



PLAN OF MANAGEMENT

WIND BLADE PARK

CORNER OF FERGUSON & DUMARESQ STREETS, GLEN INNES



GLEN INNES SEVERN COUNCIL
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DOCUMENT AUTHORISATION

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PART 1: INTRODUCTION AND GENERAL INFORMATION

1. Introduction

A **Plan of Management (POM)** provides a framework for the management and development of public land. It establishes directions for planning, resource management and maintenance.

The Local Government Act 1993 (herein referred to as the LG Act) requires Council to have a POM in place for all public land that is classified 'community land'. This is to ensure that the operation and development of these community resources is guided by a framework that is considered by the community and formally adopted by the Council

2. Key information

2.1 Corporate objectives

Glen Innes Severn Council's (GISC) vision is to have a vibrant, confident and inclusive community supported by a sustainable and prosperous economy underpinned by a well-maintained road network.

This Plan of Management links to Councils Strategic objectives of:

1. Infrastructure management - As a priority, provide adequate infrastructure and facilities for the existing and future population; and
2. Environment and Heritage - Manage the natural values of our local area and conserve our heritage to ensure that it is enjoyed by the community, visitors and future generations.

2.2 Land to which this plan applies

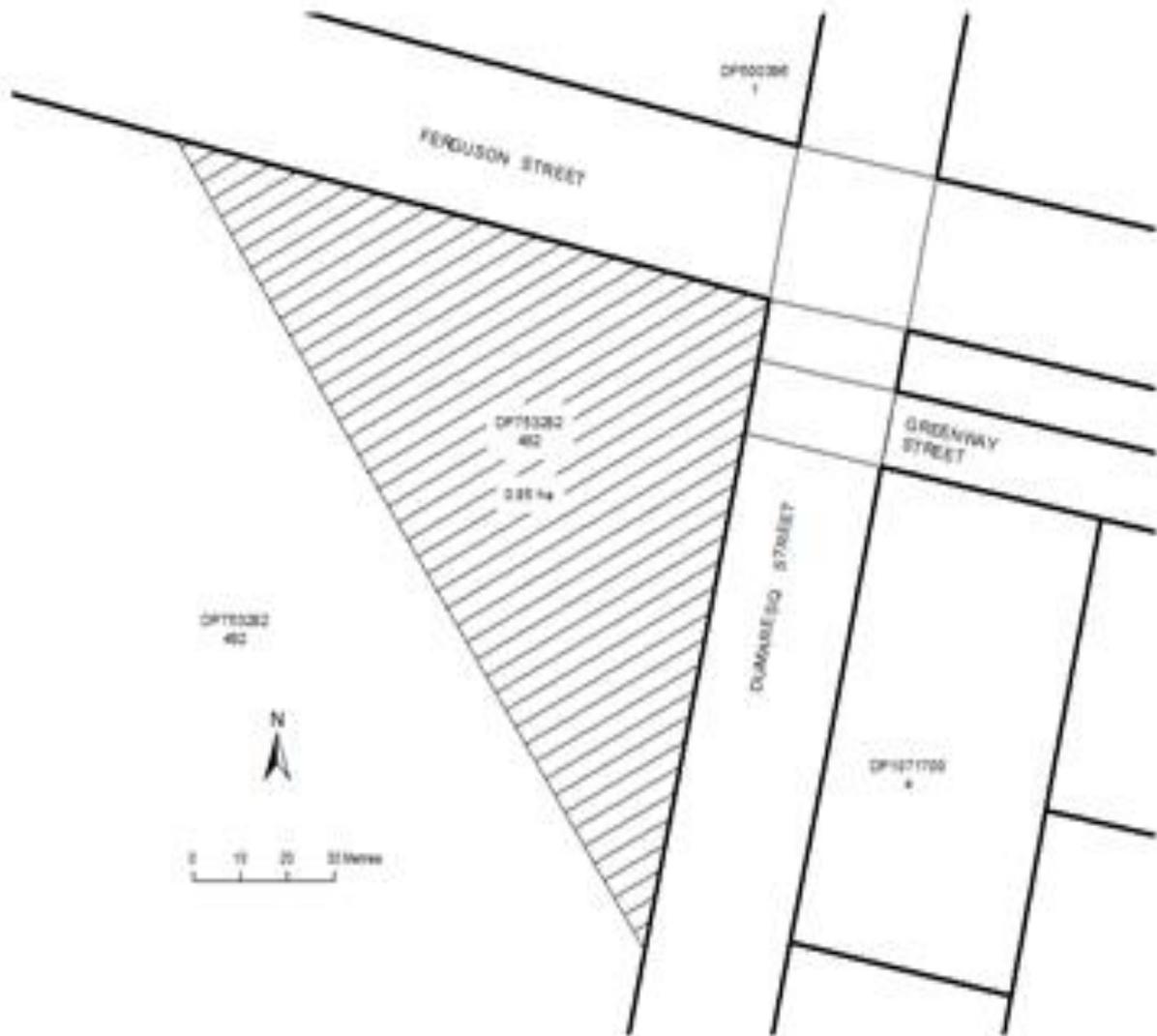
The Land concerned for this POM is part of Lot 492 DP 753282 and is shown in the black hatching on the diagram below (Figure 1). It is referred to As Part Reserve No. 38614, with a public purpose of Racecourse as printed in the Government Gazette No.102 6 September 2019. With Council appointed as the Crown Land Manager for this reserve.

2.3 Owner of the Land

The land referred to in this document is Part of Lot 492 DP 753282 Plan of Management for Part of Reserve No. 38614 (Racecourse).

The land is owned by the Crown and is managed by GISC as Crown Land Manager under the *Crown Land Management Act 2016*. There are no known restrictions on this land.

Figure 1 Location



3. Relevant Legislation, Policies and Procedures

3.1 *Local Government Act 1993*

The *Local Government Act 1993 (LG Act)* requires councils to prepare POM's for all land classified as community land.

All public land is required to be classified as either 'community land' or 'operational land'. Community land includes council owned land classified as community land and certain crown reserves which are open to the public and which GISC is the Trust Manager.

Community land would ordinarily comprise land such as a public park whereas operational land would ordinarily comprise land held as a temporary asset or as an investment, land which facilitates the carrying out by a council of its functions or land which may not be open to the general public such as a works depot or council garage.

The *LG Act* requires that community land also be categorised into one (1) or more of the following categories:

- Natural Area;
- Sportsground;
- Park;
- General Community Use;
- An Area of Cultural Significance; and
- A land parcel might also contain a Significant Natural Feature.

A Natural area is further categorised as:

- Bushland;
- Wetland;
- Escarpment;
- Watercourse;
- Foreshore; or
- A category prescribed by the regulations.

Plans of Management:

- Are written by council in consultation with the community;
- Identify the important features of the land (e.g. natural significance, sportsground);
- Clarify how council will manage the land; and
- Indicate how the land may be used or developed, such as leasing.

This POM has been prepared in accordance with the *LG Act*, using the land categories mentioned. It does not conflict with any requirements of the *Crown Land Management Act 2016* (herein referred to as *CLM Act 2016*).

3.2 Crown Land Management Act 2016

Section 3.23(6) of the CLM Act requires Council managers to adopt a POM for any Crown reserve for which it is the appointed Crown land manager, and that is classified as 'community land' under the *LG Act*.

These POMs must be prepared and adopted in accordance with the provisions of Division 2 of Part 2 of Chapter 6 of the *LG Act*.

3.3 Other relevant legislation and statutory controls

Glen Innes Severn Local Environment Plan (LEP) 2012

Zone RE1 Public Recreation

Objectives of Zone:

- To enable land to be used for public open space or recreational purposes;
- To provide a range of recreational settings and activities and compatible land uses; and
- To protect and enhance the natural environment for recreational purposes.

Permitted Without Consent

Environmental facilities; Environmental protection works; Flood mitigation works; and Roads

Permitted with Consent

Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Cemeteries; Community facilities; Extensive agriculture; Information and education facilities; Jetties; Kiosks; Markets; Moorings; and Public administration buildings;

Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Take away food and drink premises; Water recreation structures; Water supply systems; and Wharf or boating facilities

Recreation areas means a place used for outdoor recreation that is normally open to the public, and includes—

- (a) a children’s playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

Other relevant legislation, plans and policies that guide the management of community land that must be considered in any development of a POM include, but are not limited to:

- *The Local Government (General) Regulation 2005;*
- *Environmental Planning and Assessment Act 1979*, including State Environmental Planning Policies and Regional Planning Policies;
- *Native Vegetation Act 2003;*
- *Biosecurity Act 2015;*
- *Rural Fires Act 1997;*
- *National Parks and Wildlife Act 1974;*
- *Federal Environment Protection and Biodiversity Conservation Act 1999;*
- *Threatened Species Conservation Act 1995;*
- *Fisheries Management Act 1994;*
- *Water Management Act 2000;*
- *Protection of the Environment Operations Act 1997;*
- *Soil Conservation Act 1938; and*
- *Companion Animals Act 1998.*

3.4 Land comprising habitat of threatened or endangered species

There is no threatened or endangered species located on the land as determined under the local government act division 2 Use and management of community land sections 36A and 36B.

3.5 Land comprising significant natural features

There are at present no specific POMs for land declared by Council of significant natural features.

3.6 Aboriginal cultural significance

A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) completed on 12 February 2021 has shown that there are no Aboriginal sites recorded in or near the above location and no Aboriginal places have been declared in or near the above location.

3.7 Non-indigenous cultural significance

There are no indications of any non-indigenous significance for this area.

3.8 Reclassification

There is no need to reclassify this area of land as it is already zoned as Recreational Land.

3.9 Review of this plan

Review of this POM will be in line with Councils Delivery Plan Program.

3.10 Community consultation

Council has an appointed 355 Community Committee in place (Open Spaces Committee) which is used for public feedback and proposals for the opens spaces network in the Local Government Area. The document will be presented to this Community Committee of Council for consideration and submissions prior to the document being included in a report for formal adoption by Council after a 28-day public exhibition period. During the time of the exhibition period, the document will be able to be viewed at the two (2) Council Offices, the Library Learning Centre, Post Offices at Deepwater, Glencoe and Emmaville. A copy will also be available on Councils Website.

4. Development and Maintenance

4.1 Maintenance

The area that contains the Wind Turbine Blade will be maintained by carrying out the duties of mowing, litter removal, cleaning of shelters on a weekly basis. Weed control is carried out bi-monthly. Carparking areas will be assessed on an annual basis.

The area will be included in the monthly reserve inspection regime. There will be the ongoing responsibility of inspecting the shelter and signage conditions under the control of asset management on this parcel of land. There are established native plantings that will be retained as part of the landscaping of the land.

4.2 Development

Any future development of the site must comply with the management objectives of this POM and Council's Asset Management Plans. Future development may require development consent under the provisions of the *Environmental Planning and Assessment Act 1979*.

Council has received to date a Grant from the State Government Stronger Country Communities Round 3 of \$94,163. This project installed the 60-metre turbine blade from the White Rock Wind Farm on footings (completed figure 2); and create a park with a viewing platform, sealed parking and picnic area for locals and visitors to rest, enjoy, and get up close and personal with a turbine blade.

Future development will be the installation of signage boards placed in strategic positions to inform the public of the history and information about wind farming in the area. It is foreseen that White Rock may assist with the supply of the information, photos of construction of turbines, how it works, style of presentation and the boards. There will also be an information board with a map about the Glen Innes Severn Council Local Government Area and its vast attractions and services installed, including directional details.

Funding will be sought to construct a walking track from the carpark circling past under the blade and returning to the carpark.

Installation of a picnic shelter with seating is being undertaken by the local Rotary Club and consideration will be given to areas for long vehicles to park, with areas already identified as possibilities in Greenaway Street.



Figure 2 Blade Installation

5. POM Administration and Management

Council will be following guidance from the *LG Act* as in the following table:

Table 1 Sections of the LG Act that set the framework for POMs Requirement	Act section
Use and nature of community land must not change prior to the preparation of a plan of management	44
Prepare plans of management for all community land	35, 36(1)
Process for community land not owned by council	37, 39
What a plan of management for council owned land must include	36(3), (4)
A draft must be exhibited prior to adoption and may be re-exhibited if amended prior to adoption	38, 39, 40

This POM 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 POM will be reviewed on a regular basis to ensure the land and facilities are well maintained and provide a safe environment for the public.

Strategic reviews of this POM will occur at four (4) year intervals. The Appendices to this POM may be updated from time to time, reflecting significant changes to the condition of the community land or to reflect changes in legislation. The community will have an opportunity to participate in reviews of this POM as part of the Council community consultation process.



Figure 3 Blade Installation

PART 2: DETAILED INFORMATION RE CATEGORIES OF LAND

1. Key Issues

1.1 Park Distribution

An equitable distribution of local, neighbourhood and district parks would be the optimum. In many cases, this is not possible, due to topographical and environmental constraints, availability of suitable land, and future acquisition and development costs. Where there is an identified under-provision within a population catchment, and land is available without constraints, its change of use to a parkland area may be warranted. This area ties in well with the western entry of Glen Innes, availability of the open space and the location of the existing wind farms.

1.2 Park Development

Urban Parks have varying degrees of development from semi-natural parkland areas that may be just mown grassed areas, to the more formal developed parks that provide a range of facilities. This park would be a more semi-formal parkland and to attract and welcome visitors to stop in Glen Innes.

1.3 Equity in Access

Access in parks by the elderly or by the differently-abled is an issue that needs due consideration. It involves a range of measures that when considered in combination, makes access to a park manageable. Consideration has been given to these factors in the current development of this Park and will need to be considered if there are any changes or updates to the Park in the future.

2. Development and Use

2.1 Infrastructure and Facilities

Subject to budgetary constraints, Council may construct or approve construction by others of a variety of facilities on this land. The purpose of any facilities provided shall be to support activities and uses that are consistent with the core objectives for this land category being for public recreation.

2.2 Permitted and Prohibited Activities

For this land category, this POM identifies activities that are permitted without approval, activities that may be permitted with approval, and activities that are prohibited on this land. Individuals and organisations wishing to undertake activities that require approval must obtain written Council approval before commencing that activity. Any community organisation seeking to plant or revegetate this area of community land categorised as park and currently a mown grassed area, must obtain written consent by Council prior to undertaking the work. Verbal consent from park maintenance staff does not constitute authorisation.

2.3 Special Events or Uses

Council will give due consideration to applications for the use of specific areas of this park for special events or uses. Special uses include activities such as community or commercial classes (e.g. exercise, tai-chi, boot-camp) or carnivals or sideshows. Any approvals may be accompanied by conditions. A fee, or bond may apply to ensure any necessary restoration works are undertaken.

2.4 Signage

Permanent signage Under S. 632 of the *LG Act*, signs may be erected by Council to regulate various activities. Permissible signage includes: signs advising the reserve name and/or facilities contained within it, directional signs and traffic signs. Any other signage requires Council approval.

2.5 Dogs

Walking a dog is a recognised recreational pastime for many people. However, it is important that this recreational activity does not impinge on the quality of the recreation experience for other users. Dog owners comprise a substantial group of park users and their needs should be recognised together with the needs of other park users that may believe that dogs detract from their enjoyment of the park. Public parks are a recreation resource and an appropriate balance needs to be established between these two (2) user groups. This park will be considered as an on leash' area only. Dogs are not permitted to be walked 'off a leash'.

2.6 Parking

Area for long vehicle parking has been identified in Greenaway Street and limited long vehicles in Dumaresq Street Shoulder adjacent to the Park. Onsite parking will be provided, and line marked. However, Council can approve parking on grassed areas that are not designated car parking area for special events. Parking will be approved considering steps to minimise any adverse impacts which may be caused by increased traffic generation or altered traffic characteristics generated by future users of Part Reserve No. 38614.

3. Management Framework for Reserves Categorised as Park

The *CLM Act* authorises local councils, appointed to manage dedicated or reserved Crown land (council managers,) to manage that land as if it were public land under the *Local Government Act 1993* (LG Act).

The management of the reserve will be maintained by mowing, litter removal, cleaning of shelters that will be carried out on a weekly basis. Weed control is carried out bi-monthly.

Carparking areas will be assessed on an annual basis. The area will be included in the monthly reserve inspection regime. Management issues and objectives are addressed in the table below.

At present there has been a significant planting of native vegetation on this parcel of land and the aim is to maintain and carry out any replacement plantings if or when required to keep this natural vegetation effect.