of consent was that security lighting with motion sensors be installed on the soccer club building and proposed shelter. Premier League help lay 30 tonnes of top soil to the top playing fields.

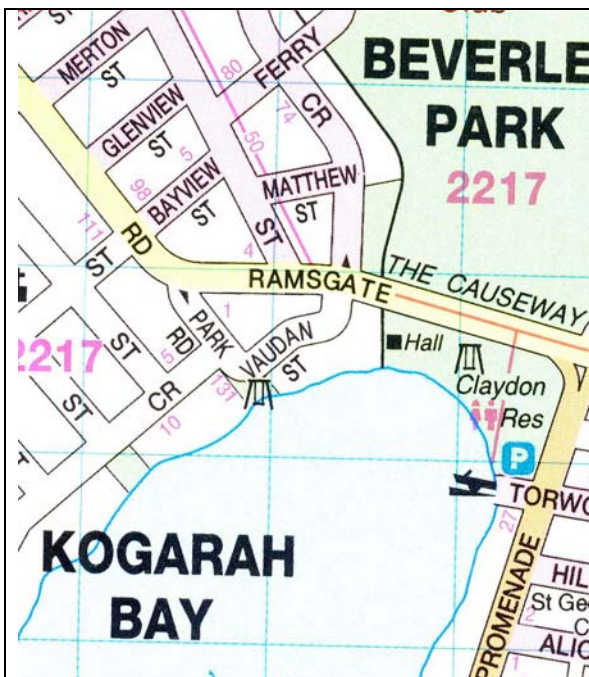
2007	The canteen was fully stripped and renovated. A new slab and roof cover for the barbecue area was completed.
2008	Council received \$14,070 for supply and installation of sports floodlights from NSW Sport and Recreation's Capital Assistance Program. Council received a grant from the Sydney Catchment Management Authority Estuary Management Program for the Claydon Reserve Stormwater Upgrade Project.

Sources: *Ku-ring-gai Council, J. Fletcher and D. Kingston (1996); D.W. Rathbone, 2002; Sans Souci Football Club (2008).*

2.2 STUDY AREA

The study area is Claydon Reserve, which is located on the northern foreshore of Kogarah Bay (refer to **Figure 2.1**). Ramsgate Road and The Promenade form the northern and eastern borders of the reserve. A concrete-lined stormwater channel forms part of the western boundary, with Kogarah Bay forming the southern boundary. The reserve is adjoined to the south-east, east and west by residential houses, and to the north by the Beverley Park Golf Course.

Figure 2.1 Location of Claydon Reserve



Source: UBD

A detailed description of the study area is outlined in **Appendix B**.

2.3 PROPERTY DETAILS

The Crown, Kogarah City Council and Sydney Water are the owners of land within Claydon Reserve. The land parcels that comprise the reserve are listed in **Table 2.2** and are shown in **Figure 2.2**.

Figure 2.2 Land ownership



Table 2.2 Land status in Claydon Reserve

Title information	Area	Ownership	Management	Public Purpose / classification
Lot 7104 DP 1100398 (part of Reserve 70596 Claydon Reserve Beverly Park Golf Club Links)	13,185m ²	Crown ⁽¹⁾	Beverly Park (R70596) Reserve Trust. Kogarah Council is Trust Manager.	Public Recreation
Lot Pt DP 230427	700m ²	Kogarah Council	Kogarah Council	Community
Lot Pt 1 DP 230427	1,431m ²	Metropolitan Water Sewerage and Drainage Board	Kogarah Council	-
Lot Pt 2 DP 230427	7,424m ²	Kogarah Council	Kogarah Council	Community
Torwood Reserve	-	Kogarah Council	Kogarah Council	-

(1) State of NSW as Crown land administered by the Land and Property Management Authority under the Crown Lands Act 1989.

Claydon Reserve has a total area of approximately 2.4 hectares of open space. Of this total, 1.32 hectares (55%) is Crown Reserve, 0.81 hectares (34%) is community land owned by Kogarah City Council, 0.14 hectares (6%) is owned by Sydney Water, and 0.13 hectares (5%) is operational land owned by Kogarah City Council. In addition, the western end of Torwood Street adjacent to the Reserve is used as a carpark servicing the reserve and the boat launching area.

The Crown land south of Ramsgate Road (Lot 7104 DP 1100398) was added to Crown Reserve R70596, which applies to the Beverley Park Golf Course, on 27 October 2006. This Plan of Management applies only to the part of R70596 south of Ramsgate Road. The remainder of R70596 is the Beverley Park Golf Course, which is proposed to remain as a public golf course and is subject to a separate Plan of Management (Kogarah Council, 2006) – refer to **Appendix A**.

2.4 LEGISLATION AND STANDARDS

Management, use and operation of Claydon Reserve should meet the requirements of the following legislation and standards:

- Local Government Act 1993.
- Crown Lands Act 1989.
- Sydney Water Act 1994, Sydney Water Corporation Act 2004, and Sydney Water Catchment Act 1998.
- Environmental Planning and Assessment Act 1979.
- State Environmental Planning Policy No. 64 – Advertising and Signage.
- Kogarah Local Environmental Plan.
- Companion Animals Act 1998.
- Building Code of Australia.
- Applicable Australian Standards.

- Disability Discrimination Act 1992 (Commonwealth) and Kogarah Council's Disability Discrimination Act 1992 – Action Plan.
- Anti-Discrimination Act 1984.
- Protection of the Environment Operations Act 1997.

More details of key legislation is in **Appendix B**.

2.5 VALUES

The value or importance of a reserve to the community is important in formulating an appropriate management structure and management objectives for the reserve. The features of Claydon Reserve that are most liked and important to residents and reserve users are in **Table 2.3**. Further detail on aspects of the reserve that local residents and users like is in **Appendix E**.

These values reflect the importance of the reserve to users and the local community, but also that current uses serve a wider population catchment than just the immediate locality of Sans Souci and Kogarah Bay. The range of issues encompassed by the values indicates the importance of retaining the park, and ensuring that while current uses are retained and enhanced, appropriate opportunities are provided for broadening use by the community.

Table 2.3 Important features and values of Claydon Reserve

Value	Valued aspects	Significance		
		Local	District	Regional
Children's play	A play area for children, with a tyre swing, and climbing and other equipment, is a valued place for local people to take their children and grandchildren to play, and for children playing or watching soccer to play.	✓	✓	
Linkages	The path through the reserve next to the sea wall is used by walkers, cyclists and by children learning to ride bikes.	✓	✓	
Open space and grassed areas	The reserve is a spacious, green, grassed and flat open space area for multi-purpose recreation. It is an expansive open area which is not cluttered.	✓	✓	
Sports fields and facilities	The sports fields, primarily used for soccer, are a major sporting asset in Kogarah, catering for increasing demand for sporting fields. The cricket net and netball courts supplement the formal sporting facilities of the reserve.	✓	✓	✓
Boating facilities and activities	The boat ramp is appreciated for sailing and boating activities.	✓	✓	
Close to water	The reserve is at the head of Kogarah Bay and on the waterfront, providing easy access to water.	✓	✓	
View and scenery	The lovely outlook of the water and scenery of Kogarah Bay and its surroundings are enjoyed from the reserve, particularly from the viewing platform.	✓	✓	
Picnic and barbecue areas	A great place for picnics and barbecues, with sheltered tables and chairs.	✓	✓	
Peace and quiet	The reserve is generally quiet and uncrowded, creating a peaceful environment.	✓		

2.6 VISION

This Plan of Management adopts its key directions from those identified in the Kogarah Management Plan 2008-2013. These directions include the vision for Kogarah, which is:

A viable and sustainable future in partnership with our community.

Council's mission is to:

- build on the diversity of our community
- improve our natural environment
- respond to changing community needs and expectations.

Among Council's Strategic Directions and Outcomes to guide Council and the community towards achieving the vision and mission are to:

- protect and enhance our local environment.
- Ensure a healthy and safe living environment.
- maintain and improve community infrastructure for present and future generations.
- manage our community's resources with regard to access and choice.

Claydon Reserve is a significant sporting, recreational and social focal point. The vision for Claydon Reserve is:

Claydon Reserve is a multi-purpose reserve catering for a range of land- and water-based recreational activities for all age groups and accessible to all in the community. Settings within the reserve range from built recreational structures and open grass-land to natural foreshore. The reserve will continue being a premier venue for field sport in Kogarah, and being generally green open space with associated low-key infrastructure to support recreational activities, with a valued outlook to Kogarah Bay.

2.7 MANAGEMENT GOALS AND PERFORMANCE TARGETS

In managing Claydon Reserve there is a range of responsibilities in providing good management to achieve the vision, values, objectives and performance targets of this Plan of Management. Council is responsible for achieving these goals.

Table 2.4 Management goals and performance targets

Goal	Performance targets
Range of uses	<ul style="list-style-type: none"> <input type="checkbox"/> Ensure that the reserve provides for a range of appropriate activities. <input type="checkbox"/> Monitor and manage the mix of uses to minimise conflicts and operational difficulties. <input type="checkbox"/> Maximise community enjoyment of the facility.
Access	<ul style="list-style-type: none"> <input type="checkbox"/> Provide adequate access for people with mobility difficulties.
Safety and security	<ul style="list-style-type: none"> <input type="checkbox"/> Ensure public safety in the use of the reserve. <input type="checkbox"/> Maintain adequate security and insurance measures to ensure the safety of reserve users. <input type="checkbox"/> Reduce exposure of reserve users to hazards. <input type="checkbox"/> Undertake and regularly update risk management processes. <input type="checkbox"/> Ensure Occupational Health and Safety guidelines are implemented.
Sustainability	<ul style="list-style-type: none"> <input type="checkbox"/> Encourage use of renewable resources in the use of water, energy and building materials.
Maintenance	<ul style="list-style-type: none"> <input type="checkbox"/> Ensure the reserve is well maintained and cleaned to acceptable standards at all times.
Communication	<ul style="list-style-type: none"> <input type="checkbox"/> Improve communication and reporting between Council and lease and licence holders.
Financial viability	<ul style="list-style-type: none"> <input type="checkbox"/> Ensure sound, ongoing, accountable financial management of the reserve. <input type="checkbox"/> Seek government and private funding to assist in the operation, upgrading and improvement of the reserve.

2.8 PERMISSIBLE USES

The *Local Government Act 1993* and *Crown Lands Act 1989* require Councils to consider what activities may require granting of a lease, licence or other estate during the life of a Plan of Management. Development and uses of community land must also be in accordance with the *Local Government Act*, *Environmental Planning and Assessment Act*, and the *Kogarah Local Environmental Plan*.

Permissible activities will be consistent with:

- the objectives of this Plan of Management.
- the objectives for management of the reserve.
- relevant legislation, particularly the *Crown Lands Act 1989* and *Local Government Act 1993*.
- the classification and categorisation of community land, and the public purpose of Crown land.
- the zoning under the *Kogarah Local Environmental Plan*.
- community values of the reserve.
- the future roles of the reserve.

Primary uses of Claydon Reserve will be for sporting activities, and land- and water-based informal recreational activities. Examples of permitted uses of the reserve are in **Table 2.5**.

The scale and intensity of activities at any one time is limited by the number of people that contribute to wear and tear on the grassed playing fields, or the capacity of the picnic / barbecue and play area. Council is to determine the scale, intensity and frequency of use when issuing lease or licence agreements.



Table 2.5 Examples of permissible uses in Claydon Reserve

Examples of purposes for which the land and any such buildings or improvements will be permitted to be used	
Present uses and activities	Launching and retrieval of watercraft
Bocce	Markets
Ceremonies	Mobile food and beverage vending
Children's play	Nature appreciation
Commercial activities	Non-motorised water activities
Community use	Passive recreation
Community events	Picnics and barbecues
Concerts (music, theatre)	Photography / filming
Corporate promotions	Running
Cycling	Sailing and boating
Dog exercise (leashed and unleashed)	Sporting activities
Emergency aircraft landing	Tai chi, yoga and similar activities
Environmental education	Boat trailer parking
Fitness classes (personal, group)	Vehicle parking
Functions	Walking
Habitat creation	Watercraft hire
Informal ball games	

Prohibited uses of the reserve include:

- consumption of alcohol.
- fireworks.
- noisy activities.
- hard ball games.
- golf practice.
- offensive trade.
- illegal activities.

2.9 PERMISSIBLE STRUCTURES

Permissible structures, and their scale and intensity, will be governed by:

- the categorisation of community land and public purpose of Crown land.
- the zoning of the land in the Kogarah Local Environmental Plan.
- provisions of applicable Development Control Plans.
- the development approval processes in the *Environmental Planning and Assessment Act 1979*.
- the character of existing and surrounding structures.

Table 2.6 Examples of permissible developments

Examples of purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise	Scale and intensity of any such permitted use or development
Access for people with disabilities Amenities (toilets, change facilities etc.) Barbecues Boat ramp Carparks Children's play equipment Community facilities Decking Drainage and irrigation Earthworks Environmental facilities and protection works Exempt development Food and beverage outlet Hardstand for event structures Information, education, interpretive facilities	Jetty / wharf / pontoon Park furniture Park maintenance staff amenities Park materials storage Pathways, bicycle tracks Picnic shelters Planting Public utility installations Recreation areas Recreation facilities (indoors) Recreation facilities (outdoors) Sculpture / public art Signage Sporting structures (field, court, practice) Temporary advertising Water harvesting structures such as water tanks Water pollution control devices (trash racks, gross pollutant traps)

3 WHOLE OF RESERVE STRATEGIES

3.1 INTRODUCTION

The following whole-of-reserve strategies apply across the entire parkland of Claydon Reserve, and includes Crown, community and Sydney Water land. These strategies should not conflict with the principles of the *Crown Lands Act 1989* for Crown land, or the core objectives of the respective community land categories.



Source - NSW Department of Lands SIX Viewer © six.nsw.gov.au

3.2 LEASES AND LICENCES

3.2.1 Introduction

There are restrictions on community land relative to the granting of licences or leases. For example, under the provisions of the *Local Government Act 1993* Council may grant a lease or licence for a period of up to 21 years. In addition, the lease or licence must be consistent with the core objectives for each of the nominated land categories to which the lease or licence applies.

It is Council's preference to maintain the recreational and environmental value and service to the community provided by the reserve and its sporting and recreational facilities. To this end, Council has entered into lease or licence agreements with local community

organisations and commercial operators who provide a variety of recreational opportunities to the community.

3.2.2 Current use agreements

Agreements between Council and user groups for use of Claydon Reserve are:

- a seasonal Sportsground Permit to Sans Souci Football Club for use of the main, midi and mini fields for soccer by 32 junior (under 10 years) teams and 25 senior teams from February to September 2008. Permissible times of use for competition at present are Saturday and Sunday 8am to 5.30pm, and for training 4pm to 9pm. General conditions of use apply.
- temporary licenses, which are issued for use of the reserve by large groups, and if reserving sections of the reserve are required.

No lease or licence is in place for the use of the amenities building by the Sans Souci Football Club.

This Plan of Management expressly authorises current use agreements until the end of their current terms, without exercise of an option. A review of usage patterns and conditions of the use agreement should be undertaken before expiry if an extension of the period is sought.

3.2.3 Leasing and licensing principles

It is Council's preference to ensure the provision of quality recreational opportunities as well as to provide a diversity of ancillary services that complement those opportunities. This can be achieved by the Trust Manager and Council offering short and long term leases and/or licenses for the use of or the management and operation of facilities and amenities on Crown and community land. The reserve can be used to provide a range of services and opportunities that complement:

- current reserve visitor services and opportunities.
- any future approved structures permitted under the land category, Kogarah City Council's local plans and this Plan of Management.

This Plan of Management permits the Trust Manager and Council to offer to third parties short or long term lease and licence agreements for any approved purpose, such as the management and operation and/or the general use of any facilities and amenities that are located on community land. This also includes the use and management of any approved future facilities that complement and enhance the sporting, social, and recreational use of community land in the reserve. Determination of the appropriateness of any proposed future facility will also depend on the criteria outlined in this Plan of Management, permissible uses relative to the relevant community land category, and through due process in assessing Development Applications where development is proposed.

The Land and Property Management Authority emphasise equity of access to the allocation of sporting fields. To that end, licence agreements of 3 to 5 years' duration are recommended. Another objective of the Department is equitable access to sporting fields by both male and female sporting organisations and teams.

Table 3.1 cites the principles to be adopted for leasing and licensing within all of the appropriate community land categories. The principles apply to those facilities or amenities being considered for future lease or licence agreements. The principles do not apply where they may contravene any current lease or licence agreements, but in any case would come into effect at the termination of these agreements or when they are to be considered for renewal or a new agreement is entered into with a third party. It is Council's intention to apply these principles should it be appointed Trustee of the unreserved Crown land in the park or have such land vested in Council. These principles should be implemented in conjunction with Council's Leasing of Community Land and Buildings Policy.

Table 3.1 Principles for leasing and licensing of community land and buildings

Item	Principles
Lease Agreements	Subject to the termination of any current lease agreement for use of any existing built structures located on community land either by default or voluntary surrender of the existing licence or lease by the licensee or lessee, any future permit, licence or lease agreement for the use of land or existing or new built structures are to adopt the following principles.
Occupied buildings on community land	Council is to enter into lease or licence agreements for any buildings constructed on community land occupied by a third party.
Lease Area	As agreed between Council / Minister Administering the Crown Lands Act where the land is Crown Reserve and the potential lessee, but excluding those portions of land in the immediate foreshore area.
Permitted Uses	Activities associated with passive or active sporting, recreational, social, cultural, educational, community and ancillary activities and services as permitted under the Kogarah Local Environmental Plan, <i>Local Government Act 1993</i> , as determined by Council in respect of the objectives of the assigned land category, and this Plan of Management.
Intensity of Use	Council permits a diversity of recreational, sporting, educational and cultural events to take place in the reserve. However, use of the reserve and its facilities is to be managed in a manner that will avoid detriment to the natural environment, and to public assets excessive to general wear and tear. Use of the reserve should also not result in unreasonable inconvenience to adjoining residents and other reserve users. Council is to consult with local residents when an application for any major event is proposed that has the potential to result in high traffic volumes and an excessive overflow of vehicles parking in the surrounding residential areas.
Hours of Use	Hours of use of buildings or parkland and facilities will be subject to the outcome of negotiations between the Council, lessee or licensee, or as approved under any Development Application, or as restricted by this Plan of Management.
Private Access to the Parkland	This plan, under conditions of access, authorises the issuing of a temporary licence at a fee for private access to cross or transport materials or equipment for private construction, excavation, demolition, building or waste removal or other engineering or maintenance works to be carried out on adjoining private properties to the parkland. Access is restricted to those premises that have no other means of vehicle access off a public road into the property and where it is determined that the use of cranes, other lifting devices or alternative engineering means could not otherwise provide access. Access will not be permitted where it would result in any impact on or removal of any native vegetation within the reserve. Access may be permitted where Council determines that a hazard on private property poses a direct threat to public health, safety or private property. In accordance with the provisions of the respective legislation access will be permitted to construct, connect, maintain or any other works required to any essential public utility services located or to be created in the parkland or emergency services.

Table 3.1 Principles for leasing and licensing of community land and buildings (cont.)

Item	Principles
Private Access to the Parkland (cont.)	Where access is approved to an adjoining private property owner, access will be conditional and subject to appropriate terms and conditions of the permit and the payment of all fees and charges as imposed by Council in accordance with its Management Plan.
Development	Any proposed development is to demonstrate how it achieves the Ecologically Sustainable Development principles outlined in this Plan of Management. Council should strive to rationalise the number and extent of buildings and structures on community land by limiting future new separate building development or, where appropriate, seek multiple use of existing facilities and amenities by means, if necessary, by permitting alterations and additions to existing structures or replacing existing structures. Key view corridors should be maintained. Development will be permitted in accordance with the Kogarah Local Environmental Plan.
Development conditions	Approved development will be subject to the terms and conditions of development consent and this Plan of Management.
Development Costs	Where appropriate, development costs for new development or embellishment, alterations and additions to an existing built structure which is the subject of a lease or licence is to be at the lessee's expense or as agreed between participating parties.
Maintenance	Lessees shall be responsible for the maintenance and good appearance of the parkland and building(s) within the boundary of their leased or licensed area.
Aesthetics	Future built form should relate to the scale and character of the parkland as established by the existing buildings. The design of built structures must consider the proposed building mass, form, roof pitch and shape, materials, detailing and colour and their impact on the parkland, its users, existing park buildings, vistas to the park and the surrounding residential area. Lessees and licensees must notify and obtain consent in writing from Council prior to erecting, placing, fixing or attaching or otherwise any product advertising, promotional material, lights or otherwise to the buildings or surrounding grounds, fixtures and fittings.
Lease Term	<ul style="list-style-type: none"> (i) Agreed negotiated period between Council and the lessee up to 21 years where the land is "community land" and categorised "General Community Use". (ii) Where the land is Crown land reserved for public recreation and Council has been appointed trustee, then although a lease may extend beyond 21 years this plan limits the leasing of Crown land reserved for recreation to a period not greater than 21 years in accordance with the provisions of the <i>Crown Lands Act 1989</i>. It is a Land and Property Management Authority policy for lease and licence agreements to offer shorter terms to allow for economic consideration and rental redetermination. (iii) Other than leases entered into under Item (i), at the conclusion or at such time as the current lessee or Council terminate a lease for whatever reason, future leases are to be generally restricted to 5 years. (iv) Leases exceeding 5 years are only to be offered where the total investment capital to be expended by the lessee for new capital works (excluding maintenance works) within the lease period exceeds \$50,000 Sydney CPI adjusted annually from 2008. (v) Leases extending beyond 5 years are to be conditional on the commencement of the new capital works within 12 months of the lease commencement, and the completion of the proposed works within an agreed timeframe between Council and the lessee. Any development is to be ancillary to the purpose of Claydon Reserve as a venue for public recreation and permitted under the Kogarah Local Environmental Plan. (vi) Licenses generally should not exceed 5 years. (vii) Seasonal licences or permits should be offered where applicable.

Table 3.1 Principles for leasing and licensing of community land and buildings (cont.)

Item	Principles
Lease Term (cont.)	(viii) Daily, weekly or monthly permits authorised to be offered at Council's discretion. It is mandatory for all lessees and licensees of built structures and organisational users of the parkland provide Council with accurate usage and participation data and any other data requested in writing by Council.
Rent	<p><i>Commercial Activity</i> Where a licence or lease permits a commercial activity, preference is to be given to commercial rental rates or a percentage thereof based on an independent valuation.</p> <p><i>Community Activity</i> All lease or licence agreements with community groups or associations are to comply with Council's policy entitled "Leasing of Community Land and Buildings" adopted 27 August 2001, and are also to be based on an independent valuation.</p> <p><i>Periodic Rent Review</i> Part 2(g) of Council's policy entitled 'Leasing of Community Land and Buildings' makes provision for periodic rent reviews. This condition should be extended to lease agreements for facilities and amenities that operate on a commercial basis and are profit orientated. Minimal rent increases should be based on the annual Sydney Consumer Price Index.</p> <p><i>Subsidised Rents</i> If any agreement results in Council subsidising the activity or service that amount will be compared with similar full commercial rates. The level of annual subsidy as well as the term of the agreement is to be reported to Council.</p>
Reporting	To ensure Council's accountability in the management of a public asset, any new lease or licence agreement is to ensure that Council is provided with an annual report and other reports as required by this Plan of Management and the lease or licence agreement.
Insurance	A lessee / licensee is required to have public risk liability insurance to the sum of not less than \$10 million, or as specified by Council for the duration of their agreement. Lessees / licensees are to provide Council with a copy of their certificate of currency for public risk liability insurance each and every year of their agreement with Council. Alternatively, where the lessee / licensee's public risk liability insurance is under the umbrella insurance of their governing association, the lessee / licensee is to provide Council with a letter from the governing association verifying that the lessee / licensee's insurance is included in the governing association's current public risk liability insurance plan.
Building safety	Building safety inspections should be carried out by lessees / licensees and reported to Council in an annual report.
Policies	The general use of the park and its facilities is to comply with Kogarah City Council's Open Space Policy and other policies relating to open space.

3.3 INTENSITY OF USE

Claydon Reserve is generally intended to be used for informal and passive recreation, organised sport, and social and cultural events.

Purposes for which any further development of Claydon Reserve will be permitted (under lease, licence or otherwise) are outlined in this Plan of Management, consistent with the public purpose of Crown land and categorisation of community land, any approved

Development Application, and any provision of an applicable development control plan for exempt and complying development.

Any use or development that would encroach on the reserve's open space should be prevented.

The scale and intensity of future uses and development is dependent on:

- the nature of the approved future uses.
- The Landscape Masterplan for the reserve.
- the carrying capacity of the parkland and its facilities.
- Approved Development Applications.

3.4 GENERAL MANAGEMENT STRATEGIES

General management strategies for Claydon Reserve include the undertaking of research or specific studies to provide relevant information that would unreasonably enhance management decision-making and assist in implementing best practice park management. **Table 3.2** lists those strategies applicable to the whole of the parkland.

Table 3.2 Whole of reserve planning, management and development strategies

Strategy	Objectives	Performance measures
<p>Landscape architecture Council to prepare a Landscape Master Plan that is to include a Schedule of Works and Maintenance Plan for the reserve. Council is to ensure public consultation in preparing the Landscape Master Plan.</p>	<ul style="list-style-type: none"> • Synthesise the landscape development of the reserve. • Incorporate sustainable design principles. • Maximise the reserve's potential as a diverse recreational resource. • Ensure public input into the design process. 	<p>65% community acceptance of the Landscape Master Plan.</p> <p>Landscape design in accordance with the requirements of this plan and ecologically sustainable design principles.</p>
<p>Planning and development Permit development that is ancillary to the purpose, use and enjoyment of the reserve as determined by the land category, public purpose, and as permitted under the Kogarah Local Environmental Plan and Council's open space policies.</p>	<ul style="list-style-type: none"> • Maximise the use of public land for a public benefit in terms of providing appropriate recreational opportunities and experiences. 	<p>Compliance with the current Kogarah Local Environmental Plan and this Plan of Management.</p>
<p>Prepare a Water Management Plan for the landscaped and grassed areas and buildings within the reserve.</p>	<ul style="list-style-type: none"> • Improve efficiency in water use for sporting, cultural and recreational activities within the park. • Reduce water use and costs. 	<p>Reduction in the total number of litres of water used at each specific facility.</p> <p>Reduce reliance on reticulated (town) water and increase the use of alternative water resources.</p>

Table 3.2 Whole of reserve planning, management and development strategies (cont.)

Strategy	Objectives	Performance measures
Where feasible, Council to avoid excessive building development in the reserve.	<ul style="list-style-type: none"> • Retain and preserve public open space. • Improve asset management. • Avoid duplication of existing facilities and amenities. • Maximise use of existing assets. 	Retain, or alternatively increase, the existing total area of available open space.
Design guidelines Council to prepare Landscape Design Guidelines for park furniture, fixtures and fittings based on sustainable design principles.	<ul style="list-style-type: none"> • Provide a quality standard for park furniture, fixtures, fittings, form, colour, texture and construction materials that aesthetically complements the parkland's environment and its surrounds. • Improve and maintain the quality and amenity of the parkland and its resources. 	65% community satisfaction with the Landscape Design Guidelines. Compliance with the criteria within the Council-approved Landscape Design Guidelines.
Ensure a consistent style of seating and other park furniture.	<ul style="list-style-type: none"> • Gradually replace park furniture with furniture in a style that is appropriate for a waterfront informal park. 	Seating installed. Positive feedback from users.
Access and signage The Plan of Management to comply with Kogarah City Council's Open Space Policy, however this Plan has precedence over the policy and permits motorised vehicles used by persons with a disability as defined by the Disability Discrimination Act 1992 to use motorised scooters within the reserve.	<ul style="list-style-type: none"> • Ensure ease in environmental negotiability to, in and around facilities for aged people and people with a disability. • Provide ease of interpretation of signage by using international symbols where appropriate. • Adhere to the legislative requirements of the <i>Disability Discrimination Act 1992</i>. 	Adhere to appropriate Australian Standards for public access and signage for people with or without a physical disability. Compliance with <i>Disability Discrimination Act 1992</i> and Council's Disability Discrimination Act 1992 – Action Plan.
Park directional signage to incorporate Council's logo and that of The Great Kai'mia Way walking track that circumnavigates the entire Georges River catchment.	<ul style="list-style-type: none"> • Provide ease of directional interpretation relative to The Great Kai'mia Way walking and bicycle route that passes through Claydon Reserve. 	Council's and The Great Kai'mia Way logos on parkland and directional signage.
Apply the principles of leasing and licensing outlined in Table 4.1 to community land and buildings.	<ul style="list-style-type: none"> • Ensure consistency in the management of Council assets. 	Principles of leasing and licensing are incorporated in legal agreements for the use of park assets.
Initiate park visitor and resident surveys using and combination of staff, student and voluntary assistance.	<ul style="list-style-type: none"> • Monitor the use of the park and its impact on the surrounding residential area. • Monitor changing recreational trends for various age, cultural and gender groups. 	Completion of five-yearly surveys. Response rate > 65%.

Table 3.2 Whole of reserve planning, management and development strategies (cont.)

Strategy	Objectives	Performance measures
Implement the strategies relevant to the State Government's Southern Sydney Catchment Blueprint .	<ul style="list-style-type: none"> • Contribute to and assist in achieving an ecologically healthy and productive catchment. • Contribute to and assist in achieving the objectives of the Southern Sydney Catchment Blueprint. 	<p>Compliance with the Southern Sydney Catchment Blueprint.</p> <p>Record of the implementation of those actions outlined in the Blueprint that are applicable to the site and are Council's responsibility.</p>
Control activities that have the potential to cause adverse impacts on the bank, waters, shore, river bed and foreshore of Kogarah Bay .	<ul style="list-style-type: none"> • Protect the foreshore of Kogarah Bay. 	<p>Liaison and consultation with the Land and Property Management Authority, NSW Fisheries, and Department of Planning.</p>
Council to prepare Architectural Design Guidelines for built structures within the reserve, based on sustainable design principles.	<ul style="list-style-type: none"> • Adopt sustainable architectural design principles for buildings based on: <ul style="list-style-type: none"> - flexible designs to enhance multiple use and building life. - utilising strategies that protect and restore water resources. - improving energy efficiency while ensuring thermal comfort. - reducing environmental impacts related to energy use. - promoting occupational health and safety in the indoor and outdoor environments. - conserving water and consider water re-use systems. - using environmentally preferable building materials such as uncertified rainforest woods, reclaimed woods, and other renewable resources. - using appropriate plant materials. - planning for recycling during construction, demolition and occupancy. • Ensure building fixtures and fittings aesthetically complement the parkland environment and its surrounds. • Ensure quality in building fixtures and fittings relative to their design, form, colour, texture and construction materials. • Improve and maintain the amenity of the parkland and its resources. 	<p>Compliance with the criteria within the Council approved Architectural Design Guidelines and Landscape Design Guidelines.</p> <p>65% visitor and resident satisfaction with any building proposal.</p>

Table 3.2 Whole of reserve planning, management and development strategies (cont.)

Strategy	Objectives	Performance measures
<p>Prepare a Marketing Plan With the assistance of the community and organisations such as schools prepare a range of promotional and educational material.</p>	<ul style="list-style-type: none"> • Promote the regional and district significance of the reserve as a destination for quality recreation. • Promote the educational value of the reserve by providing marketing material for the study area. 	<p>Completion and community distribution of a range of educational and promotional material.</p> <p>Preparation of a marketing plan.</p>
<p>Park assets Council to prepare and maintain a five-year Asset Management and Maintenance Plan for the park.</p> <p>Council to frequently monitor the condition and use of its assets and infrastructure.</p>	<ul style="list-style-type: none"> • Ensure accountability in the management of Council assets. • Ensure appropriate service levels relative to reasonable user demands and the historical significance of built structures and natural assets. • Adhere to health and safety regulations to ensure the protection of park visitors. • Retain the visual amenity of the parkland and its resources. 	<p>Compliance with health and safety regulations.</p> <p>Preparation of Asset Management / Maintenance Plan for the park.</p> <p>Greater than 65% visitor satisfaction with appearance and, where relevant, the function and reliability of assets within the park.</p>
<p>Improve direction and transition by providing appropriate standardised signage throughout the reserve.</p> <p>Where appropriate, incorporate the use of international symbols that meet Australian standards for signage.</p> <p>Use signage to provide and improve directions, information, environmental and heritage interpretation, advise on regulations, and other matters.</p>	<ul style="list-style-type: none"> • Improve overall park visitor information. • Provide educational information on cultural and heritage resources as well as environmental issues including the natural environment, flora, fauna and ecological and hydrological systems operating within the reserve. • Assist in enforcing regulations and provide emergency contact information. • Direct visitors to park services and amenities. • Place signs in appropriate and highly visible and accessible locations. • Consolidate and reduce the number of regulatory signs throughout the reserve. 	<p>Ease of interpretation of signage for a variety of ethnic groups.</p> <p>Installation of signage to assist visitors to find services and facilities, become aware of regulations and their responsibilities, understand the cultural and heritage value of the park and its resources.</p> <p>Adhere to the adopted Design Guidelines for the parkland.</p>
<p>Environmental management Council to prepare an Environmental Audit, Hazard and Risk Assessment Plan for the reserve and its facilities.</p>	<ul style="list-style-type: none"> • Ensure best practice environmental management of the parkland and its surrounds. 	<p>Compliance with appropriate environmental legislation, regulatory and policy requirements.</p>

Table 3.2 Whole of reserve planning, management and development strategies (cont.)

Strategy	Objectives	Performance measures
<p>Where appropriate, Council to prepare a detailed structural design engineers Dilapidation and Risk Assessment Report on the condition of the buildings, their structural integrity, fixtures and fittings before issuing any lease agreement.</p> <p>As part of the above report, prepare a five-year maintenance plan for buildings and structures in the reserve.</p>	<ul style="list-style-type: none"> • Implement life cycle property asset management and maintenance practices. • Provide cost-benefit analysis (depreciation rates, remaining life span, major repair and replacement costs, social costs and benefits, etc.) of assets and services for decision-making purposes. • Comply with occupational health and safety regulations. 	<p>Implementation of the recommendations of the Dilapidation Report.</p> <p>Compliance with the requirements of AAS27, WorkCover, Occupational Health and Safety regulations, Building Codes of Australia, and access requirements in accordance with AS1428.1.</p>
<p>Council to undertake an Energy Audit of buildings, outdoor lighting systems, and other energy uses within the parkland.</p>	<ul style="list-style-type: none"> • Minimise the use of fossil fuels. • Increase the use of sustainable energy resources. • Achieve savings in energy consumption costs. • Establish a fair and equitable user pays pricing system. • Identify Council's level of subsidisation of energy used by third parties within the parkland. 	<p>Compliance with appropriate environmental legislation, regulatory and policy requirements.</p> <p>Increase in use of alternative and renewable energy.</p> <p>Reduction in energy costs and greenhouse gas emissions.</p>
<p>Before undertaking any major excavation within the park, carry out a Geotechnical Investigation of the proposed development site to assess impacts of proposed developments on the water table and the possible presence of acid sulfate soils.</p>	<ul style="list-style-type: none"> • Assess the health and safety risk of the site with regard to its proposed use. • Assess if acid sulfate soils are present at the proposed site. • Assess the stability of the site as well as the chemical composition of the landfill and groundwater, and the presence of any toxic gases or materials. 	<p>Compliance with appropriate environmental legislation, regulatory and policy requirements.</p>
<p>Council to monitor and apply for capital assistance grants through the provision of State and Federal government grants or other opportunities.</p>	<ul style="list-style-type: none"> • Provide capital assistance to undertake works to improve the amenity and environmental quality of the parkland. • Provide additional sport and recreation and recreational resources in the study area for the community's benefit. • Protect, conserve, and manage the reserve's natural resources. • Protect the foreshore area from erosion. 	<p>Acquisition of capital assistance for a range of projects outlined in the Plan of Management and recommended in appropriate studies outlined in the plan.</p>

Table 3.2 Whole of reserve planning, management and development strategies (cont.)

Strategy	Objectives	Performance measures
Initiate Green Web strategies by creating native vegetation and fauna habitat along the foreshore and hinterland in and around Claydon Reserve. Provide Green Web links to nearby parkland and via streetscapes.	<ul style="list-style-type: none"> • Facilitate the migration of wildlife. • Create habitat for native fauna. • Increase food sources for fauna. • Provide green link corridors. 	<p>Implementation of Green Web strategies.</p> <p>Record, measure and monitor outcomes by:</p> <ul style="list-style-type: none"> * Species list * Number of tree plantings * Total area of land that has been revegetated.
Ordinance Officers and Rangers to monitor the use and activities in the reserve and to liaise and co-ordinate with local police on matters of vandalism, and other anti-social behaviour detrimental to the public's enjoyment of the reserve, public and/or nearby private property.	<ul style="list-style-type: none"> • Ensure public safety and order. • Assist in protecting public and private property assets. 	Reduction in the number and type of reported incidents in the reserve per annum.
Park Events Management Policy Develop a policy for the use of public open space, such as large group picnics, events (theatrical, cultural, music), wedding ceremonies and photographs, and filming. The policy should address issues such as occupational health and safety, public health and safety, emergency procedures, financial objectives.	<ul style="list-style-type: none"> • Improve public safety and reduce potential hazardous risk. • Avoid litigation. • Ensure the realisation of a duty of care and responsibility in the proper management of events and gatherings. • Ensure a reasonable return from open space areas for park maintenance and upkeep. • Avoid conflicts between reserve users. 	<p>Implementation and compliance with the policy.</p> <p>Council support in enforcing the policy.</p>
Prepare a Safety Hazard and Risk Management Plan for the park's facilities, structures, amenities and services based on Australian Standard AS/NZS 4360:1999.	<ul style="list-style-type: none"> • Manage or eliminate potential hazards and risk within the parkland. 	<p>Elimination of identified hazards.</p> <p>Introduction of risk management regime.</p> <p>Compliance with occupational health and safety standards.</p>
Ensure clear access to the open grassed area for emergency aircraft landings in the event of an accident on the water.	<ul style="list-style-type: none"> • Emergency aircraft are able to land on the flat grassed area without obstructions. 	Unobstructed aircraft landing.
Improve the cover and wear tolerance of grass , especially on the sporting fields.	<ul style="list-style-type: none"> • Provide a safe surface for recreational activities. • Retain the visual amenity of the reserve. 	Consistent grass cover over 90% of the reserve.

Table 3.2 Whole of reserve planning, management and development strategies (cont.)

Strategy	Objectives	Performance measures
Trees are regularly inspected and maintained to ensure public safety.	<ul style="list-style-type: none"> • Manage the public risk liability of trees. 	<p>Regular inspections of trees.</p> <p>No injuries to or insurance claims by reserve users.</p>
<p>Ensure dog owners comply with the Companion Animals Act 1998 in terms of the behaviour of their dog, and removal of waste.</p> <p>Assist dog owners to meet their responsibilities by erecting signs in the reserve displaying the times and demarcation zones for exercising dogs off the leash in the reserve.</p>	<ul style="list-style-type: none"> • Enforce the unleashed dog exercise area time restrictions. • Minimise conflicts between dogs and other park users. • Provide infrastructure such as dog waste bag dispensers and bins. 	<p>Number of fines issued.</p> <p>No dog-related incidents reported to Council.</p>
<p>Plant additional trees and low ground covers around the reserve boundaries and edges.</p> <p>Plant additional trees within the reserve.</p>	<ul style="list-style-type: none"> • Reinforce the edge of the reserve. • Allow views into and out of the reserve. • Provide wind breaks and shade to reserve users. 	<p>Positive feedback from reserve users and neighbours.</p>
<p>Formalise the reserve entry at the corner of Ramsgate Road and The Promenade, including installing a new reserve sign.</p> <p>Investigate the opportunity for a new bus shelter linked to the formal reserve entry design.</p> <p>Liaise with the Roads and Traffic Authority regarding options for a safer pedestrian crossing at the corner of Ramsgate Road and The Promenade.</p>	<ul style="list-style-type: none"> • Provide a clear, formal, safe and accessible entry point to the reserve. 	<p>Positive feedback from reserve users and neighbours.</p> <p>No pedestrian/cyclist and vehicle conflicts at the corner of The Promenade and Ramsgate Road.</p>
<p>Provide two additional entry points to the reserve along Ramsgate Road.</p>	<ul style="list-style-type: none"> • Improve access for pedestrians and cyclists between the reserve and Ramsgate Road. 	<p>No pedestrian/cyclist and vehicle conflicts at reserve entry points.</p>
<p>Construct a circuit path through and around the reserve, linking with paths on the western side of The Promenade and the southern side of Ramsgate Road.</p>	<ul style="list-style-type: none"> • Facilitate pedestrian and cycle access through and around the reserve. • Extend pedestrian and bicycle linkages through local streets in Sans Souci and towards Carss Park. 	<p>Increased use of paths, especially by people with disabilities and carers of young children.</p> <p>Paths meet requirements of Disability Discrimination Act.</p> <p>Positive feedback from reserve users.</p>

Table 3.2 Whole of reserve planning, management and development strategies (cont.)

Strategy	Objectives	Performance measures
Install solar lighting along the main pedestrian route from the existing carpark off The Promenade to Ramsgate Road.	<ul style="list-style-type: none"> • Improve opportunities for use of the foreshore path, especially at night. • Reduce greenhouse gas emissions. • Reduce energy and maintenance costs of lighting. 	<p>Increased pedestrian use of the main foreshore path.</p> <p>Installation of energy efficient lighting.</p> <p>Reduction in greenhouse gas emissions.</p> <p>Reduction in energy and maintenance costs.</p> <p>Improved lighting and amenity.</p>
Install seating at regular intervals along paths and around sports fields.	<ul style="list-style-type: none"> • Provide seating for spectators. • Provide opportunities to enjoy the view over Kogarah Bay. 	Use of seating.
Provide taps and bubblers throughout the reserve.	<ul style="list-style-type: none"> • Provide drinking water for reserve users. 	<p>Use of taps and bubblers.</p> <p>Positive feedback from reserve users.</p>

4 PLANNING AND MANAGEMENT OF CROWN LAND

4.1 LAND COVERED BY THIS SECTION

Lot 7104 DP 1100398 comprises the Crown land within Claydon Reserve that is part of Crown Reserve 70596 (Claydon Reserve Beverley Park Golf Club Links) which was notified for the purpose of Public Recreation on 12 June 1942. Crown Reserve 70596 extends north of Ramsgate Road as part of the Beverley Park Golf Course (Lot 7031 DP 93155). Kogarah City Council was appointed trust manager of the Beverley Park (R70596) Reserve Trust on 13 May 1994.

The Crown land in Claydon Reserve also forms part of the waterway below Mean High Water Mark. The waterway is also subject to management by the Land and Property Management Authority. However, Kogarah City Council manages the boat ramp.

The Sutherland Regional Crown Reserve (R1012708) has been designated over the waters of the Georges River west of Captain Cook Bridge at Taren Point. The Reserve is for the public purposes of access and public requirements, tourism purposes, and environmental and heritage conservation.

4.2 MANAGEMENT GUIDELINES FOR CROWN LAND

4.2.1 Introduction

As Claydon Reserve incorporates a Crown reserve, the *Crown Lands Act 1989* applies to its management.

The *Crown Lands Act 1989* governs the planning, management and use of Crown land, including reservation or dedication for a range of public purposes, and leasing and licensing. The Land and Property Management Authority, together with Reserve Trusts appointed by the Minister, are responsible for management of the Crown reserve system throughout New South Wales to ensure that Crown land is managed for the benefit of the people of New South Wales, and having regard for the principles of Crown land management.

A Reserve Trust is a corporation established and appointed to manage a Crown reserve. Trusts are nominated by the Minister for Lands (Section 92 of the *Crown Lands Act 1989*). Under Section 92 of the Act, the Minister appointed the Beverley Park (R70596) Reserve Trust as trustee of that Crown reserve. That Reserve Trust is responsible for the care, control and management of the reserve. Kogarah City Council manages the affairs of the Reserve Trust under Sections 92-95 of the *Crown Lands Act 1989*.

A Trust Board has functions conferred on it under the *Crown Lands Act 1989*. The Trust has care, control and management of the reserve in its everyday operation. The Minister cannot direct the Trust as to how it manages the reserve, unless the Trust exceeds its powers. The Minister can suggest or make representations to the Trust regarding management.

4.2.2 Proceeds from Trust Lease or Licences

Proceeds generated by trust lease or licence must be spent within the reserve. The reserve trust manager must separately account for all proceeds from activities of the reserve. The Minister (and the community) may request such information at any time.

Under Section 106 of the Crown Lands Act 1989, net proceeds from a sale, lease, easement or licence (including a temporary licence) on the reserve shall be in accordance with directions (if any) given by the Minister for Lands.

4.2.3 Accountability

The *Crown Lands Act Regulation 2000* specifies the accountability of the reserve trust in terms of the management of the reserve. Clause 33 directs that reserve trust reports must be prepared annually detailing the income, expenditure, assets, liabilities and improvements of the reserve as well as the details of any leases or licences granted by the Trust. Clause 34 directs that the Trust must keep the following records as detailed in Schedule 4 of the Regulation:

“Where a reserve trust is managed by a Council as defined in the *Local Government Act 1993*, the council is required to keep separate records to permit analysis of monetary details for each reserve, and list all leases and licences granted or in force.”

4.2.4 Contribution to the Public Reserve Management Fund

The Land and Property Management Authority has informed the Trust that the NSW State Treasury has advised that it will no longer supplement the Public Reserve Management Fund (PRMF) and that this fund must now be self sustaining. The PRMF is a source of loan and grant funding available to the reserve trust. Although it is limited it does provide for the equitable distribution of funds within the Crown reserve system on a statewide basis. As a response to Treasury’s decision, a direction has been given by the Minister responsible for the *Crown Lands Act 1989* pursuant to Section 106, Part 2(c), which states:

“The directions which the Minister may give include the following:

- ...(c) a direction that the proceeds [such as income from rents] be paid to the Consolidated Fund or to the Public Reserves Management Fund constituted under the *Public Reserves Management Fund Act 1989*.”

As a consequence, and subject to certain criteria, the Department has determined that an amount of 15% from any proceeds received from leases or licenses granted by Reserve Trusts are to be directed to the PRMF. This is in accord with a whole-of-Government initiative to address inequalities between coastal and regional centres and is seen as a step towards addressing the imbalance of opportunities between different centres.

Council as the Trustee of Crown Reserve 70596 has been advised that the Authority would seek an appropriate contribution from any rents derived from the leasing or licensing of the reserve land to third parties. This contribution would be put towards the PRMF program for Crown reserves.

4.2.5 Use and management of Crown land

The use and management of Crown land is determined or influenced by:

- the objects of the Crown Lands Act** (Section 10), particularly that Crown lands are managed for the benefit of the people of NSW.
- the principles of Crown land management (Section 11 of the Act).
- the public purpose(s) of the land** (Sections 80 and 87). Crown land is reserved or dedicated for a public purpose(s), which means the reserve must provide a public benefit. Uses, activities, developments and agreements in a Crown reserve are defined by the public purpose(s) of the reserve. All uses of Crown reserves must be acceptable according to their public purpose(s). An additional purpose may be proposed in a draft Plan of Management under Section 112 of the Act.
- Land and Property Management Authority' policies**, such as the Food and Beverage Outlets on Crown Reserves Policy Position 2004.
- native title legislation**. However, native title over Crown land in Claydon Reserve has been extinguished.
- rental from leases or licences**. 15% of the rental received from new leases and/or licences of Crown land (rental over \$2,000) is placed in the Public Reserve Management Fund. This fund is a State government initiative that raises funds to assist Reserve Trusts in NSW.
- case law judgements**, which influence the policy and practice of the Land and Property Management Authority and Trust managers.
- any conditions and provisions within the zoning** in the Council's Local Environmental Plan. However, the applicable Public Purpose of Public Recreation defined by State government legislation overrides the local zoning.
- an adopted Plan of Management, a contractual agreement (lease or licence), or a combination of both to more specifically define the permitted uses.

The Reserve Trust must consider certain issues when deciding whether a particular land use or development on Crown land is appropriate, including the:

- compatibility of the proposal with the notified purpose of the reserve.
- impact on the existing use of the reserve.
- compatibility with the vision and management objectives established for the reserve.
- need for the proposal and whether it will promote and be ancillary to the use and enjoyment of the reserve, as distinct from satisfying a requirement generated by an adjoining property or by an independent or collateral community need.
- advantage and benefit that the development would bring to the normal reserve user.
- management responsibility and public availability of the development to reserve users.
- need for a lease and its draft terms, conditions and rental that would apply.

Any proposed use or development of Claydon Reserve must be in the first instance ancillary to and supportive of the public purpose. Proposed uses or developments must also accord with the principles of Crown land management, case law (for the public purpose of Public Recreation), policies, and requirements for leasing and licensing outlined below.

The Reserve Trust will have the ongoing responsibility to provide care, control and management of Crown Land in this reserve in accordance with the *Crown Lands Act 1989*.

It is important that all parcels of Crown Reserve are managed according to the *Crown Lands Act 1989*, as well as within the broader context of all land under Council’s control.

4.2.6 Principles of Crown land management

The objectives of the Land and Property Management Authority regarding land management directly relate to the principles of Crown land management listed in Section 11 of the *Crown Lands Act 1989*. These principles, and how this Plan is consistent with those principles, are outlined below.

Table 4.1 Principles of Crown land management

Principle of Crown land management	How this Plan is consistent with the principles
Observe environmental protection principles in relation to the management and administration of Crown land.	This plan is supportive of protecting the foreshore and plantings in the reserve.
Conserve the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) wherever possible.	As above
Encourage public use and enjoyment of appropriate Crown land.	Recommendations in the Plan encourage public use and enjoyment of the reserve for a wide range of recreational, social and cultural activities, while recognising there may be conflicts between activities.
Encourage multiple use of Crown land, where appropriate.	Recommendations in the Plan would continue multiple uses of the reserve.
Use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate	The Plan contains proposed actions which would help sustain the land and resources, such as managing the type and extent of activities and developments within the reserve; and employing ESD measures such as water harvesting and solar lighting.
Occupy, use, sell, lease, license, or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.	This Plan contains prescriptions that would ensure that land owners, managers, lessees and licensees deal with the reserve in the best interests of the State.

4.2.7 Public purpose

Any proposed use, developments and management practices on Crown land must conform to the public purpose for the reserve or dedicated land. Some of Claydon Reserve is Crown land that is reserved for the public purpose of Public Recreation. The uses, activities, developments and agreements for its use are determined by what is “acceptable” under the public purpose. The public purpose overrides the permissible uses under the zoning and other provisions in the Kogarah Local Environmental Plan. The permitted land uses are then more specifically identified by either a statutory mechanism (Plan of Management), contractual agreement (lease or licence), or a combination of both. Planning controls in the Kogarah Local Environmental Plan provide a mechanism to consider the appropriateness of the development.

The Land and Property Management Authority has stated that the definition of a public purpose is to be determined in a Plan of Management. Public Recreation in Claydon

Reserve is thus defined as 'organised, informal, passive and active recreational, social and cultural activities'.

4.2.8 Case law

Case law judgements influence the policy and practice of the Land and Property Management Authority, and Kogarah City Council as the manager of the Reserve Trust, to assist in defining acceptable uses and activities on Crown reserves.

Principles established by case law are:

- use of the reserve must be consistent with the public purpose for which the land is dedicated or reserved. This includes uses ancillary to or supportive of the reserve purpose.
- improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation. Such improvements and developments would include a kiosk on a reserve for Public Recreation.
- a reserve cannot be used for a purpose relating to an activity that is occurring off the reserve and that is not consistent with the reserve purpose. For example, car parking on a Crown reserve for Public Recreation that serves an adjoining land use would not be acceptable.
- land reserved or dedicated for public recreation must be open to the public generally as a right. Exclusive use of the reserve should be minimised to avoid sections of the community becoming alienated from using the reserve. The public may only be restricted from access to parts of the reserve and buildings if it is necessary for the public's enjoyment of the reserve or for health and safety reasons to be excluded, for example from a workshop, equipment storage or operational facilities.
- access as of right does not mean entirely free access. Reasonable entry fees and charges may be imposed, as well as other legal constraints to entry such as those relating to health and safety for example.
- a lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.

4.2.9 Policies

Uses of Crown land must also be consistent with any relevant policies relating to Crown lands, such as the Food and Beverage Policy that is applicable to restaurants, kiosks and the like.

4.2.10 Leases and licences

All tenures over part or all of a Crown reserve are subject to the relevant provisions in Sections 102 and 108 of the *Crown Lands Act 1989*. All leases and licences made between the Reserve Trust and the lessee / licensee are subject to the provisions of the *Crown Lands Act 1989*. Lease agreements are modelled on the standard Crown lease conditions applying to the leasing of Crown land under Section 34 of the *Crown Lands Act 1989*.

A lease or licence over a Crown public reserve should only be used where there is a genuine and identified benefit to the community, for example where an organisation has installed infrastructure and it is maintained by the club or association for the benefit of the community.

Leases and licences over Crown land must be consistent with the purpose of the land's reservation or dedication. As such, any lease or licence granted over Crown land in Claydon Reserve must be consistent with the definition of Public Recreation, and guidelines for use of Crown reserves. Otherwise, the Minister cannot approve any leases or licences granted by the reserve trust. Recent amendments to the *Crown Lands Act 1989* allows reserve trusts some flexibility in approving leases and licences for uses not acceptable under the declared public purpose.

Under any lease, the construction of facilities on Crown land will be permitted, provided the lessee obtains the consent of both the Minister and the Reserve Trust for any development applications or proposals for activity to enable construction of the premises. Development by Council requires the development application to be served on the owner pursuant to Clause 49(2) of the *Environmental Planning and Assessment Regulation 2000*.

A temporary licence can be granted only for the purposes prescribed under the Crown Lands Regulation 2006, which includes activities such as grazing, advertising, camping, catering, hiring of equipment, entertainment, equestrian events, exhibition functions, markets, meetings, sales, shows, sporting activities and stabling of horses. A temporary licence does not require the Minister's consent, but can only be granted for a maximum period of one year.

The Reserve Trust has the power to lease or license uses within a reserve. Leases and licenses can be established by the Council for public or private purposes, providing they are consistent with the major objectives of this Plan of Management, and that the residential and environmental amenity of these areas is maintained. Any lease or licence must be in accordance with the reserve purpose and the lessee must not provide any facilities that create any barriers to entry or other facilities within the reserve.

The Trust Manager has a responsibility to notify the Land and Property Management Authority of any leases. Consent must be obtained from the Minister for Lands before any long term licence on Crown land is granted. Leases greater than 5 years are required to be advertised under Clause 34 of the *Crown Lands Act 1989*. Licence agreements of less than 1 year (temporary licences) do not require the consent of the Minister and may be approved and issued by the Trust.

Other leases and licences may be considered during the life of this Plan and will be assessed against the reserve purpose, other legislation and planning documents, and this Plan. Any proposed use of the Park that requires consent from Council will be subject to a Development Application or Activity Approval with appropriate conditions imposed.

Section 102 of the Act states in part that the Minister may not give consent under Part 2 for a lease for a term exceeding 5 years, or a lease for a term that, by the exercise of an option, could exceed 5 years.

4.2.11 Development application requirements

Reserve Trusts are "public authorities" as defined in the *Environmental Planning and Assessment Act 1979*. Under Clause 49 of the *Environmental Planning and Assessment Regulation 2000*, consent in writing of the owner of the land for a development application is not required when a public authority, before making the application, serves a copy of the application on the owner.

4.3 STRATEGIES

Table 4.2 outlines the preferred strategies and objectives for the Crown land in Claydon Reserve.

Table 4.2 Planning, management and development strategies for Crown land

Strategies	Objectives	Performance measures
Furnish a report on the Trust's activities for the previous financial year, consistent with the contents of such reports in Clause 32(2) of the <i>Crown Lands Regulation 2006</i> .	Meet the reporting requirements of the <i>Crown Lands Act 1989</i> .	Report completed every year.
Council will seek the Minister responsible for the Crown Lands Act, 1989 approval if Council to enter into any lease or licence arrangement with Clubs for that area of Crown land identified as Reserve 70596 Lot 7104 DP 1100398 for the use of playing sports or recreational activities.	<p>To make provision for the future investment in the site by the lessee.</p> <p>To develop and manage the site for the purpose of the playing of sport and the provision of ancillary facilities and amenities relevant to the purpose of a public park.</p> <p>To consolidate the management of the various parcels of land with consideration to the respective legislative requirements, policies, regulations and case law that influences the use and development of the land.</p>	<p>Adherence to the provisions and principles of the <i>Crown Lands Act 1989</i>.</p> <p>Adherence to the policies and directions of the Minister responsible for the administration of the <i>Crown Lands Act 1989</i>.</p>
If Council enters a licence or lease agreement for that area of Crown land identified as Reserve 70596 Lot 7104 DP 1100398 it will ensure that reasonable fees and charges apply for the public use of the sportsground that is Crown land and that these are comparable to similar sportsgrounds.	To ensure accessibility to the Crown reserved land for a broad spectrum of interested socio-economic, age, cultural groups etc.	Comparative public fees and charges for the use of other similar sportsgrounds.
Unless otherwise exempted by the Minister for Lands, the Kogarah Bay (70596) Reserve Trust will contribute to the Public Reserves Management Fund.	To adhere to the directive from the Minister responsible for the <i>Crown Lands Act, 1989</i> to contribute a percentage of the lease rental income derived from the Crown Reserve 70596 sited in Claydon Reserve to the PRMF.	Annual financial contribution to the PRMF and a record of the Trust contribution in its annual financial statement.
Upgrade the picnic and barbecue areas.	Provide upgraded and accessible facilities for picnics and barbecues by sporting, social and community groups.	Increased use of the picnic and barbecue areas. Level of user satisfaction greater than 65%.

Table 4.2 Planning, management and development strategies for Crown land (cont.)

Strategies	Objectives	Performance measures
<p>Install a new shaded playground and soffit.</p> <p>Construct a children's bicycle track around the playground.</p> <p>Install fencing around the play precinct.</p>	<p>Extend opportunities for children's play to all age groups.</p> <p>Ensure the safety of children using the playground.</p> <p>Reduce the risk of children accessing the stormwater canal or running on to Ramsgate Road.</p> <p>Reduce exposure of users to ultraviolet light.</p> <p>Provide a safe area for children to ride bikes and scooters.</p>	<p>Compliance of equipment and soffit with Australian standards.</p> <p>Shade cover with a UV rating within Cancer Council guidelines.</p>
<p>Construct a new layback and standpipe on Ramsgate Road.</p>	<p>Improved access for trucks to the recycled water tank.</p>	<p>No conflicts between water trucks and reserve users.</p>
<p>Upgrade the boat ramp.</p>	<p>Improve the ease and safety of launching and retrieving boats from the boat ramp.</p> <p>Maintain recreational fishing access to Kogarah Bay.</p>	<p>Positive feedback from users of the boat ramp.</p>
<p>Regularly clean litter from the sea wall.</p>	<p>Ensure the sea wall is kept free from litter.</p>	<p>Positive feedback from reserve users and neighbours.</p>
<p>Regularly clear gross pollutants from trash racks in stormwater pipes draining into Kogarah Bay.</p>	<p>Reduce gross pollutants entering Kogarah Bay from stormwater outlets in the reserve.</p>	<p>Reduction in gross pollutants entering Kogarah Bay.</p>

Once Council adopts this Plan of Management and the Land and Property Management Authority approves it, it is incumbent on the Reserve Trust to "carry out and give effect to it" (Section 114 of the *Crown Lands Act 1989*). The Trust must only allow operations or development that is in accordance with the Plan of Management.

5 LAND CLASSIFICATION AND CATEGORIES

5.1 LAND CLASSIFICATION

The *Local Government Act 1993* requires the classification of Council-owned land as 'community' or 'operational' land. Under the provisions of the *Local Government Act 1993*, Council has resolved to classify the land in its ownership as 'community' land. Essentially the purpose of this classification is to identify land that should be kept for use by the general public (the community), and that should not be sold. The classification of 'operational' land applies to the Kogarah Bay Residents Association Building, which is not included in this Plan of Management.

A Plan of Management must be prepared for community land. The ways in which community land can be used and managed are governed strictly in accordance with an adopted Plan of Management, and any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land.

5.2 LAND CATEGORISATION

Claydon Reserve is a multi-functional recreational venue serving a wide variety of recreational, community and sporting interests. Council-owned community land in Claydon Reserve currently includes:

- clubhouse.
- amenities building.
- one soccer field.
- cricket practice net.
- grassed netball courts.
- water pumping station.

The Local Government Act requires that all community land is categorised. The purpose of classifying the land 'community land' and then proceeding to categorise the land is to assign core objectives to provide clear direction for the management of various types of landscapes and uses in the reserve. The various landscapes of the reserve should be managed differently to sustain and complement the purpose, function, quality and different types of land resources to preserve its character and amenity. Because there are a number of land attributes that comprise the reserve, there is a need, for the purpose of introducing best land management, to delineate these into their appropriate categories.

The categories assigned to the land are based on the land's principal attributes, and its current and preferred future uses.

Figure 5.1 identifies the extent of the categories of community land within Claydon Reserve.

Figure 5.1 Proposed extent of categories of community land in Claydon Reserve



Table 5.1 provides the reasoning for the selected community land category for the various portions of the reserve in Council ownership. This table assists in addressing the requirements of the *Local Government Act 1993*.

The Crown land within Claydon Reserve is administered by the *Crown Lands Act 1989*, and therefore classification and categorisation does not apply to those portions of land. Because Crown land is administered by different legislation to that for community land, the management of Crown land is addressed separately in this plan. The public purpose of the Crown land in Claydon Reserve is Public Recreation, which is consistent with the proposed categories of community land as Sportsground and General Community Use. While giving due consideration to the specific legislation governing the various portions of land in the reserve, every effort has been made to integrate and consolidate the planning, management and development of the parkland by adopting a holistic approach.

Table 5.1 Land category assessment

Category	Assessment
Sportsground	The category 'Sportsground' applies to that area of the reserve in Council's ownership that is marked 'Sportsground' on Figure 5.1 and generally includes the soccer field, netball courts, and cricket practice net. Relative to the attributes of the land, its current use and infrastructure having principally been set aside for sporting training and competition, and informal sport, no other category is considered valid.
General Community Use	The category 'General Community Use' applies to the area of parkland that is marked 'General Community Use' on Figure 5.1 . It includes the amenities building, clubhouse and an extended footprint of the amenities and clubhouse buildings to allow for future extension of the buildings. Relative to the attributes of the land and the structures on that land, their use or potential use as multi-purpose recreational or community venues and the ancillary services or opportunities they provide, together with the existing infrastructure, no other category is considered valid.

6 LAND CATEGORY – SPORTSGROUND

6.1 LAND WITHIN THIS CATEGORY

Land should be categorised as ‘Sportsground’ if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games. That portion of Claydon Reserve categorised as ‘Sportsground’ comprises most of the senior soccer field, the cricket net, and grassed netball courts. The Sydney Water-owned land is included in the land categorised as Sportsground for ease of management.



6.2 CORE OBJECTIVES

The core objectives for land categorised as ‘Sportsground’ are to:

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

6.3 STRATEGIES

The strategies or actions outlined in **Table 6.1** are for that land categorised as Sportsground and are intended to provide a system of management by objectives. The following objectives supplement the core objectives in directing the management, planning and development of the reserve. These are formulated so that it is possible to apply assessment criteria to measure the implementation of the plan. It is this element of measurability that makes the objectives valuable in determining accountability.

Table 6.1 Strategies for the land category Sportsground

Strategies	Objectives	Performance measures
<p>Permit multiple licensing or lease agreements for the use of sports fields and ancillary facilities and amenities such as change rooms, canteen and storage areas as determined by Council.</p> <p>Permit the use of the sportsfields for major sports, recreational, social and cultural events such as district sports days, Christmas activities and other public holiday events and the like.</p> <p>Where appropriate, apply booking and administration fees for the use of sporting facilities and amenities on a day-to-day or seasonal basis.</p>	<ul style="list-style-type: none"> • Improve customer service. • Seek, where appropriate, an equitable and reasonable financial return on sportsground assets through the provision of user-pays, works-in-kind or a combination for hiring purposes as determined by Council. • Reduce exposure to public risk liability. • Define roles and responsibilities. • Introduce efficient and effective service, costs and administrative management systems. 	<p>Fair and reasonable annual increases in the financial return on assets.</p> <p>Reduction in the number of public risk liability claims.</p> <p>Increase in efficiency in sportsfield management.</p> <p>Quality of the playing surface.</p>
<p>Upgrade the floodlighting to the main sports field, while shielding lights from neighbouring properties if necessary.</p>	<ul style="list-style-type: none"> • Improve public safety. • Meet Australian Standards for light spill and glare. • Cater for competition and training. • Reduce impacts of floodlighting on residents. 	<p>Improvement in photometric readings across the playing field.</p> <p>No resident complaints about floodlighting.</p> <p>Positive feedback from sporting users.</p>
<p>Make provision for spectator seating around the perimeter of the sporting fields. Provide shaded areas.</p>	<ul style="list-style-type: none"> • Improve spectator amenities and comfort. 	<p>Spectator facilities installed.</p> <p>Positive feedback from spectators.</p>
<p>Irrigate the sporting fields from the water storage tank.</p>	<ul style="list-style-type: none"> • Provide a safe and durable playing surface. • Reduce maintenance repair costs. • Reduce the amount of potable water used to irrigate sporting fields. 	<p>User satisfaction rating greater than 65%.</p>

Table 6.1 Strategies for the land category Sportsground (cont.)

Strategies	Objectives	Performance measures
Replace and relocate the cricket practice net away from the reserve entry and the main sports field.	<ul style="list-style-type: none"> • Upgrade cricket practice facilities. • Minimise conflicts between cricket practice and other reserve activities. 	Positive feedback from formal and informal sporting users.
Relocate and regrade the grassed netball courts.	<ul style="list-style-type: none"> • Facilitate more efficient use of the north-east corner of the reserve. • Provide facilities for female-oriented sports. 	Increased use of the north-east section of the reserve.
Continually maintain and upgrade the main, midi and mini sports fields.	<ul style="list-style-type: none"> • Ensure a good quality playing surface. 	Positive feedback from field users.

7 LAND CATEGORY – GENERAL COMMUNITY USE

7.1 LAND WITHIN THIS CATEGORY

That portion of parkland categorised as 'General Community Use' includes the buildings providing amenities, toilets, change rooms, canteen and storage facilities; and land to the east of the building towards The Promenade.



7.2 CORE OBJECTIVES

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

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

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet 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).

7.3 STRATEGIES

The strategies and actions for managing the community building in Claydon Reserve are outlined below.

Table 7.1 Strategies for buildings in the land category General Community Use

Issue	Background	Strategies	Actions	Performance Measures
Range of uses				
Leases and licences	There is no lease or licence agreement in place for use of the clubhouse in Claydon Reserve. The length of the lease is to be determined by Council according to the requirements of the Local Government Act, which authorises leases or licences of community land for up to 21 years.	Ensure that the building provides for sporting and other community uses. Permit the leasing or licensing of the clubhouse as determined by Council. Ensure responsible use and management of the building and its assets for community benefit.	Enter into a lease or licence with the Sans Souci Football Club for use of the community building.	Buildings consistently managed in a responsible manner for sporting and other recreational and community activities determined by: <ul style="list-style-type: none"> <input type="checkbox"/> user needs. <input type="checkbox"/> compliance with health and safety regulations. <input type="checkbox"/> compliance with the terms and conditions of the lease or licence agreement.
Additional activities	The lessee / licensee allows other community and recreational groups to use their buildings, with any additional use by outside groups being subject to approval from the lessee / licensee as appropriate. Additional use of the building by external groups would place extra responsibilities on club volunteers, and increase insurance premiums.	Provide opportunities for use of the building as a multi-use facility by a variety of community groups and organisations. Permit the buildings to be used for recreational, educational and group or social activities and functions and for any other complementary activities as approved by the lessees. Optimise the community's opportunity to enjoy the facilities for a range of approved uses. Allow for sources of income to assist in the maintenance and improvement of the facilities.	Consider extending the clubhouse building on ground level to the east to accommodate male and female change rooms, additional storage, and multi-purpose club / meeting room. Make the building available for other community groups, subject to final approval from the relevant lessee / licensee. Prepare a hiring and use agreement for secondary use by other groups.	Hiring policy and procedures prepared. Demonstrated use by external groups for secondary activities in annual reports. A report on additional uses is part of the annual report submitted to Council.

Table 7.1 Strategies for buildings in the land category General Community Use (cont.)

Issue	Background	Strategies	Actions	Performance Measures
Access				
Access for people with disabilities	The building has one step at doorways which precludes independent access by people who use wheelchairs. Toilets are not accessible.	Provide access for people with disabilities to the building in accordance with BCA, DDA and Council requirements on a priority and needs basis.	Provide a portable ramp for people who use wheelchairs to access the building. Construct a path that meets accessibility standards between the carpark and an accessible public toilet. Undertake works to toilets to meet accessibility requirements subject to funding.	Access meets BCA, DDA and Council requirements.
Safety and security				
Security	Improved security at night is required to prevent / deter vandalism. The clubhouse has been broken into, despite sensor lights being fitted.	Improve security of the buildings to ensure reasonable protection of occupant / user property.	Review building security as required. Upgrade security if necessary.	Adequate security to meet user needs and insurance requirements.
Risk Management	A risk management plan has not been prepared for the buildings. Occupational health and safety regulations under the <i>Occupational Health and Safety Act 2000</i> should be followed.	Reduce the risks to users and the public associated with use of the buildings.	Prepare a risk management plan in accordance with <i>AS/NZS 4360:2004 Risk Management</i> and <i>HB246-2004 Guidelines for Managing Risk in Sport and Recreation</i> .	Risk management plan is completed.
Fuel storage	Various guidelines exist for safe storage and handling of fuel, including <i>SR CENTR 15367-2:2007 Petroleum Products – Guide to Good Housekeeping Part 2: Automotive Fuels</i> ; and <i>AS 1940-2004 The Storage and Handling of Combustible Liquids</i> .	Ensure safety of building users and contents in any storage of fuel.	Review fuel storage guidelines as part of the risk management plan. Implement the recommendations of fuel storage guidelines.	No accidents regarding access to or spillage of fuel.

Table 7.1 Strategies for buildings in the land category General Community Use (cont.)

Issue	Background	Strategies	Actions	Performance Measures
Sustainability				
Water harvesting	Water sensitive urban design (WSUD) principles may be used in the current buildings and in any redeveloped building to reduce the use of potable water. There is adequate space on the roofs, in the buildings or in the passageway between the buildings for water tanks.	Comply with Water Sensitive Urban Design (WSUD) principles in any building works. Investigate opportunities for water harvesting from both buildings.	Install rainwater tanks subject to site and design suitability, and availability of funding.	Reduction in potable water use. Improved drainage.
Use of non-renewable resources	Over time, there is an opportunity to integrate energy efficient practices into operation of the buildings.	Consider the potential to incorporate energy efficient and environmentally sustainable appliances, lighting and fixtures when upgrading or replacing existing facilities.	Investigate opportunities to incorporate energy efficient and environmentally sustainable appliances, lighting and fixtures when upgrading or replacing existing facilities.	Investigation complete. Non-renewable energy use is reduced.
Maintenance				
Maintenance	Maintenance of the clubhouse is carried out by the Sans Souci Soccer Club and Council.	Ensure the buildings are appropriately and safely maintained and meet requirements for permitted uses.	Assess compliance of the buildings with the Building Code of Australia having regard to the full range of potential uses every 3 years. Inspect the general condition of the buildings and document required repairs including consultation with occupants / users. Audit facilities every 3 years. Carry out repairs within a reasonable period of time after inspection.	Buildings meet BCA, Occupational Health and Safety (OHS) and other legislative requirements for permitted uses. Annual inspection and audit of buildings. Report provided to Council annually.

Table 7.1 Strategies for buildings in the land category General Community Use (cont.)

Issue	Background	Strategies	Actions	Performance Measures
Asset management	An asset management plan has not been prepared for the buildings. Council's policy requires preparation of a life-of-building management plan before granting a lease of a community building. Such plans should outline the estimated cost of likely structural and minor repairs during the term of the lease.	Adopt a holistic approach to management of the building assets.	Prepare a life-of-building management plan.	Life-of-building management plan completed.
Communication				
Reporting	Council does not currently require building users to provide reports on activities, capital works, or maintenance.	Increase transparency of future lessees' activities on community land.	Prepare an annual report to Council outlining activities, use of the buildings by other groups, and income from hiring. Prepare a report every 3 years addressing building condition audit results, capital works, maintenance, and safety initiatives.	Annual report submitted to Council.
Financial viability				
Fund raising	Funding for capital works and maintenance is raised from club members, events, and building hirers.	Supplement lessees' funds with funds from other sources.	Seek government and private grants to assist activities of the lessee / licensee and capital works.	Grants received.

Table 7.2 Strategies for the land category General Community Use

Strategies	Objectives	Performance measures
<p>Install regulatory signage to limit use of the carpark at night by vehicles without boat trailers. Such signage should be modelled on signage at Kyeemagh boat ramp.</p>	<ul style="list-style-type: none"> • Allow Police and rangers to fine people in the carpark at night without a vehicle towing a boat trailer. 	<p>Signage installed.</p> <p>Reduction in anti-social behaviour.</p> <p>Reduction in complaints about noise and anti-social behaviour in the carpark to Council and the Police.</p>
<p>Seek Police assistance to patrol the reserve at night. Council rangers to patrol the reserve at other times.</p>	<ul style="list-style-type: none"> • Ensure safety of reserve users. • Ensure compliance with reserve regulations. • Minimise damage to reserve structures. 	<p>Instigate reserve patrols.</p> <p>No reports of security breaches.</p>
<p>Install a fence between the buildings and sports field and the vehicle parking area.</p>	<ul style="list-style-type: none"> • Ensure the safety of children and vehicles. 	<p>No accidents involving children in the carpark.</p> <p>No damage to vehicles by stray balls.</p>
<p>Upgrade the amenities building and toilets (short-term). Expand amenities, kiosk, change and storage facilities into one single-storey building (long-term).</p>	<ul style="list-style-type: none"> • Improve amenities for reserve users. • Increase multi-purpose use of the reserve buildings. 	<p>Positive feedback from building users.</p> <p>New building constructed.</p>

8 PLANNING AND MANAGEMENT OF SYDNEY WATER LAND

8.1 DESCRIPTION OF LAND

A parcel of land owned by Sydney Water Corporation identified as Lot Pt 1 DP 230427 and has an area 1,431m² is included in Claydon Reserve (refer to **Figure 2.2**). This land comprises an underground sewer trunk main draining from the Beverly Park Golf Course into Kogarah Bay.

A Sydney Water irrigation pump and tank is located on land owned by Kogarah City Council on the eastern border with The Promenade.

8.2 MANAGEMENT OF SYDNEY WATER LAND

Kogarah City Council maintains the grassed surface areas around the Sydney Water-owned land in Claydon Reserve (Refer to **Figure 2.2**) because it is part of the public reserve, is accessible to the public, and it is used as a sportsground.

However, Kogarah City Council does not have jurisdiction regarding the control and management of portions of land occupied by the Corporation. Council must confer with Sydney Water Corporation and comply with their principles, objectives, policy, directives and guidelines according to the following governing Acts:

- Sydney Water Act 1994.
- Sydney Water Corporations Act 2004.
- Sydney Water Catchments Act 1998.

Sydney Water has advised Council to contact Sydney Water to discuss formalising use of this land as a recreation facility through a Lease Licence agreement.

Sydney Water further advises that they require unobstructed 24 hour access to the pumping station, including periods of proposed works. This includes access to all manholes around the pumping station.

Sydney Water cannot guarantee that there will not be any odour issues close to the pumping station. If the development of the parkland occurs close to the pumping station, Council should be aware that there may be future odour issues.

The Sydney Water Corporation-owned land in Claydon Reserve will be managed according to the objective in Section 14 of the *Sydney Water Catchment Act 1998*, which in part states:

- (a) to ensure that the catchment and the catchment infrastructure works are managed and protected so as to promote water quality, the protection of public health and public safety and the protection of the environment.

Council undertake not to disturb under the surface of land owned by Sydney Water Corporation without first referring to Sydney Water.

8.3 STRATEGIES

Table 8.1 outlines the preferred strategies and objectives for the Sydney Water Corporation land in Claydon Reserve.

Table 8.1 Planning, management and development strategies for Sydney Water Corporation land

Strategies	Objectives	Performance measures
Council to enter into a Lease Licence agreement with Sydney Water Corporation for the use of their land as a recreation facility within Claydon Reserve identified as Lot 1 DP 230427 for the public purpose of public recreation and consistent with the categorisation of sportsground.	<p>To manage and maintain the site for the purpose of public recreation.</p> <p>To consolidate the management of the various parcels of land.</p> <p>To provide a consistent and holistic planning, management and development approach to the whole of the parkland.</p>	Adherence to the requirements of the Lease Licence agreement, policies or directives of the Sydney Water Corporation.

9 FUNDING AND SCHEDULE OF WORKS

9.1 SOURCES OF FUNDING

Implementation of those strategies and actions outlined in this Plan of Management, whether wholly undertaken in one attempt or staged over a period of time, will depend on the demands made on Council, its preferred priorities in any one financial year, and the availability of resources each financial year.

Table 9.1 outlines possible external sources of funding to assist Council in its undertaking of capital works associated with this Plan of Management.

Table 9.1 Possible sources of external funding

Grant	Organisation	Purpose
Commonwealth		
Community Infrastructure Program – Strategic Projects	Department of Infrastructure, Transport, Regional Development and Local Government	Funding for local government to build and renew local infrastructure, such as sporting facilities and parks.
Public Art Program	Ministry for the Arts	Grants of up to \$4,000 are available to assist in commissioning of concept proposals by artists. Matching grants of up to \$20,000 are available for commissioning public art.
Australia Council for the Arts	Australia Council	Community cultural development, visual arts / crafts, theatre, dance, music
Community Water Grants	Department of Environment and Heritage	Offers grants to help local community organisations to save, recycle or improve the health of their local water resources. Grants are available for projects related to water saving and efficiency, water recycling, and water treatment to improve surface and groundwater health.
State		
Public Reserve Management Fund	Land and Property Management Authority	Assists Crown Reserve Trusts in the management, planning and development of Crown reserves.
Metropolitan Greenspace Program	Department of Planning	Planning and improvement of regionally significant open space in Sydney.
Capital Assistance Program	Department of the Arts, Sport and Recreation	Community-oriented sporting and / or recreational facilities.
Environmental Trust: Integrated Environmental Program	Department of Environment, Climate Change and Water	Environmental restoration and rehabilitation to prevent or reduce pollution, waste or other environmental degradation.
Estuary Management Program	Department of Environment, Climate Change and Water	Management and restoration of rivers and lakes.
Waterways Asset Development and Management Program	NSW Maritime	Provide waterways infrastructure (foreshore improvements, construction of boat ramps and jetties, foreshore access) for boating users.
Community Development and Support Expenditure Scheme	NSW Office of Liquor, Gaming and Racing	Encourages larger registered clubs in NSW to contribute to the provision of front-line services and community projects.
Estuary Management Program	Sydney Catchment Management Authority	Stormwater upgrade projects.

These external grants are available annually, but may vary as to the sum of capital assistance available and the criteria for preferred projects being promoted by the funding body. It should be noted that grants are not available to contribute towards maintenance works. These remain the responsibility of Council. In addition, grants are available only for a limited time, and are not always available every year. The availability of grants can be limited to only 12 months or may be available for a set period, for example grant funding may be available over a three year period for a specific staged project that requires, owing to the extent of the project, extensive financial assistance. Financial assistance from grants is generally confined to a dollar-for-dollar contribution. This requires Council to contribute 50% of the costs of the project, and the funding body contributing the other 50%.

The total amount and number of grant funds that are available from any one source at any one time is very limited. The availability of grant funding is also competitive. Therefore, Council cannot rely on grants to commence and supplement a project. However, Council should apply to any grant body for assistance where any of its projects comply with the grant criteria. This Plan of Management can assist Council in the preparation of appropriate applications.

In addition, the State and Federal Governments periodically introduce new grant programs. These may address a specific social, economic or environmental issue. Council will need to monitor these grants as they are introduced.

As previously noted, grants are not available to assist in financing maintenance of parks and reserves. Unless balanced by the introduction of new efficiency measures, reduction in existing maintenance expenditure to supplement new capital works should be avoided. The consequence of a failure to adequately maintain valuable assets is the necessity to bring that asset back online at a later date. This is usually at a higher financial cost to the community. Further consequences result in a loss of public credibility and accountability in asset management as well as a reduction in asset service value. The adage “prevention is better than cure” has significant relevance in the management of valuable community assets. In addition, it should be noted that where monitoring of works is required then this too would incur additional costs.

The ongoing maintenance of existing assets such as buildings, equipment and furniture should be the preferred course of action where that asset has high community value and use. However, if the rate of deterioration of assets has exceeded reasonable ongoing maintenance and expenditure, repair or replacement costs then Council will need to consider asset disposal and divert funding to supplement new development or improved maintenance of other assets.

9.2 RANKING

The following section outlines the schedule to implement the strategies outlined in this Plan of Management. Implementation of some strategies are dependent on or may be affected by the outcome of another strategy which may identify additional works that need to be undertaken before the recommended works nominated in **Table 9.3**.

The suggested rankings are also subject to other factors requiring a change but there is nothing to prevent all or a limited number of strategies within this Plan of Management being implemented at any one time, or lower-priority items being implemented first. The cited priorities may be subject to other changes to accommodate a program of works that best achieves a consistent means of development relative to available funding and resources.

However, where changes are proposed prior consideration needs to be given to the impact of any proposed undertaking on other future works to avoid unnecessary expenditure, duplication or inconvenience.

The schedule of works listed in the plan has been prioritised in a hierarchy expressed by:

1. First Order Priority.
2. Second Order Priority.
3. Third Order Priority.

These priorities are explained in **Table 9.2**.

Table 9.2 Priority Order Key

Priority	Description
1 First Order Priority	Items allocated "1" are the preferred first items to be addressed in implementing the plan.
2 Second Order Priority	Items allocated "2" are the preferred secondary items to be addressed in implementing the plan, but can be upgraded or downgraded.
3 Third Order Priority	Items allocated "3" are the preferred third order items to be addressed in implementing the plan and should be implemented after items "1" and "2" have been initiated. Items in this category may be upgraded to second order priorities.

9.3 SCHEDULE OF STRATEGIES AND ACTIONS

Table 9.3 presents a schedule for implementing the strategies outlined in this Plan of Management. The table indicates the strategy and the preferred priority for each of the actions. The schedule of actions forms part of the overall strategies for the management of Claydon Reserve. The tabled strategies are listed in the order of preferred priority.

Table 9.3 Schedule of Strategies and Actions

Priority	Action	Responsibility
1	Enter into a licence agreement with the Sans Souci Football Club for use of the clubhouse.	PS ⁽¹⁾
	Install signage in the carpark limiting use at night for cars not towing a boat trailer.	R& UL ⁽²⁾
	Install a fence between the carpark and the buildings and sports field.	R& UL
	Install a new children's playground with rubber softfall, shade and fencing.	R& UL
	Improve lighting to sports fields.	R& UL
	Upgrade the existing amenities / toilet building.	R& UL
	Upgrade the boat ramp.	C&W ⁽³⁾
	Install solar lights along the main path between the carpark off The Promenade and Ramsgate Road.	R& UL
	Install seating at regular intervals along paths and around sportsfields.	R& UL
	Irrigate the sporting fields from the recycled water tank.	R& UL
	Investigate options for a safer pedestrian crossing at the corner of Ramsgate Road and The Promenade.	R&T ⁽⁴⁾
	Plant trees around the edge and within the reserve.	R&LP
	Provide a layback and standpipe on Ramsgate Road at the water tank.	R&T/C&W

Table 9.3 Schedule of Strategies and Actions (cont.)

Priority	Action	Responsibility
2	Investigate opportunities to expand toilet, change, canteen and storage facilities into one single-storey building.	R& UL
	Provide taps and bubblers at regular intervals throughout the reserve.	R& UL
	Upgrade the picnic and barbecue areas.	R& UL
	Provide a circuit pathway through and around the reserve.	R& UL
	Formalise the reserve entry and provide new signage at the corner of The Promenade and Ramsgate Road.	R& UL
	Provide two additional reserve entry points.	R& UL
	Upgrade the midi and mini fields.	R& UL
3	Relocate and replace the cricket practice net.	R& UL
	Relocate the grass netball courts.	R& UL

(1) Property Services Department of the Governance Directorate

(2) Recreation & Urban Landscapes Department of the Assets and Services Directorate.

(3) Catchment & Waterways Department of the Assets and Services Directorate

(4) Roads & Traffic Department of the Assets and Services Directorate

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APPENDIX A NORTHERN PORTION OF CROWN RESERVE 70596 BEVERLEY PARK GOLF COURSE

Crown Reserve 70596 comprises of two portions of Crown land separated by Ramsgate Road at Sans Souci. The southern portion of Crown Reserve identified as Lot 7104 DP 1100398 (refer to Figure 1) forms part of Claydon Reserve. The northern portion of Crown Reserve 70596 identified as Lot 7031 DP 93155 forms part of the Beverley Park Golf Course and is under lease agreement to the Beverley Park Golf Club Ltd. Reference should be made to the adopted Beverley Park Plan of Management (Kogarah Council, 2006) regarding the management of the northern portion of Reserve 70596 Lot 7031 DP 93155. Both portions of land have been reserved for public recreation and as such there is no intention to change the use of the land.

Crown Reserve 70596 adjoins the section of Beverley Park that is community land categorised as “Sportsground” under the *Local Government Act 1993*. The Crown Reserve currently has the same use as the adjoining community land in that it is used as part of the golf course playing area. Therefore, it should be managed, with due consideration to the provisions of the *Crown Lands Act 1989*, and developed in the same manner as the “sportsground” land as depicted in the adopted 2006 Beverley Park Plan of Management.

Both portions of land identified as Crown reserve 70596 will be administered by the Trust through the provisions of the *Crown Lands Act 1989*.

The following strategies are specifically for the northern portion of Crown Reserve 70596 identified as Lot 7031 DP 93155. The strategies are intended to provide a system of management by values, principles and objectives that satisfy the *Crown Lands Act 1989* while reinforcing a consistency in the overall management of a park and reserved land. The objectives stated herein are statements of intent and, therefore, provide direction in the management, planning and development of the Crown land. These are formulated so that it is possible to apply assessment criteria to measure the implementation of the plan. It is this element of measurability that makes the objectives valuable in determining accountability. Table A.1 (Table 11 in the 2006 adopted Beverley Park Plan of Management to the Crown Reserve land) outlines the that portion of Beverley Park identified as Crown Reserve 70596.

Table A.1 Planning, management and development strategies for that portion of Beverley Park identified as Crown Reserve 70596

Strategies	Objectives	Performance measures
Apply “Whole of Park” Strategies as outlined in Table 3 in the 2006 adopted Beverley Park Plan of Management to the Crown reserve land.	To provide a consistent and holistic planning, management and development approach to the whole of the parkland.	Implementation of strategies, achievement of objectives and monitoring of outcomes for “Whole of Park” Strategies as outlined in the 2006 Beverley Park Plan of Management.
Apply the “Sportsground” strategies as outlined in Tables 6 and 7 of the 2006 adopted Beverley Park Plan of Management to that portion of parkland that is Crown reserve land.	To provide a consistent and holistic planning, management and development approach to the whole of the parkland.	Apply the relevant performance measures applicable to items outlined in Table 7 as outlined in the 2006 Beverley Park Plan of Management.

Strategies	Objectives	Performance measures
<p>Council to seek the Minister responsible for the <i>Crown Lands Act 1989</i> approval for Council to enter into a 20 year lease with Beverley Park Golf Club Ltd for that area of Crown land identified as Reserve 70596 for use of the land for the playing of golf and other sports or recreational activities.</p>	<p>To make provision for future investment in the site by the lessee.</p> <p>To develop and manage the site for the purpose of the playing of sport and the provision for ancillary facilities and amenities relevant to the purpose of a public park.</p> <p>To consolidate the management of the various parcels of land with consideration to the respective legislative requirements, policies, regulations and case law that influences the use and development of the land.</p>	<p>Adherence to the provisions and principles of the <i>Crown Lands Act 1989</i>.</p> <p>Adherence to the policies and directions of the Minister responsible for the administration of the <i>Crown Lands Act 1989</i>.</p>
<p>Council's lease to ensure that reasonable fees and charges apply for the public use of the golf course that is Crown land and that these are comparable to similar public golf courses.</p>	<p>To ensure accessibility to the Crown reserved land for a broad spectrum of interested socio-economic, age, cultural groups etc.</p>	<p>Comparative public fees and charges for the use of other similar size golf courses.</p>
<p>Unless otherwise exempted by the Minister responsible for the <i>Crown Lands Act 1989</i> Kogarah Bay (70596) Reserve Trust to Contribute to the Public Reserves Management Fund</p>	<p>To adhere to the directive from the Minister responsible for the <i>Crown Lands Act, 1989</i> to contribute a percentage of the lease rental income derived from Crown Reserve 70596 sited in Beverley Park to the PRMF.</p>	<p>Annual financial contribution to the PRMF and a record of the Trust contribution in its annual financial statement.</p>
<p>Implement the final adopted strategies relevant to State Government's Southern Sydney Catchment Blueprint</p>	<p>To contribute to and assist in achieving an ecologically healthy and productive catchment.</p> <p>To contribute and assist in achieving the objectives of the adopted Southern Sydney Catchment Blueprint.</p> <p>To address the following key issues identified in the draft Southern Sydney Catchment Blueprint:</p> <ul style="list-style-type: none"> <input type="checkbox"/> water quality <input type="checkbox"/> land use and capability <input type="checkbox"/> information exchange, network and access <input type="checkbox"/> aquatic and terrestrial biodiversity <input type="checkbox"/> community education and participation <input type="checkbox"/> cultural heritage. 	<p>Compliance with the Southern Sydney Catchment Blueprint.</p> <p>Record of the implementation and completion of those actions outlined in the Blueprint that are Council's responsibility.</p>

PROCEEDS FROM THE RESERVE TRUST LEASE AND LICENCES

Proceeds generated by the trust lease to Beverley Park Golf Club Ltd. must be spent on the reserve. Under Section 106 of the *Crown Lands Act 1989*, net proceeds from a sale, lease, easement or licence (including a temporary licence) on the reserve shall be in accordance with directions (if any) given by the Minister for Lands.

APPENDIX B PLANNING AND DEVELOPMENT

The following section outlines a number of planning instruments that will influence and guide use and development of Claydon Reserve.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Introduction

The Environmental Planning and Assessment Act 1979 (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW through State Environmental Planning Policies (SEPPs), Regional Environmental Plans (REPs) and Local Environmental Plans (LEPs). The EPA Act also sets out processes for approving development applications for structures and works on public and private land as set out in the Kogarah LEP.

SEPP 64 – Advertising and Signage

State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64) aims to ensure that signage (including advertising) is compatible with the desired amenity and visual character of the area, provides effective communication in suitable locations, and is of high quality design and finish.

SEPP 64 prohibits display of advertisements other than business identification signs in environmentally sensitive areas, heritage areas, natural or other conservation areas, open space (except sponsorship advertising at sporting facilities), waterways, and scenic protection areas.

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 facilitates delivery of infrastructure in NSW by improving regulatory certainty and efficiency, and provides greater flexibility in the location of infrastructure and services by identifying a broad range of zones where types of infrastructure (such as parks and other reserves) are permitted.

The SEPP has significant implications for the management and development of Crown reserves. It provides for a range of development exemptions, including:

- additional uses to be undertaken on certain land where it would otherwise be prohibited under an LEP if those uses are compatible with surrounding land uses.
- prescribed low-impact development by the Land and Property Management Authority or any other authority.
- certain development on Crown reserves where Council is the manager.
- certain development for waterway or foreshore management activities by or on behalf of a public authority.
- for any purpose relating to implementing a Plan of Management adopted under the *Crown Lands Act 1989*.

These provisions do not apply to State land reserved for conservation or other environmental protection purposes, or in Council areas where a new principal local environmental plan is in place.

SEPP (Temporary Structures and Places of Public Entertainment) 2007

The *Environmental Planning and Assessment Act 1979* also regulates the erection of temporary structures (such as tents, marquees and mobile structures) and the use of buildings or temporary structures as a place of public entertainment (POPE). POPEs include public halls used for public entertainment.

SEPP (Temporary Structures and Places of Public Entertainment) 2007 and associated amendments to the *Environmental Planning and Assessment Regulation 2000* contains regulatory requirements and other provisions relating to temporary structures and POPEs. The SEPP provides that erection of a temporary structure or use of a building as a POPE requires development consent, except as otherwise provided for in the SEPP, or is exempt or complying development, or is prohibited, or is in another environmental planning instrument.

SEPP (Exempt and Complying Development Codes) 2008

This SEPP was designed to provide consistency of exempt and complying development controls state-wide, with allowances for some local variations. This SEPP replaces exempt and complying controls previously included in Council's Local Environmental Plan.

COMPANION ANIMALS ACT 1998

The Companion Animals Act 1998 aims to promote responsible animal ownership in NSW. Under the Act, dogs in public places must be on a lead under the effective control of a competent person, except in a declared off-leash area. Dogs are prohibited within 10 metres of children's play areas, food preparation / consumption areas, and recreation areas (such as organised games) where dogs are prohibited by the local authority. If a dog defecates in a public place, the dog owner must remove and dispose of it in a rubbish receptacle.

DISABILITY DISCRIMINATION ACT 1992

The *Disability Discrimination Act 1992* is a Commonwealth Act that aims to eliminate, as far as possible, discrimination against people with disabilities in many areas, including access to premises. The Act also aims to promote recognition and acceptance in the community that people with disabilities have the same fundamental rights as the rest of the community.

The Act covers a range of areas including sport and recreation, and access to premises. The Act requires that people be able to access any building which the public is entitled to enter or use through the primary entrance used by the general public. It further requires that people should have access to any services and facilities provided in those buildings.

The NSW *Anti-Discrimination Act 1997* also makes it unlawful to discriminate on the ground of disability.

OTHER RELEVANT LEGISLATION

Issue	Legislation	Responsible agency
Air, water and noise pollution	Protection of the Environment Operations Act 1997	Department of Environment, Climate Change and Water Kogarah City Council
Waste disposal	Waste Minimisation Act 1995	Department of Environment, Climate Change and Water

LOCAL ENVIRONMENTAL PLAN

Zoning of Claydon Reserve



The majority of Claydon Reserve is zoned 6(a) Open Space (Public) in the Kogarah Local Environmental Plan (LEP) 1998. The objectives of the 6(a) Open Space (Public) zoning are to:

- recognise publicly owned land used or capable of being used for local public recreation.
- identify and protect land intended to be acquired for local public open space.

The narrow easement between Ramsgate Road and the Torwood Street carpark is zoned Special Uses 5(a) General for Water, Sewerage and Drainage. The objectives of that zone are to:

- accommodate development by public authorities.
- accommodate private educational, religious or similar land uses.
- allow appropriate community land uses.
- enable associated and ancillary development.
- identify and protect land intended to be acquired for special uses.

The LEP allows specific types of development with and without consent. Development within the zoning for the site must be ancillary to or promote the use and enjoyment of parkland.

Clause 16 of the LEP states that Council wish to ensure that ecological sustainability is considered as part of the development assessment process, in terms of:

- conserving natural resources.
- optimising the use of natural features.
- optimising energy efficiency.
- maintaining or improving air, water and soil quality.
- reducing car dependence.
- avoiding and minimising waste.

Zoning table

Without development consent	With development consent	Prohibited
6(a) Open Space (Public)		
Drainage Minor works and structures such as fencing, playground equipment, reticulation, lighting, seating / shelter sheds, barbecues, and buildings not more than 40m ² in area Roads Works (but not buildings) used for gardening, landscaping and bushfire hazard reduction Exempt development	Buildings used for gardening, landscaping and bushfire hazard reduction Centre-based child care services Community facilities Public parking Public utility installations Recreation areas: - children's playground - area used for sporting activities or sporting facilities. - area used to provide facilities for recreational activities which promote the physical, cultural or intellectual welfare of persons within the community being facilities provided by the Council or a body of persons associated for the purposes of promoting the physical, cultural or intellectual welfare of persons within the community. - include golf courses, tennis courts and bowling greens and any ancillary club buildings and showgrounds. Refreshment rooms (restaurant, café, tea room, eating house or the like).	Any other development
5(a) Special Uses (General)		
Bushfire hazard reduction Drainage Roads Exempt development	Centre-based child care services Community facilities Concerts, fetes, markets, sporting events or other recreational land uses Educational establishments Housing for older people or people with a disability Places of worship Public buildings Public parking Public utility installations The land use indicated by red lettering on the land use map and land uses ordinarily incidental or ancillary to that land use.	Any other development

Clause 21 of the LEP is intended to ensure that development within the 6(a) Open Space (Public) and Special Uses 5(a) zones are compatible with the existing and future use of the land and will not conflict with the use of surrounding land. Council must not grant consent to the carrying out of development on publicly owned land within the 5(a) Special Uses zone or 6(a) Open Space zone unless it has taken several matters into consideration, including whether the proposed development is consistent with any plan of management adopted by the Council.

The reserve is within the Waterfront Scenic Protection Area which applies only to private development.

DEVELOPMENT ASSESSMENT CRITERIA

Council considers development applications for its parks and reserves with reference to its Local Environmental Plan (LEP) and the development assessment criteria within that plan. The LEP states that the Council as the consent authority should not grant its consent to development on land zoned Open Space 6(a) unless it has considered the following assessment criteria:

- ❑ the need for the proposed development on that land.
- ❑ whether the proposed development promotes or is related to the use and enjoyment of the land.
- ❑ the impact of the proposed development on the existing or likely future use of the land.
- ❑ the need to retain the land for its existing or likely future use.

Furthermore, when assessing whether a particular use or development on a public reserve is appropriate at this site, then:

- ❑ the total area to be affected by a proposed development is to be a relevant factor in assessing the appropriateness of that development. Where a development proposal results in a permanent loss of a substantial area of open space parkland, then the total area to be alienated is to be weighed against the impact on the purpose, enjoyment and amenity of the reserve.
- ❑ the incorporation and use of ecological sustainable development building and management practices are also to be a relevant factor in assessing the appropriateness of a proposed development within a public reserve.

Development consent may not be required if any proposed development complies with Council's Development Control Plan for Exempt and Complying Development.

RESIDENTIAL DESIGN GUIDELINES

The Kogarah Residential Design Guidelines (Kogarah Municipal Council, 2005) outline controls on residential development along the foreshore. Despite not strictly applying to Claydon Reserve, Council's objectives for the land-water interface in the vicinity of Claydon Reserve are to improve the scenic quality of the foreshore by:

- maintaining and protecting existing native vegetation close to the water's edge and below the foreshore building line.
- retaining and protecting the natural landform, particularly the sandstone foreshore and rock formations.
- encouraging suitable landscaping below the foreshore building line.
- ensuring that any development close to the water's edge is suitably designed and treated to minimise its impact when viewed from the water.

GREEN WEB - SYDNEY

Green Web – Sydney is a Sydney-wide initiative to establish a green web of native vegetation and habitat corridors to provide links between fragmented sections of urban native bushland as well as to protect, conserve and enhance the remaining bushland in the Sydney region (Seidlich, 1997). Large open space areas, such as parklands, can make a significant contribution to these ideals without undue impact on their existing use or conflict with core objectives for such use.

With reference to the Green Web – Sydney scheme, Claydon Reserve is within the Habitat Reinforcement Area designated by Council. As a consequence, Council requires the planting of native trees and vegetation to establish a green web link to provide for migrating birds and habitat opportunities around the foreshore areas of the Georges River.

METROPOLITAN AND SUB-REGIONAL STRATEGIES

The Department of Planning's Metropolitan Strategy for parks and public spaces in Sydney specifies that actions to be pursued are to:

- improve access to quality parks and public spaces.
- provide a diverse mix of parks and public places.

The Draft South Subregional Strategy (Department of Planning, 2007) sets out the following key directions for parks, public places and culture in the subregion to:

- ensure open space areas and facilities are managed sustainably to cater for residents and visitors to the sub-region.
- recognise diversity across the sub-region.

The relevant objective of the draft Sub-regional Strategy is to improve the quality of local open space. Following on from this objective is a call for Councils to embellish and improve existing open space areas and facilities to serve the needs of existing and future residents of the South Subregion.

GEORGES RIVER CATCHMENT

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

The Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment outlines objectives for the catchment that relate to environmental protection, water quality, river flows and land use.

Southern Sydney Catchment Blueprint

The Southern Sydney Catchment Blueprint (2002) sets out an action plan to improve the catchments of southern Sydney, including the Georges River catchment. This Blueprint will be incorporated into the Catchment Action Plan being prepared by the Sydney Metropolitan Catchment Management Authority.

The vision for catchment management in the Blueprint is:

“A sustainable Southern Sydney Catchment which recognises cultural and heritage values and is the responsibility of the whole community.”

The objectives of the Blueprint are:

- remediation and protection of terrestrial and aquatic environments to levels where they will be ecologically sustainable.
- Management of urban and rural areas with economic, social and physical infrastructures that promote sustainable communities with good quality of life.
- Management of the Board area by participation of the whole community, including Aboriginal people in recognition of their historical occupation and care of the country.
- Recognition and appropriate preservation of the Board area’s cultural heritage.
- Integration and co-ordination of all spheres of government, business and the community to achieve a sustainable and productive Board area.

The Blueprint outlines a number of strategies to achieve a healthy, productive and diverse catchment, and measurable targets to be achieved by Councils, other government agencies and other groups.

The catchment targets are:

- Improve management of the natural environment in the catchment.
- Regional environmental plans and other plans for the Board area are consistent with the Blueprint.
- Catchment management plans and programs give consideration and support to the cultural values and needs of the indigenous and other cultural groups in the Board area.
- By 2012 achieving a co-ordinating, representative and participative integrated system, including the capacity to integrate research and information systems, and oversee the implementation of the provisions of the Blueprint.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Ecologically sustainable development (ESD) seeks to provide economic, social and environmental benefits in the long term. The Commonwealth Government defines it as:

“...using, conserving and enhancing the community’s resources so that ecological processes, on which life depends, are maintained and the total quality of life, now and in the future, can be increased”.

Essentially, this means that any activity carried out now should meet current sustainability requirements so that the activity should not degrade or deplete the environment so much that a society or community will not be able to meet their needs in the future (Beder, 1996). These core principles should form the basis for guiding any future development, alteration or addition to the built environment as well as landscape works that may take place within the study area.

A summary of these principles that are to be adopted as guiding principles in this Plan of Management are set out below.

ESD principles

ESD Principle	Application to Claydon Reserve
Conservation of energy	Any new building or landscape works should be constructed to minimise the reliance on fossil fuels and promote renewable energy alternatives.
Use of ecological systems	Buildings or landscape works are to be designed to work with the seasonal climatic conditions, natural energy sources, and other ecological systems.
Minimisation of new resources	Buildings and landscape works are to be designed to minimise the use of new resources. Existing resources at the end of their useful life in one form, where feasible, to be incorporated into new works.
Integrating user needs while ensuring ecologically sustainable practices	Buildings and landscape works are to be designed relative to the principal user purpose and needs with least impact on the environment. Works associated with the landscape are to consider the inclusion of endemic vegetation and the creation of habitat opportunities for native species and furthering life supporting ecological systems.
Consideration of the site and its ecological systems	Works associated with buildings or landscape and their use are to give consideration to the site and impacts on ecological systems, such as wildlife habitat and water quality.
Adopting a holistic approach	The above principles are to be embodied in a holistic approach to the built and landscaped environment within parkland.

APPENDIX C LAND ASSESSMENT

INTRODUCTION

The primary function for describing and assessing Claydon Reserve's assets and resources is to identify the principal attributes of the land, determine the condition of the buildings, and identify constraints. The process provides the basis for assigning appropriate land categories, identifying land management issues, determining objectives to supplement the core objectives for each category of land, and for determining the appropriate action plan and performance measures as required by the *Local Government Act 1993*.

LOCATIONAL CONTEXT

Claydon Reserve is located on the corner of The Promenade and Ramsgate Road, San Souci at the head of Kogarah Bay on the Georges River in the Local Government Area of Kogarah. Refer to Figure B.1 for the locational context of the Reserve.

Claydon Reserve is a boot-shaped park with a curved frontage that wraps around the head of Kogarah Bay. There are several residences along the eastern frontage of The Promenade with views over the reserve. There are also a number of residences along Vaudan Street that, whilst not facing directly onto the park, would have some view of the Reserve. To the western side of the Reserve is the Kogarah Bay Progress Association building and car park (this area is not included within the Plan of Management for Claydon Reserve). The extension of Torwood Street at the south eastern corner of Claydon Reserve becomes a car park at the end of which is a boat ramp. On the opposite side of Ramsgate Road are the Beverly Park golf course and a small black water treatment plant from which water will be taken to irrigate the sporting fields within Claydon Reserve and other reserves in Kogarah. Apart from the golf course, the surrounding land use is predominantly residential, comprising mainly detached dwellings on large blocks.

Figure C.1 Location of Claydon Reserve

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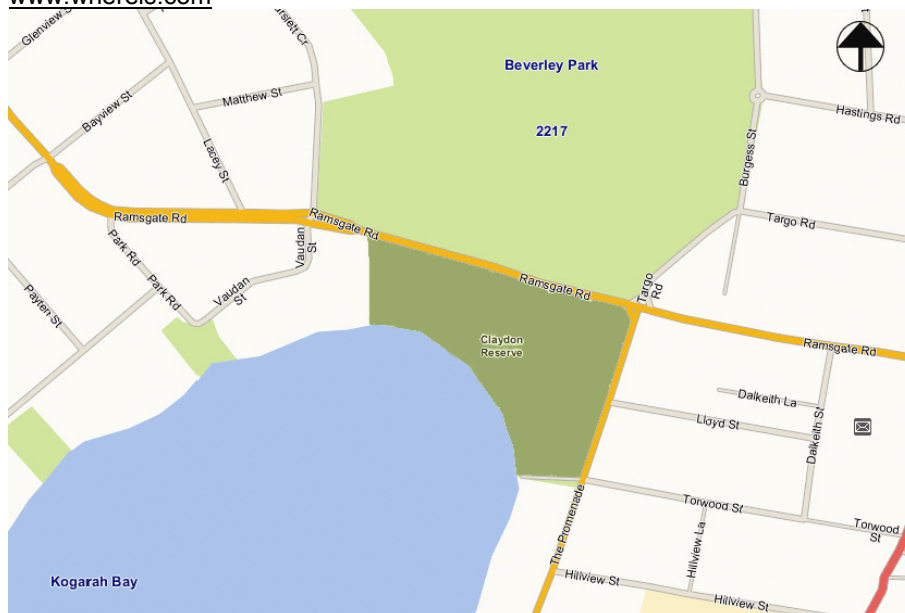


Figure C.2 Site assessment



CLIMATIC CONDITIONS

The climatic conditions impacting on Claydon Reserve are typical Sydney moderate temperate conditions (Bureau of Meteorology, 2006), characterised by:

- ❑ average maximum daytime temperature of 22.1°C, with an increasing number of hot days above 30°C. Temperatures in Sydney in the last 7 years have been above average.
- ❑ the historic annual average rainfall at Observatory Hill is 1,217mm, with an average of 138 rain days.
- ❑ winds are predominantly from the south-east in winter and north-east in summer.

Claydon Reserve is set on Kogarah Bay on the north side of the Georges River and has a strong southerly aspect. The Reserve is very flat and open with minimal tree planting internally. Existing established street trees to the eastern and northern sides provide some shade and protection from winds to the reserve. The southern side of the park however, is open to strong southerly winds.

DESCRIPTION OF THE LAND

Landform and topography

Claydon Reserve is similar to many other urban foreshore parks in the way it has been developed for recreational use. As with other shallow bays in the region it has been previously filled and a sandstone ballast sea wall has been constructed to separate the Reserve from the water's edge.

The Reserve is a predominantly low lying site with the lowest points within the foreshore reinforcement being between 1.0 – 1.5m AHD. Extensive work has been undertaken with the construction of a new seawall and salt marsh area to improve the foreshore and to help prevent tidal water entering the reserve.

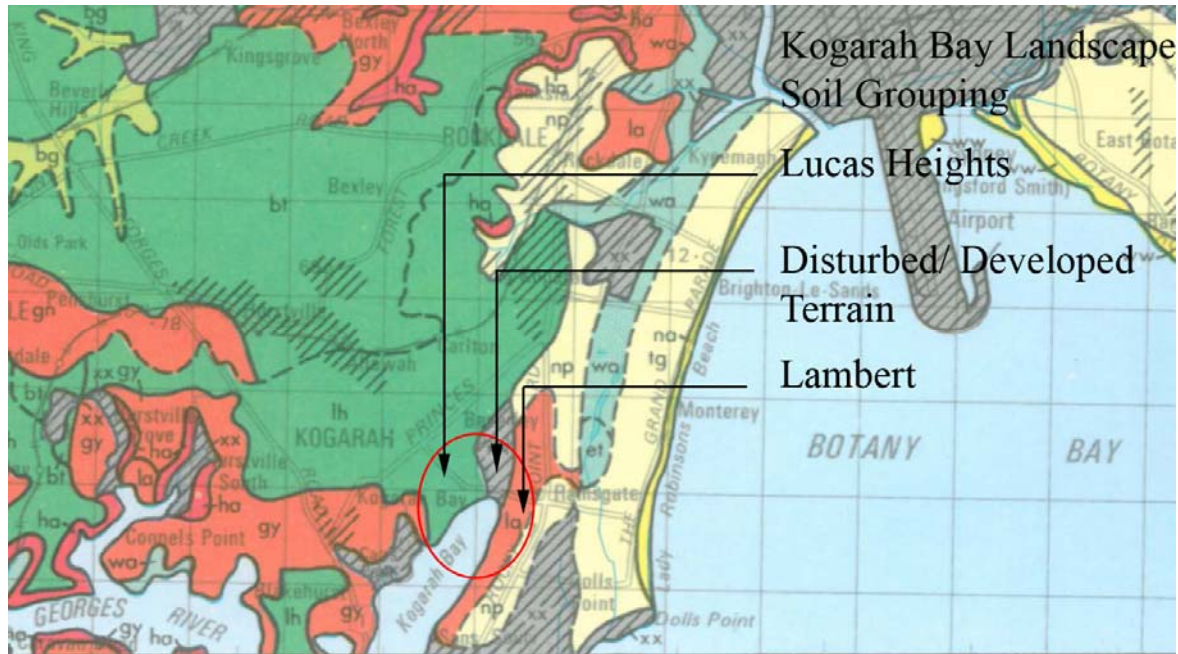
Within the Reserve, a low point of AHD 1.21m is located to the north western corner of the netball courts. Several mounded areas occur to the east, west and southern sides of the midi and mini fields, with a short area of mounding extending along the north western corner of the full size field. These provide opportunities for seating and viewing of activities. The highest point within the Reserve occurs at AHD 3.28m to the east of the play equipment. The apex of the two sporting fields occurs at a higher level of approximately AHD 2.98m, which provides an ideal position for the pergola structure and picnic facilities, allowing for outlooks across the playing fields and over Kogarah Bay.

Geology and soils

The Reserve is located at the junction of two different geological regions, being Hawkesbury Sandstone and Mittagong Foundation. Soils for these regions are typically Yellow soils, including Yellow Podzolic, Yellow Soloth and Yellow Earths. Other Earth soils are also common. These soils are generally low in fertility, subject to erosion and lack the ability to retain water. This site has been extensively filled (considered 'Disturbed'), much of these

original soil types have been replaced with varying types of fill (Chapman and Murphy, 1989). According to information from Kogarah City Council, fill material is believed to incorporate silt and other material dredged from Kogarah Bay to build up the banks of the foreshore.

Figure C.3 Soil types in Claydon Reserve



Soil Landscapes of the Sydney 1:100000 Sheet

The Kogarah Local Environmental Plan 1998 (Amendment No. 17) Acid Sulfate Soil Planning Map shows that Claydon Reserve is largely situated on potential Class 2 Acid Sulfate Soils. Consent from Council is required for works below natural ground surface, and works by which the water table is likely to be lowered.

HYDROLOGY AND DRAINAGE

Stormwater

Stormwater is fed into Kogarah Bay through Claydon Reserve via three stormwater pipes:

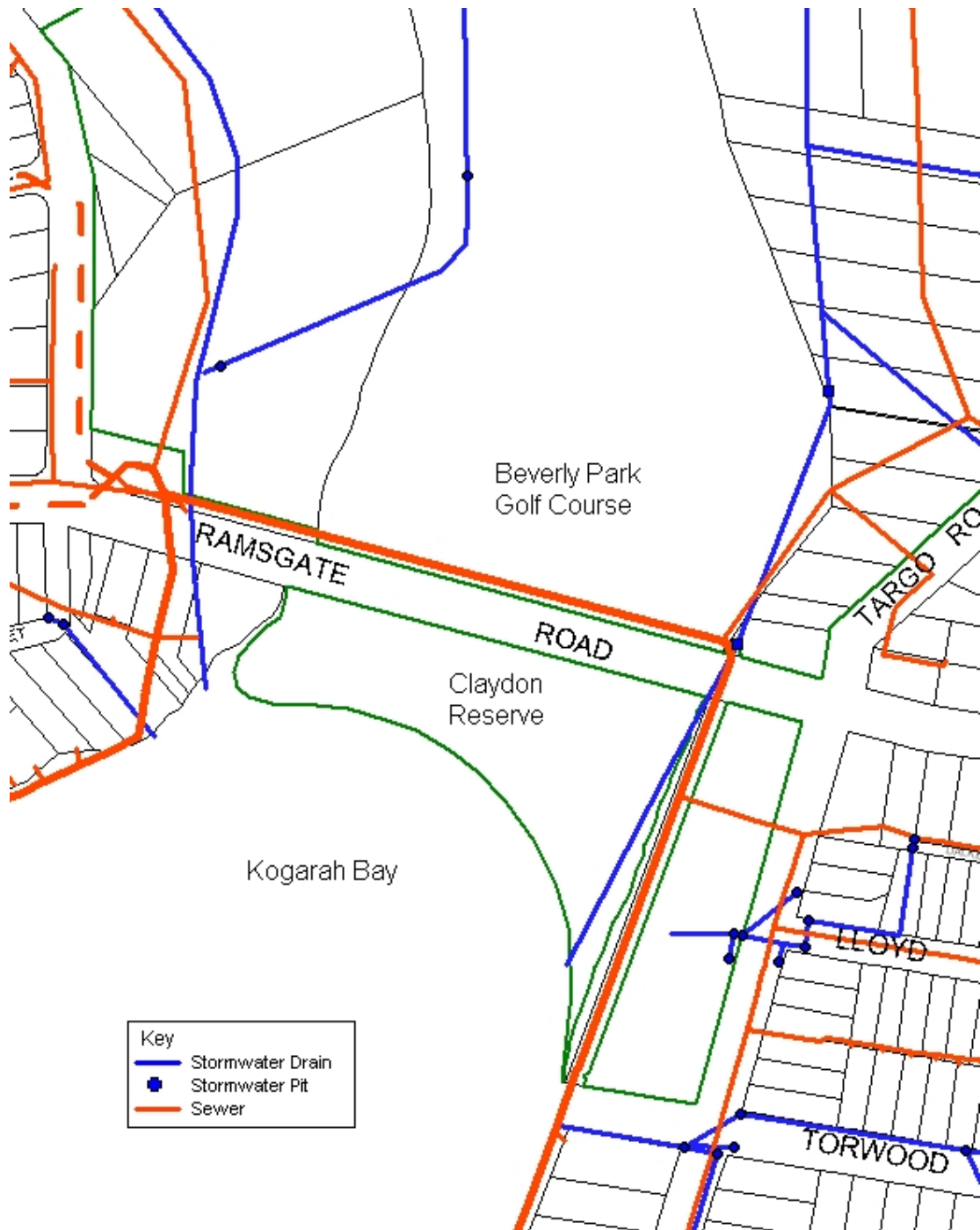
- adjacent to the boat ramp in the south eastern corner of the site.
- entering the bay beneath the timber viewing platform towards the southern end of the foreshore restoration area.
- cutting beneath the midi size field from Ramsgate Road.

There is also a concrete lined stormwater channel which runs along the western boundary of Beverley Park Golf Course from the intersection of Batty and Lilli Pilli Avenues, where it receives flows from two major pipes from eastern and northern parts of the catchment.

Figure C.4 Stormwater Pipe Layout



Figure C.5 Stormwater Drains to Claydon Reserve Surrounds and Sewer



Flooding

Claydon Reserve is located within the catchment area of Beverley Park. Council have commissioned the Beverley Park Overland Flow Risk Management Study and Plan, which outlines the potential flood risk to the area and proposes management in the event of flooding. As demonstrated in the document, the predominate flow path for runoff/ storm water is through the concrete lined channel which runs parallel to Beverley Park Golf Course and discharges into Kogarah Bay adjacent to Claydon Reserve.

Given the low lying nature of the Reserve and Ramsgate Road, this area is prone to flooding. The newly established seawall is helpful to limit the depth of flow entering the Reserve. The Beverley Park Golf Club across Ramsgate Road becomes inundated during the smallest flood events, with depths potentially reaching over 0.5 metres in larger events.

Table C.1 Flood Depths over Ramsgate Road

	Max. Depth of Flooding over Road at Probable Maximum Flood	Max. Depth of Flooding over Road at 100 year Average Recurrence Interval
Ramsgate Road (at Golf Course)	1.60m	0.56m

Flow through the channel can be affected by high tides within the bay and also as a result of elevated ocean levels (R. Thompson, 2007). Tidal levels of Kogarah Bay are between 0.8 and 1.2 metres, with an average tide of 1.0 metre. At low tide conditions, approximately 80% of Kogarah Bay is less than 2 metres deep.

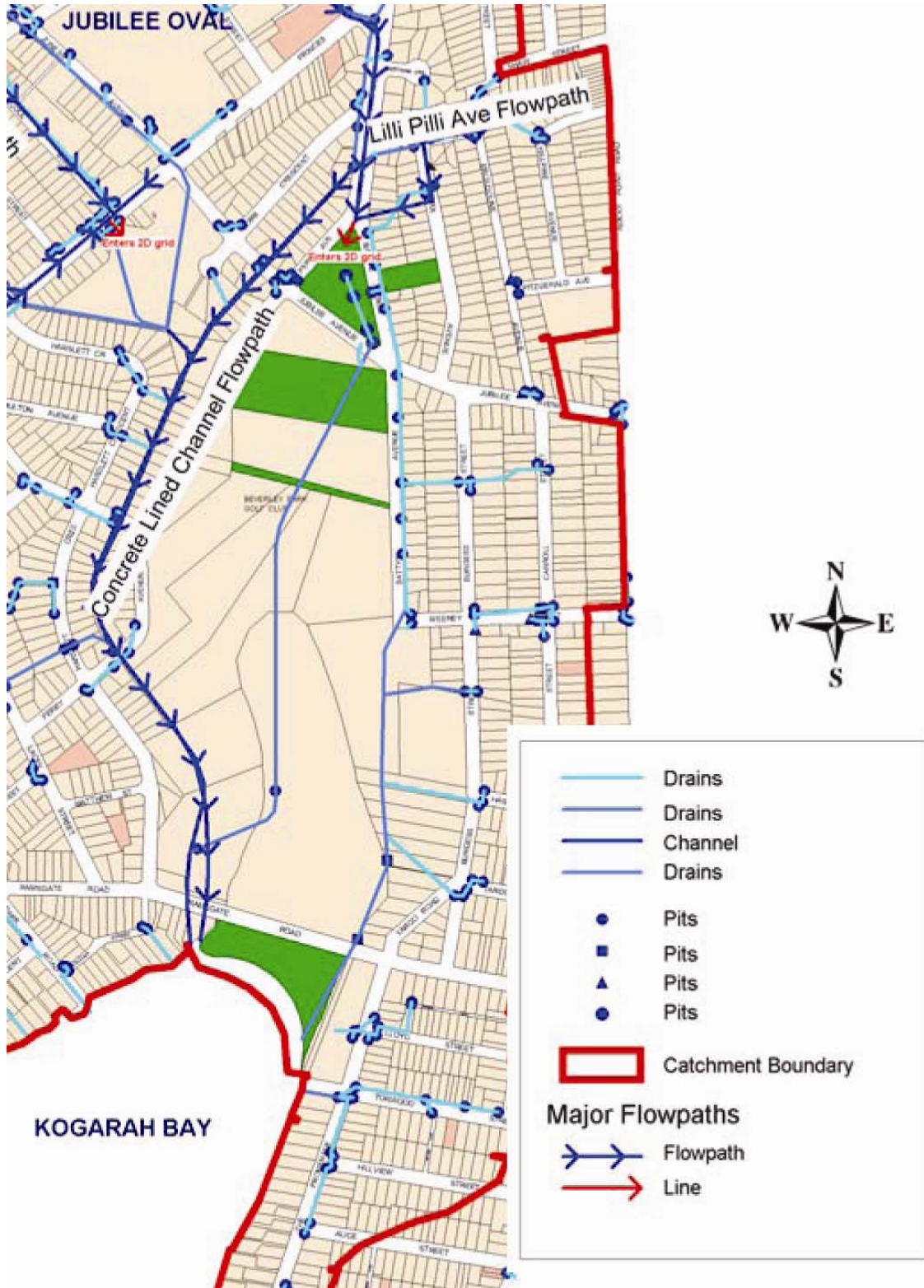
Leachate is an issue for the area as Beverly Park Golf Course is constructed upon what previously was a land fill site. Heavy rainfalls over this area cause toxic sediments and residues to be washed into Kogarah Bay with potentially harmful impacts for aquatic species.

Flora and fauna

Flora

There is no remnant vegetation within Claydon Reserve. Nearby Carss Park provides some clue to the type of vegetation that would have existed prior to settlement. Original vegetation to this area would have included a variety of eucalypts (including *Eucalyptus pilularis* and *Eucalyptus robusta*), *Angophora* and turpentine as part of the Turpentine-Ironbark Forest community. Shrub species such as *Platysace linearifolia* 'Carrot Tops' would also have been present. The Gosford Wattle (*Acacia prominens*) can also be found within Carss Park and is listed as an 'endangered population'. The turpentine (*Syncarpia glomulifera*) is presently a threatened species and Kogarah City Council is making an effort to help re-introduce this species back into the area. The Turpentine-Ironbark forest has been ostensibly logged and cleared to make way for suburban development, as the original soils within the Kogarah region were unsuitable for agriculture (Benson and Howell, 1990).

Figure C.6 Overland Flow Paths



Other plant communities would have included heathland and low eucalypt woodland, and mangrove to the margins of Kogarah Bay. This would have included tree species such as the Shrub She-oak (*Allocasuarina distyla*) and Heath Banksia (*Banksia ericifolia*), and flowering shrub species such as spider flowers (*Grevillea* spp.) (Chapman and Murphy, 1989). A recommendation has been made within the Kogarah Bay Estuary Management Plan (JWP, 2005) to potentially reintroduce two species of mangrove (*Avicennia marina* and *Aegiceras corniculatum*) into the mudflat areas along Kogarah Bay.

Some plantings of native species through the reserve and street tree planting have occurred in recent years. Street tree planting works have been carried out along Ramsgate Road and The Promenade. These plantings have been placed beneath high voltage power lines, which would have limited the initial species choice to small or medium trees and now necessitates regular pruning to restrict their height and form.

Vegetative screening to Ramsgate Road is considerable with predominantly native species including;

Common Name	Botanic Name
Norfolk Island Pine	<i>Araucaria heterophylla</i>
Norfolk Island Hibiscus	<i>Lagunaria patersonia</i>
Red Ironbark	<i>Eucalyptus sideroxylon</i>
Casuarina	<i>Allocasuarina glauca</i>
<i>Melaleuca</i> sp.	
Narrow Leaved Peppermint	<i>Eucalyptus nicholii</i>
Tallowwood	<i>Eucalyptus microcorys</i>

In 2003 construction of the new sea wall to Kogarah Bay commenced. The new sea wall included efforts to restore the foreshore saltmarsh community. This area is important for ecological biodiversity for the Reserve and reintroduces an intertidal habitat that was previously lost due to hard engineering of the shoreline. Native saltmarsh species planted include Red Samphire (*Sarconia quinqueflora*), Knobby clubrush (*Isolepis nodosa*), and Austral seablight (*Suaeda australis*). Kogarah Bay also includes several species of seagrass including *Zostera capricorni*. These areas of seagrass were identified as being the largest within the Georges River catchment and are of significant importance as indicators of water quality. Evidence suggests that more fish and invertebrate species are likely to be present within areas of seagrass than within mud environments. Care needs to be taken of this seagrass region as it is considered a sensitive aquatic habitat. Large beds of native planting punctuate the ends of the foreshore restoration area. Species include *Eucalyptus robusta*, *Lomandra longifolia*, *Lomandra 'Tanika'* and *Acacia* spp.

The open grass area of the reserve has a good coverage of Kikuyu.



Eucalyptus microcorys street tree planting along The Promenade



Saltmarsh community within the sea wall



Large bed of native planting to the western end of the sea wall

Fauna

A benthic invertebrate study was completed as part of the draft Kogarah Bay Estuary Management Plan 2005. This study identified that there is a low number of macrobenthic species including molluscs and polychaete worms. Benthic decapods such as prawns and shrimp were also found as part of the study. It identified that there has been a reduction in the number of large filter feeders within the bay due to elevated levels of toxic sediment. Other research confirmed that there are a number of fish species within Kogarah Bay. With commercial fishing prohibited as of 2002, recreational fishing has become increasingly popular. While there are no fish species listed as threatened within Kogarah Bay, species diversity is low.

There are no records of fauna for Claydon Reserve due to its urbanised nature. However, within Kogarah there are a number of species listed as threatened, including the Major Mitchell's and Gang-gang Cockatoo species, and mammal species including Koalas and Grey-headed Flying-foxes.

VISUAL ASSESSMENT

The dominant visual element of Claydon Reserve is the extensive water views over Kogarah Bay, including the foreshore restoration area and the viewing platform looking out over the water. Other visual elements are:

- enclosure of the Reserve with native tree species
- amenities buildings located next to the carpark
- expansive areas of well maintained grassed sporting fields
- pergola structure and picnic facilities adjacent to the foreshore area.

View corridors have been mapped from adjacent residences through the Reserve to Kogarah Bay, as water views are considered a major asset by the community. Views to adjacent houses from the Reserve are filtered by surrounding street trees.

Along Ramsgate Road, views are predominantly obscured by new plantings inside the boundary of the Reserve. The corner of The Promenade and Ramsgate Road where the reserve signage is located provides reasonable views into the Reserve.

Within the Reserve, views are very open due to a lack of trees.

Views into Claydon Reserve from the surrounding streets are also good as there is little low level screen planting along street frontages.

ACCESS AND CIRCULATION

Access to the Reserve

Access to Claydon Reserve is primarily by private vehicle. The main entry is from the carpark at the culmination of Torwood Street. This car park provides approximately 36 car spaces. Angle parking is provided along The Promenade between Torwood Street and Lloyd Street to accommodate approximately 20 cars. Some on street parallel parking is also available along the Reserve side of Ramsgate Road.

Ramsgate Road was established as a causeway in 1906. It ceased to be a causeway when the bay was further reclaimed to Beverley Park Golf Course in 1937. The dredging and infill work to create the Park was not completed until 1941, when the first nine holes of the golf course were opened. Further reclamation occurred in around 1970 to create Claydon Reserve. Ramsgate Road is a busy two lane regional road, providing a connection between Princes Highway and Rocky Point Road – two major arterial roads within the region. Ramsgate Road is managed by Kogarah City Council, with any repairs to be approved by the RTA prior to any implementation of work. The Promenade is a local collector road running parallel to Rocky Point Road along Kogarah Bay, providing access to houses with frontages along the Bay.

There is no footpath fronting the Reserve along Ramsgate Road, however a path is present on the northern side of the road. There are several pedestrian entry points within the fence line along both Ramsgate Road and The Promenade.

There is a bus stop located close to the corner of Ramsgate Road and the Promenade which is serviced by the 947 bus operated by Veolia Transport. This runs between Hurstville Station and Kogarah Station.

An on-road cycleway deemed to be of moderate difficulty by the RTA exists around Kogarah Bay; however there is currently no provision for bicycle parking within the Reserve (RTA Cycleway Maps).

No residences have direct access onto the Reserve.

Claydon Reserve is part of the Great Kai'mia Way around Kogarah Bay.

Circulation within the Reserve

In conjunction with the upgrade of the foreshore area in 2004, a footpath has been installed along the edge of the foreshore reinforcement. An existing path to the western edge of the lower field has been recently upgraded adjacent to the new path.

CULTURAL HERITAGE

There are no Aboriginal or cultural heritage items in Claydon Reserve, due to its relatively recent infilling and development. The buildings and structures in the reserve are not of cultural or architectural note.

PARK ASSETS

Assets and condition

Claydon Reserve contains a variety of capital assets that contribute to the general enjoyment of the parkland for both passive and active recreation. These assets extend the range of opportunities from sports activities, social functions to educational opportunities. However, there have been no comprehensive valuation studies to determine individual asset values.

Figure C.7 Location of built structures in Claydon Reserve



Legend

- 1 Carpark
- 2 Boat Ramp
- 3 Toilet Block
- 4 Amenities Building
- 5 Viewing Platform
- 6 Full-size Soccer Field
- 7 Electric BBQ
- 8 Picnic Shelter
- 9 Cricket Practice Wicket
- 10 Grass Netball Courts
- 11 Bus Shelter
- 12 Midi-size Soccer Field
- 13 Mini-size Soccer Field
- 14 Picnic Shelter
- 15 Play Equipment
- 16 Recycled Water Tank
- 17 Foreshore Promenade
- 18 Saltmarsh
- 19 Irrigation Tanks and Controls

The tables below provide an overview of the condition of the assets in Claydon Reserve. These assets are generally in an adequate to good condition.

Table C.2 Use and condition of built elements of Claydon Reserve

Element	Location	Materials	Comments
Toilet Block	South eastern corner of Reserve	Red brick, metal security grille and metal roofing	Front façade painted to match clubrooms. Includes women's toilets, men's toilets, Council equipment store room on the southern side, and a storeroom for soccer club.
Sans Souci Football Club Amenities Building	South eastern corner of Reserve	Painted Red brick, small glass windows with metal roof	Reasonable condition and appearance. Contains canteen, office, dressing room with shower, storage on the southern side with shelves for marking gear etc.
Carpark	South eastern corner of Reserve	Asphaltic concrete and koppers log perimeter	Fairly good condition
Bus shelter	North eastern corner of Reserve	Concrete and brick. Painted timber seating	Poor condition – no visual permeability. Graffiti
Viewing Platform	Southern edge of Reserve	Harwood timber	Constructed within the past 5 years – good condition
Building and pumping station	North-eastern corner of reserve	Brick	Fair condition
Picnic Shelter	Centre of Reserve	Painted hardwood timber frame and metal roof	Fairly good condition
Picnic Shelter	North western corner of Reserve	Painted hardwood timber frame and metal roof	Fairly good condition
Soccer Fields	Southern and western sides of Reserve	Turf and line marking	Good condition. 3 fields: full, midi, mini.
Floodlights	Eastern and western sides of the full soccer field.	Four light towers	Two new lights on the western side are more effective than the two older lights on the eastern side.
Netball Courts	North eastern corner of Reserve	Turf and line marking	Uneven condition. No line marking at present
Cricket practice wicket	North-east corner of reserve	1 concrete wicket, wire net	Adequate condition

Element	Location	Materials	Comments
Paths	Adjacent to sea wall, along western side of main field to picnic area	Concrete with broomed finish	Path adjacent to sea wall in good condition. Path to west of main field is older, discoloured
Boat Ramp	South eastern corner of Reserve	Concrete	Satisfactory condition
Sea Wall	At waters edge	Sandstone rock armour and sandstone blockwork units.	Excellent condition
Foreshore viewing area		Timber deck	Excellent condition
Park Signage	Corner of Ramsgate Road and The Promenade	Painted sheet metal signs on tubular steel poles	Requires upgrade
Reserve Fencing	Ramsgate Road, The Promenade, Reserve side of Sea Wall	Chainwire, Kopper's log, Steel post and wire	Uniformity to the reserve fencing required. Kopper's log in poor condition
Vehicle Barriers	Carpark	Kopper's logs	Poor condition and appearance
Service Vehicle Access Gates	Ramsgate Road and The Promenade	Tubular steel	Good condition and appearance
Recycled Water Tank (Council)	North western corner of Reserve	Plastic with concrete base	Good condition



Sans Souci Football Club building



Building and water pumping point



Soccer fields and flood lights



Cricket practice net



Netball courts



Sea wall from the viewing area



Foreshore path



Picnic and barbecue area



Boat ramp



Vehicle parking area



Children's playground



Water tank



Waste bin



Dog waste bin

Table C.3 Use and condition of park furniture within Claydon Reserve

Element	Location	Materials	Manufacturer	Comments
Picnic Furniture Type 1	Picnic Area	Hardwood timber battens	NA	Poor Condition and appearance
Picnic Furniture Type 2	Picnic Shelter	Hardwood timber and painted tubular steel frame	NA	Reasonable Condition and appearance
Play Equipment	North western corner of Reserve	Powder coated tubular steel and plastic	Ausplay	Poor Condition and appearance
Reserve Seats	Western edge of lower soccer field and southern edge of upper soccer field	Aluminium seat and painted tubular steel frame	Unknown	Good Condition and appearance
Reserve Lighting	Playing fields and boat ramp	Metal post floodlights, timer post with metal bowl-shaped surround floodlight, timber post and metal standard streetlight type light.	Unknown	Timber post lights to be replaced. Metal post lights in average condition
Electric BBQ	Picnic Area	Brick with concrete base	Unknown	Poor condition
Netball Goals	North eastern corner of Reserve	Timber post, metal hoop	NA	Poor Condition
Cricket Practice Wicket	North eastern corner of Reserve	Concrete and metal cyclone fence	NA	Poor Condition
Reserve Bin Facilities	Various	Sulo, plastic, metal, metal frame, concrete base	Unknown	Varies

Kogarah City Council provided the following comments about some elements within Claydon Reserve:

- ❑ The flood lights are deteriorating from white ant infestation and as a result of the relative level of the water table.
- ❑ Kogarah Council look to replace and to investigate options to relocate the cricket practice wicket.
- ❑ The water recycling tank near the Kogarah Progress Association Hall is owned by Kogarah Council as part of the Beverly Park Water Reclamation Plant Project. The water from the plant is piped to the water recycling tank; however it is not yet active. The project will intercept up to one megalitre of sewage every day during the peak summer months before it reaches the local sewage treatment plant. This will then be treated and reused for irrigation purposes at Beverly Park Golf Course, Claydon Reserve and four other parks within the Local Government area of Kogarah.

C.6 SERVICES AND INFRASTRUCTURE

Electricity, water, sewage, and drainage connections are available in or within range of the Reserve.

C.7 ASSET MANAGEMENT

Council has prepared an asset management system. As the number of assets it has in its possession increases, and as other assets age, it is important to monitor their condition. Monitoring is undertaken to assess each stage of the assets life cycle from new to eventual disposal. The information provides the means for Council to evaluate and make decisions relative to the allocation of scarce resources and the need for repairing, renewing, replacing or disposing of an asset. The process also allows for budget and service planning relative to the expenditure required to retain the quantity and/or quality of service to be provided to a particular asset.

Council has considerable investment in its assets at Claydon Reserve, including the playground and picnic facilities, based on the information contained in its Assets Register. With consideration to public expectations, regulatory requirements and growth in demand, Council should prepare an asset management plan for Claydon Reserve. That plan should be prepared arising from this Plan of Management, the proposed Landscape Master Plan, and other studies that address management issues as they are completed.

C.8 RISK MANAGEMENT

Standards Australia note that risk management is recognised as an integral part of good management practice (AS/NZS 4360:1999). Risk management is a systematic method for establishing the context, identification, analysis, evaluation, treatment, monitoring and communication of risks (AS/NZS 4360:1999). Council will need to prepare a hazard identification and risk management plan for the park, which could contain a number of potential unidentified environmental, health and safety risks. Risk may arise from the inappropriate use of the park, and unsafe use of equipment, tools, maintenance or work practices. The risk management plan should be prepared by an appropriately qualified person in accordance with Australian Standard AS/NZS 4360.

C.9 USE OF CLAYDON RESERVE

Permissible uses

Claydon Reserve is open to users arriving by car or on foot year-round with unsecured entry to the carpark and pedestrian entry points.

Claydon Reserve is a multi-purpose reserve that caters for:

- Informal recreation, including walking, walking the dog, picnics and barbecues, riding bikes, exercising, jogging, children's play, sitting, reading, relaxing, and eating lunch.
- Unleashed dog exercise. Claydon Reserve (excluding the sports fields and children's playground) is a designated off-leash dog exercise area daily between 6.00pm and 8.00am.
- organised sport, including soccer competition and training, consistent with a Seasonal Sportsground Permit granted to the Sans Souci Football Club whose home is Claydon Reserve. Permitted start and finish times for competition and training are subject to Council approval. The football club currently has principal use of the amenities building to the south eastern corner of the site. The club fielded 57 teams in the 2008 winter season, catering for under 6 years to under 17 years for boys and girls, senior women and men, and Premier League for over 35 years of age. The club celebrated its 50th anniversary in 2008.
- school sport by local public and private primary schools.
- occasional organised activities, such as a soccer coaching licence course, for which a Sports Clinic / Fitness Training Permit is issued.
- netball and cricket training and informal use.
- launching and retrieving boats for sailing and boating at the boat ramp.

Prohibited activities

Prohibited activities within the Reserve as listed on Council's Ordinance signage are: launching of jet-skis (from the boat ramp), consumption of alcohol, depositing rubbish, breaking glass, camping or staying overnight, damage to council property and associated flora, fauna and gardens, golf, archery, flying model planes, activities that may endanger, injure, obstruct, inconvenience or annoy any person, failure to remove or dispose of dog faeces, riding motorised bikes (except in the carpark), lighting fires and bringing livestock including horses, cattle, goats, greyhounds or unleashed dogs into the reserve.

Intensity of use

An overview of the intensity of use of the various facilities and settings in the reserve is set out below.

Table C.4 Intensity of use of Claydon Reserve

Facility / setting	Purpose	Intensity of use	Comment
Flat grassed area	Organised soccer competition and training, informal games, walking, sport training, group fitness classes	High (winter)	Seasonal use of 3 fields by soccer club, and under permit by fitness group.
Boat ramp	Launching watercraft	Low	Mostly used on weekends
Toilet block	Public toilets	Low	As required
Clubhouse	Used by Sans Souci Football Club as a canteen, office, change facilities and storage.	High (winter) Low (summer)	High use on weekday evenings and weekends in winter.
Picnic / barbecue areas	Picnics, barbecues, social gatherings	Medium	Seasonal – high in summer and on weekends, low in winter
Children's playground	Children's play	Medium	Seasonal – high in summer and on weekends, low in winter and on weekdays
Carpark	Vehicle and boat trailer parking	Medium	Seasonal – high in summer (boating) and winter (soccer) weekends.
Foreshore path	Walking, cycling	Medium	Popular on weekends and weekday afternoons and evenings throughout the year.

C.10 MAINTENANCE

Claydon Reserve is maintained by Kogarah City Council Works. Mowing of the sports fields and surrounds occurs within a two to three-week cycle. Regular renovations occur on a yearly basis and include:

- Broadleaf/ bindii/ weed control
- Decompaction
- Fertilisation
- Topdressing
- Turf seed and oversowing
- Three applications of fertiliser in the spring, summer and autumn.

Rubbish bins are collected once a week on a Tuesday. A paper collection also occurs every Monday during winter.

Council staff inspect the playground once a month. The playground is inspected by external inspectors Playfix twice a year.

The sea wall is cleaned regularly.

Council maintenance staff advised that there are few maintenance issues with Claydon Reserve. Further, they advised that vandalism was not a major concern and believed this to be due to the Reserve's openness and passive surveillance from parking areas and neighbouring residents.

APPENDIX D RESULTS OF CONSULTATIONS

This Plan of Management was prepared in close consultation with groups that use Claydon Reserve, Council staff, and local residents.

Consultation activities undertaken during the preparation of the Plan of Management are outlined below.

1 Representatives of user groups

Meetings and telephone conversations were held with representatives of the Sans Souci Football Club and St George Bicycle User Group. Follow up telephone calls to representatives of these organisations were made for further information if required.

Local primary schools were contacted by letter and email.

2 Residents

Comments sheets were distributed by a letterbox drop of a comments sheet to 240 adjoining residences in February 2009. Comments received are outlined in **Appendix E**.

The results of the survey of residents were presented to the members of the Kogarah Bay Residents Association in March 2009. The meeting generally endorsed the residents' written suggestions for addressing issues and making improvements to the reserve.

A community meeting was held on 18 March 2009 at the Kogarah Bay Residents Association Hall. 18 people attended the meeting. Proposed solutions to issues and suggested improvements raised earlier in the residents' survey were shown on a concept plan and discussed. Comments from this meeting assisted in preparing the draft Plan of Management for public exhibition.

3 Council staff

Council staff in the Recreation and Urban Landscapes and Property Services Departments of Council were consulted regarding available background information. Relevant staff provided comments on drafts.

4 Public exhibition

Public submissions are outlined in **Appendix F**.

5 Public hearing

The public hearing report is in **Appendix G**.

APPENDIX E COMMENTS FROM RESIDENTS

CLAYDON RESERVE PLAN OF MANAGEMENT

Results of resident survey

February 2009

240 survey forms were hand delivered on 13 February 2009 to residents in streets surrounding Claydon Reserve.

A prepaid self addressed envelope was provided as another alternative to return the survey to Council.

The closing date for comments was Friday 27 February 2009.

No. distributed = 240
No. responses = 38
% response = 16%

Streets:

Alice Street (4)
Dalkeith Street (5)
Hillview Street (4)
Lloyd Street (4)
Ramsgate Road (3)
Targo Road (2)
The Promenade (10)
Torwood Street (5)
Vaudan Street (2)

1 How often do you use Claydon Reserve?

Daily (2)
Several times a week (16)
Once a week / very often (8)
Once a month / often (3)
Occasionally (1)

Infrequently / not often (1)

For what activities?

Walking (19)
Walking dog(s) (2)
Walking with a pram (1)
Using the children's playground (14)
Launching boat (6)
Playing soccer (6)
Running, jogging (5)
Ball games (6)
Picnics (3)
Exercise (3)
Bike riding on paths (2)
Relaxation (2)
Cricket practice (2)
Watch soccer (2)
Barbecues (1)
Dog swimming off boat ramp (1)
Enjoying sport (1)
Watching sunsets, nature, beauty (1)
Watching the water (1)
Family time (1)
Playing cricket (1)
Watching birds, fish, plant life (1)
Using the lookout / deck (1)
Park play (1)
Sitting (1)
Rollerblading on paths (1)
Enjoying the park with grandchildren (1)
Kite flying (1)

2 What features of the reserve do you like or are important to you?

Everything (4)

All features (3)
The whole scenario (1)
The elements – land, sea and air (1)

Children's playground (13)

Play area (1)

Playground (6)
Good play equipment (2)
Play equipment (3)
The tyre swing (1)

Pathways (13)

Walkway along the water (1)
Meandering walking path (1)
Foreshore walk (2)
Boardwalks (1)
Paths (3)
Walking path (2)
Walkway (1)
The walk around the bayside (1)
Bike path for children (1)

Grassed areas (5)

Grass areas (1)
Lots of open green grass (1)
Plenty of grass for kids to run around on (1)
Grass surface (1)
Green grass (1)

Soccer fields (4)

Soccer fields (1)
Sports fields (2)
Open playing fields (1)

Boat ramp (4)

Close to water (4)

Water (2)
Ability to be close to the water (1)
Foreshore (1)

Views (3)

Water views (1)
View
Outlook

Plantings (3)

Conservation efforts (1)
The revegetated area (1)
Recent plantings (1)

Open space (2)

Open area (1)
Large space to exercise in (1)

Gazebos (2)

Informal sport (2)

Passive sport (1)
A lack of organised sport (1). Parks are for people.

Close to home (1)
Amenities for the young people (1)
Barbecue area (1)
Seats (1)
Space (1)
Easy walking (1)
Sea wall (1)
It's a park (1)
The position (1)
Hiring boats for entertainment (1)
Peacefulness (1)
Kids are able to ride bikes and then play on the equipment and run around the reserve (1)
Cricket nets (1)

3 Can you suggest any improvements that should be made to the reserve?

No – Council does well (1)
The Council should be very proud of its achievement (1)

Improve children's playground (12)

Update play equipment (1)
Spider web for climbing (1)
Updated playground with shade cloth (1)
More play equipment (2) for littlies (1)
Play equipment for younger kids (1)
Lay softfall (2)
Replace dirt and bark at play area because it is too dirty (1)
Install shade cloth (2)
New playground equipment (1)
Maintain children's playground (1)
Children's playground needs more equipment and improvement (1)
Variety of equipment (1)

More trees (7)

More trees (2) for shade and bird habitat
More shade trees (2)
More trees / shade (1)
More bushes, trees on the edges (1)
More plantings (1)

Gate across the boat ramp carpark (4)

Boom gates to the carpark that are closed at night (1)

Put a gate across the carpark (2)

A gate on the boat ramp to stop burnouts at night from hoon activity.

Update toilets (4)

More modern facilities (1)

Update toilets (1)

Demolish the toilet block and replace it with toilets the same as Ramsgate shops (1)

Improve toilets (1)

Upgrade the boat ramp (3)

Upgrade boat ramp (2)

Reconstruct the boat landing bay by widening for two boats at the same time (1)

Perimeter path (3)

A walking track around the full perimeter of the reserve (1)

Bike track around the whole oval (1)

Footpath around the outside of the reserve (1)

Clean the sea wall (3)

Clean the foreshore regularly to remove plastic bottles and debris (1)

Clean up the saltmarsh area (1)

Keep the rocky edges clean. It is mostly full of rubbish and empty bottles.

Litter management (3)

Regular litter removal (1)

More bins near the playground and barbecue facility (1) as they are often full.

More bins (1)

More seats (3)

Seats around the foreshore walkway (1)

More seating that cannot be vandalised (1)

Seats to look at view (1)

Lights along foreshore (3)

Install lights on the foreshore walkway (1)

Lighting at night (1)

More lighting at night (1)

Safer crossing of Ramsgate Road (3)

Traffic lights to allow walking across the road from the golf course (1)

Safe crossing of Ramsgate Road to get to the park (1)

Traffic lights on The Promenade, and pedestrian lights on Ramsgate Road (1)

Additional parking (2)

Make more parking (1)

Improve car parking when soccer is on (1)

More barbecues (2)

Barbecue areas (1)

More coin-operated gas barbecue plates (1)

Kiosk / café (2)

Kiosk / café (1)

Another kiosk built close to water (1)

Improve floodlights (2)

Put two new light towers on the other side (1). The new lights are good.

Improve flood lights (1)

Phone number for after-hours calls (2)

Provide a telephone number to advise Council when floodlights are left on after soccer training (1)

Provide a phone number to ring if lights are left on or come on in the middle of the night so we can get them turned off.

Upgraded cricket practice nets (2)

Updated cricket pitch (1)

Proper cricket nets (1)

Other

Move the play equipment next to the soccer clubhouse (1)

Regular mowing (1)

More picnic tables (1) to encourage people to use the park in summer.

More rotundas (1)

A sea wall, not rocks because it is dangerous for children (1)

New grass (1)

Maintain soccer fields (1)

Toilets near the playground, otherwise you have to go all the way over to the clubhouse (1)

Tennis court (1)

Upgrade bus stop (1)

Exercise area, the same as Carss Park (1)

Better facilities for boats (1). Very difficult to park trailer on weekends due to all parking taken up by soccer fans.

Remove graffiti (1)

Close the toilets after 8pm every day (1)

Display the approved times for use by the soccer club (1)

Light the soccer club building at night (1)

Turn off lights around the soccer club as they encourage hoon activity.

Open the parking area around the Progress Hall on soccer days to allow extra parking (1)

Remove the wire fences along the foreshore (1). They are ugly.

The trees along the boundaries have low lying branches that obstruct the public footpath on the nature strip, which is unsafe. (1)

Fish cleaning facilities (1)

Extend the fence around the children's playground (1)

Remove the tank from the children's playground (1)

Remove bindis from the grass (1) - make grass greener and softer.

Shade the soccer lights a lot better so they don't light our bedrooms at night (1)

Cater for change rooms for the soccer players (1)

Extend the soccer fence toward the Progress Hall so it covers the front of the playground area, to protect kids who chase stray soccer balls and because the playgrounds is so close to Park Road (1)

4 What uses and activities should be allowed in the reserve?

Current activities (11)

Same activities allowed now (3)

Current activities to remain (3)

As a lovely open community space, any uses or activities should keep the current ambience (1)

Limited to uses already in existence (1)

No more than what is happening now as soccer takes up all usage in winter (1)

Current use (1)

I have no problem at all with the current use of the park (1)

Sport (10)

Sports (5)

Soccer / football (8)

Rugby league (1)

All sporting events (1)

Ball sports (1)

Picnics (5)

Barbecues (3)

Walking (3)

Cricket (3)

Netball (2)

Park play (2)

Limits on unleashed dogs (2)

Walking leashed dogs only (1) People who allow dogs to run free generally don't pick up droppings.

Allow dogs off-leash on certain days at responsible times (1)

Other

Sports and recreation (1)

Should be open to everyone (1)

Most things that are not too noisy for the neighbourhood (1)

Family activities (1)

Passive activities (1)

Limits on organised sport (1)
Possible school sport (1)
Exercising (1)
Training (1)
Playing (1)
Boating (1)
Cycling (1)
Tai chi (1)
Cardio fitness (1)
Hockey (1)
Ad-hoc kids games (1)
Events (1)
Carnivals (1)

5 What uses and activities should not be allowed in the reserve? Why?

Limited / no dog exercise (5)

Dog walking (1)
Dogs off-leash at irresponsible times (1)
Walking and running dogs because it is a children's playground and not for dogs (1)
Dogs without leashes (2)

Boot camps (2)

Boot camps at 5.45am some mornings as is happening now (1)
Early morning 5.30am 'boot camps' (1)

Golf practice (2)

Other

Anything that is dangerous to kids (1)
Any sport after continual heavy rain as it wrecks the ground. Put signs up when the ground is closed.
Loud music (1)
Religious services (1)
Archery (too populated) (1)
Parties or concerts (1)
Large private functions of more than 150 people (1)
Parking on big event days (1)
Organized food or catering services (not including the canteen) for football (1)
It is probably too small for major or big events (1)

Pets – leave mess (1)
Motorised sports – noise (1)
Trail bikes (1). Have called police numerous times.
Skateboard rink (1) as they encourage a bad element
Late night activities (1)
Activities that are too highly organised, commercialised and activities that attract big crowds.
Alcohol (1)

6 Are there any issues with use of the reserve that affect you as a resident?

Not really (1)

Use of the carpark area at night (6)

Security in the carpark (1)
Too many young people hanging around in the carpark (1)
Rubbish left from cars of youths meeting in a carpark (1)
Hoodlums park in the boat ramp area at night, smashing bottles and causing a nuisance. When they leave, they do wheelies, leaving burnt rubber on the street (1)
Youths congregate around the soccer club house on most evenings until very late, making a lot of noise (1)
Cars that go 'parking' at night in the carpark (1)

Use of the reserve at night (4)

The reserve should be under Police supervision after 8pm to stop drugs activities (1)
Late night drinkers leaving debris behind them (1)
'Hoons' using the area after hours (1)
Problems with youth at night (1)

Parking (5)

Parking (2)
Cars park across our driveway often during the weekend and weekday evenings (1)

Police 'rear to kerb' parking (1)
Current sporting activities can affect parking in Torwood Street (1)

Note the activities of former Alderman Bill Pugh in relation to the early formation of the reserve in the 1950s and 1960s (1)

Make sure it is a viable reserve for future generations (1)

Other

Dogs leave poo all over the park (1)

Graffiti (1)

Anything big and noisy including extra cars (1)

Rubbish from sporting groups (1)

Noise (1)

No resident should be disturbed at 5.30am by 'boot camps' (1)

Litter (1)

Riding of unregistered powered skateboards and motorcycles (1)

Too much activity involving use of electric lighting, loud blaring music and the like.

Café (1)

8 Do you have any other comments about Claydon Reserve?

It's a very nice place (1)

Nice park, with a good view (1)

We are lucky to be living close by, but it needs more facilities for all (1)

It's a great park. The Council does great work (1)

In the 35 years of residence, improvements have been marked (1)

It's fantastic (1)

Love it (1)

It's a great facility that encourages young and old to enjoy outdoor activities (1)

We like it as is. It's a great local park (1)

Please leave it alone. Scarborough Park has become a nightmare (1)

Too much money already spent on the sea wall and vegetation (1)

The new rock wall has been a disaster. More rubbish, rats, trash than ever (1)

APPENDIX F SUBMISSIONS FROM PUBLIC EXHIBITION

The draft Plan of Management for Claydon Reserve was placed on public exhibition for comment for 42 days in September-October 2009 as required under the *Local Government Act 1993*. This public exhibition period also included the 28 days required for draft Plans of Management under the *Crown Lands Act 1989*.

Notification of the public exhibition was placed in the *St George and Sutherland Shire Leader* and in the NSW Government Gazette. The Draft Plan of Management was on display at Council's Customer Service Centre and libraries, and on Council's website.

A public hearing / meeting was held on 21 October 2009 during the public exhibition, at which 14 members of the public attended. Two written submissions were also received as a result of the public exhibition. The issues outlined in **Table F.1** have been considered, and where appropriate amendments have been made to the plan. Council's response to the submission has been included in **Table F.1** in the 'Comments' column of the table.

Table F.1 Summary of Submissions to the Public Exhibition of the Draft Claydon Reserve Plan of Management

Objections	Comments / Amendments
Submission 1	
The land occupied by the Kogarah Progress Hall and carpark should be included in the Plan of Management (pages 11 and 12).	Comment: The Kogarah Progress Hall is sited on Lot 6 DP 11558, 47 Ramsgate Road, Kogarah Bay and was classified by Council as operational land in 1993. Subsequently, as it was not community land it was determined to exclude the site from the plan. In addition, at the Council meeting of 10th December 2007 Council resolved in part that the future of the Hall will be considered by Council at a time closer to the expiration date of the current lease in 2011.
Page 43 highlights "public recreation", whereas the 'master plan' shows a majority of the park to be "sportsground" with the inclusion of the mini sized football field and mid sized football field encroaching. The foreshore riparian zone should be classified as foreshore.	Comment: The public purpose of Crown land as 'public recreation' and the categorisation of community land as 'sportsground' are confused by the writer. Categorisation of the community land as 'Sportsground' is appropriate. The foreshore zone is Crown Reserve which is not subject to categorisation under the <i>Local Government Act 1993</i> . As stated in the Plan every effort has been made to integrate and consolidate the planning, management and development of the parkland by adopting a holistic approach.
Page 78, the concrete lined channel is not depicted and should be.	Amendment: Noted and corrected.

Objections	Comments / Amendments
Page 79, plan of stormwater drains and sewer – the map does not depict the actual lay of the land. There is no creek running at the western end of the reserve, just the open concrete stormwater canal.	Amendment: Noted and corrected.
Page 87, the recycled water tank – Item 16 should be removed and placed within the “small” Black Water plant in Beverley Park Golf Course.	Comment: The water tank in Claydon Reserve serves the dual purpose of servicing the sportsfield irrigation system in Claydon Reserve as well as providing a temporary storage facility for other units.
Is the Torwood Street road reserve going to be reclassified as a car park/reserve or remain as a roadway under the Roads Act? (page 11)	Comment: Torwood Street is a road under the <i>Roads Act 1993</i> and is not classifiable under the provisions of the <i>Local Government Act 1993</i> . It is appropriate that it remains as a road servicing the boat ramp.
Page 94, the prohibition of riding motorised bikes except in the car park, and for that matter scooters, could be said to discriminate against persons with a disability who use these appliances.	<p>Comment: The reference to a prohibition on riding motorised bikes (except in the carpark) does not refer to motorised scooters used by people with a disability. Council’s Disability Discrimination Act 1992 – Action Plan seeks to encourage and improve access for people with disabilities in parks and reserves.</p> <p>The Kogarah Council Open Space Policy prohibits the use of motorised vehicles or bikes within a public reserve, however, this plan has precedence over that policy and permits motorised vehicles used by persons with a disability as defined by the <i>Disability Discrimination Act 1992</i> to use motorised scooters within the reserve.</p> <p>Amendment – Insert: Table 3.2, p. 26 below Access and signage: <i>The Plan of Management to comply with Kogarah City Council’s Open Space Policy but this Plan has precedence over this policy and permits motorised vehicles used by persons with a disability as defined by the Disability Discrimination Act 1992 to use motorised scooters within the reserve.</i></p>
With the number of active sport participants and their spectators on three soccer fields to netball courts and the recreational use of the park as well as boat ramp, the toilet facilities are totally inadequate.	Comment: The Plan of Management recommends upgrading the toilets.
In a leash free area, how are dogs supposed to establish where their run ends and the Sportsground starts?	Amendment – Insert: Council to post appropriate signage in the reserve displaying the demarcation zones for the exercising of dogs off the leash in the reserve.

Objections	Comments / Amendments
Submission 2	
<p>As shown on the draft masterplan mass planting of trees throughout the reserve will break the reserve into four separate areas, compromise public safety especially in the playground area, adversely affect views of the foreshore by residents along the eastern boundary of the reserve, reduce enjoyment of the foreshore throughout the reserve except from the foreshore, and restrict the type of sporting activities that can be catered for. Plantings along the foreshore should be restricted to a height of 0.5 metres.</p>	<p>Comment: The planting scheme shown in the draft landscape masterplan responds to residents' and reserve users' expressed desires for additional shade and windbreaks in the reserve.</p> <p>Amendment – Insert: Increase the distance between tree planting to permit surveillance of the reserve from outside the perimeter of the park.</p>
<p>The metallic fence along the foreshore is unnecessary because plantings form an adequate boundary.</p>	<p>Amendment – Insert: Retain temporary fencing until the plantings are established. Then remove the temporary wire foreshore fencing and plant same species plants in gaps in the planting line along the foreshore.</p>
<p>On page 18 a permissible structure is a food and beverage outlet such as a kiosk. Construction of a kiosk in a small reserve should not be permissible, because the canteen provided by the soccer club is sufficient.</p>	<p>Comment: A food and beverage outlet is proposed to be a permissible use/development in the reserve, and is not necessarily a permanent structure. The canteen provided by the soccer club serves a need for food and beverages principally during the winter soccer activities, but it may be desirable in future for a canteen to operate at other times for example during summer. Council does not anticipate constructing a separate structure as a food and beverage outlet.</p>
<p>The reserve is exclusively used by the soccer club during the winter soccer season. Residents are unable to use the reserve, the boat ramp and its car park, and have difficulty accessing their driveways and driving near the reserve during the soccer season. Claydon Reserve should be a shared resource and not for the sole use of one group.</p>	<p>Comment: The NSW Government Inquiry into Sportsground Management in NSW in 2006 noted the increase use of and need for additional sportsgrounds as a consequence of people being more active longer in life, increased participation in sports by women and younger children. The reserve is highly used during the winter months with relatively minor use for sports activities in the summer months.</p>
Public meeting / hearing	
<p>Many of the residents have been living in the area for many years and they had a deliberate intention to live where they do so they can enjoy the open space and the view of the water. They do not wish to see the existing landscape being made into something different. They were happy to see the seawall improvements with some landscaping to 50cm proposed but some are disappointed that the landscaping has grown higher than that and there is a constant pollution problem associated with the seawall.</p>	<p>Comment: The plan of management is responding to the changing demographics, public interest in engaging in life-long sports and recreational activities, higher standards for parks in terms of landscaping and the threat of climatic change particularly increasingly hot summer weather conditions and the need for protective shade.</p>

Objections	Comments / Amendments
<p>There was a universal view that the number of trees proposed in the draft was not supported. The landscape masterplan on page iii of the Executive Summary shows trees being used to separate the open area into four proposed different areas for different uses. The group considered this use of landscaping would change the existing character of the area, which they all treasured. There was concern about public safety being compromised where undesirable persons could use the landscaping to hide their activities. The existing open space enables open surveillance, particularly in ensuring the safety of children in the playground. The majority view was that there is a nice balance now. Many of the people said they came to the area with the reserve being a pleasant open area and they would prefer to keep the existing landscape.</p>	<p>Comment: The planting scheme shown in the draft landscape masterplan responds to residents' and reserve users' expressed desires for additional shade and windbreaks in the reserve.</p> <p>Amendment – Insert: Increase the distance between tree planting to permit surveillance of the park from outside the perimeter of the park.</p>
<p>Landscaping around the fencing is not supported because of the preference for open surveillance being available through the fence.</p>	<p>See previous comments on landscaping issues.</p>
<p>The possible shading of the children's play was a controversial proposal. A majority is in favour of shade trees being established in this part of the reserve. The trees most favoured being deciduous trees that still enable open surveillance to be maintained.</p>	<p>The review of the landscape plan should incorporate the establishment of shade trees to provide shade for the children while allowing casual surveillance.</p>
<p>The proposed barbecue area produced mixed responses. Some preferred to keep it the way it is. Others preferred a wind barrier with more facilities such as a rotunda.</p>	<p>Comment: The masterplan shows the picnic and barbecue area in the reserve will be kept low-key as it is now. The barbecues will be replaced and the associated park furniture and shelter structures upgraded.</p>
<p>At the time of the public hearing there was a majority view expressed that the temporary fence around the sea wall could be made more permanent and childproof. The gauze fence between the playing area and the path near the temporary fence should stop most balls leaving the play area. If a ball goes over that fence it is also likely to go over the temporary fence. Therein lies a dilemma. If the temporary fence is made childproof the children will take a longer journey to recover the ball and encounter more dangers along the seawall to retrieve the ball. It is not possible to fence all the seawalls along the coast in order to stop people falling over the edge and a similar principle could apply here.</p>	<p>Comment: The temporary fence around the foreshore is to be removed and not replaced. The internal fencing of the playing fields, the foreshore planting and the design of the tiered sea-wall is perceived to be an adequate deterrent in terms of the obstacles for young children to stop them from venturing to the waters edge.</p>

Objections	Comments / Amendments
(cont.) Because of the function that a seawall is designed to undertake, it is not possible to construct it so that it is entirely safe for people to walk along the rocks.	
Locking the toilets at night was suggested but did not receive universal support in an attempt to minimise anti-social behaviour. Everyone agreed that the toilets could be upgraded, or receive more regular cleaning.	Comment: Upgrading of the existing amenities and toilets is a recommendation of the Plan as shown on the landscape masterplan.
A second cricket net beside the existing one proposed on the masterplan was suggested.	Amendment – Insert: One cricket practice net was shown on the draft masterplan to replace the existing cricket practice net. The revised masterplan will show a ‘cricket practice area’, with the number of cricket nets to be determined by Council.
The boat ramp could be constructed further into the bay so as to facilitate launching and retrieving of boats at low tide.	Comment: Extension of the boat ramp into Kogarah Bay is an issue to be discussed with the Land and Property Management Authority and NSW Maritime because the boat ramp is not on community land.
Questions were asked about the reasoning behind the flooding signs. The statements on page 80 did not seem to justify the flooding signs.	Comment: Flood studies have identified the low-lying nature of Claydon Reserve and Ramsgate Road as areas that are prone to flooding. Signage warning of possible flooding is essential for public safety.
The possible turning of trucks loading recycled water was also raised.	Comment: The truck parking bay in Ramsgate Road comes under the <i>Roads Act 1993</i> , and is a traffic issue and outside the scope of the plan. When consideration is given to the installation of the truck parking bay Council could consider a path as a part of this proposal.

Support was expressed for:

- a footpath around the outside perimeter of the park for the benefit of both young people and old people, although it is outside the confines of the park.
- soft fall material being installed below the play equipment.
- the proposed fence around the playground, which should be similar to the fencing around swimming pools, and to be of a colour to enable it to blend into the background.

APPENDIX G PUBLIC HEARING REPORT

REPORT ON THE PUBLIC MEETING TO CONSIDER THE DRAFT PLAN OF MANAGEMENT FOR COMMUNITY LAND

CLAYDON RESERVE DRAFT PLAN OF MANAGEMENT

Contents:

- 1. Introduction**
- 2. Background materials**
- 3. Purpose of this report**
- 4. Author of this report**
- 5. The land that forms the basis of this report**
- 6. Written submission by Peter Sangster**
- 7. Assignment of Land category**
- 8. Suggested amendments to the Draft Plan**
- 9. General Comments**
- 10. Summary**

1. Introduction

At the public hearing which took place at the Kogarah Bay Progress Hall at 47 Ramsgate Road, Kogarah Bay on 21st October, 2009 fourteen members of the public attended. They were David and Sharon Azzopardi, Peter Martyn, John McCormack, Jim Spencer, Lynda Roels, Jim and Carolyn Nairn, Julie Dayeh, Melissa Robertson, Bill Aslanidis, Gavy Sixh, Carol O'Connor, Leesha Payor and a written submission from Peter Sangster. I explained the purpose of the public meeting being an opportunity for members of the public to voice their opinions on the Draft Claydon Reserve Plan of Management in an open public forum. Immediately prior to the public meeting I attended Claydon Reserve near the Sans Souci Football Club building and observed young children being coached in the game of touch football. Some witches hats were placed on the open field to mark out the field of play. From

the standard of the play I formed the view that a lot more coaching will be required, but I was pleased to see the children having fun doing whatever it was they were doing. After the public meeting I walked around the path between the playing fields and the seawall and I observed the existence of a wire netting fence between the playing fields and that path, which does not appear in the photographs in the report.

2. Background materials

In preparing this report, the following documents were taken into consideration:

1. Claydon Reserve Plan of Management Draft dated July 2009 comprising 109 pages (Attachment 1).
2. Submission by Mr Peter Sangster, Hon. Treasurer, Kogarah Residents' Association (Kogarah Bay Progress Association Inc.) (Attachment 2).

3. Purpose of this report

This report is intended to assist the Councillors in making their decision on how this park is to be managed in the future.

It is a report back to the Councillors on the feelings of people who made representations.

4. Author of this report

This report has been prepared by Michael McMahon who is a solicitor with specialist accreditation by the Law Society in Local Government and Town Planning. He is completely independent of Kogarah Council and he has been given freedom on the preparation of this report.

5. The land that forms the basis of this Report

Page 11 of Attachment 1 shows the land that forms this park from the air and Table 2.2 on page 12 lists the title information, area, ownership, management and public purpose/Classification in a table format.

That attachment identifies the different parts as follows: Claydon Reserve has a total area of approximately 2.4 hectares of open space. Of this total, 1.32 hectares (55%) is Crown Reserve, 0.81 hectares (34%) is community land owned by Kogarah City Council, 0.14

hectares (6%) is owned by Sydney Water, and 0.13 hectares (5%) is operational land owned by Kogarah City Council. In addition, the western end of Torwood Street adjacent to the Reserve is used as a carpark servicing the reserve and the boat launching area.

6. Written submission by Peter Sangster (Attachment 2).

The submission by Peter Sangster said: “It is questionable that Lot 6 (six) and Lot 7 (seven) deposited plan DP11558 to the west of the park are not included in the Plan of Management.” He claims that the Hall upon it has been in situ since before 1964, and as such Section 50 of the Local Government Act 1993, may well be applicable to substantiate their categorisation as “community land”. Section 50 may also question as to whether it should be included in the package of Crown Land Reserved Trust (88728) for public recreation.

I do not need to answer these questions as the land has not been included in the Claydon Reserve as community land and council regards it as operational land. Council could give consideration to the High Court case of **Bathurst City Council v PWC Properties Pty Ltd [1998] HCA 59** to satisfy itself as to whether the claim has any substance.

Other issues with the Draft Plan identified by Peter Sangster are set out below, with my comments following each:

- Page 43 highlights “public recreation”, whereas the ‘master plan’ shows a majority of the park to be “sportsground” with the inclusion of the mini sized football field and mid sized football field encroaching. The foreshore reptilian zone should be classified as foreshore. *Comment:* When figure 2.2 on page 11 is viewed it is appreciated that the land shown as “public recreation” is in fact Crown Reserve R70596 and is not subject to the categorisation process under the Local Government Act. After acknowledging those facts appropriately the draft plan states: “every effort has been made to integrate and consolidate the planning, management and development of the parkland by adopting a holistic approach.”
- Page 78, the concrete lined channel is not depicted and should be. *Comment:* Agreed
- Page 79, plan of stormwater drains and sewer – the map does not depict the actual lay of the land. There is no creek running at the western end of the reserve, just the open concrete stormwater canal. *Comment:* Agreed, also the sewer is shown in the key but there is no colour indicated to show where it is located. It may well be that the sewer does not even need to be mentioned in the circumstances.

- Page 87, the recycled water tank – Item 16 should be removed and placed within the “small” Black Water plant in Beverley Park Golf Course. *Comment:* Figure C.2 shows a recycled water tank in this position.
- Is the road reserve Torwood Street, going to be reclassified as a car park/reserve or remain as a roadway under the Roads Act? *Comment:* I would expect that if Torwood Street is a road under the Roads Act it is appropriate that it remains as a road and it is not necessary to reclassify it as a car park/reserve.
- Page 94, the prohibition of riding motorized bikes except in the car park, and for that matter scooters, could be said to discriminate against persons with a disability who use these appliances. *Comment:* The possible discrimination would only arise in the unlikely event that a council ranger sought to prosecute. The possible problem can be eliminated under the heading of Access and signage in Table 3.2 on page 26.
- With the number of active sport participants and their spectators on three soccer fields to netball courts and the recreational use of the park as well as boat ramp, the toilet facilities are totally inadequate. *Comment:* See comments in the general part of this report.
- In a leash free area, how are dogs supposed to establish where their run ends and the Sportsground start? *Comment:* These details should be established before a leash free area is contemplated and before it is established, but these details are not essential in a Plan of Management.

7. Assignment of Land Category

The Draft Plan of Management was prepared after a community survey, the results of which are set out in Appendix D to Attachment 1. In the circumstances here, having read the material and considered the comments at the hearing I consider that the proposed categorizations in the Draft Plan of Management as “sportsground” and “General Community Use” in Figure 5.1 and table 5.1 to be appropriate.

8. Suggested amendments to the Draft Plan

At the public hearing fourteen members of the public attended. They were not all there for the full time that the discussions were taking place, but the majority were and most people

participated. On some of the subjects there were opposing points of view. I have set them out below a summary of the discussions, with comments to assist the council in adopting a final Plan of Management.

1. Trees: There was a universal view that the number of trees proposed in the draft was not supported. The landscape masterplan on page iii of the Executive Summary shows trees being used to separate the open area into four proposed different areas for different uses. The group considered this use of landscaping would change the existing character of the area, which they all treasured. There was concern about public safety being compromised where undesirable persons could use the landscaping to hide their activities. The existing open space enables open surveillance, particularly in ensuring the safety of children in the playground. The majority view was that there is a nice balance now. Many of the people said they came to the area with the reserve being a pleasant open area and they would prefer to keep the existing landscape.
Comment: The Landscape Masterplan should be reviewed and the use of trees to separate the different proposed uses could be abandoned.
2. Landscaping: Many of the residents have been living in the area for many years and they had a deliberate intention to live where they live so that they can enjoy the open space and the view of the water. They do not wish to see the existing landscape being made into something different. They were happy to see the seawall improvements with some landscaping to 50cm proposed but some are disappointed that the landscaping has grown higher than that and there is a constant pollution problem associated with the seawall. *Comment:* This is a universal problem when the possible change to community land is contemplated. People become attached to the scenery they have grown to love over the years and they naturally resist possible change. Alternatively, council should give consideration to possible improvements to the community land and that change is a policy decision for the council to make after it has taken into consideration the pros and cons of the possible changes.
3. Playground: There was general agreement about the proposed fence around the playground. The proposed fence being similar to the fencing around swimming pools, to be of a colour to enable it to blend into the background. Landscaping around the fencing was not supported because of the preference for open surveillance being available through the fence. Soft fall material being installed below the play

- equipment was universally supported. *Comment:* There was general agreement that there should be childproof fencing around the play area and that there should be a soft fall surface below the equipment to minimize risks of injury.
4. Shading of the playground: The possible shading of the children's play was a controversial proposal. Without putting it to a vote my impression was that there was a majority in favour of shade trees being established in this part of the reserve. The trees most favoured being deciduous trees that still enable open surveillance to be maintained. *Comment:* The review of the landscape plan should incorporate the establishment of shade trees to provide shade for the children.
 5. Recreation facilities: The bar b q area produced mixed responses. Some preferred to keep it the way it is. Others preferred a wind barrier with more facilities such as a rotunda. *Comment:* This being a controversial area perhaps further community response could be gauged before a final decision is made.
 6. Temporary fence: At the time of the hearing there was a majority view expressed that the temporary fence around the sea wall could be made more permanent and childproof. After the hearing I observed that there is a gauze fence between the playing area and the path near the temporary fence. The gauze fence should stop most balls leaving the play area. If a ball goes over that fence it is also likely to go over the temporary fence. Therein lies a dilemma. If the temporary fence is made childproof the children will take a longer journey to recover the ball and encounter more dangers along the seawall to retrieve the ball. It is not possible to fence all the seawalls along the coast in order to stop people falling over the edge and a similar principle could apply here. Because of the function that a seawall is designed to undertake, it is not possible to construct it so that it is entirely safe for people to walk along the rocks. *Comment:* Although there was a general desire that the temporary fence should be made more permanent, the pros and cons of such a proposal need to be carefully considered before that desire is accommodated.
 7. Anti social behavior: One of the residents called Carol was applauded for her work in quietly continuing to clean up litter. Other locals in the morning regularly remove spent needles and general litter left by revelers and there did not seem to be a simple way of removing the litter trapped in parts of the sea wall. Locking the toilets at night was suggested but did not receive universal support in an attempt to minimize anti

social behavior. Everyone agreed that the toilets could be upgraded, or receive more regular cleaning.

8. Footpath: Although it outside the confines of the park there was universal support for a footpath around the outside perimeter of the park for the benefit of both young people and old people.
9. Incidentals: A second cricket net beside the existing one was suggested. The boat ramp could be constructed further into the bay so as to facilitate launching and retrieving of boats at low tide. Questions were asked about the reasoning behind the flooding signs. The statements on page 80 did not seem to justify the flooding signs. The possible turning of trucks loading recycled water was also raised, but I do not consider that type of detail needs to be addressed in a plan of management.

9. General Comments

There was active participation by members of the public in attendance seeking to record input into the draft plan of management. The written comments by Mr Peter Sangster recorded deeper concerns. It is noted that on pages 42 and 43 categorization in the Draft Plan of Management as “Sportsground” and “General Community Use” relate to those parts of Claydon Reserve which are subject to the Local Government Act 10993 and I have concluded that in the circumstances these are the appropriate categorizations.

10. Summary

The Claydon Reserve Draft Plan of Management for Community Land is generally suitable for adoption as it appropriately categorizes the land in Figure 5.1 as “Sportsground” and “General Community Use”, as those are the current ways the land is being used. The strategies in the plan are also appropriate for adoption, but it is acknowledged that consideration needs to be given to refinements and possible future public participation as part of the plan (in some specific aspects) before the draft is adopted as a final plan.

Michael McMahan

