



SHIRE COUNCIL  
**Blayney**

## Community Land Management Plan

<b>Policy</b>	19E
<b>Officer Responsible</b>	Director Planning & Environmental Services
<b>Last Review Date</b>	12/11/2012

**Objectives**

Is to provide a set of guidelines for the effective use, management and maintenance of the Community lands, located in the Blayney Shire Council.

**Community Land****Management Plan****Blayney Shire Council**

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# **1. INTRODUCTION**

## **1.1 Legislation**

The Local Government Act 1993 requires that plans of management be prepared for all Council owned land classified as “community” under the Act. The Act allows for more than one parcel of land to be covered by a single plan, and because of the similar nature of such parcels in Blayney Shire, this generic plan of management will cover a number of parks and reserves.

The Plan will also incorporate the management of King George Oval, Heritage and Carrington Parks in Blayney as well as Redmond Oval in Millthorpe highlighting any specific requirements, issues or concerns for each.

## **1.2 Purpose of the Plan**

The purpose of the Plan is to provide a set of guidelines for the effective use, management and maintenance of the lands covered by this Plan, located in the Local Government area of Blayney Shire Council in accordance with the Local Government Act, 1993.

## **1.3 Aims**

The aim is to provide a generic Plan of Management, which complies with the requirements of the Local Government Act, 1993 and facilitates the proper management of these areas.

## **1.4 Corporate Goals**

The corporate goals of the strategic land management programme in relation to areas of community land and specific parks and sports grounds are:

- a) That parks, gardens and sportsgrounds be equally available to all members of the public.
- b) That children’s playgrounds be provided as Council wide facilities and local facilities, when needed within Council’s resources and budget.
- c) That Council develops a quality system of parklands, gardens and sportsgrounds and dispose of unsuitable areas.
  - d) That Council develop an affordable and manageable parkland system for existing and new release areas.

## **1.5 Community Land to Which the Plan Applies**

The community land covered by the Plan is detailed in Section 6. The schedule of land will change as elements of the plan of management are implemented.

## **2. MANAGEMENT**

### **2.1 Major Issues**

The relevant major issues which arise in relation to parks, gardens and sportsgrounds in the Blayney Local Government Area can be described as follows:-

- a) Quality of Maintenance – it is important to review the current level of continuous maintenance to small parks, gardens and sportsgrounds to ensure that quality is assured. The current maintenance regime involves the following procedures:-
  - Weed management
  - Lawn maintenance (mowing etc)
  - Replanting
  - Building maintenance
- b) Distribution – there should be equitable distribution and access to parks, gardens and sportsgrounds where demand for these facilities exists or is likely to exist.
- c) Lack of use – this may be attributed to a lack of quality or the ill placement of land for the use of parks, gardens or sportsgrounds.
- d) Neighbourhood involvement – this depends upon the age, situation, location, use and quality of the community land. In some cases sporting clubs help maintain the land and with that comes a sense of community ownership and a commitment to the land.

### **2.2 Objectives**

Objectives in relation to small parks, gardens and sportsgrounds are:

- a) To ensure that parks, gardens and sportsgrounds are accessible to all village and urban areas.
- b) To encompass a variety of situations within parks and playgrounds in the Council area whilst recognising the individual character of areas.
- c) To plan for the progressive improvement of the recreational quality and appearance of areas as resources become available.
- d) To ensure that the community can contribute to the development and implementation of this Plan of management if it wishes.
- e) To comply with the requirements of the Act in relation to the preparation of plans of management.

## **2.3 Values and Functions**

The prime values and functions of small parks, gardens and sportsgrounds is to provide areas of open space and facilities for passive recreational use to both the local community and visitors alike in a pleasant aesthetic environment. These areas are to be accessible to the community at all times.

These areas have a vital function to the community, improving social well being and health by providing areas for recreation and community interaction. These areas also contribute to the linkage of the Council's overall system of community lands and open space areas.

## **3.0 Policy**

### **3.1 Distribution and Access**

- a) Where possible parks, gardens and sportsgrounds should be linked by pedestrian corridors to other parks.
- b) To ensure that small parks, gardens and sportsgrounds are of an acceptable quality and accessible to all members of the community and cater for those residents in the locality. For example in residential areas with small children, playgrounds and/or playground equipment should be available and if possible, located away from roads and heavy traffic.
- c) Facilities in small parks, gardens and sportsgrounds should be restricted to playground equipment, seats and shade. Toilet blocks and more expensive facilities should be restricted to appropriate areas with a district or Council-wide use.

### **3.2 Maintenance**

- a) All assets including pathways, signs and seating are to be kept in good order and condition in accordance with standards and statutory requirements.
- b) All children's playground equipment is to comply with the appropriate Australian Standard. A maintenance schedule will be adopted by Council to ensure safe and reliable equipment.
- c) Garbage bins should be adequate for usage and emptied regularly.
- d) Maintenance will be in line with the utilisation of the area and reassessed if changes occur, such as increased usage or a change in the demographics of the community frequenting the area.

### **3.3 Acquisition and Disposal**

- a) Only community land that is consistent with the corporate goals and plan of management objectives will be used for the park, garden and sportsground network.
- b) Disposal of land that is surplus to requirements of the community will follow the process proposed in the Act.
- c) Acquisition of land will be opportunistic as funds permit.
- d) Opportunities for the change of function of land will be sought prior to disposal, such as the removal of playground equipment and seating.

### **3.4 Landscape Design**

- a) Compatible tree planting using tree species in keeping with the existing vegetation, character and use of the area will be encouraged at all times to provide shade and pleasant surroundings.
- b) Gardens will be planted with floristic species in a regime to provide variation and colour throughout the year.

## **4. Leases and Licences of Community Land**

### **4.1 Essential conditions for all leases and licences**

The Council may grant a lease or licence of community land, but only if:-

- a) the grant of the lease or licence is expressly authorised by this plan of management for the land; and
- b) the Council grants the lease or licence in accordance with such provisions of this plan of management as apply to the granting of the lease or licence.

### **4.2 Permissible term for a lease or licence**

The maximum term for which Council may grant a lease or licence of community lands, including options for renewal, is 21 years.

There are no other requirements than those explained in Section 4.1 which must be observed in relation to the Council granting a lease or licence of community land if the term of the lease or licence (including any options for renewal) does not exceed 5 years.

If the term of the proposed lease or licence exceeds 5 years, additional requirements must be observed.

### **4.3 Additional requirements for leases of licences for more than 5 years**

For Council to lease or licence community land for a period greater than five years, Council must:

- i. Give public notice of the proposal;
- ii. Place a notice of the proposal on the land;
- iii. Advise adjoining landowners and occupiers; and
- iv. Advise landowners and occupiers who may be impacted by the proposal.

The notice is to include:-

- i. Information sufficient to identify the community land concerned;
- ii. The purpose for which the land will be used;
- iii. The term of the proposed lease or licence, including any options for renewal;
- iv. The name of the proposed lessee or licensee (if known); and
- v. A statement that submissions in writing may be made to Council concerning the proposal within a period not less than 28 days, specified in the notice.

Council must consider all submissions made to it in response to the public notice during the period specified before granting the lease or licence.

If submissions by way of objection are made to the proposal, and Council nevertheless wishes to grant the lease or licence, it must obtain the consent of the Minister for Local Government to do so.

If the Minister considers that the proposal is one which warrants consent and is satisfied with the provisions of the Local Government Act 1993 have been complied with, the Minister may consent to the granting of the lease or licence of the whole or part of the land to which the application relates, subject to such terms and conditions as the Minister specifies.

### **4.4 Merit**

Council will consider each application for lease or licence on its merit and in accordance with the objectives of the Local Environmental Plan for Blayney Shire Council.

## **5. Priorities and Performance**

### **5.1 Action Plan for Priorities**

The action priorities and performance measurements are shown in Table 1, below. The priorities and performance checks will be reviewed annually and updated as required.



Table 1: Action Plan

POLICY	ACTION	RESPONSIBLE STAFF	COMPLETED BY	PERFORMANCE MEASURE
Distribution & Access	<ul style="list-style-type: none"> <li>• Develop new parks in line with residential development needs</li> <li>• Maintain quality of parks</li> </ul>	Parks & Gardens Staff	On-going	Reduced number of complaints from community
Maintenance	<ul style="list-style-type: none"> <li>• Develop and implement maintenance program</li> <li>• Play equipment to comply with relevant Australian Standards</li> </ul>	Parks & Gardens Staff	On-going	Auditable maintenance program
Acquisition and Disposal of Land	<ul style="list-style-type: none"> <li>• Opportunistic purchase or disposal of excess land</li> </ul>	Director Works & Services	On-going	Lack of complaints from community
Landscape Design	<ul style="list-style-type: none"> <li>• Maintain &amp; improve plantings</li> </ul>	Parks & Gardens Staff	On-going	

## 6. Schedule of Land

Parcels of land relevant to this draft plan of management are listed in the attached Schedule.

Ref.	Location	No.	Address	Parish	Lot	Sec.	DP No.	Description/Name	Category
1	Blayney	2	Adelaide Street	Errol	317 701		750380 1023215	Blayney Tennis Courts	Sportsground
2	Blayney	2	Adelaide Street	Errol	320		750380	Heritage Park	Park
3	Blayney	91	Adelaide Street	Lindsay	26	14	758121	Blayney Shire Council Chambers	General Community Use
4	Blayney	1	Maria Street (Cnr Adelaide Street (North) & Mid Western Highway)	Lindsay	1		746136		Park
5	Blayney	1	Adelaide Street (Cnr. Martha)	Errol	A		373865		Park
6	Blayney	24	Amos Avenue	Errol	161		239084	Amos Avenue Park	Park
7	Blayney	3763	Mid Western Highway	Errol	1		779754		Park
8	Blayney	11	Beaufort Street	Lindsay	7		236443		Park
9	Blayney	1	Beaufort Street	Lindsay	19		244853	Open Space	Park
10	Blayney	1	Torrens Street (Orange Road)	Lindsay	43		240960		Park
11	Blayney	20	Carcoar Street (Charles Street)	Errol	22 & 23 1-2		726951 1085587	King George V Oval Stillingfleet Street Netball Courts	Sportsground
12	Blayney	89 23 1	Adelaide Street Medway Street Adelaide Street	Errol	B 103 A		354739 253377 373865	Innes Park	Park
13	Blayney	14	Athol Street (Polona Street)	Errol	73		249131		Park
14	Blayney	52	Ogilvy Street (Farm Lane)	Lindsay	1-5 7001	4	758121 1023253	Dakers Oval	Sportsground
15	Blayney	14	Gilchrist Street	Lindsay	3	6	1450	Apex Park	Park
16	Blayney	22	Marshalls Lane	Lindsay	3 1		540356 575355	Showground	General Community Use
17	Blayney	54	Martha Street (Hobbys Yards Road/ Mitchell Street)	Errol	56		550010	Open Space	Park
18	Blayney	23	Medway Street (Terragong Street)	Errol	103		253377		Park
19	Blayney	4261	Mid Western Highway	Errol	23 100, 316 & 321 7006 7011		568101 750380 1023241 1023246	Blayney Golf Club	Sportsground
20	Blayney	27	Mt Errol Street	Errol	107		253126		Park

21	Blayney	10	Napier Street		53		237649	Napier Park	Sportsground
22	Blayney	79 71	Osman Street Osman Street	Errol	1 2		1038633 1038633	Carrington Park Centrepont	Park
23	Blayney	1	Rosebery Place (Orange Road/ Palmer Street)	Lindsay	18		244853	Orange Road Park	Park
24	Blayney	61	Palmer Street	Lindsay	24		241681	Palmer Street Park	Park
25	Blayney	49	Palmer Street		1		791883	Open Space	Park
26	Blayney	59	Palmer Street (Cnr Orange Road)	Lindsay	1		241681	Palmer Street Park	Park
27	Blayney	3	Rosebery Place	Lindsay	1		244853	Orange Road Park	Park
28	Blayney	14	Gilchrist Street	Errol	3	6	1450		Park
29	Blayney	20	Carcoar Street (Stillingfleet Street)	Errol	1		880776	Netball Clubhouse	Sportsground
30	Blayney	25	Terragong Street (Cnr Tumulla Place)	Errol	14		826736		Park
31	Blayney	27	Mount Errol Street	Errol	134 8	24	253126 758121		Government Purposes
32	Carcoar	4	Coombing Street	Errol	1	20	758225	Open Space	Park
33	Carcoar	8	Naylor Street	Shaw	7003		1023332	Naylor Street Playground	Park
34	Carcoar	8	Naylor Street	Shaw	7002		1023332	Sportsground	Sportsground
35	Carcoar	1	Icely Street	Errol	3 1	19	758225 1090769	Carcoar Playground	Park
36	Gallymont			Somers	7006		750408	Somers Recreation Reserve	Public Recreation (Water Supply)
37	Lyndhurst	19	Mount McDonald Road	Lyndhurst	1		999523		Park
38	Lyndhurst	6511	Mid Western Highway	Lyndhurst	7002 & 7003 1 1-12	20 23	96967 758629 758629	Lyndhurst Showground	General Community Use
39	Mandurama	14	Gold Street	Lyndhurst	1-4 9-16		1088270 1088272	Park	Sportsground
40	Mandurama	2	Loquat Street (adjoining Creek)	Lyndhurst	5		1088273	Park	Sportsground
41	Millthorpe	44	Park Street	Graham	235		750384	Redmond Oval	Sportsground
42	Millthorpe			Graham	9		750384	Millthorpe Park Reserve Trust	Public Utility
43	Neville	81	Kentucky Road	Neville	7007		1001763	Neville Recreation Reserve	Park
44	Neville	6	Crouch Street	Neville	1		402145	Memorial Park	Park
45	Newbridge			Galbraith	1		154867	Newbridge Public Recreation Reserve	Park

End of Policy

	<b>Date</b>	<b>Minute</b>
<b>Adopted:</b>	<b>08/09/2003</b>	<b>340</b>
<b>Last Reviewed:</b>	<b>14/05/2007</b>	<b>07/094</b>
	<b>12/11/2012</b>	<b>1211/014</b>
<b>Next Reviewed:</b>	<b>14/11/2016</b>	