

Central Plaza, Hurstville

Plan of Management

Community Land: General Community Use



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1 Introduction

1.1 Background

Under the *Local Government Act 1993*, Georges River Council is required to prepare a Plan of Management for all community land including parks, open spaces and community land identified for general community use. This Plan of Management has been prepared by James Mather Delaney Design Pty Ltd Landscape Architects on behalf of Georges River Council. The key objective of the Plan of Management is to provide a framework for long-term and day-to-day decision-making, regarding the improvements and management of Central Plaza, Hurstville.

1.2 Land to which this Plan of Management Applies

This plan applies to public land to be known as Central Plaza, Hurstville currently known as Lot 16 DP 4799 to be gazetted as Public land categorised as General Community Use under the *Local Government Act 1993*. The land to be known as Hurstville Central Plaza includes Diment Way which is a road and while a road does not require a Plan of Management to be prepared, as it will form part of the Central plaza redevelopment it will be managed in general accordance with principals outlined in this Plan of Management. The public land covered by this Plan of Management is shown in Figure 1.2 and Appendix A. This specific Plan of Management ensures consistent management which supports a cohesive approach to meeting the diverse needs of the community.

1.3 Objectives of this Plan of Management

The objectives of preparing this Plan of Management are to:

- Develop objectives, management goals and action strategies which will satisfy the ongoing recreational needs of the community, regardless of age, sex, culture or level of ability;
- Provide clarity in the future development, use and management of community land.



FIGURE 1.1: LOCATION PLAN

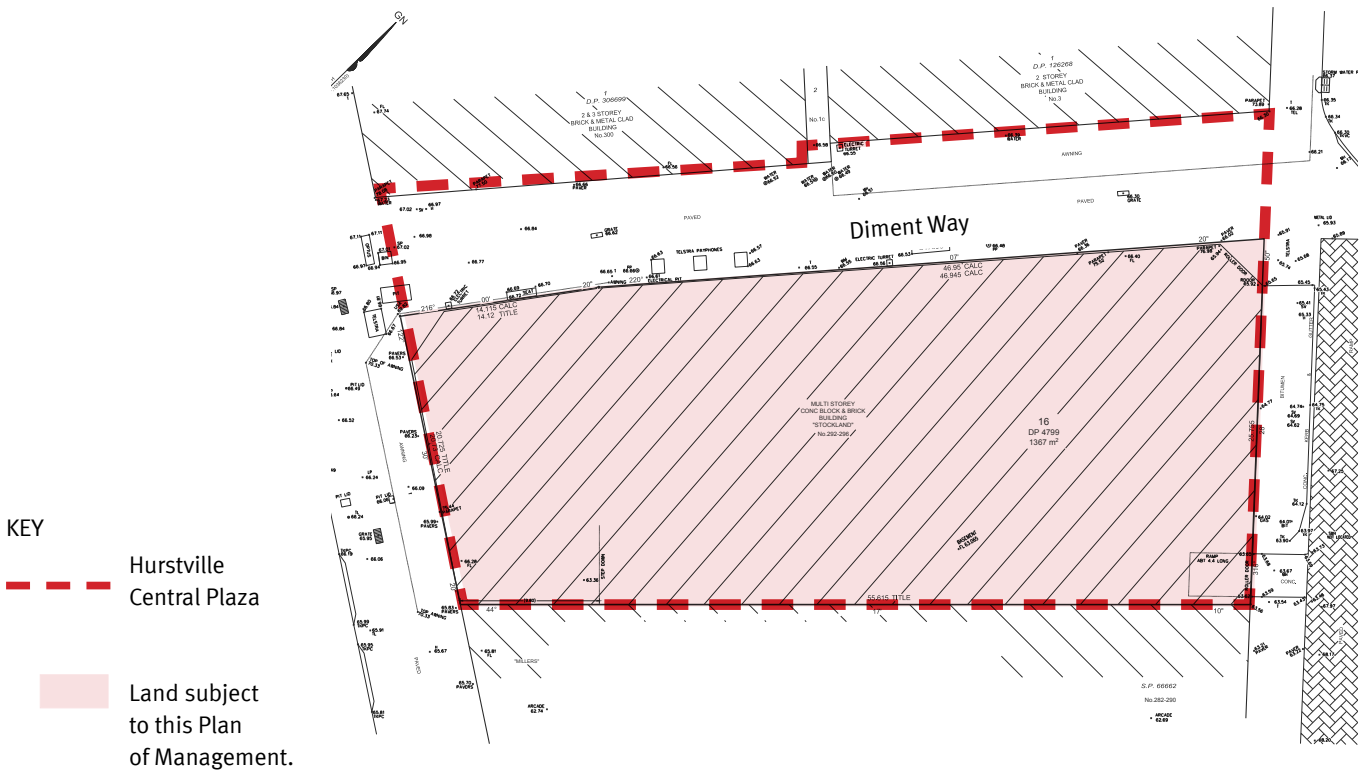


FIGURE 1.2: LAND TO WHICH THIS PLAN OF MANAGEMENT APPLIES

1.4 Process of Preparing this Plan of Management

The process for preparing a Plan of Management and its final implementation as a Final Plan of Management is outlined in **Figure 1.2**:

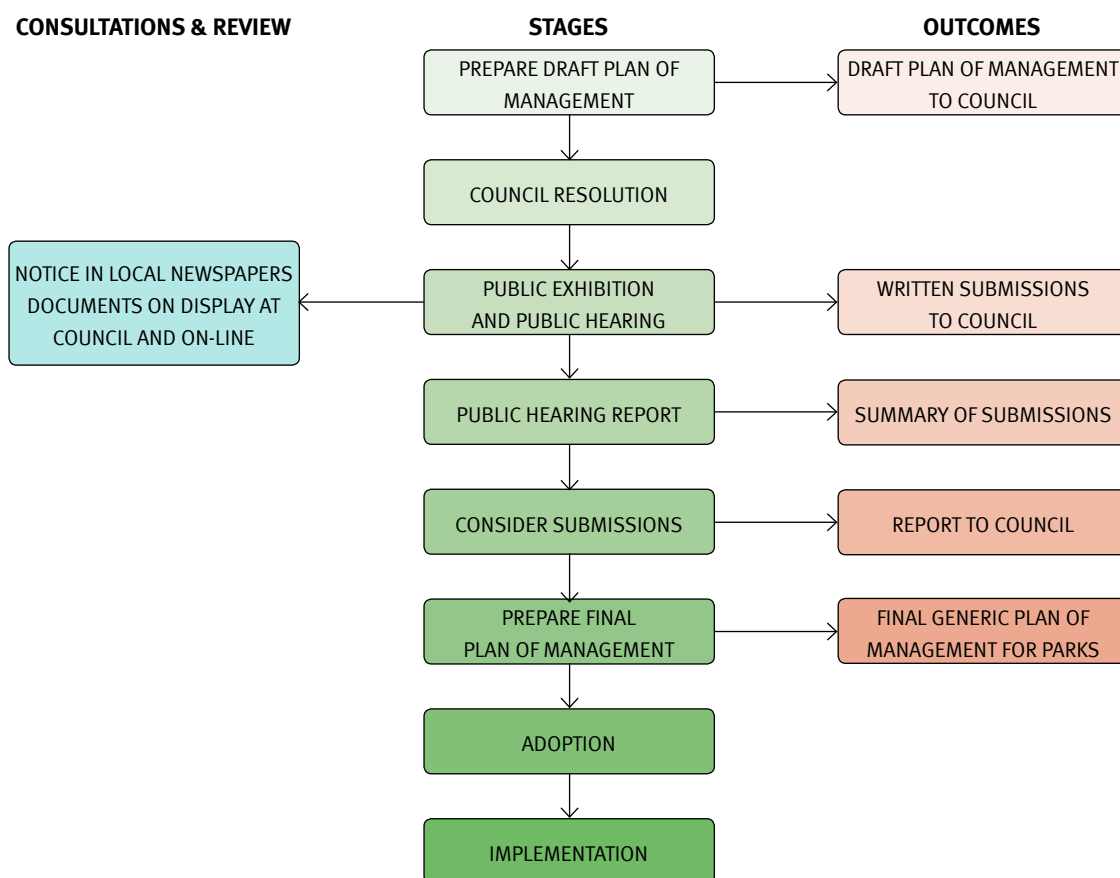


FIGURE 1.3 PROCESS OF PREPARING THIS PLAN OF MANAGEMENT

1.5 Role of this Plan of Management

This Plan of Management for community land categorised as general community use sets the basis for a number of continuing management actions. This document remains the overall guideline to management of community land classified as general community use at Central Plaza, Hurstville.

1.6 What is Included in this Plan of Management?

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	Contents	For whom	Timeframe
1 Introduction	Background	All readers	Up to 5 years
2 Planning Context	State government planning legislation, local planning context	All readers	Up to 5 years
3 Basis for Management	Goals for managing Community Land in Georges River LGA, Values of the community, Vision, Management objectives	Park Operational Managers	10 years
4 Strategies and Action Plan	Role of the Community Land. Management issues and strategies	Park Operational Managers	5-10 years

2 Planning Context

2.1 Local Government Act 1993

This Plan of Management has been prepared according to the requirements of the *Local Government Act 1993*. The Act provides Councils with a specific approach to the management of community land. Specific requirements of the *Local Government Act 1993* for community land are that:

- it must be categorised,
- it must be kept for the use of the general community, and must not be sold,
- its use and management is regulated by a plan of management. Until a plan of management is adopted, the nature and use of the land must not change.

A Plan of Management must be prepared and adopted for all community land. A Plan of Management may apply to one or more areas of community land, providing all of the requirements of the *Local Government Act 1993* are fulfilled.

A Plan of Management must identify the following:

- the category of the land,
- the objective and performance target of the plan with respect to the land,
- the means by which the council proposed to achieve the plan's objectives and performance targets,
- the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets

This Plan of Management has been prepared in accordance with the requirements of the *Local Government Act 1993* for the contents of Plans of Management for community land classified as 'general community use', as outlined below in **Table 2.1**.

A Plan of Management needs to identify:	Where this Plan of Management satisfies the Act:
The category of the land	2.2 Community Land Categories
Objectives for categories of land	3.1 Objectives for Managing Community Land
The objective and performance targets of the land	3.1 Objectives for Managing Community Land 3.2 Community Values and Objectives
The means by which Council proposes to achieve the plan's objectives and performance targets	4.1 Action Plan (Table 4.1)
The manner in which Council proposes to assess its performance	4.1 Action Plan (Table 4.1)

TABLE 2.1 REQUIREMENTS OF A PLAN OF MANAGEMENT

2.2 Community Land Categories

Section 36 of the *Local Government Act 1993* requires the classification of community land as one or more of the following:

- Natural Area
- Sportsground
- Park
- Area of Cultural Significance
- General Community Use

The management of community land is governed by this categorisation and determines the appropriate use and development of the land. Once a category has been assigned to an area of community land, Council must manage the land in accordance with the relevant core objectives of each category.

The parcel of land subject to this Plan of Management has been categorised as general community use. Areas of land may be assigned more than one category. Land with dual categories will be managed through all the relevant Plans of Management that have been formulated for each category.

2.2.1 Categorisation of Community Land as 'General Community Use'

The *Local Government (General) Regulation 2005* contains guidelines for the categorisation of community land as General Community use, to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public, which meets the following definition:

(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).

2.3 Georges River Council Plans and Strategies

2.3.1 Hurstville Community Strategic Plan 2021

Prior to the amalgamation with Kogarah Municipal Council, Hurstville City Council developed a Strategic Community Plan for the period to 2021. The Plan was adopted by Hurstville City Council on July 1st, 2011.

Council's Vision for Hurstville is to create an 'evolving city which promotes a sustainable and safe community that connects people and places, and celebrates diversity.' The Hurstville Community Strategic Plan 2021 has been developed in accordance with the requirements of environmentally sustainable development, social justice principles and the Quadruple Bottom Line approach. The Quadruple Bottom Line is a balanced and holistic approach to developing a community strategic plan. The issues raised through the community engagement process and the resulting strategies have been allocated to the most appropriate Pillar in the Hurstville Community Strategic Plan 2021 (Section 5). The Pillars are Social and Cultural Development, Environmental Sustainability, Economic Prosperity and Civic Leadership.

- Social and Cultural Development - Creating a diverse, harmonious and inclusive City that provides a range of social, cultural, educational and leisure opportunities.
- Environmental Sustainability - Protecting and improving the City's natural and built environments and cultural assets for the health, well being and benefit of current and future residents.
- Economic Prosperity - Increasing Hurstville's level of income and capital, and distributing this wealth to the community in the form of local facilities, services and jobs.
- Civic Leadership - A highly effective, efficient and accountable organisation which engages with the community to provide responsive and relevant services.

2.4 Other Relevant Legislation and Policies

In addition to the requirements of the *Local Government Act 1993*, there are a number of Government policies and pieces of legislation that are relevant to the ongoing development and management of community land categorised as 'General Community Use'.

Additional relevant policies and legislation are as following:

- Environmental Planning and Assessment Act 1979
- State Environment Planning Policies (SEPPs)
- Companion Animals Act 1998
- Disability Discrimination Act 1992
- Heritage Act 1977
- Pesticides Act 1999
- Protection of the Environment Operations Act 1997
- Retail Leases Act 1994
- Threatened Species Conservation Act 1995
- Waste Minimisation Act 1995
- Water Management Act 2000

2.5 Management Authority and Ownership

The manager of the land covered by this plan is Georges River Council hence the provisions of the *Local Government Act 1993* apply to the preparation of this Plan of Management.

2.5.1 Council dealings in Community Land

As outlined in the *Local Government Act 1993*, Council's dealings in community land classified as General Community Use is confined to the following:

- A council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or be added to, a Crown reserve, or land that is reserved or dedicated under the *National Parks and Wildlife Act 1974*.
- A council may grant a lease or licence of community land, but only in accordance with the *Local Government Act 1993*.
- A council may grant any other estate in community land to the extent permitted by the *Local Government Act 1993*.

2.5.2 Granting a Lease or Licence on Community Land

Licences are for short term occupation or control of all or part of an area. A number of licences can apply to the same site at the same time provided there is no conflict of interest.

A lease is a contract between a land owner and another entity, granting that entity a right to occupy an area for a specified period of time. They are generally exclusive and long-term commitments.

Leases and licences are a method of formalising the use of community land and facilities. All leases, licences and other estates over all, or part of, community land are to comply with the requirements of the *Local Government Act 1993* and relevant regulations. The following conditions must be met when granting a lease or licence over community land:

- The lease or licence must not be granted for a period exceeding 30 years;
- A lease or licence for a period of greater than 5 years may only be granted by tender, unless it is granted to a non-profit organisation;
- The Plan of Management must expressly authorise a lease or licence.

This Plan of Management authorises Council to grant leases, licences or any other estates for community land covered in this Plan of Management for purposes and uses which are consistent with the permitted uses identified in **Table 3.1** and the management objectives identified in **Table 3.2**.

Prior to the granting of a lease or licence over community land, Council must:

- Give public notice of the proposal;
- Exhibit notice of the proposal on the land to which the proposal relates
- Give notice of the proposal to such persons who appear to own or occupy land adjoining community land;
- Give notice of the proposal to any other person, appearing to the council to be the owner or occupier of land in the vicinity of the community land, if in the opinion of the council the land the subject of the proposal is likely to form the primary focus of the person's enjoyment of community land.

3 Basis for Management

3.1 Objectives for Managing Central Plaza, Hurstville.

3.1.1 State Government Objectives

Section 36 of the *Local Government Act 1993* sets out core objectives for the various categories of community land. The core objectives for management of community land categorised 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).

Georges River Council Value Objectives

- **Social and Cultural Development** - Creating a diverse, harmonious and inclusive City that provides a range of social, cultural, educational and leisure opportunities.
- **Environmental Sustainability** - Protecting and improving the City's natural and built environments and cultural assets for the health, well being and benefit of current and future residents.
- **Economic Prosperity** - Increasing Hurstville's level of income and capital, and distributing this wealth to the community in the form of local facilities, services and jobs.
- **Civic Leadership** - A highly effective, efficient and accountable organisation which engages with the community to provide responsive and relevant services.

3.1.2 Community Values and Objectives

Values are attributes which are highly regarded or important to people. This Plan of Management is value-based; the uses, management and development of community land is to be determined by the values attributed to it. The values and associated management objectives for community land areas were established through community consultation undertaken in conjunction with the development of the *concept plan for Central Plaza, Hurstville*. The values and management objectives relating to Central Plaza, Hurstville classified as General Community Use which serves as a basis for management of the land covered in this Plan of Management is outlined in **Table 3.2**.

3.2 Permitted Uses

Based on the above core and value objectives, the uses that may be permitted in Central Plaza, Hurstville categorised as 'General Community Use' are outlined in **Table 3.1**.

Use	Associated Development / Facilities
Passive recreation activities and group recreational use such as staging of community events, gatherings and cultural celebrations.	Shade structures, seating, water feature, lighting and hard and soft landscaped areas to facilitate safety, use and enjoyment of the plaza.
Community use	Community notice board, events and gatherings, public meetings, functions, concerts, performances, exhibitions, fairs, auctions, workshops, parades, festivals, markets, stalls, kiosks, public amenities, public art, filming and photographic projects, busking, public address, cafe or refreshment areas (permanent, pop up and mobile) including seating, mobile food vans
Ancillary service areas related to function and maintenance of the plaza	Loading areas (events/maintenance), car spaces, bicycle racks, advertising
Lease, licence or the grant of another estate	Any of the above as well as the provision of public utilities and associated works as prescribed by the <i>Local Government (General) Regulation 2005</i> . These may include uses such as outdoor dining or pedestrian access to adjacent buildings, commercial and retail premises.

TABLE 3.2 COMMUNITY VALUES AND MANAGEMENT OBJECTIVES ATTRIBUTED TO CENTRAL PLAZA

Broad Values	Management Objectives
SOCIAL AND CULTURAL DEVELOPMENT	
CPTED -Crime prevention through environmental design	Designing and maintaining the plaza in accordance with the principles of community safety and environmental design. i.e. Improves visual connections across and through the site to improve natural surveillance and reduce incidence of crime and anti-social behaviour.
Culturally Diverse Community	Improving and enhancing recognised diverse cultural community values by interpreting these values in the design of Central Plaza, Hurstville.
Community Facilities	Providing and maintaining an accessible, flexible multi-use space with a range of passive recreational day and night time programming opportunities.
Public Transport	Facilitating improved access and connections to surrounding public transport links.
Families and Children.	Providing access to and promoting family-friendly programs and events.
Youth	Designing and maintaining a plaza that welcomes youth and fosters their participation in civic life and community events.
ENVIRONMENTAL SUSTAINABILITY	
Environmentally Sustainable Practices	Employing ecologically sustainable development and environmentally sensitive design principles through the materials and energy sources used, ongoing maintenance considerations, and in the long-term maintenance opportunities for future generations.
ECONOMIC PROSPERITY	
Town Planning	Developing and managing Central Plaza, Hurstville to encourage economic activity for the Hurstville CBD and town centres.
	Connecting Central Plaza, Hurstville to its surrounds with safe pedestrian, pram and bicycle linkages to encourage greater use of non-vehicular transport.
	Activate the plaza and its surrounding commercial/retail edge through designing and maintaining a multi-use space which encourages longer stays and repeat visits.
	Providing for the inclusion and access to recreational opportunities for all people, and considering the needs of those members of the community who may not be in a position to adequately represent their various interests.
	Ensuring compliance with 'intended use' performance requirements and Australian Design Standards.
Local Business	Supporting and attracting local business and encouraging local employment with outdoor dining and access to adjacent buildings entries and commercial and retail premises.
CIVIC LEADERSHIP	
Community Engagement	Encouraging community involvement in the planning, design, and management of the plaza. Supporting partnerships with the community which optimise the best use of resources.

3.3 Vision for Managing Central Plaza, Hurstville as General Community Use land

Central Plaza Hurstville will provide a new vibrant meeting place, promoting well being and celebrating the community's diverse cultural heritage. It will also improve street-level connectivity between Hurstville train station, Hurstville Westfield, Hurstville Transport Interchange and encourage regeneration and activation from adjoining properties.

4 Strategies and Action Plan

4.1 Action Plan

Section 36 of the *Local Government Act 1993* requires that a Plan of Management for community land details:

- the means by which the council proposed to achieve the plan's objectives and performance targets,
- the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets.

These requirements are outlined in **Table 4.1**.

SOCIAL AND CULTURAL DEVELOPMENT

VALUE: CPTED

OBJECTIVE: Designing and maintaining the plaza in accordance with the principles of community safety and environmental design.

PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Apply 'Safer by Design' principles in the design of the plaza.	Ensure Safer by Design principles are addressed in the development application process of the plaza.	Routinely assess crime risks and preventable risks of the plaza.
Reduce the impacts of vandalism and graffiti on the recreational experiences of park users.	Install vandal-resistant park furniture and materials.	Vandal resistant robust furniture will be installed
Minimise opportunities for anti-social behaviour within the plaza.	Maintain clear lines of vision through the plaza and to all areas within the plaza to improve natural surveillance.	Clear lines of vision are maintained through the plaza.
	Ensure no dense shrub planting within the plaza or structures erected that disrupt clear sightlines within and across the plaza.	No shrubs are planted in dense groupings and any structures erected maintain clear lines of vision through the plaza.
	Provide and maintain lighting and electronic surveillance activities in Hurstville Central Plaza, and other surrounding foot traffic areas, car parks/ empty spaces.	Plaza lighting and electronic surveillance systems installed and monitored.
	Ensure Council rangers to include the plaza on the roster for patrol of Council parks and regularly patrol the plaza.	Community feedback to Council

TABLE 4.1 OBJECTIVES AND PERFORMANCE TARGETS

VALUE: CULTURALLY DIVERSE COMMUNITY		
OBJECTIVE: Improving and enhancing recognised diverse cultural community values.		
PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Provide opportunities for the appreciation and celebration of culturally diverse community values.	Undertake cultural assessments to identify community values for interpretation within the plaza.	Cultural assessments are undertaken.
	Installation of public art and interpretation.	Public art and interpretation is installed.
	Develop a program of regular community events are regularly held in the plaza to celebrate community cultural values.	Positive feedback from users and residents.
VALUE: COMMUNITY FACILITIES		
OBJECTIVE: Providing and maintaining an accessible, flexible multi-use space with a range of passive recreational day and night time programming opportunities.		
PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Provide multi-purpose facilities for passive recreation	Provide softscaped areas for informal activities such as rest and relaxation.	Softscape areas provided.
	Provide quiet seating areas.	People sitting quietly in seating areas provided.
	Provide a variety of seating arrangements from small intimate seating to group seating areas for schools and community group use.	Variety of seating arrangements provided.
	Provide shade opportunities for users.	Shade opportunities provided.
Ensure universal access for all people to all facilities and areas within the plaza	Ensure the requirements of the Disability Discrimination Act are met in the detailed design of the park	The requirements of the Disability Discrimination Act are met
	Designate parking spaces for people with disabilities in close proximity to the plaza.	Disabled parkings spaces provided in adjacent streets.
	Design paths according to Australian Standards and Building Code of Australia Standards	Pathways are designed according to relevant Standards

TABLE 4.1 OBJECTIVES AND PERFORMANCE TARGETS (cont'd...)

VALUE: PUBLIC TRANSPORT		
OBJECTIVE: Facilitating improved access and connections to surrounding public transport links.		
PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Ensure signposting of the plaza from surrounding streets	Install wayfinding signage at entry points to the plaza which includes various pedestrian links to surrounding transport links.	Signage is installed.
Enhance pedestrian access through the plaza to surrounding public transport links.	Design and maintain an accessible route and path network through Central Plaza Hurstville connecting to surrounding public transport links.	Use of plaza as a pedestrian thoroughfare to and from public transport links.

VALUE: FAMILIES AND CHILDREN.		
OBJECTIVE: Providing access to and promotion of family-friendly programs and events.		
PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Provide multi-purpose facilities which offer families and children family friendly recreational opportunities.	Programming family friendly community events and festivals.	Number of families attending community events. Positive feedback from users

VALUE: YOUTH		
OBJECTIVE: Designing and maintaining a plaza that welcomes youth and fosters their participation in civic life and community events.		
PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Encourage youth participation in civic space.	Design and maintain Central Plaza Hurstville as a welcoming and encouraging place for youth.	Substantial numbers of youth recreating in Central Plaza Hurstville.

TABLE 4.1 OBJECTIVES AND PERFORMANCE TARGETS (cont'd...)

ENVIRONMENTAL SUSTAINABILITY

VALUE: ENVIRONMENTALLY SUSTAINABLE PRACTICES		
OBJECTIVE: Employing ecologically sustainable development and environmentally sensitive design principles through the materials and energy sources used, ongoing maintenance considerations, and in the long-term maintenance opportunities for future generations.		
PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Ensure best environmental management practices are employed in the plaza.	Ensure environmentally sustainable design issues such as water / energy saving and efficiency, and waste reduction are addressed in the plaza's design	Routinely assess the sustainability of the plaza and its maintenance
		Water, energy usage and waste management is designed, implemented and maintained to current best practice guidelines. Energy and water usage in the plaza is regularly monitored to ensure efficiency.
Install, maintain and encourage use of robust site specific plantings	Develop detailed design of the plaza planting palette to incorporate low water/maintenance requirements.	Successful establishment and maintenance of new trees and planting. Monitoring of irrigation requirements.
Minimise littering and the presence of litter within the plaza.	Provide waste management units, including recycling bins, in appropriate locations.	Waste management units including recycling bins provided.
	Regularly clean the plaza and pick up litter	Positive feedback from users and residents

TABLE 4.1 OBJECTIVES AND PERFORMANCE TARGETS (cont'd...)

ECONOMIC PROSPERITY

VALUE: TOWN PLANNING		
OBJECTIVE : Connecting the plaza to its surrounds with safe pedestrian, pram and bicycle linkages to encourage greater use of non-vehicular transport. Activating the plaza and its surrounding commercial/retail edge through designing and maintaining a multi-use space which encourages longer stays and repeat visits. Providing for the inclusion and access to recreational opportunities for all people, and considering the needs of those community members who may not be in a position to adequately represent their various interests. Ensuring compliance with 'intended use' performance requirements and Australian Design Standards.		
PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Encourage walking and cycling as the primary means of travelling to the plaza	Ensure the plaza is featured on Council's promotional maps and publications	The plaza is included on Council's promotional maps and publications.
	Ensure there are adequate bicycle storage facilities in the plaza.	Bikes stored in provided bike racks and not against other furniture
Enhance pedestrian access through the plaza.	Provide pathways through the plaza connecting to surrounding public transport links, adjoining commercial/retail zones and city centre.	Use of plaza as a pedestrian thoroughfare to and from public transport links and adjoining commercial/retail zones.
Enhance connectivity between the transport hubs and Westfield shopping centre	Provide a defined, accessible route of travel and wayfinding signage within the plaza.	Use of plaza as a pedestrian thoroughfare between the town centre and surrounding residential developments.
VALUE: LOCAL BUSINESS		
OBJECTIVE: Support and attract local business and encourage local employment.		
PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Encourage local business to operate within the plaza and surrounding retail development and during community events and gatherings held in the Central Plaza.	Promote local business opportunities in within plaza and surrounding retail development. i.e Night markets, cafes, restaurants, outdoor dining/trading and access to retail/commercial premises.	Local business surveys and community feedback.
Ensure that ownership, tenure and permitted use arrangements allow the widest possible community access to the plaza and are orientated to mutually compatible social activities	Ensure all future leases and licence agreements meet accessibility objectives and promote community use	Positive feedback from users and residents

TABLE 4.1 OBJECTIVES AND PERFORMANCE TARGETS (cont'd...)

CIVIC LEADERSHIP

VALUE: COMMUNITY ENGAGEMENT		
OBJECTIVE: Encouraging community involvement in the planning, design, and management of the plaza. Supporting partnerships with the community which optimise the best use of resources.		
PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Encourage community involvement in the planning, design, and management of the plaza.	Develop programs aimed at attracting and inviting local residents and volunteers for involvement in the design and ongoing management of the park	Community involvement in the park's design and management.
Encourage events and celebrations in the plaza that bring diverse community groups together.	Develop programs to engage with community groups to organise regular events to be held in the plaza. i.e Cultural Diversity Day festivities.	High number of participants attending community events and festivals. Positive community feedback.
Ensure community awareness of community events and gatherings in the plaza.	Promote community events in the park	Frequency of community attendance at events in the plaza.
	Ensure that all community events held in the plaza feature in all council promotional literature	Increased visitation of the plaza
VALUE: STAKEHOLDER COLLABORATION		
OBJECTIVE: Work in partnership with State Government Agencies and private landowners to ensure the effective provision and management of the plaza.		
PERFORMANCE TARGETS OF THE PLAN WITH RESPECT TO THE LAND	MEANS BY WHICH COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS
Ensure management of park and adjacent landholdings are consistent	Meet regularly with adjacent landholders to review the plaza's management	The plaza is managed and maintained in a consistent manner with adjacent landholdings
Ensure management of park is consistent with relevant State Government Planning controls and agency requirements	Review Plan of Management for Central PlazaHurstville every 5 years to ensure compliance with relevant State Government Planning controls and agency requirements	Central Plaza Hurstville is in compliance with relevant State Government Planning controls and agency requirement

TABLE 4.1 OBJECTIVES AND PERFORMANCE TARGETS (cont'd...)

4.2 Implementation

All proposed development works consistent with the values, desired outcomes, strategies and actions in this Plan of Management would be subject to normal development and building applications. This Plan of Management would form an important part of the required Development Applications for the development of the proposed Central Plaza, Hurstville.

4.3 Review of this Plan of Management

This Plan of Management and the included Action Plan Tables should be reviewed and updated as necessary according to changing circumstances and to reflect changing community and Council priorities and issues

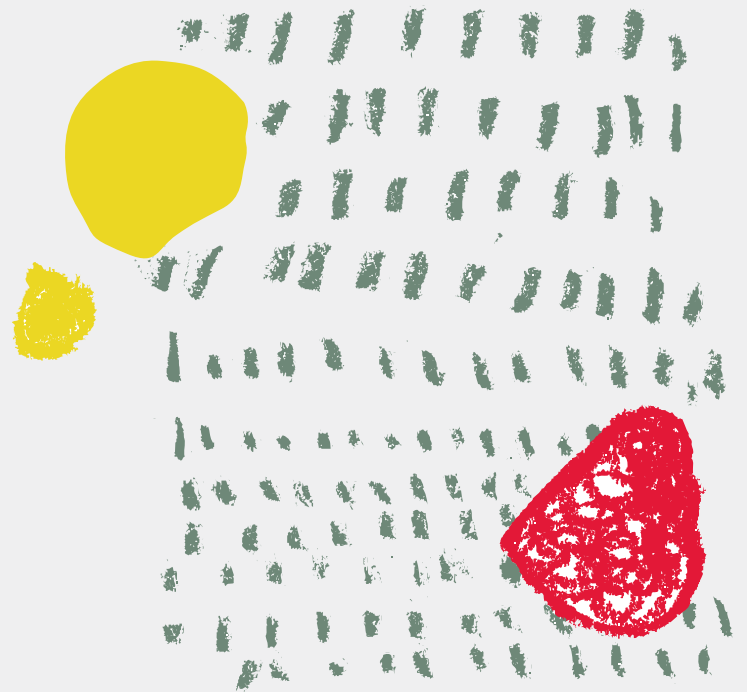
The Action Plan tables have a shorter life and therefore require more frequent reviews and updating in accordance with Council's budgets and changing priorities.

Plan of Management

Appendix 1.1

Central Plaza, Hurstville

Concept Plan



Hurstville Central Plaza Concept Plan

October 2016

Design Statement

Georges River Council is creating a new urban plaza and activity hub in the heart of Hurstville. The Hurstville Central Plaza will include Diment Way and the building (to be demolished) located at 296 Forest Road.

The Hurstville Central Plaza will promote a new vibrant meeting place, wellbeing and celebrate the community's diverse cultural heritage. It will also improve street-level connectivity between Hurstville train station, Hurstville Westfield and Hurstville Transport Interchange and encourage regeneration and activation from adjoining properties.

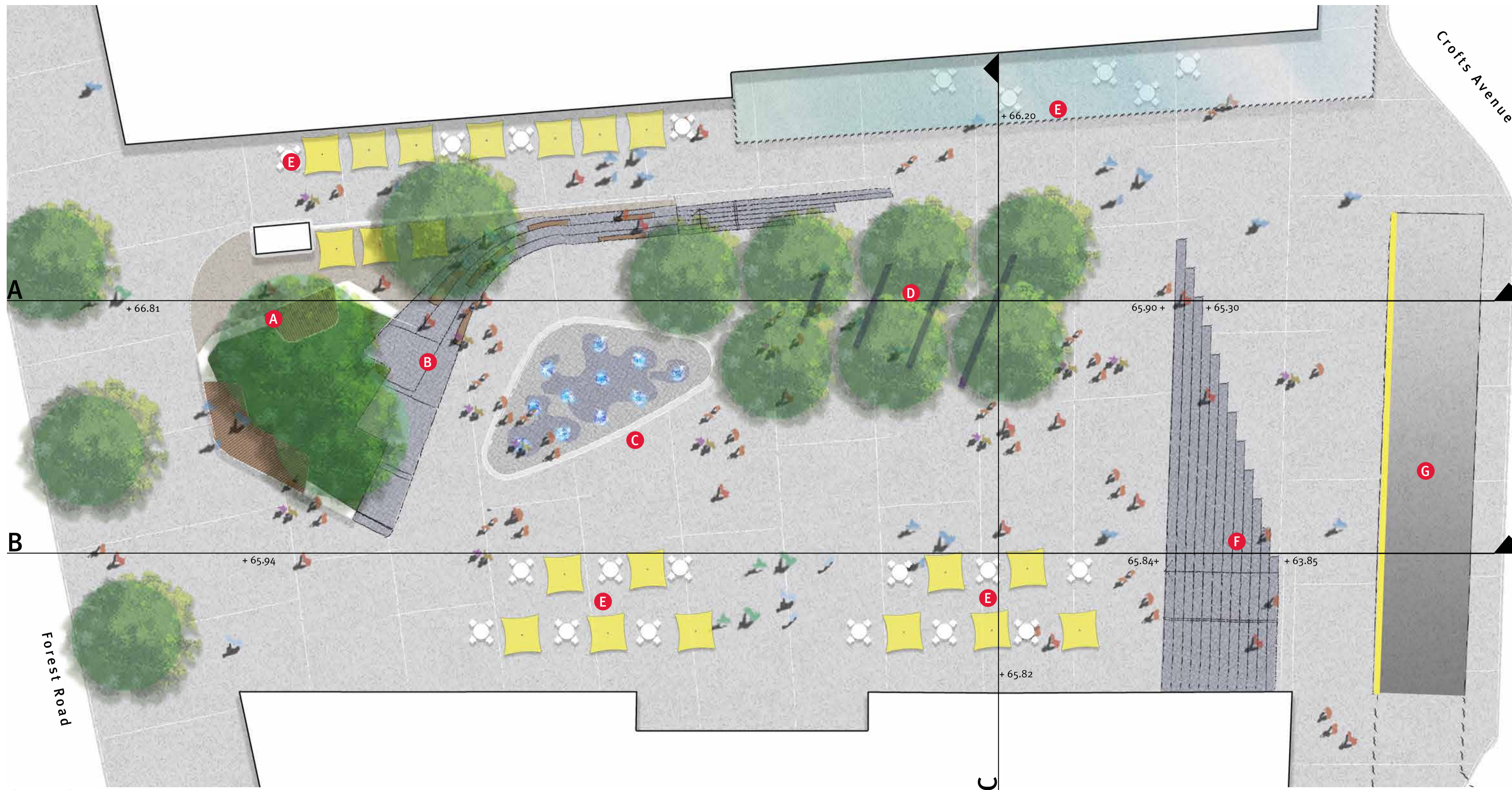


Figure 1: Plan

Key

- A** Soft landscaping in raised garden bed
- B** Terraced seating down to plaza
- C** Open plaza with water feature
- D** Shaded seating area
- E** Outdoor dining to activate plaza edge
- F** Stairs from Crofts Avenue into plaza
- G** Existing ramp from Westfield screened with art element

Legend

- Awning over
- Feature paving
- Mass planting
- Proposed shade trees
- Feature screen to ramp
- Bench seating
- Outdoor dining/Cafe space
- Shade umbrellas
- Existing substation to be relocated and screened
- Water feature



Figure 2: Section A

Client

GEORGES RIVER COUNCIL

JMD design



190 James Street
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T (02) 9310 5644
info@jmdesign.com.au

Project
Hurstville Central Plaza
Drawing title
Concept Plan

Date
October 2016
Scale
1:150 @ A1 approx

Drawing No.	Issue No.
L01	B



Figure 3: Section B



Precedent - Centenary Square, Parramatta



Figure 4: Section C

Artist's impression of Hurstville Central Plaza

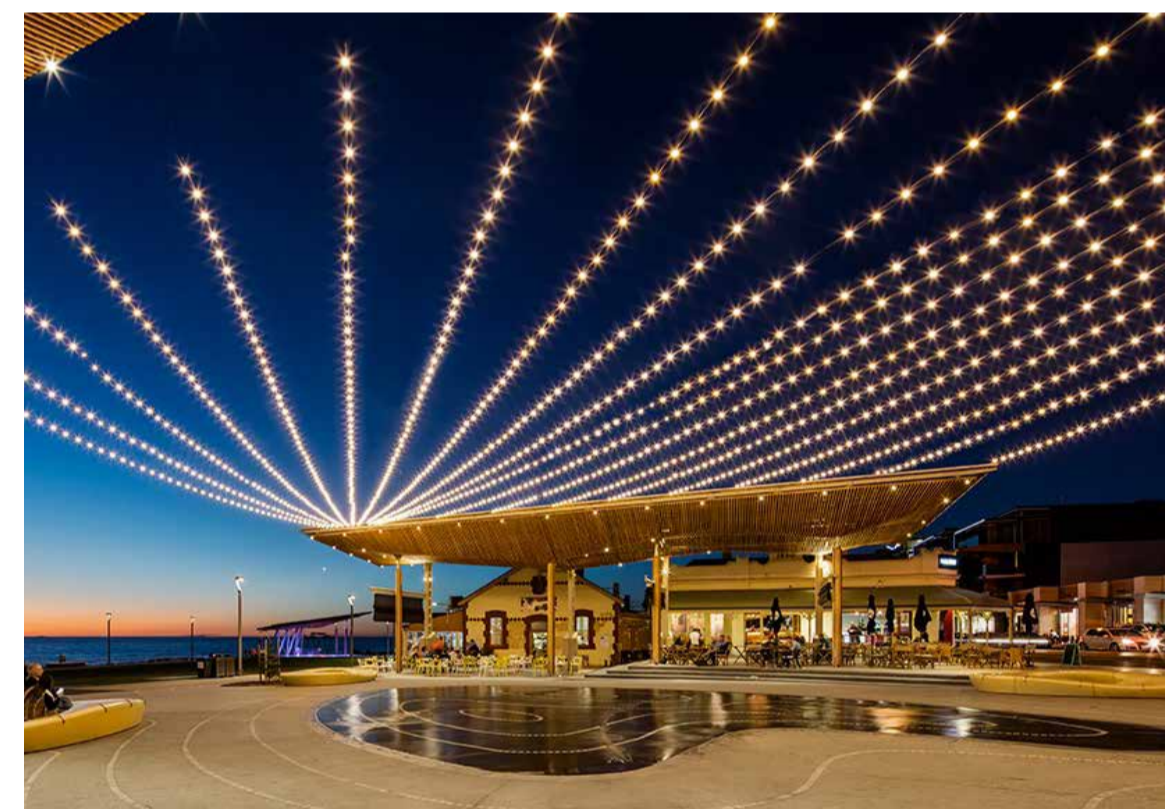


Design Elements

Substation Screening



Catenary Lighting



Wall/Screen Structure



Seating & Shade



Client

GEORGES RIVER COUNCIL

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Project
Hurstville Central Plaza
Drawing title
Perspective & Images

Date
October 2016
Scale
1:150 @ A1 approx

Drawing No. Issue No.

L02

B