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1. Introduction

1.1 Title

This plan is titled Community Facilities Plan of Management. This plan replaces the previously adopted Community Facilities Plan of Management (2014).

The current plan was exhibited from 30 September to 11 December 2020. A public hearing was held on 15 October 2020 concerning land categorisations. The plan was adopted by Council resolution at the meeting of 1 December 2020.

This plan of management includes facilities located on community land in the Strathfield Local Government Area (LGA), with the exception of facilities on Crown Land such as Hudson Park. The community facilities covered by this Plan of Management are set out in Table 1

Table 1 – facilities included in Plan of Management

Name	Address
1 Loftus Crescent	1 Loftus Crescent Homebush
Arthur Cave Pavilion	Badgery Avenue Homebush (Airey Park)
Begnell Field Pavilion	Blanche, Madeline and Cosgrove Roads, Belfield
Dutton Centre	40-44 Augusta Street Strathfield (Thew Reserve)
High Street Community Centre	64 High Street Strathfield (Edwards Park)
Kuralee Children's Centre	52 Hampstead Road Homebush West (Melville Reserve)
Melville Reserve Community Hall	Hampstead Road Homebush West (Melville Reserve)
Pomeroy Street Community Facilities	26-28 Pomeroy Street Homebush (Ismay Reserve)
Strathfield Children's Centre	A2 Fraser Street Homebush (Airey Park)
Strathfield Community Centre	1B Bates Street Homebush (Airey Park)
Strathfield Sessional Preschool	1 Bates Street Homebush (Airey Park)

1.2 Purpose of this Plan of Management

The *Local Government Act 1993* and amendments to the *Crown Land Management Act 2016* require all public land including Crown Reserves, owned or managed by Council, to be classified as either 'community' land or 'operational' land. Land classified as 'community' land must be managed and used in accordance with an adopted Plan of Management. The land described in this Plan of Management is classified as community land.

Plans of Management are developed by Council in consultation with the community. A Plan of Management describes the features of the community land and outlines how the land may be managed and used, consistent with land categorisations, core objectives and zoning, to provide a transparent and co-ordinated approach to public land management.

The purpose of this Plan of Management is to:

- contribute to the strategic goals and vision as set out in the Strathfield Community Strategic Plan
- ensure compliance with the *Local Government Act 1993* and relevant legislation and guidelines
- provide clarity regarding use and access to the community land as described in this plan.

1.3 Contents of this Plan of Management

This Plan of Management is divided into the following sections, as outlined in Table 2.

Table 2 – Structure of this Plan of Management

Section	What does it include?
1. Introduction	Title, land covered by plan, purpose, contents and review of the plan
2. About the Strathfield LGA	Recognition of traditional custodians, Strathfield LGA snapshot, trends, community vision, legislative and policy framework, and references.
3. Land – category, classification, use and access	Site description, land use/history, land categories and classifications, maps, use of land and structures, environmental features, condition of land and structures and heritage.
4. Land Uses	Permissible uses and development, scale and intensity of use, authorisation of leases, licences and short term uses.
5. Management of the land	Objectives, performance targets, means and manner for assessment of performance

1.4. Change and Review of Plan of Management

This Plan of Management will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities. The performance of this Plan of Management will be reviewed on a regular basis to ensure the use of land and structures is well maintained and consistent with Council's strategic objectives and community values.

Strategic reviews of this Plan of Management will be required where there is significant change to legislation, land ownership/management or proposed land use. Regular reviews should occur at five (5) year intervals.

2. About the Strathfield Local Government Area

2.1 Recognition of Traditional Custodians

Strathfield Council acknowledges the Wangal people, the traditional Custodians of the lands on which the Strathfield area is located. We pay respect to Elders past, present and emerging.

2.2 Snapshot of Strathfield Local Government Area (LGA)

The Strathfield Local Government Area (LGA) is well known for transport connections, educational opportunities, attractive streetscapes, parks, heritage and buildings. The Strathfield LGA is centrally located in Sydney's Inner West, approximately 10.5 kilometres from the Sydney CBD and half way between Parramatta and the Sydney CBD. The LGA includes the suburbs of Strathfield (postcode 2135), Strathfield South (2136), Homebush (2140), Homebush West (2140), part of Belfield (2191) and part of Greenacre (2190). Sydney Markets (postcode 2129) is also located within Strathfield LGA.

Strathfield LGA is well known for its extensive green open spaces and high quality recreational facilities, which enhance the liveability, amenity and sustainability of the local area. The Strathfield LGA has a total area of approximately 1390 ha (13.9km²) with 104 ha of the total area being public open space (2018 estimates). There is currently 9.06 ha of remnant bushland in the LGA and about 6 ha is under Council management.

In 2019, the estimated residential LGA population was about 47,000 residents and by 2041, the resident population is estimated to reach over 80,000 people (NSW Planning 2019). The growing population and accompanying building density will increase demand for access to and usage of available open space and community facilities. Therefore, management of community land is of critical important to current and future communities.

Open spaces range from regional and district sporting grounds to smaller local parks and reserves. Significant parks with major sporting facilities include Airey Park, Bressington Park, Bark Huts Reserve, Begnell Field, Cooke Park, Hudson Park, Mason Park and Strathfield Park. Many local biodiversity conservation and habitat connectivity priority areas, including flora and fauna assets, are located within Strathfield LGA's parks and reserves. A number of connected parks and open spaces form the Cooks River Foreshore open space network, an important local and regional habitat corridor and pedestrian and cycle transport connection.

Strathfield LGA also provides many community facilities, located on community land including meeting rooms, halls and community centres which are available for hire by groups and individuals for sporting, community, recreation, social and other purposes.

2.3 Strathfield LGA community and recreational trends

Some of the challenges facing the Strathfield LGA include increasing and competing demands for public open space and community facilities. Strathfield Council is strongly focused on identifying and meeting the current and future needs of the Strathfield community in a sustainable manner.

Recent community engagement and analysis of social and recreational trends indicate increasing participation in recreation, sporting and leisure activities such as organised team sports, walking, cycling, running, aerobic fitness and dog walking. There is increased demand for access to community and recreation facilities, outdoor and indoor.

Priorities for Council involve increasing the capacity of local community facilities, parks and sportsgrounds, developing new community and recreational facilities as required and ensuring equity of access to land and facilities, to meet changing and diverse needs.

2.4 Community Vision and Key Strategic Directions

The community vision describes the community's aspirations for the future of the Strathfield Local Government Area by 2030:

“Strathfield is a culturally diverse and socially cohesive community with respect for its heritage and environment and proud of its well-connected transport, business and educational institutions”.

Strathfield 2030 is the community strategic plan for the Strathfield Local Government Area until 2030. The plan was developed following extensive community engagement and is divided into the key themes of Connectivity, Community Wellbeing, Civic Pride and Management. Liveable Neighbourhoods and Responsible Leadership. This plan particularly aligns with Council's strategic goals of Healthy and Active Communities (2.2), Safe and Accessible Places (2.3), Thriving and Resilient Environment (4.3) and relevant actions set out in the four year Delivery Program and annual Operational Plan.

This plan is aligned with the Strathfield Local Strategic Planning Statement (LSPS) which defines the long term vision for land use and infrastructure provisions within the Strathfield LGA and supports place within the Greater Sydney and District planning frameworks. This plan of management aligns with the LSPS Priority P13 'Biodiversity and ecological health and resiliency is conserved, restored and enhanced' and Priority P15 'Quality Open Spaces and thriving green corridors offset the impacts of growth across the LGA' and action plan A93 to review and prepare new plans of management.

2.5 Legislative and Policy Framework

The following legislation and policies provide a framework for the preparation of this Plan of Management.

Local Government Act 1993 (NSW) (LG Act) requires the preparation of Plans of Management (POMs) for Council owned land, and requires all community land to be categorised.

Environmental Planning and Assessment Act 1979 (NSW) (EP&A Act) is the principal planning legislation for NSW, that provides a framework for the environmental planning and assessment of development proposals and preparation of environmental planning instruments (including the Local Environmental Plan or LEP).

Crown Lands Management Act 2016 (NSW) (CLM Act) governs the planning, management and use of Crown land, including provisions to reserve or dedicate lands for a prescribed public purpose and for leasing and licensing. Crown land under Council management requires classification and categorisations under the LG Act and preparation of Plans of Management.

Biodiversity Conservation Act 2016 (NSW) (BC Act) requires that Councils consider the impact on threatened species, populations and communities in fulfilling their statutory responsibilities under the EP&A Act for development approvals. It also covers management of threatened species and communities on Council owned lands.

Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) (EPBC Act) provides a national scheme for environmental protection and biodiversity conservation, and incorporates referral mechanisms and environmental impact assessment processes for projects of national significance.

State Environmental Planning Policy 19 – Bushland in Urban Areas aims to protect and preserve bushland in the Sydney Metropolitan area. The SEPP is concerned with disturbances and development affecting bushland areas.

Companion Animal Act 1998 (NSW) requires the identification and registration of companion animals (e.g. cats and dogs) and sets out the duties and responsibilities in relation to management of animals and specific areas of land.

Local Land Services Act 2013 (NSW) provides a framework to ensure the proper management of natural resources in the social, economic and environmental interests of the State. Strathfield is part of the Greater Sydney Local Land Services (GSLLS), which provides guidance on matters such as community engagement, biosecurity and weeds.

Also relevant are:

- Protection of the Environment Operations Act 1997 (NSW)
- Water Management Act 2000 (NSW)
- Disability Discrimination Act 1992 (NSW) and Disability Inclusion Act 2014 (NSW)
- Biosecurity Act 2015 (NSW)
- Fisheries Management Act 1994 (NSW)
- Rural Fires Act 1997 (NSW)
- National Parks and Wildlife Act 1974 (NSW)

Related Strathfield Council policies and plans

- Strathfield Biodiversity Conservation Strategy and Action Plan 2020-2030
- Strathfield 2030 Community Strategic Plan (CSP)
- Strathfield Local Environmental Plan 2012 and Development Control Plans 2005
- Strathfield Local Strategic Planning Statement (LSPS) 2020
- Disability Inclusion Plan 2020-2024

2.6 References

Eco Logical Australia and Strathfield Council, 2019, *Strathfield Biodiversity Strategy 2020-2030*

Insight Ecology, 2017, *The Fauna of Strathfield (Local Government Area)*

Jones, Cathy., 2019, *Parks and Reserves*, viewed at <https://strathfieldheritage.org/parks-and-reserves>

Near Maps – Strathfield LGA, 2019 at <https://www.nearmap.com/au/en>

NSW Department Planning, 2019, *Strathfield LGA Population Projections 2016-2041*.

Strathfield Council, *Local Environmental Plan 2012*

Strathfield Council, 2018, *Community Strategic Plan – Strathfield 2030*

Strathfield Council, 2019, *Geographical Information System (GIS) Data*

3. Land – category, classification, use and access

3.1 Local Government Act 1993

Facilities available for community use through private use agreements are located on community and operational land. Facilities on operational land are not required under the *Local Government Act 1993* to be included in Plans of Management.

Amenities which are ancillary to a park or sportsground such as toilets, change rooms/canteens and storerooms are not considered to be ‘community facilities’ under this Plan of Management as they do not have a purpose other than providing an amenity to the primary use of the park or sportsground.

Some facilities are located in parks and sportsgrounds. The larger land use may be subject of other Plans of Management which are listed below.

3.2 Facilities located on Community Land

A summary of each community facility located on community land is set out in this section. Property information including lot details and zoning are informed by Council’s Geographical Information System (GIS) 2019.

1 Loftus Crescent Homebush

Address

1 Loftus Crescent Homebush

Lot details

Lot D DP 340860

Ownership

Strathfield Council

Zoning

R4 High Density Residential

Categorisation

General Community Use

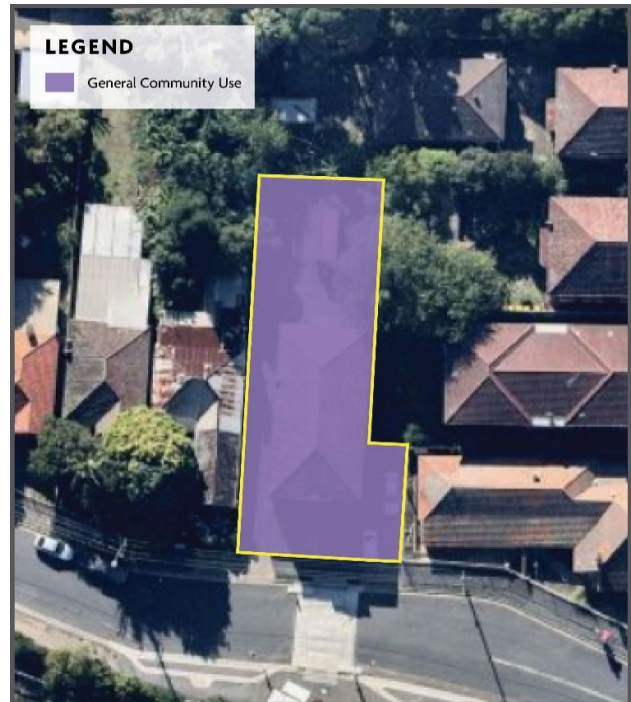
Associated Plans

n/a

Description and condition of land and structures

This site is currently occupied by a 1930s residential flat building. The land was acquired by Council for future community purposes. The units are currently leased for residential occupation. The building is in satisfactory condition.

1 Loftus Crescent is part of the Parramatta Road Corridor, a planned precinct for high density development. The facility is opposite Homebush Rail Station and close to the Homebush shopping village.



Arthur Cave Pavilion

Address

Badgery Avenue, Homebush (Airey Park)

Lot details

Lot 1 DP 914922, Lot 68 Section 2 DP 12467

Ownership

Strathfield Council

Zoning

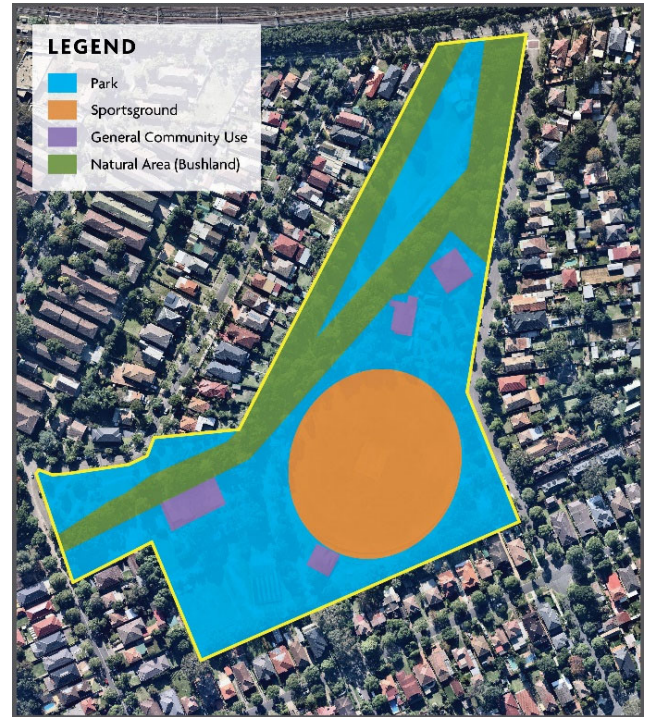
RE1 Public Recreation

Categorisation

General Community Use

Associated Plans

Airey Park Plan of Management



Description and condition of land and structures

The Arthur Cave Pavilion is located in Airey Park Homebush. The Pavilion provides clubhouse/amenities for park and sports oval users. The building contains a multi-use area, kitchen, change rooms, office, toilets and store rooms. The building is in satisfactory condition.

There is on-street parking on Bates Street and Badgery Avenue. There is a parking area facing Fraser Street. The facility is within walking distance to Flemington Rail Station and shops. There are pedestrian/cycle linkages via Bay to Bay cycle/pathway in Airey Park.



Begnell Field Pavilion

Address

Madeline Street, Blanche Street and
Cosgrove Road, Belfield (Begnell Field)

Lot details

Lot 5 DP 1130051

Ownership

Strathfield Council

Zoning

RE1 Public Recreation

Categorisation

General Community Use

Associated Plans

Begnell Field Plan of Management

Description and condition of land and structures

The Begnell Field Pavilion is located in Begnell Field and provides clubhouse/amenities for the park and sports oval. The building is in satisfactory condition. The building contains a kitchen, change rooms, toilets and store rooms. There is on-site parking with vehicle access from Madeline Street. There is pedestrian access via Blanche Street.



Dutton Centre

Address

40-44 Augusta Street Strathfield (Thew Reserve)

Lot details

Lot 82 DP14865

Ownership

Strathfield Council

Zoning

RE1 Public Recreation

Categorisation

General Community Use

Associated Plans

Local Parks Plan of Management

Description and condition of land and structures

The Dutton Centre is located in Thew Reserve and operates as a community centre. The building is assessed as being in very good condition. The building contains meeting rooms, multiple offices, amenities areas, kitchen, toilets and store rooms and a large multi-use area. There is limited on-site and street parking on Augusta Street. The Centre is close to Cave Road shops and pedestrian/cycle linkages via Bay to Bay shared pathway.



High Street Community Facility

Address

64 High Street Strathfield (Edwards Park)

Lot details

Lot 442 DP 708250

Ownership

Strathfield Council

Zoning

RE1 Public Recreation

Categorisation

General Community Use

Associated Plans

Local Parks Plan of Management

Description and condition of land and structures

The High Street Community Centre is located in Edwards Park Strathfield and was built in 2008. The building provides reception, two multi-purpose meeting rooms, office space, kitchenette, storerooms and toilets. The building is in good condition. There is no future development planned at the time of preparation of the Plan of Management.

There is limited on-street parking on High Street and Noble Avenue and the facility is within walking distance to Strathfield South shops. The facility is located within a short distance of pedestrian/cycle linkages via Bay to Bay cycle/pathway with entry on Wallis Avenue.



Kuralee Children's Centre

Address

52 Hampstead Road Homebush West (Melville Reserve)

Lot details

Lot D DP 381826

Ownership

Strathfield Council

Zoning

RE1 Public Recreation

Categorisation

General Community Use

Associated Plans

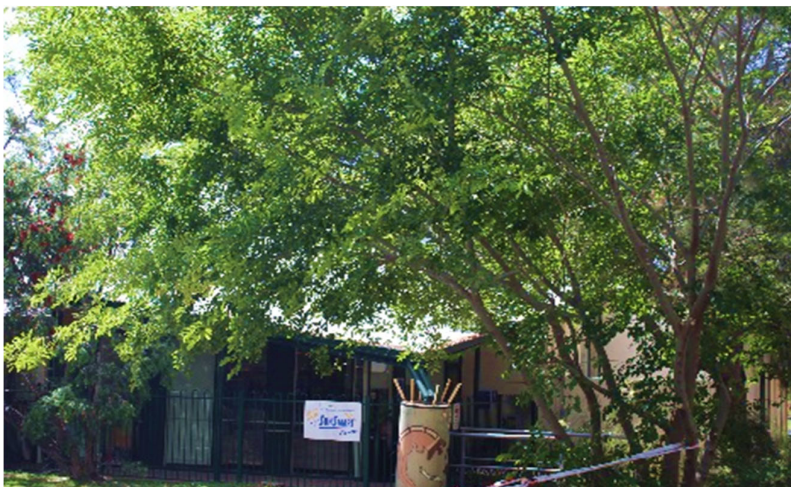
Local Parks Plan of Management



Description and condition of land and structures

Kuralee Children's Centre is located in Melville Reserve. The building is assessed as good condition. The building contains the following facilities: long day care centre, nursery, 2-years room, 3-years room, 4-5 years room and outdoor play areas, office space, kitchen, storerooms and toilets. The facility was upgraded in 2019-2020.

There is vehicle access with limited on-site parking from Hampstead Road. The centre is within walking distance to Flemington Rail Station and shops and there are pedestrian/cycle linkages via Bay to Bay shared pathway.



Melville Reserve Community Hall

Address

Hampstead Rd, Homebush West (Melville Reserve)

Lot details

Lot 9 - 12 DP 14766

Ownership

Strathfield Council

Zoning

RE1 Public Recreation

Categorisation

General Community Use

Associated Plans

Local Parks Plan of Management

Description and condition of land and structures

Melville Community Hall is located in Melville Reserve and was built in 2020. The building contains an activity area, office space, kitchen, storage and toilets.

There is vehicle access with limited on-site parking on Hampstead Road. The facility is within walking distance to Flemington Rail Station and shops with pedestrian/cycle linkages via Bay to Bay shared pathway.



Pomeroy Street Community Facilities

Address

26-28 Pomeroy Street Homebush (part of Ismay Reserve)

Lot details

Part Lot 1 DP 126555

Ownership

Strathfield Council

Zoning

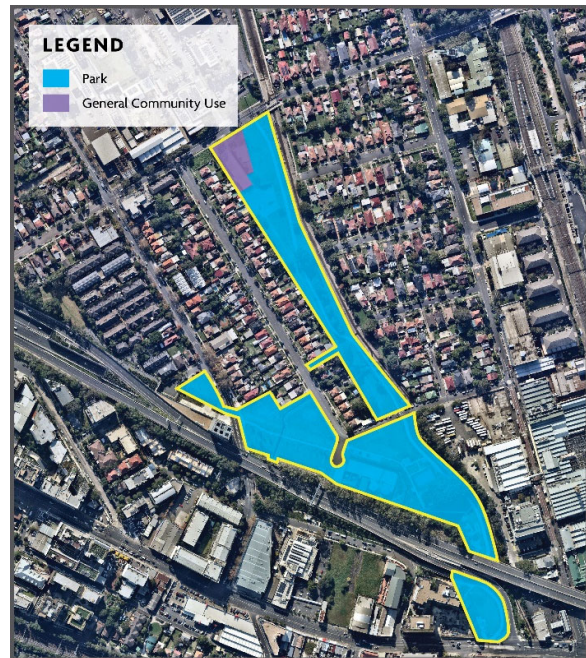
RE1 Public Recreation

Categorisation

General Community Use

Associated Plans

Local Parks Plan of Management



Description and condition of land and structures

Pomeroy Street Community Facilities are located in Pomeroy Street, adjacent to Powells Creek. There are two buildings, the larger is a former Bowling Club which is in poor condition and the smaller a workshop containing office space, which is in satisfactory condition. There is a carpark at the rear of the buildings. The former bowling club is unoccupied and the workshop occupied by Men's Shed.

There is limited on-site parking on Pomeroy Street. There are pedestrian/cycle linkages via Bay to Bay shared pathway.



Strathfield Children's Centre

Address

A2 Fraser Street Homebush (Airey Park)

Lot details

Lot 1 DP 126151

Ownership

Strathfield Council

Zoning

RE1 Public Recreation

Categorisation

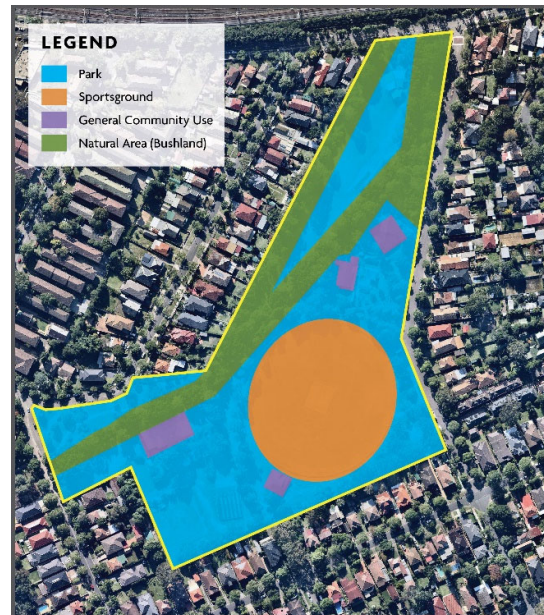
General Community Use

Associated Plans

Airey Park Plan of Management

Description and condition of land and structures

The Strathfield Children's Centre building contains the following facilities: long day care centre (upper floor), three classrooms, outdoor play area, offices used for early childhood centre (lower floor), kitchen, storerooms and toilets. There is vehicle access with on-site parking from Fraser Street. The facility is within walking distance to Flemington Rail Station and shops and there are pedestrian/cycle linkages via Bay to Bay shared pathway in Airey Park.



Strathfield Community Centre

Address

1B Bates Street Homebush (Airey Park)

Lot details

Lot 2 DP 126151

Ownership

Strathfield Council

Zoning

RE1 Public Recreation

Categorisation

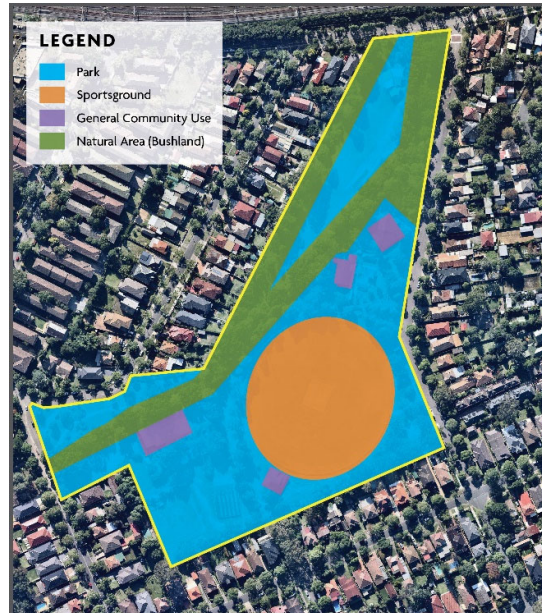
General Community Use

Associated Plans

Airey Park Plan of Management

Description and condition of land and structures

Strathfield Community Centre is located in Airey Park and the building is assessed as in satisfactory condition. The building contains the following facilities: meetings rooms: Redmyre Room, Airey Room and Wangal Room, offices x 3, kitchen, storerooms and toilets. There is vehicle access with limited on-street parking on Bates Street. The facility is within walking distance to Flemington Rail Station and shops and there are pedestrian/cycle linkages via Bay to Bay shared pathway.



Strathfield Sessional Preschool

Address

1A Bates Street Homebush (Airey Park)

Lot details

Lot 2 DP 126151

Ownership

Strathfield Council

Zoning

RE1 Public Recreation

Categorisation

General Community Use

Associated Plans

Airey Park Plan of Management

Description and condition of land and structures

Strathfield Sessional Preschool is located in Airey Park. The building is assessed as in good condition. The building contains the following facilities: activity rooms, office space, kitchen, storerooms and toilets. There is vehicle access with limited on-street parking on Bates Street. The facility is within walking distance to Flemington Rail Station and shops and there is pedestrian/cycle linkages via Bay to Bay shared pathway in Airey Park.

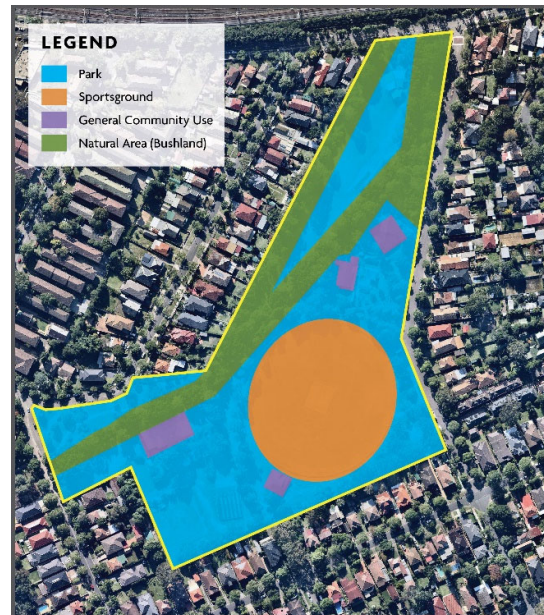


Table 3 Council facilities located on Operational Land

These facilities are located on operational land but available for various community uses. While operational land does not require inclusion in a Plan of Management under the *Local Government Act 1993*, the table below is included for information purposes. ** denotes heritage listed item or site located in a heritage conservation area in Strathfield Council's Local Environmental Plan 2012

Name	Address	Facility Use	Lot/DP
52 Redmyre Road Strathfield**	52 Redmyre Road, Strathfield	Health care	Lot F DP 376063
Enfield Town Hall**	Coronation Parade, Strathfield	General use	Lot 1 DP 84300
25 Broughton Road Homebush	25 Broughton Road Homebush	Childcare	Lot 2 DP 985073
Strathfield Library	65-67 Rochester St, Homebush	Library	Lot 1 DP 1083569
Strathfield Square Kiosk	Albert Rd and Churchill Avenue Strathfield	Café/kiosk	Lot 2 DP 1125845
Strathfield Town Hall facilities**	65-69 Redmyre Road, Strathfield	Community Uses	Lot 1 DP 208343 Lot 2 DP 921090 Lot 2-3 DP 208343

3.3 Categories and classifications of community land

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

Section 36(4) of the Act requires community land to be categorised into one of five categories as set out in the Act, which are:

- Natural Area (to be further sub-categorised as Bushland, Wetland, Escarpment, Watercourse or Foreshore)
- Sportsground
- Park
- Area of Cultural Significance
- General Community Use

The categories reflect land use and/or the physical characteristics of the land. Categorisation enables Council to focus its attention on the dominant character of the land, and the operational management of the asset.

The majority of community facilities are categorised as “General Community Use” and include buildings erected on community land including library, halls or community centres. Buildings such as amenities (ie toilets, change rooms, storage), are not included in this plan as their purpose is to provide ancillary uses pursuant to the primary use of a park or sportsground. Buildings located in Local Parks Plans of Management or specific plans of management detail the relationship of the buildings to the other uses of the land.

The guidelines for categorisation of community land are set out in the *Local Government (General) Regulation 2005*. The core objectives for each category are set out in the *Local Government Act 1993*. The guidelines and core objectives for General Community Use categories are set out in Table 5.

Table 4 – Guidelines for and core objectives of community land – General Community Use

Category	Guidelines ¹	Core objectives ²
General Community Use	<p><i>Regulation cl.106</i> Land that may be made available for use of any purpose for which community land may be used, whether by the public at large or by specific sections of the public</p>	<p><i>Category General Community Use - (Section 36I)</i></p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public. - in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Council must manage community land in according to these core objectives. Any activities or uses of the land should be consistent with the core objectives for that category of land. Additional objectives which support the above core objectives are included in Section 5 Management of the land.

3.4 General Community Use

Land categorised as General Community Use may consist of areas with an operational function that have not been classified as operational land. Properties included within this category can include buildings that fully cover the land or have a substantial presence upon the balance of the land. The land may house buildings and structures such as community centres and halls that cater for formal and informal leisure and recreational activities, educational, cultural and social functions.

Open space areas associated with General Community Use also offers the community a range of recreation opportunities. This provides individuals and communities with health related benefits achieved through physical activity such as physical, mental, social, cultural, economic and environmental benefits that lead to the overall health and wellbeing of the community.

3.5 Heritage

Strathfield Council has carried out a number of heritage studies, and recognises the heritage significance of items by their inclusion in its Local Environmental Plan. The use and development of heritage items is then managed through Development Control Plans and if required Conservation Management Plans.

The inclusion of heritage significant items within an LEP provides a strong framework to protect these assets. This Plan of Management is not only intended to be consistent with the LEP framework, but to also focus primarily on the nature and balance of use, management and care of the land as a whole.

¹ *Local Government General Regulation 2005*

² *Local Government Act 1993*

4. Land Uses

4.1 Permissible uses and developments

The tables below set out the purpose/use of the land consistent with its land categorisation and the types of development generally associated with those uses. Facilities on community land may change over time, reflecting the needs of the community. The anticipated uses, and associated development, identified in Table 5 are intended to provide an overview or general guide. Development is subject to requirements set out in clauses 4.2 and 4.3

Table 5 - Permissible uses of land categorised as General Community Use

Purpose/Use	Development
<p>Provides a location for, and supports, the gathering of groups for a range of general social, cultural or recreational purposes</p> <p>Includes multi-purpose buildings e.g. community halls, childcare etc. Uses may include:</p> <ul style="list-style-type: none">casual or informal sporting and recreational usemeetings (including for social, recreational, educational or cultural purposes)functionsleisure or training classes including fitnesseducational and community centres, including libraries, information and resource centresaccommodation	<p>Development for the purposes of social, community, cultural, recreational activities, including:</p> <ul style="list-style-type: none">landscaping and finishes, improving access, amenity and the visual character of the general community areaprovision of buildings or other amenity areas to facilitate use and enjoyment by the communitydevelopment (particularly within buildings) for the purposes of addressing community or recreational needs (e.g. community hall, leisure centre, indoor courts)casual, seasonal, licence or lease agreements may be permitted consistent with purpose or use of facility.residential accommodation

In some instances, physical assets may be located on land which falls into different categories. For example, community halls may be located on land categorised as Park, or on land categorised for General Community Use.

4.2 Future development and use of the community land

Except if works are specifically outlined in Section 3, it is expected that future development and use of facility on community land may require:

- Minor changes to community land are regularly made on a routine basis, such as garden beds are replanted, and damaged play equipment is replaced.
- In the event of potential future development other than that listed, proposed changes of use of community land will:

1. Meet legislative requirements – land use tables (zoning) in the Strathfield Council Local Environmental Plan specifies the range of uses and activities that may be permitted on the land. A number of uses are also set out in the Regulations to the *Local Government Act 1993*.

2. Be consistent with the guidelines and core objectives of the community land category - under the *Local Government Act 1993* uses and development of community land must be consistent with the guidelines for categorisation and the core objectives of each category, and any other additional objectives the Council proposes to place on the community land categories.

3. Be consistent with relevant Council policies - substantial upgrades and proposed new development will take into account a range of factors, including:

- this Plan of Management and the core objectives for the land
- the planning controls for the land
- Council's adopted policies
- the characteristics of the land affected, including existing and future use patterns
- any landscape masterplan for the land.

4.3 Scale and intensity of land use

The scale and intensity of use and development associated with community land in Strathfield is generally dependent on:

- the nature of the approved uses and developments
- approved Development Applications and any conditions
- an approved masterplan
- the physical constraints of the land
- the carrying capacity of the land
- relevant government legislation
- permissible times of use
- proximity of neighbours

The scale and intensity of use of parks and sportsgrounds should be monitored by:

- regular inspection of the physical impacts on the park or sportsground
- consideration of reports regarding any conflicts between park and sportsground users or from adjoining neighbours

4.4 Authorisation of leases, licences or other estates over community land

The Act requires that any lease or licence of community land must be authorised by a Plan of Management. The lease or licence must be for purposes consistent with the categorisation and zoning of the land.

The maximum period for leases or licences on community land permitted under the Act is 21 years. If a lease or licence is anticipated, then public notice should be given in accordance with the requirements of the Act.

Where a lease arrangement has been entered into with Council for community land, subleasing the land may only occur with specific permission of Council and in accordance with the requirements of Section 47C of the Act, Clause 119 of the *Local Government (General) Regulation 2005* and conditions set out in agreements.

This Plan of Management authorises existing leases and licence agreements until the end of their current term. The leased or licensed areas may be renewed or changed in future. The leased or licensed areas may be reconfigured in the future to reflect changes in community needs.

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 identified or consistent with those in Tables 5. Some examples of longer term arrangements are outlined in the following Table 6. Shorter arrangements (for example, a short term agreement associated with a particular event, or an activity recurring regularly either via annual or seasonal agreement) are set out in Table 7.

Calculations for fees and charges for leases and licences will be based on independent market rental valuations that are based on comparisons to similar services and facilities with similar locations, building and land conditions. As a minimum standard, the financial return from licence fees should offset asset maintenance, renewal and any operational costs. Council may also apply subsidies to not for profit organisations where there are demonstrated community benefits or financial hardship. Subsidies are generally not applied to commercial or residential leases or licences.

Table 6 – Leases, Licences and other estates

Type of Arrangement Authorised	Land and Facilities covered	Purposes for which long term leasing/licensing will be granted
Licence or lease	General Community Use (community land and buildings)	<p>Any lease or licence proposal will be individually assessed and considered, including community benefit, compatibility with this Plan of Management and Council's goals and objectives in its Community Strategic Plan and Delivery Program and the capacity of the area to support the activity.</p> <p>Sympathetic, compatible uses may include:</p> <ul style="list-style-type: none"> • child care, vacation care, health providers associated with the relevant facility • community purposes including meetings, workshops, learning • cultural and educational purposes including exhibitions, performance • recreational purposes including fitness, dance and games • kiosk, café and refreshment purposes • residential leases (1 Loftus Crescent only)

The grant of a lease or licence is an important step in using community land, but there may be other requirements relevant to any proposed use. For example, the refurbishment of a kiosk may also require development consent under the *Environmental Planning and Assessment Act 1979*. Any interested person should check carefully to make sure they are aware of all relevant requirements.

4.5 Short Term Uses

Agreements for use of community land may be granted for short duration which may include casual hires, seasonal use (eg sportsfields) or regular hire arrangement. These short term arrangements should be for the types of uses identified in Table 8 and consistent with prevailing Council policies.

Table 7 – regular and casual use agreements

Community land category	Purposes for which short term uses may be granted subject to council approval	Requirements
General Community Use	<ul style="list-style-type: none">• meetings, workshops, seminars and presentations, including educational, recreational and health programs• community activities, displays, exhibitions• events and functions consistent with the size of facility and its conditions including times of use	<ul style="list-style-type: none">• the proposed use must comply with terms and conditions for facility use• the use should not result in physical damage to the facility• organisers of the site should be responsible for cleaning up the site and repairing any damage that may occur.

The functions and events conducted at each particular location may vary significantly, in light of the facilities available in that location. For example, kitchens are available in some (not all) community buildings.

In assessing community land categorised as General Community Use as a venue for any proposed event, the Council applies the following minimum criteria:

- Council reserves the right to refuse bookings based on previous unsatisfactory payment or performance history or where proposed use would damage the facility or cause significant disruption to other regular users.
- Fees for short-term casual bookings will be charged in accordance with Council's adopted Fees and Charges at the time.

5. Management of the land

5.1 Objectives and management of community land

The land is managed in accordance with the objectives and methods set out below:

Table 8 – Objectives, means and performance measures

Issues	Objectives and performance targets of the plan with respect to the land s.36 (b) Local Government Act 1993	Means by which Council proposes to achieve the plan’s objectives and performance targets s.36 (c) Local Government Act 1993	Manner in which Council proposes to assess its performance with respect to the plan’s objectives and performance targets s.36 (d) Local Government Act 1993
Access	<ol style="list-style-type: none"> 1. Provide safe and improved access to the parks, sportsgrounds and general community use properties for pedestrians and cyclists. 2. Provide access to and within parks for people with disabilities. 	<ol style="list-style-type: none"> 1. Upgrades, refurbishments and/or improvement works on community land to consider public access requirements for mobility and connections. 2. Proposed ramps, stairs and pathways to comply with relevant Council and BCA requirements consistent with Australian Standards. 	<ol style="list-style-type: none"> 1. Audits of community land and facilities to comply with standards
Amenity and Character	<ol style="list-style-type: none"> 1. Ensure Council’s community land and facilities contribute to the amenity and character of the Strathfield LGA. 2. Promote parks, sportsgrounds and community use properties as desirable places for recreation, community celebration and commemoration. 	<ol style="list-style-type: none"> 1. Provide parks and facilities and pathways as attractive destinations. 2. Maintain and enhance community land and facilities 3. Promote parks, sportsgrounds and facilities in local media and website. 	<ol style="list-style-type: none"> 1. Consult with residents and users regarding satisfaction of parks and facilities 2. Monitor and action complaint data
Community Facilities	<ol style="list-style-type: none"> 1. Provide sustainable community facilities for a range of 	<ol style="list-style-type: none"> 1. Building and structure design specifications to consider park, sportsground and general 	<ol style="list-style-type: none"> 1. Monitor usage of community facilities as measured by bookings.

Issues	Objectives and performance targets of the plan with respect to the land s.36 (b) Local Government Act 1993	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c) Local Government Act 1993	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d) Local Government Act 1993
	<p>community, social and other compatible activities.</p> <p>2. Ensure buildings positively contribute to community land amenity, facilitate a range of uses and have regard for environmental sustainable design, resource use and maintenance.</p>	<p>community use character, expected use and environmental sustainability features.</p> <p>2. Provide community facilities which are multi-purpose and flexible to a range of appropriate uses.</p> <p>3. Ensure community facilities are universally accessible.</p> <p>4. Community facilities meet sustainable building requirements and/or are progressively upgraded to incorporate best practice energy and water efficiencies.</p>	<p>2. Community satisfaction surveys.</p> <p>3. Facility inspections and audits.</p> <p>4. Monitor comments and complaints</p>
Environmentally Sustainable Principles	<p>1. Manage community land to ensure best environmental management practises and principles having regard to environmental sustainable design, resource use and maintenance.</p>	<p>1. Promote and monitor energy efficiency</p> <p>2. Minimise use of water</p> <p>3. Implement waste reduction programs</p> <p>4. Utilise natural heating and cooling</p>	<p>1. Measure and monitor via plans and strategies such as Energy and Water plans.</p> <p>2. Monitor usage and trends via quarterly and annual consumption and billing.</p> <p>3. Monitor and minimise water and energy use in parks, sportsgrounds and ancillary facilities.</p>
Historical and Heritage Significance	<p>1. Appreciation and interpretation of the historical and/or heritage significance of the site and structures e.g. memorials in terms of both natural and cultural components.</p>	<p>1. Undertake, when required, historical research or heritage and cultural assessment studies to identify cultural and heritage values for retention and interpretation.</p> <p>2. Incorporate historical information on property signage to enhance understanding and appreciation of the site and the history it represents, where relevant.</p> <p>3. Promote sense of place and local identity</p>	<p>1. Retention and interpretation of heritage and cultural values provides increased appreciation of the property and its history through community consultation.</p>

Issues	Objectives and performance targets of the plan with respect to the land s.36 (b) Local Government Act 1993	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c) Local Government Act 1993	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d) Local Government Act 1993
Landscape Character	1. Maintain and improve landscape character and visual quality of public open spaces	1. Manage replacement planting strategies to ensure improvement to the current character. 2. Maintain consistency in selection and design of park and sportsground furniture, paving, fencing that is appropriate to the setting and the sport or activity type. 3. Implement & maintain co-ordinated signage strategy	1. Community consultation including surveys regarding community views
Managing assets	1. Provide effective and efficient management of community land and facilities	1. Schedule regular inspections and condition assessments. 2. Inclusion of maintenance standards in licence, lease or hire agreements. 3. Provide waste and recycling bins to cater for public use. 4. Regular waste and recycling collection to minimise litter overflow	1. Measure against Service Standard KPIs. 2. Respond to complaints and audits. 3. Monitor agreements 4. Review and update asset management plans periodically
Natural Environment	1. To maintain and enhance the health of park ecology, including flora and fauna, trees and soil	1. Manage trees, gardens and natural areas to maintain and improve the quality of the environment in accordance with Council's tree management and biodiversity strategies and plans. 2. Retain habitat trees, protect foraging habitat and create/maintain habitat corridors through revegetation where possible 3. Ensure revegetation is undertaken using locally sourced stock from agreed planting lists (refer Strathfield Biodiversity Strategy)	1. Measure and monitor tree canopies, vegetation, weeds and habitat. 2. Undertake periodic flora and fauna reviews

Issues	Objectives and performance targets of the plan with respect to the land s.36 (b) Local Government Act 1993	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c) Local Government Act 1993	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d) Local Government Act 1993
		<ol style="list-style-type: none"> 4. Maintain weed management program to minimise spread of weeds 5. Implement actions where required under recovery or threat abatement plan. 	
Promote varied recreational uses	<ol style="list-style-type: none"> 1. Enhance opportunities for a balanced organised and unstructured recreational use of public open space 2. Optimise public access to public open space. 3. Maintain condition and useability of sportsgrounds and 'sustainable capacity'. 	<ol style="list-style-type: none"> 1. Capital works program to plan for improvements and upgrades to community land. 2. Promote a range of organised and informal/unstructured activities on community land 3. Provide amenities that support use and enjoyment of parks and sportsgrounds e.g. toilets, change rooms and kiosk/café facilities. 4. Enforce provisions for management of dogs on community land as per requirements of Council's Companion Animal Policy. 	<ol style="list-style-type: none"> 1. Monitor local use of parks and sportsgrounds by bookings, surveys, complaints and observation.
Safety and Risk Management	<ol style="list-style-type: none"> 1. Provide safe use and access to public land and facilities. 	<ol style="list-style-type: none"> 1. Design and maintain layouts, landscaping and facilities in accordance with CPTED principles (Crime Prevention through Environmental Design) principles including passive surveillance, good sight lines, territorial reinforcement and space management and lighting. 2. Review lighting and security for both day and night time use. 3. Work with local police to identify and act on safety issues. 	<ol style="list-style-type: none"> 1. Works to be in accordance with relevant Australian Standards and CPTED principles. 2. Monitor and action incident and accident reports.

Issues	Objectives and performance targets of the plan with respect to the land s.36 (b) Local Government Act 1993	Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c) Local Government Act 1993	Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d) Local Government Act 1993
		<ol style="list-style-type: none"> 4. Install and maintain facilities in accordance with relevant Australian standards. 5. Repair vandalism or graffiti within 48 hours where possible. 	
Traffic and Parking	<ol style="list-style-type: none"> 1. Ensure traffic and parking requirements provide a safe environment for park, sportsgrounds and general community use property users and do not impact on the amenity of the properties. 	<ol style="list-style-type: none"> 1. Minimise use of vehicles on community land and regulate and monitor vehicle access. 2. Installation of signage preventing vehicles from entering unauthorised areas. 3. Where vehicles are permitted, provide clearly marked vehicle movement areas 4. Provide access for emergency or works services. 	<ol style="list-style-type: none"> 1. Reduced pedestrian, cyclist and vehicle conflicts. 2. Improved public safety. 3. Traffic access to community land is via agreement.
Use agreements	<ol style="list-style-type: none"> 1. That use arrangements facilitate wide community access to community land, community benefits and support financial sustainability. 	<ol style="list-style-type: none"> 1. Licence, leases, estates and short term use agreements comply with legislative and policy requirements. 	<ol style="list-style-type: none"> 1. Monitor agreements in accordance with terms and conditions of agreement.