



Plan of Management General Community Use

**within the former
Queanbeyan City Council LGA**

Amendment No. 2

Date policy was adopted by Council:	14 December 2016
Resolution number:	OMC 312/16
Previous Policy review date:	26 May 2010
Reference number:	C176186
Notification date:	24 January 2017

Plan of Management General Community Use

Table of Contents

Matters Common to all Lands Covered by this Plan of Management.....	3
Introduction	3
What is a Plan of Management?.....	3
Category and Classification of Land.....	3
Amendment No. 2.....	4
Land Covered by this Plan of Management.....	5
Background to the Management of the Land	11
Community Consultation.....	11
Future Use of the Land	18
Leases, Licences and Other Estates	18
Short Term Casual User’s Agreement	18
Approvals for Activities on the Land	18

Plan of Management General Community Use

Matters Common to all Lands Covered by this Plan of Management

Introduction

The general purpose of this plan of management is to review and update the original version. Under clause 25 of the *Local Government Act 1993*, all land owned by a council must be classified either 'community' or 'operational' land. Any land that is subsequently classified as 'community' must also be placed in an appropriate plan of management that sets out how that land will be managed for the benefit of the community into the future.

Accordingly, this plan of management seeks to ensure Council has met its statutory obligations in respect of any 'community' land that is categorised as 'general community' for the purposes of the *Local Government Act 1993*.

General community use land is public land reserved for general purposes by a council for the benefit of its residents. This land does not have a specific purpose as specified in other community land categories under the *Local Government Act 1993*, and due to its public nature, is not suitable to be classified as operational land which is generally reserved for purposes to do with the everyday running of the Council (such as a depot).

What is a Plan of Management?

A plan of management is a document that provides direction and continuity for the planning, resource management, maintenance, operation and programming of community land. The plan enables management to proceed in an efficient and sustainable manner, helps reconcile competing interests, identifies priorities for the allocation of available resources and facilitates public understanding.

Periodic revision of a plan of management also enables changing social, economic and ecological conditions to be taken into account as they arise and where necessary, the plan can be amended to reflect these changes. This plan of management for general community land has been developed to meet the requirements of the *Local Government Act 1993* specifically and to inform the public generally.

Category and Classification of Land

As noted, these lands are categorised as **General Community Use** under section 36I of the *Local Government Act 1993*.

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land that meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Clause 106 of the *Local Government (General) Regulation 2005* describes the guidelines for categorisation of land as a general community use as set out below.

Land should be categorised as general community use under section 36(4) of the Act if the land:

- (a) *may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and*

Plan of Management General Community Use

(b) *is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.*

Amendment No. 2

Amendment No. 2 to this plan of management adds the following parcels of land for the purposes of general community use:

- Lot 37 DP 1063759, known as 17 Kavanagh Avenue Jerrabomberra.
- Lot 869 DP 1060706, known as 13 Goolara Place Jerrabomberra (originally listed in Amendment No. 1, Listed No. 15 below).
- Lot 19 DP 875932, known as 1 Waterview Gardens Jerrabomberra.
- Lot 1277 DP 1008353, known as 208 Bicentennial Drive Jerrabomberra (originally listed in Amendment No. 1, Listed No.6 below).
- Lot 1073 DP 876860, Lot 889 DP 836730, known as 9 Hudson Place Jerrabomberra
- Lot 59 DP 1081860, known as 14 Kendall Avenue North Crestwood (originally listed in Amendment No. 1, Listed No. 1 below).
- Lot 2 DP 1149333, known as 11 Carinya Street Queanbeyan.
- Lot 7318 DP 1165688, known as 15 Waniassa Street Queanbeyan East.
- Lot 2 DP 1149926, known as 7150 Kings Highway Queanbeyan East.
- Lot 18 DP 826557, known as 3 Birdwood Place Queanbeyan East.
- Lot 2 DP 1203239, known as Rusten House, 87 Collett Street Queanbeyan.
- Lot 1366 DP 1217419, known as 19 Saphira Street Googong.
- Lot 1365 DP 1217419, known as 44 Helen Street Googong.

In addition, this amendment removes the following parcel of land as it is already contained in the plan of management – Sportsgrounds – Amendment No. 4:

- Lot 1217 DP 1002708, Lot 1229 DP 1008353 known as Allan McGrath Reserve

The amendment also introduces new details into the plan of management in respect of work, health & safety considerations for lands covered by the plan.

This plan of management is Council's main general community use document and is supplemented by the following plans of management:

- Plan of Management - Jerrabomberra Community Centre and Scout (Youth) Facilities – Amendment No. 3 (General Community Use).
- Plan of Management - Ray Morton Park (including Queanbeyan Art Society) – Amendment No. 3 (General Community Use)

Plan of Management General Community Use

Land Covered by this Plan of Management

This plan of management applies to Council owned land classified as 'community' and categorised as 'general community use' under the *Local Government Act 1993*. This land is shown on Map 1 & 2 and is also set out in Table 1 below.

Table 1: Council Community Land – General Community Use

No	Lots and Deposit Plan (DP) (Property Key - PK)	Description	Street Address	Area (Ha)
1	Lot 59 DP 1081860 PK: 183093	Planting Reserve	14 Kendall Avenue North Crestwood NSW 2620	0.0509
2	Lot 61 DP 1081860 PK: 183096	Public Reserve	1A Richard Avenue Crestwood NSW 2620	0.0311
3	Lot 870 DP 1060706 PK: 181277	Drainage Reserve	19 Allambee Street Jerrabomberra NSW 2619	0.0674
4	Lot 1383 DP 1051143 PK: 181036	Public Reserve	5 Barrigan Place Jerrabomberra NSW 2619	0.1723
5	Lot 1384 DP 1051143 PK: 181037	Public Reserve	10 Barrigan Place Jerrabomberra NSW 2619	0.6767
6	Lot 1277 DP 1008353 PK: 179174	Drainage Reserve	208 Bicentennial Drive Jerrabomberra NSW 2619	0.0721
7	Lot 48 DP 1048410 PK: 180912	Public Reserve	61 Bluestone Gardens Jerrabomberra NSW 2619	0.0323
8	Lot 98 DP 1009982 PK: 179199	Reserve (in road) between Colerwell & Freestone Crescents	20 Coverwell Crescent Jerrabomberra NSW 2619	0.0020
9	Lot 100 DP 1016306 PK: 1794478	Public Reserve	11 Coral Drive Jerrabomberra NSW 2619	0.1938
10	Lot 1109 DP 879314 PK: 167774	Planting Reserve (in road Dennis Place)	5 Dennis Place Jerrabomberra NSW 2619	0.0013
11	Lot 570 DP 1033589 PK: 179905	Pedestrian Reserve	18 Dillwynia Crescent Jerrabomberra NSW 2619	0.0594
12	Lot 48 DP 1044556 PK: 180621	Public Reserve	17 Dora Street Jerrabomberra NSW 2619	0.1246
13	Lot 1382 DP 1051143 PK: 181035	Public Reserve	1 Ella Close Jerrabomberra NSW 2619	0.0265
14	Lot 984 DP 866148 PK: 168413	Planting Reserve (in road) between English Grove & Olive Place	7A English Grove Jerrabomberra NSW 2619	0.0012
15	Lot 869 DP 1060706 PK: 181276	Drainage Reserve	13 Goolara Place Jerrabomberra NSW 2619	0.0767

Plan of Management General Community Use

No	Lots and Deposit Plan (DP) (Property Key - PK)	Description	Street Address	Area (Ha)
16	Lot 1074 DP 876860 PK: 169792	Planting Reserve (in road) between Copperfield Place & Hudson Place	6 Hudson Place Jerrabomberra NSW 2619	0.0014
17	Lot 184 DP 811146 PK: 169821	Planting Reserve	9 Hunter Close Jerrabomberra NSW 2619	0.1497
18	Lot 1072 DP 872917 Lot 467 DP 805283 PK: 171242	Public Reserve	5 Melaleuca Place Jerrabomberra NSW 2619	0.2176
19	Lot 99 DP 1009982 PK: 179244	Drainage Reserve	30 Morella Avenue Jerrabomberra NSW 2619	0.6953
20	Lot 36 DP 871456 Lot 96 DP 1009982 PK: 171472	Public Reserve	29-31 Morella Avenue Jerrabomberra NSW 2619	1.3934
21	Lot 871 DP 1060706 PK: 181278	Public Reserve	26 Murruba Place Jerrabomberra NSW 2619	0.0308
22	Lot 1012 DP 869737 Lot 1053 DP 872496 PK: 172233	Public Reserve Pedestrian Reserve	10 Olive Place Jerrabomberra NSW 2619	0.0879
23	Lot 34 DP 811146 PK: 172264	Public Reserve	1-7 O'Sullivan Road Jerrabomberra NSW 2619	1.0610
24	Lot 443 DP 870185 PK: 172896	Public Reserve	13 Rosewood Glen Jerrabomberra NSW 2619	0.4827
25	Lot 448 DP 870185 PK: 172897	Public Reserve	14 Rosewood Glen Jerrabomberra NSW 2619	0.1624
26	Lot 21 DP 881950 PK: 178592	Part of Road Reserve	14 Stringybark Drive Jerrabomberra NSW 2619	0.0013
27	Lot 571 DP 1033589 PK: 179906	Public Reserve	26 Tooroonga Crescent Jerrabomberra NSW 2619	0.0293
28	Lot 1052 DP 872496 PK: 173790	Public Reserve	30 Woodhill Link Jerrabomberra NSW 2619	0.0348
29	Lot 1051 DP 872496 PK: 173801	Public Reserve	44 Woodhill Link Jerrabomberra NSW 2619	0.0418
30	Lot 1246 DP 1008353 PK: 179144	Public Reserve	70 Woodhill Link Jerrabomberra NSW 2619	0.0473
31	Lot 33 DP 805745 PK: 165302	Public Reserve	1-7 Barracks Flat Drive Karabar NSW 2620	0.4225

Plan of Management General Community Use

No	Lots and Deposit Plan (DP) (Property Key - PK)	Description	Street Address	Area (Ha)
32	Lot 31 DP 807068 PK: 165303	Public Reserve	2 Barracks Flat Drive Karabar NSW 2620	0.0027
33	Lot 185 DP 737038 PK: 165324	Planting Reserve	49A Barracks Flat Drive Karabar NSW 2620	0.0027
34	Lot 184 DP 737038 PK: 165325	Planting Reserve	49B Barracks Flat Drive Karabar NSW 2620	0.0032
35	Lot 205 DP 771021 PK: 165349	Planting Reserve	74A Barracks Flat Drive Karabar NSW 2620	0.2267
36	Lot 6 DP 237439 PK: 171339	Public Reserve	12 Molonglo Street Queanbeyan East NSW 2620	0.1062
37	Lot 5 DP 1004658 PK: 178934	Public Reserve	13 Telopea Place Queanbeyan West NSW 2620	0.0485
38	Lot 67 DP 828102 PK: 174550	Public Reserve	7 Wangara Crescent Queanbeyan West NSW 2620	0.3611
39	Lot 37 DP 1063759 PK: 81399	Public Reserve	17 Kavanagh Avenue Jerrabomberra NSW 2619	0.0410
40	Lot 19 DP 875932 PK: 174648	Public Reserve	1 Waterview Gardens Jerrabomberra NSW 2619	0.0956
41	Lot 1073 DP 876860 Lot 889 DP 836730 PK: 169795	Drainage Reserve	9 Hudson Place Jerrabomberra NSW 2619	0.2774
42	Lot 2 DP 1149333 PK: 184175	Public Reserve	11 Carinya Street Queanbeyan NSW 2620	0.0703
43	Lot 7318 DP 1165688 PK: 184492	Public Reserve	15 Waniassa Street Queanbeyan East NSW 2620	0.2111
44	Lot 2 DP 1149926 PK: 1799731	Planting Reserve	7150 Kings Highway Queanbeyan East NSW 2620	0.3932
45	Lot 18 DP 826557 PK: 165824	Public Reserve	3 Birdwood Place Queanbeyan East NSW 2620	0.9637
46	Lot 2 DP 1203239 PK: 186080	Rusten House	87 Collett Street Queanbeyan NSW 2620 (or 34 Antill Street QBN)	0.2932
47	Lot 1366 DP 1217419 PK: 186611	Drainage Reserve	19 Saphira Street Googong NSW 2620	0.4645

Plan of Management General Community Use

No	Lots and Deposit Plan (DP) (Property Key - PK)	Description	Street Address	Area (Ha)
48	Lot 1365 DP 1217419 PK: 186610	Public Reserve	44 Helen Circuit Googong NSW 2620	0.3616
			TOTAL	10.3702 Ha

Note: The Property Key (PK) is an identifier created when a property is entered into Council's Pathway system and is a unique number. When Pathway was installed, the property key numbers were entered into the system. Pathway also creates new property key numbers when lots are subdivided or consolidated.

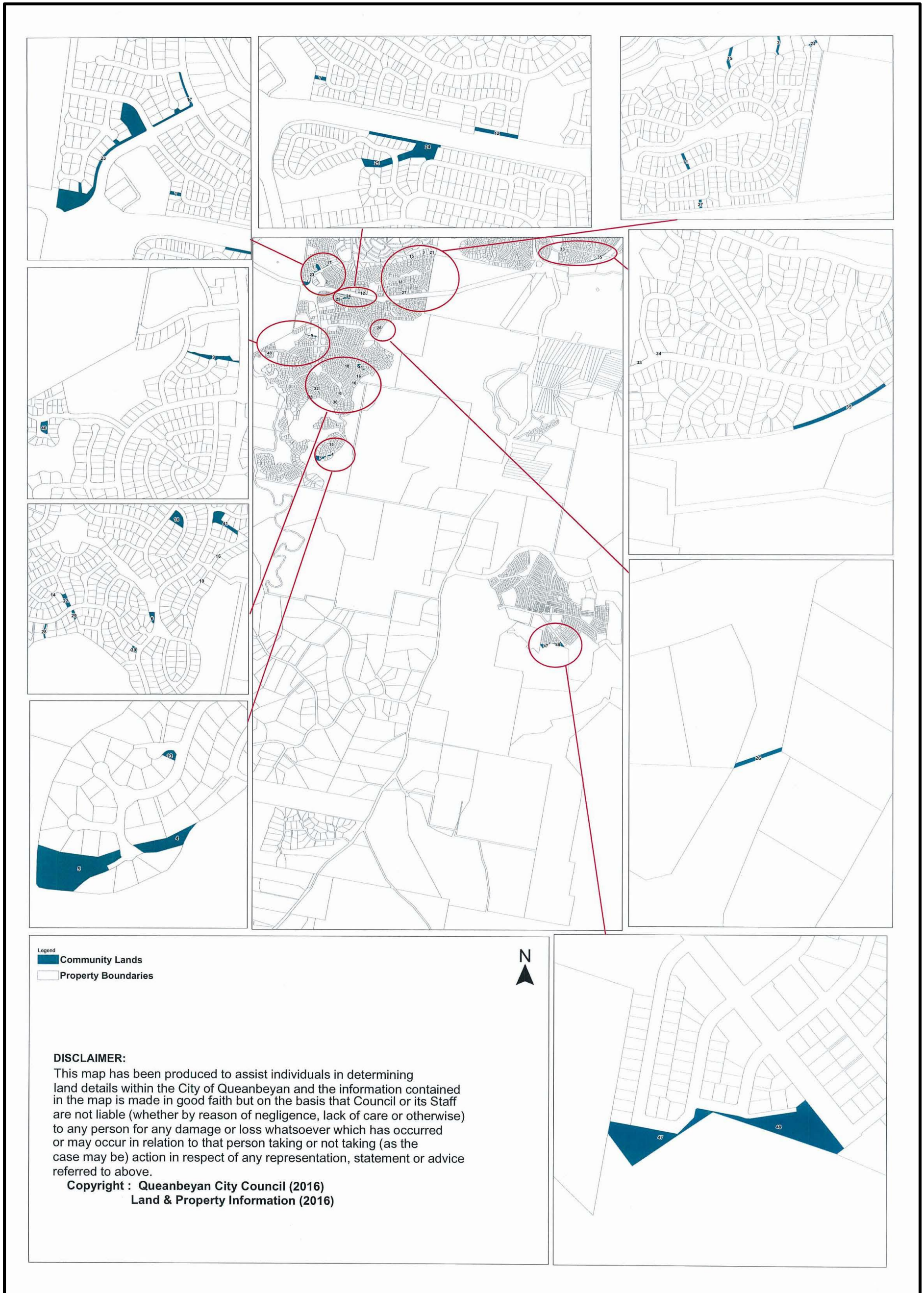
Plan of Management General Community Use

Map 1: Council General Community Use land within the former Queanbeyan Local Government Area – North - (September 2016)



Plan of Management General Community Use

Map 2: Council General Community Use land within the former Queanbeyan Local Government Area – South - (September 2016)



Plan of Management General Community Use

Background to the Management of the Land

This plan of management seeks to:

- Comply with the core objectives for this type of community land and all other statutory provisions.
- Set up a management and maintenance regime in order to maintain any infrastructure and facilities on these lands in good order so as to reduce public liability risk and to protect public investment as well as their users.
- Authorise leases for specific sites.

The management of the site involves the following sections of Council:

- Parks and Recreation – Infrastructure Services
- Engineering Services – Infrastructure Services.

The action priorities for lands categorised as **General Community Use** are shown in the following tables which have been arranged according to the following management issues:

- Compliance with the Core Objectives (applicable to this type of community land).
- General Site Maintenance.
- Community Consultation.
- Public Access to the Site.
- Lease and Licences.
- Work, Health and Safety (WH&S).

Community Consultation

Council acknowledges that community consultation is an important component of its business.

As set down in section 38I of the *Local Government Act 1993*, Council will give public notice of a draft plan of management, and place the draft plan on public exhibition for no less than 28 days while allowing a minimum of 42 days to comment. Any submissions made to Council in respect of the draft plan will be considered by Council prior to the final adoption of the plan of management.

The Queanbeyan community and other interested parties will be able to have input into this draft plan of management through the public exhibition and submission stage. A public hearing conducted by an independent chairperson, will also need to be conducted after the public exhibition of the documents in respect to the addition of new lots to this plan of management.

Plan of Management General Community Use

Table 2: Compliance with Core Objectives

Management Issues	Core Objectives	Performance Target	Means of Achieving the Objective	Manner of Assessing Performance	Responsibility
<p>Compliance with the Core Objectives for General Community Use (As Prescribed Under The <i>Local Government Act 1993</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 the wider public: • in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and • 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). 	<ul style="list-style-type: none"> • Compliance at all times with the core objectives for General Community Use. 	<ul style="list-style-type: none"> • Consider the core objective when amending this plan of management and ensure that any leases, licences or other grants of estates made pursuant to it and other activities conducted on this land comply with it and other applicable statutory provisions. 	<ul style="list-style-type: none"> • Review this plan when necessary and any leases, licences or other grants made pursuant to it and activities conducted on the land in terms of the core objective and other applicable statutory provisions. 	<ul style="list-style-type: none"> • Parks and Recreation – Infrastructure Services. • Strategic Land Use Planning – Environment, Planning and Development.

Plan of Management General Community Use

Table 3: General Site Maintenance

Management Issues	Objective	Performance Target	Means of Achieving the Objective	Manner of Assessing Performance	Responsibility
<p>General Site Maintenance.</p>	<ul style="list-style-type: none"> • To deliver and maintain safe, quality facilities and to minimise public risk and to ensure the proper management of the site. • Reasonable vandalism and security. • Impact of general community use on neighbouring natural areas. 	<ul style="list-style-type: none"> • To minimise public risk through safe Australian Standards of maintenance practice and to ensure the proper management of the sites. • To reduce opportunities for vandalism within any general community use. • To manage general community use so to maintain the ecological values of surrounding natural areas. 	<ul style="list-style-type: none"> • Develop a risk assessment checklist and assess on an annual basis. • Maintain records of all assessments and prepare reports for the repair or replacement to be allocated to the appropriate department. • Obtain financial means to maintain facilities. • Maintenance schedule checklist. • Review facilities within sites to minimise opportunities for vandalism. • Identify sensitive natural areas adjacent to general community use. • Determine management requirements and development constraints for the protection of those natural areas. • Implement necessary management practices and development constraints. 	<ul style="list-style-type: none"> • Monthly visual routine safety and maintenance check to occur during site inspections using a risk assessment checklist. • Ensure all works satisfy the requirements of Australian Standards and work place standards through a checklist system. • Liaison with specific user groups. • Number of vandalism incidents reported. • Number of site where environmental requirements determined. • Percentage of environmental indicators for natural areas. • Key environmental indicators for natural areas. 	<ul style="list-style-type: none"> • Engineering Services – Infrastructure Services. • Parks and Recreation – Infrastructure Services.

Plan of Management General Community Use

Table 4: Community Consultation

Management Issues	Objective	Performance Target	Means of Achieving the Objective	Manner of Assessing Performance	Responsibility
Community Consultation	<ul style="list-style-type: none"> To provide opportunities for community input into this plan of management. Meeting the reasonable expectations regarding the provisions of general community use areas and facilities. 	<ul style="list-style-type: none"> Consultation being in accordance with the <i>Local Government Act, 1993</i> during any revision of this plan of management. Ensure that general community use areas and facilities are provided in-accordance with Council's Integrated Plan. 	<ul style="list-style-type: none"> Continue to undertake reviews of this plan in accordance with the public consultation provisions of the <i>Local Government Act, 1993</i>. 	<ul style="list-style-type: none"> At every review of this plan of management check to see that consultation has been undertaken with the <i>Local Government Act 1993</i>. Level of demand for new general community use areas and facilities. Utilise community consultation opportunities arising from the exhibition of the various plans making up the Integrated Plan, as well as reviews of this plan of management. 	<ul style="list-style-type: none"> Strategic Land Use Planning – Environment, Planning and Development. Parks and Recreation – Infrastructure Services.

Plan of Management General Community Use

Table 5: Public Access to the Site

Management Issues	Objective	Performance Target	Means of Achieving the Objective	Manner of Assessing Performance	Responsibility
Public Access	<ul style="list-style-type: none"> To facilitate ongoing public access to general community use areas and facilities that is consistent with the core objectives of this plan. To provide areas and facilities which are safe and secure and for the use of all members of the community. 	<ul style="list-style-type: none"> Maintenance for reasonable and safe public access to each site. Take additional measures where necessary to enhance the safety and security of uses and visitors. 	<ul style="list-style-type: none"> Continue policies which enable the public reasonable and safe access to general community areas. Vehicular access to the surface of general community use areas to be limited to emergency and authorised service vehicles only. Physical access to general community use areas and their associated facilities must consider people with special needs. Signage systems be developed which maintain appropriate public access to these areas. Access be designed or redesign as necessary to maximise efficient and safe circulation of pedestrian and cyclists. Provide adequate signage, access and surveillance/public sight lines measures. 	<ul style="list-style-type: none"> Regular review of public accessibility to each site. Annual check of responsibilities under <i>Civil Liability Act 2002</i> and taking of remedial action as appropriate. 	<ul style="list-style-type: none"> Engineering Services – Infrastructure Services. Parks and Recreation – Infrastructure Services.

Plan of Management General Community Use

Table 6: Lease and Licences

Management Issues	Objective	Performance Target	Means of Achieving the Objective	Manner of Assessing Performance	Responsibility
Lease and Licences	<ul style="list-style-type: none"> To ensure that all leases, licences and the granting of other estates over general community use site comply with applicable statutory provisions. 	<ul style="list-style-type: none"> Compliance at all times with the applicable statutory provisions for all leases, licences and other grants over general community use. 	<ul style="list-style-type: none"> Ensure that all existing and any new leases, licences. 	<ul style="list-style-type: none"> When reviewing this plan, review each lease, licence and other grant in terms of its terms and conditions. 	<ul style="list-style-type: none"> Parks and Recreation – Infrastructure Services.

Plan of Management General Community Use

Table 7: Work Health & Safety Policy

Management Issues	Objective	Performance Target	Means of Achieving the Objective	Manner of Assessing Performance	Responsibility
<p>Work Health and Safety (WH&S)</p>	<ul style="list-style-type: none"> • To provide a safe and health work environment for all including staff, contractors, volunteers and members of the public. • Ensure that all users and others are not exposed to a risk to their health and safety as required by the <i>Work Health and Safety Act 2011</i>. 	<ul style="list-style-type: none"> • Undertake a risk management approach to likely activities on each parcel of land. • Ensure compliance with Work, Health and Safety legislation, codes and standards wherever possible, whilst striving towards industry best practice and safe working environment. • Ensuring the implementation of Council's (WH&S) Management System where applicable. 	<ul style="list-style-type: none"> • Identifying hazards, assessing risks and making decisions about how to eliminate or minimise risk. • Making decisions about facilities for welfare of workers and members of the public using this land. • Making decisions about the procedures for resolving WH&S and other issues and monitoring of the work environment. • Providing appropriate information, training, instruction, resources to support safety. • Ensuring plant, equipment and material are safe and without risk to health when properly used: and the safe systems of work are provided for the handling, storage and transportation of such items. 	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Work Health and Safety Regulation</i>. • Effective systems are in place for monitoring the health of workers and workplace conditions. • Ensuring those injured returned to duties in a safe and timely manner. 	<ul style="list-style-type: none"> • Legal and Governance – People, Process and Technology. • All appointed Work Health Safety Officers. • Engineering Services – Infrastructure Services. • Parks and Recreation – Infrastructure Services.

Footnote: A person conducting a business or undertaking (PCBU – the new term that includes employers) may be an individual person or an organisation conducting a business or undertaking. PCBU include local authorities (municipal corporations or councils) and applies to principals, contractors and sub-contractors.

Plan of Management General Community Use

Future Use of the Land

There is no intention of Council to dispose of land associated with general community use. Consequently the future use of the land will be similar to current uses.

In addition maintenance and remedial action in relation to any buildings/structures/embellishments on each general community use site will continue on an on-going basis.

Public access will be the subject to ongoing risk assessment with regard to public safety and risk management.

Any further structures or play equipment will obtain the appropriate consents and approvals and will comply with these.

Leases, Licences and Other Estates

Leases and licences and the granting of other estates are primarily governed by sections 44-47E of the *Local Government Act 1993*.

This plan of management authorises the lease, licence or grant of any other estate over each general community use site which is consistent with the core objectives and other provisions of this plan and which is permissible under *Queanbeyan Local Environmental Plan 2012* and which satisfies the provisions of the *Local Government Act 1993*.

Short Term Casual User's Agreement

Short term casual uses are permitted for all the general community use sites and buildings. Short term casual users have use of the grounds for specific times of the week. These users include both formal and informal groups.

Approvals for Activities on the Land

Section 68, Part D of the *Local Government Act 1993* requires approvals issued by Council for certain activities on community land.

These include the following:

- Engage in a trade or business.
- Direct or procure a theatrical, musical or other entertainment for the public.
- Construct a temporary enclosure for the purpose of entertainment.
- For fee or reward, play a musical instrument or sing.
- Set up, operate or use a loudspeaker or sound amplifying device.
- Deliver a public address or hold a religious service or public meeting.