

LEGEND

- Railway Line
- LGA Boundary
- Cadastre
- Green Parks
- Developed Zones
- Strathfield Town Hall
- Strathfield Shops
- Strathfield Library



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date
31st January 2020

rev
01

scale 1:10000
0m 100 250 500 1000m

North Point

- | | | |
|---|-----------------------------------|----------------------------|
| 1. Bressington Park | 21. Davey Square Memorial Reserve | 41. Palmer Reserve |
| 2. Mason Park & Wetlands | 22. Kessel Square | 42. Prentice Reserve |
| 3. Wentworth Reserve | 23. Strathfield Square | 43. Humphries Reserve |
| 4. Allen Street Reserve (Ismay Reserve) | 24. Inveresk Park | 44. Edwards Park |
| 5. Ismay Reserve | 25. Frank Zions Reserve | 45. St Annes Reserve |
| 6. Austin Park | 26. Boden Reserve | 46. Dean Reserve |
| 7. Bill Boyce Reserve | 27. Redmyre Road Croquet Lawns | 47. Ford Park |
| 8. Henley Reserve | 28. Mt Royal Reserve | 48. Water Reserve |
| 9. Airey Park | 29. Centenary Playground | 49. Maria Reserve |
| 10. Augustus Loftus Reserve | 30. Todman Reserve | 50. Cooke Park |
| 11. Slater Reserve | 31. Florence Reserve | 51. Southern Tennis |
| 12. Shortland Reserve Gardens | 32. Cosgrove Reserve | 52. Elliott Reserve |
| 13. Melville Reserve | 33. Pemberton Reserve | 53. Bark Hut Reserve |
| 14. Sutherland Gardens | 34. Freshwater Park | 54. Beggall Field |
| 15. Tavistock Reserve | 35. Marlene Reserve | 55. Cox's Creek Reserve |
| 16. Fitzgerald Park | 36. Wallis Reserve | 56. Drew St Playground |
| 17. Laker Reserve | 37. Chain of Ponds Reserve | 57. Nichol Reserve |
| 18. Hudson Park | 38. Strathfield Park | 58. Coronation Reserve |
| 19. Lowe's Garden | 39. Thew Reserve | 59. South Cooks River Land |
| 20. Pilgrim Park | 40. Fitzgerald Reserve | 60. Chiswick Reserve |
| | | 61. Greenacre Frog Ponds |

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1. Introduction

1.1 Title

This plan is titled the Greenacre Frog Ponds Plan of Management.

The Bellfrog Area at Greenacre was created as a conservation area for the endangered Green and Golden Bell frog (*Litoria aurea*). However, the habitat has been lost and the species vacated the site. This plan addresses actions to re-instate habitat for the Green and Golden Bell to enable the site to become core habitat for this species.

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 applies to land located at Greenacre Frog Ponds, 23 Bellfrog Street Greenacre. The site is bounded by Coxs Creek, railway land and Bellfrog Street (industrial area).

Ownership, lot details, classification, categorisation and zoning information is set out in Table 1 (information from Council Geographical Information System (GIS) 2020). The location map of Greenacre Frog Ponds is set out in Figure 1.

Table 1 Ownership, Lot, classification, categorisation and zoning details

Lot Details	Lot 25 DP 1133214
Owner	Strathfield Council
Zoning	Strathfield LEP 2012 - E2 Environmental Conservation
Land classification	Community Land
Land categorisation	Natural Area (Bushland)

Acknowledgements

Arthur White, an Ecologist, provided advice on requirements for the Green and Golden Bellfrog in the preparation of this plan.

Figure 1 Greenacre Frog Ponds Location Map



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.

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, key strategic directions, 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 management, 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 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. The LSPS (p26) also identifies this area of community land as a potential area for green connection with other areas in the Strathfield LGA.

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).

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. 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.

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.

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.

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 (2019)
- 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

2.5 References

Ecology Partners, 2008, *Current Status and Distribution of the Green and Golden Bell Frog, Litoria aurea, at Greenacre New South Wales*

Eco Logical Australia and Strathfield Council, 2019, *Strathfield Biodiversity Strategy 2020-2030*, viewed at <https://www.strathfield.nsw.gov.au/live/biodiversity/>

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Insight Ecology, 2017, *The Fauna of Strathfield (Local Government Area)*, viewed at <https://www.strathfield.nsw.gov.au/live/biodiversity/>

Jones, Cathy, 2019, *Parks and Reserves*, Strathfield Heritage website 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*, viewed at <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Strathfield.pdf>

Strathfield Council, *Strathfield Local Environmental Plan 2012*, viewed at <https://www.legislation.nsw.gov.au/#/view/EPL/2013/115>

Strathfield Council, 2018, *Community Strategic Plan – Strathfield 2030* viewed at <https://www.strathfield.nsw.gov.au/council/policies-plans-and-regulations/community-strategic-plan/>

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

3. Land – category, classification, use and access

3.1 Description of site

The Greenacre Frog Ponds are located on the former site of the Enfield Brickworks (formerly Juno Parade Greenacre, now Bellfrog Road Greenacre). This site was formerly occupied by the Enfield Brickworks and until the redevelopment of the site in the 2000s; the pits had become an important habitat site for the Greenacre population of the Green & Golden Bell Frog (*Litoria aurea*).

Following approval of consent for the fill of the brick pit and redevelopment of the land for industrial purposes, a small frog habitat area was created and the land was transferred to Council ownership. Entry to the site is via Bellfrog Street Greenacre. There is a small carpark on Bellfrog Street which is the only entry to the site. There is a long corridor to the site, where the ponds are located.

While the Bellfrog Area at Greenacre was created as a conservation area for the endangered Green and Golden Bell frog (*Litoria aurea*), the site has become extensively overgrown and invaded by weeds. As a result, habitat for the Green and Golden Bell frog has been lost and the species has vacated this site. It is proposed that the site be re-instated to become habitat for the Green and Golden Bell frog once more, and that the Bellfrog site become core habitat for this species.

In general, the works will entail:

1. Clearing most of the existing vegetation from the site
2. Reshaping the landforms so that the existing basins for the old frog ponds are filled in and pads created for the emplacement of pre-fabricated, above-ground ponds.
3. Erecting a rainwater catchment awning along the western and southern boundary of the site.
4. Installing a large rainwater storage tank in the south-western corner of the site.
5. Installing plumbing to divert the awning run-off into the holding tank.
6. Install pipes and control valves from the water tank to the frog ponds.
7. Replant the area of the site with vegetation suitable for habitat use by the Green and Golden Bell frogs.
8. Establish emergent plants in pots inside of the pre-fabricated ponds.
9. Place a pre-constructed work shed near the north-western boundary of the site. The shed will have electricity, internal lights, power points and other internal fittings.

Site plans, construction details and timelines will be presented in an accompanying Construction Plan of Management. An Operational Plan of Management will also be prepared to provide guidance for managing the site once the construction is completed.

3.2 Land prior use and history

This site was formerly occupied by the Enfield Brickworks and the brick pit became an important habitat site for the Greenacre population of the Green & Golden Bell Frog (*Litoria aurea*). In December 2000, Council approved the filling and subdivision of the Brick Pit site (DA9900/278). To protect the Green & Golden Bell Frog (GGBF) population, a frog habitat area was created measuring 0.3698ha. The site is bounded by rail and industrial sites.

In 2008, the NSW Department of Environment and Climate Change engaged Ecology Partners to undertake targeted surveys to determine the status, habitat and threats for the Green and Golden Bell

Frog population of the Greenacre area. The study was commissioned to address several actions outlined in the Management Plan for the Green and Golden Bell Frog Key Population at Greenacre.

The results of the study indicate that the frog habitat area at the former Greenacre Parade Brick Pit site retains the core population of Green and Golden Bell Frogs (GGBF) in the Greenacre area and that other important habitat includes Freightcorp's 'frog pond' (former Enfield Marshalling Yards site) and Cox's Creek Bushland Reserve. The study strongly recommended that existing habitats be managed and that additional suitable breeding habitat and movement corridors are established to ensure the long-term survival of the GGBF Key Population.

In 2009, the developer transferred ownership and care, control and maintenance of the frog habitat area to Strathfield Council. The 2012 Strathfield Local Environment Plan zoned this site as E2 - Environmental Conservation.

However, despite actions to maintain this area as a GGBF site, no sightings have been made for over 10 years.

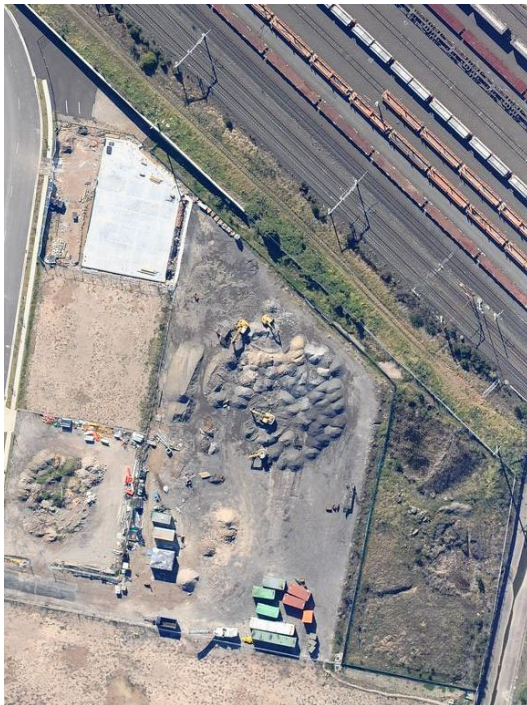
Figure 2 Historical photographs of Greenacre Frog Ponds



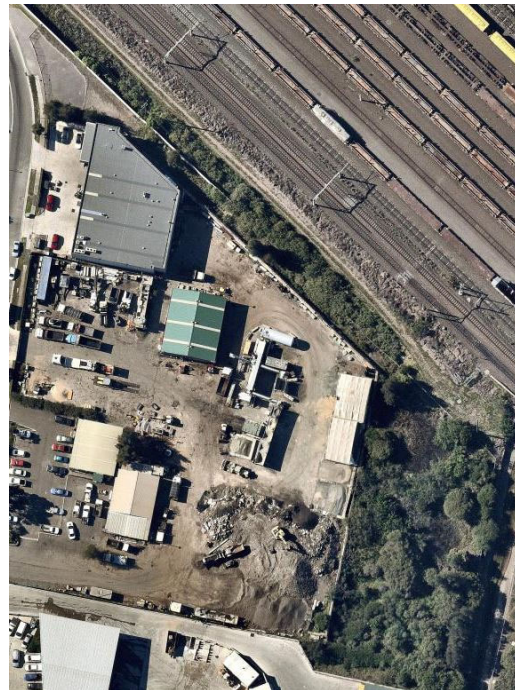
Enfield Brick Pits (part of current Greenacre Frog Ponds) aerial photograph (1947)



Enfield Brick Pits (part of current Greenacre Frog Ponds site) photograph (1986)



Greenacre Frog Ponds aerial map 2010 © Near Maps



Greenacre Frog aerial map 2019. © Near Maps

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. The core objectives for each category are set out in the *Local Government Act 1993*. The guidelines and core objectives for relevant categories are set out in Table 3.

Table 3 Guidelines for and core objectives of community land

Category	Guidelines ¹	Core objectives ²
Natural Area	<i>Regulation cl.102</i> Natural areas are where land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore	<i>Natural Area - (Section 36E)</i> <ul style="list-style-type: none"> to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised to a natural area; and to maintain the land, or that feature or habitat, in its natural state and setting, and to provide for the restoration and regeneration of the land, and to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and to assist in and facilitate the implement of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>
Natural Area – bushland	<i>Regulation cl.107</i> Land that contains primarily native vegetation that is the natural vegetation or a remainder of the natural vegetation of the land, or although not the natural vegetation, is still representative of the structure or floristics of the natural vegetation in the locality.	<i>Natural Area - Bushland (Section 36J)</i> <ul style="list-style-type: none"> to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and to restore degraded bushland, and

¹ *Local Government General Regulation 2005*

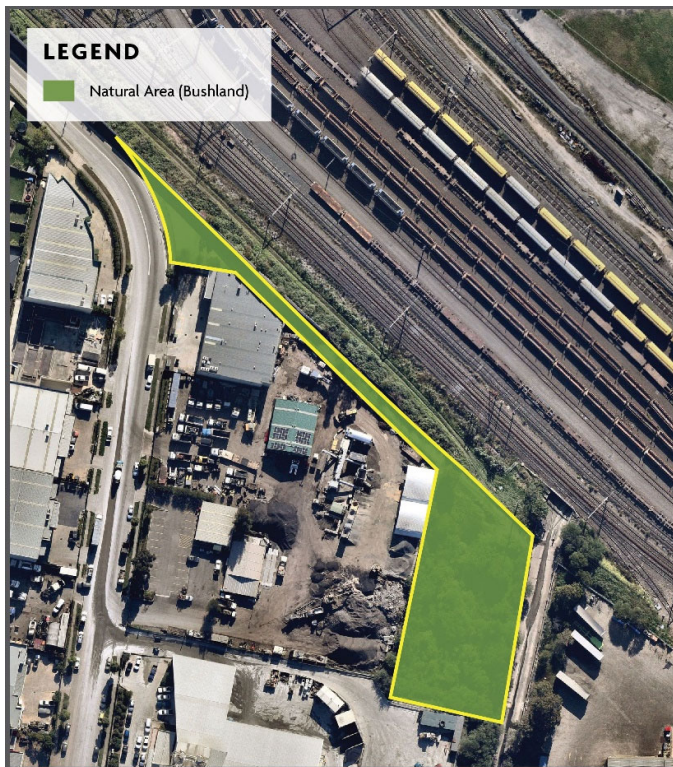
² *Local Government Act 1993*

Category	Guidelines ¹	Core objectives ²
		<ul style="list-style-type: none"> • to protect existing landforms such as natural drainage lines, watercourses and foreshores, and • to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and • to protect bushland as a natural stabiliser of the soil surface.

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.

The land classified as community land under the *Local Government Act 1993* is categorised as Natural Area (Bushland). The categorised areas are marked in Figure 3.

Figure 3 Map of Greenacre Frog Ponds land categorisations



3.4 Use of the land and structures at date of adoption of the plan

The Greenacre Frog Ponds is a dedicated environmental area. There is a small concreted carpark on Bellfrog Street with a long walkway to the larger area of open space, where the ponds are situated. The site was in poor condition but recent works have been undertaken to restore the site, including weed removal, restoration of walkways from Bellfrog Street and installation of new breeding ponds.

This Environmental Management Plan has been prepared in accordance with the provisions of the *Environmental Protection & Assessment Act 1979*.

Issues relating to threatened species have been discussed with representatives from the Department of Planning and Environment.

As no threatened species are currently on site, a Statement of Environmental Effects was not required.

No special licences are required for the earthworks or revegetation of the site and all approvals for this work will be assessed under the Council's normal protocols.

After the site has been rehabilitated, a Translocation Location will be sought to re-establish Green and Golden Bell frogs on the site. The licence application will be reviewed by the Department of Planning and Environment.

The rehabilitation of this site for the conservation of Green and Golden Bell frogs is in keeping with Strathfield Council Biodiversity Conservation Strategy and Action Plan 2020-2030.

There are no current adopted threat abatement plans or recovery plans for the GGBF under the *Commonwealth EPBC Act* or *NSW Biodiversity Act 2016*.

3.5 Condition of the land and structures on adoption of the plan

The condition of land and structures upon adoption of this plan of management are shown in Table 4 and the interpretation of buildings/site conditions include:

Table 4 Condition rating assessment criteria

Rating	Descriptor	Guide	Residual Life as a % of Total Life	Mean % age residual life
1 - Excellent	Sound physical condition. Asset likely to perform adequately without major work.	Normal maintenance required	>86	95
2 – Good	Acceptable physical condition, minimal short term risk of failure.	Normal maintenance plus minor repairs required (to 5% or less of the asset)	65 to 85	80
3 – Satisfactory	Deterioration evident, failure in the short term unlikely. Minor components need replacement or repair now but asset still functions safely.	Significant maintenance and/or repairs required (to 10-20% of the asset)	41 to 64	55
4 – Worn	Deterioration of the asset is evident and failure is possible in the short term. No immediate risk to health and safety.	Significant renewal required (to 20 - 40% of the asset)	10 to 40	35
5 - Poor	Failed or failure is imminent or there is significant deterioration of the asset. Health and safety hazards exist which present a possible risk to public safety.	Over 50% of the asset requires renewal	<10	5

Table 5 Condition of assets at Greenacre Frog Ponds

Description	Condition
Rain catchment awning, water storage tanks and associated plumbing	2
Above-ground frog ponds	2
Revegetation areas and areas of modified frog habitat	2
On-site shed with water and electrical connections.	1

3.6 Heritage

There are no statutory heritage listings associated with this land.

3.7 Photographs of Greenacre Frog Ponds

Photographs are dated September 2019 and provide an overview of the site.



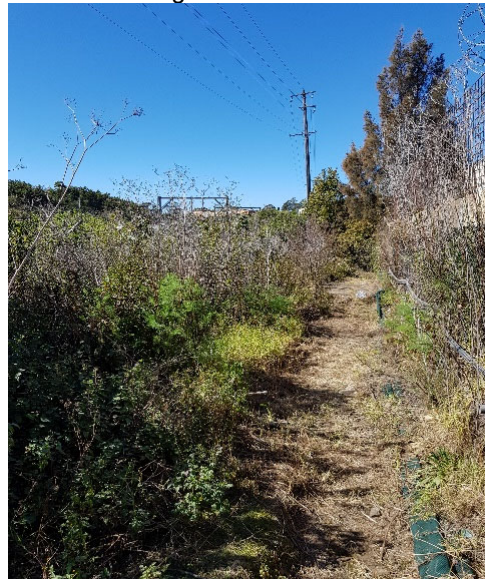
Entrance (2019)



Greenacre Frog Ponds Natural Area Bushland



Natural Area Bushland (2019)



Natural Area Bushland (2019)

4. Environmental Considerations

4.1 Introduction

The Greenacre Frog Ponds are identified as a key area for the Sydney Green and Gold Bell Frog (GGBF). The GGBF are listed as Endangered under the *Biodiversity Conservation Act 2016* and Vulnerable under the *EPBC Act*.

In view of the threatened species rating given to the Green and Golden Bell frog, Council is required to ensure where possible to maintain and/or enhance existing habitat for this species, to conserve and manage areas where Green and Golden Bell frogs occur and to protect these areas from degradation or deterioration arising from surrounding land uses.

Prior to works being undertaken in the pond area that Part V and Environmental works method statements will be prepared and used. Environmental issues that need to be addressed for the safe preparation and operation of this site are as follows:

Erosion and Sediment Control

1. An erosion and sediment control plan will be prepared and signed off on prior to work being carried out.
2. The erosion and sediment control plan will include specifications on groundcover, sediment capture and site maintenance to minimise soil erosion and waterway pollution and ensure best practice site management.
3. Land clearing will be confined to the internal boundaries of the subject land.
4. Areas of land that are devegetated during the site preparation phase of the project will be periodically doused with water or tarpaulins will be placed over bare patches to prevent dust and stormwater run-off leaving the site.
5. Silt fences and/or hay bales will be used to prevent surface run-off from entering the Cooks River Canal.
6. No soil will be taken off site but some land fill may need to be imported onto the site. Soil stockpiles will be covered until they are ready to be used.
7. Surface run-off will be directed into the existing pond basins and prevented from entering the Cooks River canal.

Noise and Vibration

1. To ensure that noise and vibration during earth works and site clearing are not a problem all works will be carried out between 7.00 am and 6.00pm.
2. Fit and maintain noise attenuating devices on equipment and vehicles being used on site.

Construction and On-site Waste Management

1. To minimise the amount of solid waste that needs to be taken off site, non-putrescible solid wastes will be buried on site and used to form land surfaces.
2. Excess green waste will be trucked off site and disposed off through the Council's wastes services.

Barriers to Weed Introduction

1. All vehicles and equipment shall be free of soil or vegetation traces before coming onto site.
2. All vehicles and equipment will be cleaned of soil and vegetation traces before coming onto the site. Cleaning will occur at designated wash-down points, near the entrance way onto the site.

Fauna Management

1. Prior to any removal of vegetation or earth works an inspection of the site will be carried out to see if there is native fauna present that will need to be relocated prior to the works. In particular, frog surveys of the existing ponds will be required and all frogs caught will be relocated and released at the nearest appropriate site.
2. Bird nests with eggs or chicks may need to be relocated using avifauna specialists.

Disease Control

1. Any imported soil, mulch or landscaping materials will need to be heat-treated before being accepted on site. Heat-treatment kills soils pathogens such as *Phytophthora* and frog pathogens such as *Batrachochytrium* sp. which cause frog Chytrid Disease.
2. Any heavy machinery of plant will be washed down off site to remove soil or mud adhering to the equipment. The equipment will then be treated with a 10% solution of bleach to disinfect all surface that may have come in contact with soil.
3. All staff working on site will be required to undertake a site induction to alert them to the special provision relating to this site.
4. All staff entering the work site will need to disinfect their boots and any hand equipment being brought onto the site. A sign-on register will be placed near the entrance way to the site and all staff must disinfect and sign-on to register that they have followed the correct disinfecting procedures.

Night Light Spillage

1. To reduce the amount of night light spillage into the frog habitat area from the outside business lots, a rainfall catchment awning will be constructed along the western and southern boundaries of the site. Apart from catching and directing rain water into on-site storage tanks, the awning will also act as a night light shield, blocking night light from the adjoining business lots.
2. The only internal lights that will exist inside in the frog habitat area will be those for the small shed that will be located along the north-western boundary of the site. The windows of this shed will have screens that will block night light.
3. At present, very little night light comes from the eastern side of the site (ie from the railway yards). Should this change, a screen of low trees and shrubs will be established along the eastern boundary of the site to block night light from that direction.

5. Land Uses

5.1 Permissible uses and developments

The permissible types of uses which may occur and the forms of development generally associated with those uses, are set out in Table 6 and 7.

The anticipated uses, and associated development, identified in Table 5, 6 and 7 are intended to provide an overview or general guide.

The site is zoned E2- Environmental Conservation in the Strathfield LEP 2012. The objectives of the zoning are to protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values: and to prevent development that could destroy, damage or otherwise have an adverse effect on those values.

- Works permitted without consent - Environmental protection works; and
- Works permitted with consent - Environmental facilities; Oyster aquaculture; Recreation areas

Table 6 – Permissible uses of land categories – Natural Area (Bushland)

Purpose/Use	Development
<ul style="list-style-type: none">• Walking and cycling• Guided bushwalks and bird watching• Environmental programs and scientific study• Preservation of biodiversity and habitat• Bush regeneration and revegetation works• Relaxation and passive informal recreation	<ul style="list-style-type: none">• Interpretative, regulatory and directional signage• Low impact lighting• Low impact carparking• Low impact pathways• Passive recreation• Seating• Small ancillary building eg storage and amenities for site maintenance• Water saving initiatives eg swales, sediment traps, rainwater gardens

5.2 Future development and use of the community land

This plan is concerned with reinstatement of the habitat for Green and Golden Bellfrog as the species has vacated this site. This will enable the Bellfrog site to become core habitat for this species. To support maintenance and environmental activities on site, it is likely a small ancillary building for storage and amenity may be built in the future.

Minor changes to community land are regularly made on a routine basis, such as weeding and replanting, and replacement of damaged equipment.

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 with

and without permission. 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.

5.3 Scale and intensity of land use

The scale and intensity of use and development associated with community land in the Strathfield LGA 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 land should be monitored by regular inspections and consideration of reports regarding any conflicts between land use and adjoining neighbours

5.4 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 6. Some examples of longer-term arrangements are outlined in the following Table 7. 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 8.

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	Natural Area (Bushland)	<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> <ul style="list-style-type: none"> • educational or environmental programs, scientific studies and surveys or similar • temporary erection or use of structures to enable a filming project to be carried out •
Other Estates	Natural Area (Bushland)	<p>This Plan of Management allows Council to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the <i>Local Government Act 1993</i>.</p> <p>Estates may also be granted across community land that is not affected by endangered communities for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the Council or other public utility provider that is situated on community land.</p>

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.

5.5 Short Term Uses

Agreements for use of community land may be granted for short duration which may be anything from a few hours to a few days. These short term arrangements should be for the types of uses identified in Table 7.

Table 7 Seasonal, regular and casual use agreements

Community land category	Purposes for which short term uses may be granted subject to council approval	Requirements
Natural Area	<ul style="list-style-type: none"> • educational or environmental programs, scientific studies and surveys or similar, recreational activities • temporary erection or use of structures to enable a filming project to be carried out 	<ul style="list-style-type: none"> • filming projects must comply with special provisions in s.47AA of the Local Government Act and must notify or advertise the proposal as prescribed by the regulations. • the proposed use must comply with terms and conditions for event approval e.g. SafeWork NSW regulations, insurance, waste management etc. • the use should not result in physical damage to the natural area • the use should not result in a significant adverse impact on adjoining residents or disturbance to nearby residents • organisers of the site should be responsible for cleaning up the site and notify authorities and Council of any damage or incidents that may occur

In assessing applications for use of this community land, 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.

6. Management of the land

6.1 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 site. 2. Provide access to and within the site 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. 	<ol style="list-style-type: none"> 1. Promote the site as a environmental destination. 2. Maintain and enhance community land and facilities 3. Promote the site and community activities in local media and website. 	<ol style="list-style-type: none"> 1. Consult with residents and users regarding satisfaction with the site and its management 2. Monitor and action complaint data
Ancillary Facilities	<ol style="list-style-type: none"> 1. Provide sustainable ancillary facilities to support the key activities on the site and have regard for environmental sustainable design, resource use and maintenance. 	<ol style="list-style-type: none"> 1. Building and structure design specifications to consider the setting and key objectives of the site, expected use and environmental sustainability features. 	<ol style="list-style-type: none"> 1. Facility inspections and audits. 2. Monitor comments and complaints

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
		2. Where possible, ensure ancillary facilities are universally accessible and incorporate best practice energy and water efficiencies.	
Environmentally Sustainable Principles	1. Manage community land to ensure best environmental management practises and principles having regard to environmental sustainable design, resource use and maintenance.	1. Energy efficiency 2. Water savings 3. Waste reduction 4. Natural heating and cooling	1. Measure and monitor via plans and strategies such as Energy and Water plans. 2. Monitor usage and trends via quarterly and annual consumption and billing. 3. Monitor and minimise water and energy use in parks, sportsgrounds and ancillary facilities.
Historical and Heritage Significance	1. Appreciation and interpretation of the historical and/or heritage significance of the site natural and cultural components.	1. Undertake, when required, historical research or heritage and cultural assessment studies to identify cultural and heritage values for retention and interpretation. 2. Incorporate historical information on property signage to enhance understanding and appreciation of the site and the history it represents, where relevant. 3. Promote sense of place and local identity	1. Retention and interpretation of heritage and cultural values provides increased appreciation of the property and its history through community consultation.
Landscape Character	1. Maintain and improve landscape character and visual quality of public open spaces	1. Manage replanting with vegetation suitable for habitat use by the Green and Golden Bell Frog. 2. Maintain consistency in selection and design of furniture, paving, fencing that is appropriate to the setting 3. Implement & maintain co-ordinated signage strategy	1. Community consultation including surveys

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
Managing assets	<ol style="list-style-type: none"> 1. Provide effective and efficient management of community land and facilities 	<ol style="list-style-type: none"> 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 	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 1. To maintain and enhance the health of park ecology, including flora and fauna, trees and soil 2. To maintain Habitat for the Green and Golden Bell frog on site. 3. Maintain the population of Green and Golden Bell frogs on site. 	<ol style="list-style-type: none"> 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 and create/maintain habitat corridors through revegetation where possible 3. Annual survey of habitat components by frog experts. 4. Monitor Green and Golden Bell frog population by community frog group. 5. Maintain weed management program to minimise spread of weeds 	<ol style="list-style-type: none"> 1. Measurement and monitoring of tree canopies, vegetation, weeds and habitat. 2. Review of habitat surveys by frog experts to determine whether all the habitat requirements are being met. 3. Stability of Green and Golden Bell frog population to be determined by successful on-site breeding and recruitment.
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, 	<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
		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. 4. Install and maintain facilities in accordance with relevant Australian standards. 5. Repair vandalism or graffiti within 48 hours where possible.	
Traffic and Parking	1. Ensure traffic and parking requirements provide a safe environment for site users	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.	1. Reduced pedestrian, cyclist and vehicle conflicts. 2. Improved public safety. 3. Public traffic access to community land is via agreement.
Use agreements	1. That use arrangements facilitate wide community access to community land, community benefits and support financial sustainability.	1. Licence, leases, estates and short term use agreements comply with legislative and policy requirements.	1. Monitor agreements in accordance with terms and conditions of agreement.