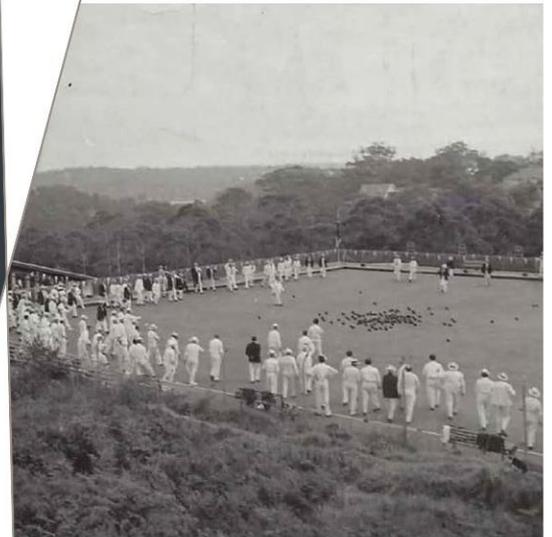


# Plan of Management

Former Oatley Bowling Club Site &  
Closed Road – 35 River Road, Oatley

80220016



Prepared for  
Georges River Council

July 2021

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# PART A - MANAGEMENT CONTEXT

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# 1 The Plan of Management

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This Plan of Management applies to the former Oatley Bowling Club site (Lot 100 DP1252069) and adjacent closed road (Lot 106 DP1252069) which are both Community Land in the ownership of Georges River Council. Both parcels of land have been managed under previous plans of management. The Oatley Bowling Club site under Council's Generic Plan of Management – Natural Areas and the closed road under the Myles Dunphy Reserve and Wetland Plan of Management.

A new Plan of Management (PoM) was required to provide direction for the Council in managing the former Oatley Bowling Club site and adjacent closed road in accordance with the Local Government Act 1993 (LG Act). This new PoM intends to satisfy Council's obligations for management of community land provisions of the LG Act with respect to the subject land.

Council engaged Cardno (NSW/ACT) Pty Ltd to prepare the new PoM and Landscape Masterplan to reflect current community and user needs and provide guidance for planning and management of the former Oatley Bowling Club site and attached closed road over the next 10-15 years.

It is proposed under this new PoM to categorise the Oatley Bowling Club site (Lot 100 in DP1252069) as 'Park' and categorise the closed road (Lot 106 in DP.1252069) as 'Natural Area' with a sub-category of 'Bushland'. It should be noted that the categorisation of Lot 106 under the LG Act will remain as "Natural Area – Bushland".

A new PoM will reconfirm the values the community holds for the overall parcel of Community Land and ensure protection of those values in future management decisions. It will address current recreational uses, demands and trends as well as anticipated future uses and other pressures on the land. It will also consider the land's historic and scenic values along with its presentation and visual appeal, as well as leasehold or commercial activities and special events. The new PoM will inform Council in the allocation and prioritisation of resources for the community land in the context of other Council commitments.

## 1.1 Background

The former Oatley Bowling Club was formed in 1959. It operated on the land under a lease from Council till its closure in 2006. The property was vacated for five years and Council demolished the former clubhouse in 2011 due to public health and safety concerns. Since the closure of the former Bowling Club, Georges River Council has investigated options to facilitate its redevelopment and address the needs of the community.

Council resolved on 17 December 2018 not to proceed with a proposal to re-classify the Bowling Club land as Operational under the LG Act and a Planning Proposal to re-zone the land to allow development for seniors housing and community facilities. Following this, Council resolved to commence the preparation of a new PoM and masterplan for the Site. Council also resolved to immediately de-contaminate the Site to enable its remediation for the purpose of facilitating public access and recreation, and investigate the potential for community gardens.

As a result of this resolution, a development application (DA2020/0152) was submitted and subsequently approved on 20 October 2020 for remediation works. These works include a Remediation Action Plan for Category 1 Remediation work at Lot 100 DP 1252069. Remediation work is required to ensure the site is safe and structurally sound to enable future development. After remediation works have been undertaken zones that identify 'active' and 'passive' areas across the site will apply. 'Active' areas will allow for future excavation and construction, while 'passive' areas are for non-invasive works only.

This PoM has been prepared in accordance with Council's resolutions, the development consent for the remediation works and the relevant provisions under the LG Act, which sets out the legislative framework.

## 1.2 What is a Plan of Management?

Councils are required to prepare Plans of Management for all public land classified as Community under Part 2 of the LG Act.

A PoM is developed to determine and guide the future management of a place – such as a park, sportsground or bushland reserve – under Council management. It sets out management objectives and performance targets for Community Land as well as providing management and use direction and actions.

A PoM may be accompanied by a Masterplan that illustrates how the Community Land will be developed for the benefit of the community. The Masterplan also allows Council to set priorities when preparing Works

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Programs and related budgets. If a Masterplan is included in an adopted PoM, then it has standing under that Plan.

Plans of Management are important documents prepared in consultation with the community. They act as an agreement between a Council and the Community as to how a place is to be managed and its values protected. Current uses and activities are identified and future uses and activities, including leases and licences, are approved by a PoM.

A PoM contains a range of actions to guide the management of the area over the life of the document – usually a 10-15 year period.

The LG Act includes provisions regarding the preparation of plans of management for lands under a Council's management, how a PoM is to be prepared (including community engagement activities) and what must be included in a PoM.

### 1.2.1 How to read this Plan of Management

**Part A** introduces the former Oatley Bowling Club site and attached closed road and provides information about the management context within which the Plan of Management was developed. A basis for management is proposed and key site values identified.

**Part B** contains information about the known values of the former Oatley Bowling Club site and attached closed road.

**Part C** provides a framework for managing the former Oatley Bowling Club site and attached closed road. A Concept Masterplan is also provided in this section.

**Part D** considers the implementation of this Plan of Management and contains information on potential funding sources, reporting, evaluation and review.

## 1.3 Land to which this Plan applies

The subject Site includes the Former Oatley Bowling Club Site at 35 River Road (Lot 100 in DP.1252069), & a closed road extending south from the southern boundary of the adjacent to the former Bowling Club site (Lot 106 in DP.1252069). It occupies a total area of 1.5 hectares and is owned by the Georges River Council. The site is presented in Figure 1-1. Council included both Lot 100 and Lot 106 in the brief for the contamination at the former Oatley Bowling Club site.

The Site is classified as 'Community Land', which is defined under the LG Act to be any land that is retained by Council for use by the general public, such as parks, playing fields, playgrounds, bushland, and other public land that is accessible to the public.



Figure 1-1 Subject Site Title Reference (Source: NSW Planning Portal)

## 1.4 Objectives of this Plan of Management

This Plan of Management has been prepared to provide a clear strategic direction for future management and use of the former Oatley Bowling Club site and closed road.

The overarching objectives of this PoM are:

- > Identify a vision for the former Oatley Bowling Club site and closed road that reflects community aspirations and values;
- > Identify the values of the former Oatley Bowling Club site and closed road;
- > Set out the strategic direction for future management of the former Oatley Bowling Club site and closed road;
- > Outline management actions for the former Oatley Bowling Club site and closed road;
- > Adopt a concept masterplan for future development of the former Oatley Bowling Club site and closed road;
- > Provide a strategy for future maintenance, capital works and appropriate infrastructure;
- > Meet legislative requirements for use and management of Community Land; and
- > Consolidate information into a single document for ease of reference.

## 1.5 Vision for the former Oatley Bowling Club site

The former Oatley Bowling Club site is a valuable parcel of public land with a long history as a recreational and social resource for its local community. Being located adjacent to the Myles Dunphy Bushland Reserve, the site also has potential to provide an environmental buffer to local bushland, an access point to the Bushland Reserve and a place for environmental education.

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The Former Oatley Bowling Club site is to become a high quality public place that provides a broad range of recreational and social opportunities for current and future residents of Oatley and the greater Georges River area. Its redevelopment will reflect its adjacency to the Myles Dunphy Bushland reserve and its history as a place of recreation and social interaction for its local and regional community.

Being located adjacent to Myles Dunphy Bushland reserve and its high biodiversity value including a semi-permanent camp of vulnerable grey-headed flying foxes and important natural wetland systems, the site has potential to provide an environmental buffer to this valuable biodiversity, an access point to the bushland reserve and a place for environmental education.

## 2 Basis for Management

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### 2.1 Roles and Responsibilities

Georges River Council owns the Site and is therefore responsible for the care, control and management of the former Oatley Bowling Club and closed road. Land management responsibilities are governed by the LG Act as outlined below.

#### 2.1.1 Land Management

Community land is required to be used and managed in line with the following:

- > *The plan of management applying to the land; and*
- > *Any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land. (Clause 35)*

Refer to Section 3 for further obligations required under the LG Act.

#### 2.1.2 Council's dealing in Community Land

In terms of what dealings a Council can have in community land the following apply in accordance with Clause 45 the LG Act:

- > *Council has no power to sell, exchange or otherwise dispose of community land.*
- > *Council may grant a lease or licence of community land, but only in accordance with the Part 2, Division 2 of the LG Act.*
- > *Council may grant any other estate in community land to the extent permitted by Part 2, Division 2 of the LG Act or any other Act.*

The above provisions do not prevent the Council from selling, exchanging or otherwise disposing of community land for the purpose of enabling that land to become, or be added to, Crown managed land or to become, or be added to, land that is reserved or dedicated under the *National Parks and Wildlife Act, 1974*.

#### 2.1.3 Granting a lease or licence on Community Land

Under Clause 46 of the LG Act a lease, licence or other estate in respect of community land may be granted on the following basis:

- > *For the provision of public utilities and works associated with or ancillary to public utilities; or*
- > *For the purpose of providing pipes and 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; or*
- > *in accordance with an express authorisation in the PoM;*
- > *in order to allow a filming project to be carried out, whether or not the project is in accordance with the PoM or is consistent with the core objectives of the categorisation of land concerned.*

A Council must not grant a lease or licence for a period (including any period for which the lease or licence could be renewed by the exercise of an option) exceeding 30 years.

#### 2.1.4 Development of Community Land

Under Clause 47E of the LG Act, Council does not have delegated power to the carrying out of development on community land involving the erection, rebuilding or replacement of a building unless it involves: toilet

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facilities, small refreshment kiosks, shelters for persons from the sun and weather, picnic facilities, structures, work sheds or storage sheds, buildings of a kind prescribed by the regulations.

Development also must be specified by a PoM applying to the land and not be unduly intrusive to nearby residents. Further, extensions to existing buildings must not increase by more than 10% of its existing area or involve the intensification, by more than 10% of the use of land or any building.

## **2.2 Plan of Management Process**

This Plan of Management was prepared by Cardno drawing on in-house Georges River Council expertise and understanding of the former Oatley Bowling Club site and attached closed road, several on-site assessments and inspections, and community engagement / input actions. The process of preparing this Plan of Management and its final implementation is outlined in Figure 2-1 below.



Figure 2-1 Process of Preparing this Plan of Management and Masterplan

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## 2.3 Council's Management Goals

This Plan of Management has been prepared to ensure that the former Oatley Bowling Club site and attached closed road is managed in a manner consistent with objectives and management goals outlined in the following strategies, plans and Policies:

### 2.3.1 The Greater Sydney Region Plan – A Metropolis of Three Cities

*A Metropolis of Three Cities* is a regional plan developed by the Greater Sydney Commission, which presents a vision, including actions, to manage the growth of Greater Sydney.

The Oatley Bowling Club site and closed road is within an area identified in the Plan as 'green grid opportunities'. The Green Grid links parks, open spaces, bushland and walking and cycling paths and connects communities to the landscape. Development of the site for open space and community uses and bush regeneration work is consistent with this initiative.

### 2.3.2 Our Greater Sydney – South District Plan (Greater Sydney Commission)

*Our Greater Sydney 2056* is to guide the implementation of *The Greater Sydney Region Plan – A Metropolis of Three Cities* at a District level. Georges River Council is located within the South District. The South District Plan is a 20-year plan to manage future growth and setout planning priorities and actions within the district.

Development of the Oatley Bowling Club site and closed road as proposed in this Plan of Management is consistent with the following planning priorities and actions in the South District Plan:

- > *Planning Priority S3 – Providing services and social infrastructure to meet people's changing needs*
  - *Action 8. Deliver social infrastructure that reflects the needs of the community now and in the future.*
  - *Action 9. Optimise the use of available public land for social infrastructure*
- > *Planning Priority S14 Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes and better managing rural areas*
  - *Objective 27 Biodiversity is protected, urban bushland and remnant vegetation is enhanced.*
- > *Planning Priority S15 Increasing urban tree canopy cover and delivering Green Grid connections*
  - *Objective 31 The Green Grid links parks, open spaces, bushland and walking and cycling paths.*
- > *Planning Priority S16 Delivering high quality open space*
  - *Objective 32 Public open space is accessible, protected and enhanced.*
    - *Action 71 Maximise the use of existing open space and protect, enhance and expand public open space by:*
      - (a) *providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow*
      - (b) *delivering on or complementing the Greater Sydney Green Grid*

The Bowling Club site and closed road is within the Illawarra Rail Line Corridor, which is in turn described as follows in the South District Plan.

*The corridor will integrate walking and cycling paths with open space, green urban areas and stormwater treatment along the surplus rail easement lands, and parallel local streets and centres along the rail line including Kogarah, Hurstville and Sutherland. This project is part of the Principle Bicycle Network.*

### 2.3.3 Sydney Green Grid – South District (NSW Government Architect)

The Sydney Green Grid proposes a "network of high-quality green space that connects town centres, public transport hubs and major residential areas". The document intends to promote sustainable development and maximise the quality of life and wellbeing.

The Bowling Club site and attached closed road site is located within the 'Illawarra Rail Line Corridor: Wollie Creek to Sutherland'. The commentary for the Corridor is:

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*The Illawarra Rail Line Corridor has the potential to collocate active transport corridor, local open spaces, urban greening, and stormwater treatment along the excess rail easement lands and parallel local streets. The Corridor is naturally well located with centres along the rail line including the Priority Precincts of Arncliffe and Banksia, Wollie Creek, Rockdale, Kogarah, Hurstville and Sutherland. Existing sections are partially developed such as the Oatley to Como Link.*

#### **2.3.4 Georges River Community Strategic Plan 2018-2028**

The *Georges River Community Strategic Plan 2018-2028* includes the community's broad vision and goals for the Georges River LGA for the next 10 years. The Community Strategic Plan was developed through an extensive consultation process and informed the development of the Delivery Program and Operation Plan for the Georges River Council.

The consultation process identified six pillars that represent what is important to the community and have been used to underpin future work by the Council:

1. *A protected environment and green open spaces*
2. *Quality, well planned development*
3. *Active and accessible places and spaces*
4. *A diverse and productive economy*
5. *A harmonious and proud community with strong social services and infrastructure*
6. *Leadership and transparency*

The following goals and strategies are of relevance to the ongoing management of the Oatley Bowling Club site and attached closed road:

##### Pillar 1

*Goal 1.3: Everyone has access to beautiful parks and open spaces.*

*Strategies:*

*1.3.1 Ensure all public parks and open spaces are accessible, well-maintained and managed to meet the recreational needs of current and future residents.*

*1.3.2 Review Plans of Management for sporting fields, parks, open space and bushland in the LGA.*

*1.3.3 Understand the potential impacts of climate change when developing design principles for parks and open spaces.*

*1.3.4 Use the GRC Open Space, Recreation and Community Facilities Strategy to inform the provision of parks and open spaces.*

##### Pillar 2

*Goal 2.2: The community helps to plan the LGA's future.*

*Strategies: 2.2.1 Use community consultation and feedback to guide a comprehensive set of planning and development strategies that are incorporated into LEPs and Council policies.*

*Goal 2.3: Council-led development and assets provide quality, long term benefits to everyone.*

*Strategies: 2.3.1 Ensure quality design and sustainability principles underpin the provision of Council facilities and other assets.*

##### Pillar 3

*Goal 3.3: Everyone, including people with disability, navigates the LGA in safety.*

*Strategies 3.3.1: Implement the GRC Disability Inclusion Action Plan.*

*Goal 3.4: Everyone has access to a range of active and passive recreation facilities.*

*Strategies 3.4.1: Guided by the GRC Open Space and Recreation Strategy, provide contemporary passive and active recreation spaces, aquatic facilities, synthetic fields, community centres and libraries.*

##### Pillar 6

*Goal 6.1: The community is involved and listened to.*

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*Strategies:*

*6.1.1 Actively implement the GRC Community Engagement Policy and Strategy, providing a consistent and best-practice approach to engagement across all Council functions.*

*6.1.2 Use of online, social media and other communication channels, including the Your Say Georges River engagement portal.*

*6.1.3 Publicly and regularly report on our performance against strategic, financial and operational plans.*

### **2.3.5 Delivery Program 2018/19 to 2020/21 and Operation Plan 2019/20**

The Delivery Program and Operational Plan sets out how Council will deliver the goals and strategies of the Community Strategic Plan. There are no specific goals or strategies related to the former Oatley Bowling Club.

### **2.3.6 Open Space, Recreation and Community Facilities Strategy 2019-2036**

The *Open Space, Recreation and Community Facilities Strategy 2019-2036* provides a high-level direction for community and recreation facilities within the Georges River local government area (LGA).

As part of the Strategy, the future population of the Georges River LGA was projected and it is anticipated that Oatley will experience “a decrease in the number of parents and homebuilders and a corresponding decrease in the number of school aged children”.

Except for Myles Dunphy Reserve, the majority of Oatley’s key community facilities (Oatley Library, Oatley Community Hall, Baby Health Centre, Oatley RSL and Community Centre, Oatley Public School and Masonic Halls and Centres) are located to the east of the rail line.

The Strategy identifies the former Oatley Bowling Club as ‘special’ (Figure 1-16 – Special No.3), but no further description or explanation is provided.

Section 16.3.9 of the Strategy indicates that the Masterplan for the former Oatley Bowling site should explore opportunities to provide a BMX track or pump track.

### **2.3.7 Disability Inclusive Action Plan 2017-2021**

The *Disability Inclusive Action Plan 2017-2021* sets out the strategies and actions that Council will deliver over the four year period of the Plan to enable people with disabilities to have greater access to Council information, services and facilities.

The following provisions apply to future management of the Oatley Site:

- > *The Continue to upgrade Council assets to meet the requirements of the Disability Discrimination Act 2014, relevant Australian Standards and the National Construction Code.*
- > *Ensure that people with disability are able to navigate our town centres and access services and facilities in the community safely and confidently*
- > *Ensure people with disability are able to find accessible public toilets in the community.*

### **2.3.8 Community Engagement Policy 2018-2028**

The Georges River Council Community Engagement Strategy sets out Council’s commitment to engagement with the community. This strategy is supported by five overarching principles that have been informed by the Community Vision Statement, Council values and the social justice principles of equity, access, participation and rights. These are quoted below.

- > *Community engagement is purposeful. We will ensure that we know why and who we are engaging so that community engagement is purposeful and meaningful.*
- > *Community engagement is timely. We will engage early and provide various opportunities for the community to comment and provide feedback.*
- > *Community engagement is genuine. We will be clear about your level of influence and state why we are seeking your participation.*
- > *Community engagement is inclusive. We will provide information that is accessible for all.*
- > *Community engagement is transparent. We will update you on how your feedback has helped shape decision making.*

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### 2.3.9 Community Lease Policy 2020

This policy aims to ensure that a wide range of community groups and individuals are given equal opportunity to occupy community land and buildings while alleviating some of the financial burden on Council.

The policy also aims to ensure that the best operator (and where possible, the best financial return on commercially operated facilities) is obtained for sports and recreational facilities and that the required level of service is provided to the community.

### 2.3.10 Myles Dunphy Reserve and Wetland Plan of Management

The Myles Dunphy Reserve and Wetland Plan of Management (PoM) applies to the natural bushland and wetland areas of Myles Dunphy Reserve. Myles Dunphy Reserve adjoins the Oatley Bowling Club on its western boundary and applies to Lot 106 in DP.1252069, which is the closed road adjacent to the former Oatley Bowling Club site.

This PoM was prepared to ensure the land is appropriately managed to achieve the objectives and performance targets for Community Land categorised as 'Natural Area – Bushland, Wetland, Watercourse'. The PoM incorporates a series of Action Plans linked to the values of Myles Dunphy Reserve and Wetland. Strategies, actions, priorities, responsibilities and performance measurement are outlined, which will be incorporated into budgets and work programs where appropriate.

Key recommendations of this Plan of Management are to:

- > stabilise banks and address soil erosion and sedimentation.
- > investigate all aspects of stormwater entering the bushland and wetland, and address issues particularly the capture of gross pollutants higher in the catchment.
- > undertake flora and fauna surveys and publish the results for community information.
- > continue bush regeneration and support of Bushcare groups.
- > manage the informal Grey-headed Flying Fox camp.
- > remove and enforce encroachments.
- > identify appropriate Bushfire Management Zones and risk management activities within the Bankstown/Hurstville Bush Fire Risk Management Committee's Bush Fire Risk Management Plan.

The natural areas in Myles Dunphy Reserve is managed by Council in accordance to the Myles Dunphy PoM.

### 2.3.11 Generic Plan of Management – Natural Areas

The Generic Plan of Management covers all Community Land categorised within the former Hurstville LGA as 'Natural Area' and applies to the former Oatley Bowling Club (Lot 100 DP1252069).

The aim of the Natural Areas Plan of Management is to provide guidelines to assist with the maintenance, management, use and improvement of Council's open space areas categorised as "Natural Area" land. It provides core objectives for 'Natural Areas' and the following sub-categories: bushland, foreshore, watercourse, wetland, park and general community use. The Generic Plans of Management from both the former Councils (Kogarah and Hurstville) are currently under review which will be completed in 2022.

### 2.3.12 Flying-fox Camp Management Policy 2015

The *Flying-fox Camp Management Policy 2015* has been developed to empower land managers, principally local councils, to work with their communities to manage flying-fox camps effectively. It provides the framework within which the Department will make regulatory decisions. In particular, the Policy strongly encourages local councils and other land managers to prepare Camp Management Plans for sites where the local community is affected.

### 2.3.13 Draft Oatley Flying Fox Camp Management Plan 2021

The *Draft Oatley Flying-fox Camp Management Plan 2021* prepared by the Department of Planning, Industry and Environment and Georges River Council in accordance with the *Flying-fox Camp Management Policy*

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2015. The aim of the Plan is to ensure that long-term conservation of the camp's vulnerable grey-headed flying foxes is prioritised, balanced with the needs of the surrounding community, and public health and safety while protecting and supporting the biodiversity within Myles Dunphy Reserve.

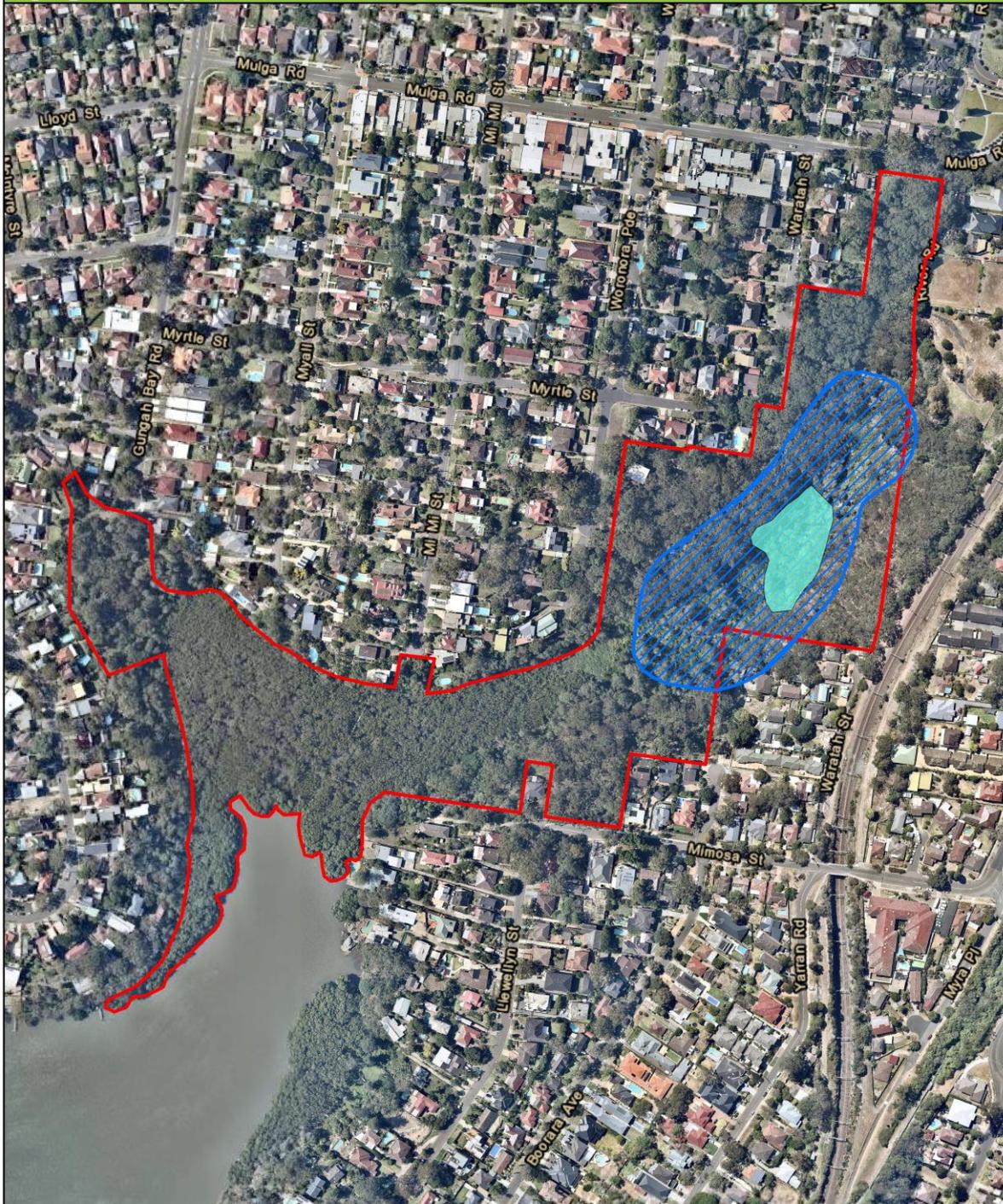
The camp is in Myles Dunphy Reserve, Oatley. It is bounded by Mulga Road and residential houses to the North, the former Oatley Bowling Club and Oatley train line to the East, residential houses and Gungah Bay marshlands to the South, and residential properties to the West. On 15 November 2020, the camp covered approximately 0.40 ha, within 0.70 ha of suitable contiguous camp habitat. Refer to figure 2-2 below.

The grey-headed flying fox is considered eligible for listing as 'vulnerable', as counts of flying-foxes over the previous decade suggested the national population had declined by up to 30%. The Plan states that it is estimated the population would continue to decrease by at least 20% in the next three generations given the continuation of the current rate of habitat loss, culling and other threats. Heat stress also threatens the Camp and is managed through this Plan to avoid potential risks to health and safety to people.

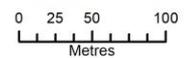
The objectives of the Plan are to:

- > *enable stakeholders to use a range of suitable management responses to sustainably manage flying-foxes, consistent with the NSW Flying-fox Camp Management Policy 2015*
- > *clearly define roles and responsibilities for camp management*
- > *identify actions that will be used to:*
  - *manage public health and safety risks associated with the camp*
  - *minimise impacts to the community, while conserving flying-foxes and their habitat*
  - *provide a reasonable level of amenity for the community near the camp*
  - *ensure camp management does not contribute to loss of biodiversity or increase threats to threatened species or communities, including through the risk of Phytophthora*
  - *improve community understanding and appreciation of flying-foxes, including their critical ecological role*
- > *advise on heat stress protocols*
- > *review camp monitoring data*
- > *advise on weed controls, revegetation, infrastructure and reserve access*
- > *identify contingency measures in the event of sudden, substantially increased numbers of flying-foxes within the camp*
- > *align with other relevant land use and community planning documentation such as the Myles Dunphy Reserve and Wetland Plan of Management and the Myles Dunphy Phytophthora Management Plan*
- > *be an appendix to future biodiversity studies and plans of management relevant to this site.*

# Flying-fox Camp Extent



- Legend**
- Myles Dunphy Reserve
  - Core Flying-Fox Camp
  - Maximum Recorded Extent of Camp



GDA 1994 MGA Zone 56

1:3,867 @ A4

**nearmap**  
Imagery: 12/12/2017 | .com



**eco logical**  
AUSTRALIA  
A TETRA TECH COMPANY

Prepared by: BH/EH Date: 5/28/2021

Figure 2-2 Extent of Flying-fox Camp

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## 2.4 Community Engagement

Georges River Council is committed to collaborative planning with the people of Georges River. Accordingly, the preparation of this Plan of Management has involved comprehensive engagement with stakeholders and the community. This process is important as it provides Council a better understanding of the range of local issues affecting the use and enjoyment of the open space, and gives all sectors of the community the chance to have an input into the planning process.

In accordance with Council's Community Engagement Strategy 2018-2028, the design and planning for the land has been carried out in partnership with the local community – the future users of the Bowling Club site.

Community consultation and involvement regarding the preparation of this Plan of Management and the development of the Masterplan has consisted of:

- > An online survey for the community to provide their opinions on suitable uses of the land for community purposes;
- > A community vision workshop aimed at providing real community involvement in the development of a plan for the land;
- > Several Councillors workshops;
- > A Public Hearing into the proposal to categorise the land as "Park" and "Natural Area – Bushland".
- > A public exhibition of the draft Plan of Management and Masterplan and webinar sessions prior to their finalisation and adoption by Council.

### 2.4.1 Community survey

In February 2020 the Georges River community were invited to take part in an online survey to comment on the future recreational use of the site. A total of 244 responses to the survey were received. A copy of the survey and full results is in **Appendix A**. The comments and feedback were used to inform a set of draft planning principles and preparation of 3 design "scenarios" for the site, which were then presented to the community during a public visioning workshop held the following month.

### 2.4.2 Community survey results

The survey listed a number of potential options for the site and asked the community to vote on their preference. The aim was to identify what the preferred and most popular uses for the site were. Out of the potential options provided the most preferred uses for the site are listed in order of popularity below:

- |  |                      |
|--|----------------------|
| 1. Community Garden                          | 6. Casual Lawn Bowls |
| 2. Bushland Regeneration                     | 7. Performance Space |
| 3. Café / Community Gallery / Ecology Centre | 8. Skateboard Rink   |
| 4. Picnic / Bb Facilities                    | 9. Basketball Court  |
| 5. Adventure Playground                      | 10. Public Art Space |

Other uses for the site as suggested by the community included:

- > Dog-Friendly Park
- > Native Plant Nursery
- > Community Learning Centre
- > Memorial to Myles Dunphy
- > Men's / women's Shed
- > Market Space
- > Bike Pump Track
- > Water Park
- > Public Pool

- 
- > Library
  - > Orienteering Course
  - > Multi Use Astro-Turf
  - > Open Air Cinema
  - > Workout Space

The survey also asked the community to comment on the things that worried them most about the development of the site and what they think should be the priorities for the design. Nine (9) common themes were identified in the responses to these questions and are summarised below:

**1. NATURAL ENVIRONMENT**

The natural environment should be a key priority and should be carefully considered in the development of the site. Embracing the natural environment while assuring no negative impact is had to Myles Dunphy Reserve is important.

**2. COMMUNITY CONSULTATION**

The community needs to be consulted in a meaningful way throughout the whole design process.

**3. DEMOGRAPHICS & AGES**

The development of the site should cater to all demographics and ages and provide passive recreation for everyone. Ensure no undesirable activities are encouraged.

**4. FREE TO USE, EASY TO MAINTAIN & ADDS VALUE**

Ensure any activity proposed for the site is free to use, easy to maintain and adds value to the area.

**5. SAFE, ACCESSIBLE & INCLUSIVE**

The development of the site should provide a safe, accessible and inclusive space designed for the community and should complement the surrounding facilities already on offer in the area.

**6. NOT DEPENDENT ON PARKING**

Provide options for getting to and accessing the site to ensure it is not dependant on parking – focus on bike racks and pedestrian access instead of vehicle use.

**7. SAFETY AND SECURITY**

Safety and security should be a high priority and should be achieved across multiple avenues ranging from the decontamination of the site to lighting and passive surveillance.

**8. NOT OVERDEVELOPED**

Ensure the site is not overdeveloped or developed in a way that has a negative impact on neighbouring properties.

**9. CULTURALLY SENSITIVE**

The development of the site should be done in a culturally sensitive way and should promote creative, artistic and cultural expression with respect for history and heritage of the site and the surrounding area.

## **2.5 Visioning Workshop**

A public visioning workshop was held at the Oatley Community Hall on 7th March 2020 to discuss possibilities for the future use and planning of the former Oatley Bowling Club site. The workshop was conducted by Council and Cardno staff and approximately 25 members of the community attended to have their say. The purpose of the workshop was to gain agreement on suitable planning and design principles to guide the masterplanning process for the site. The agreed principles were then used as a basis for development of the Masterplan.

During the workshop the 3 design “scenarios”, informed by the results of the online survey, were presented. The 3 “scenarios” ranged in the amount of proposed changes to the site and were as follows:

- > Scenario 1: Conservation (minimal changes proposed to the site)
- > Scenario 2: Middle ground (moderate changes proposed to the site)

- > Scenario 3: High activity (major changes proposed to the site)



Figure 2-3 Level of activity and design intervention of the 3 design “scenarios”

The community was then asked to vote on their preferred design scenario. The results of this voting provided a valuable insight into what the community did and didn’t like when it came to the future use of the site.

### 2.5.2 Scenario 1: Conservation

Scenario 1 focused on passive recreation and put an emphasis on conservation of the natural environment and better integration of the site with Myles Dunphy Reserve. Minimal design interventions and changes to the site were proposed in this scenario. Potential uses for the site included:

- > Regenerated bushland
- > Open grass kick-about space
- > Shade trees and other informal planting
- > Picnic / shade shelters
- > Informal walking tracks
- > Off-leash dog walking
- > Seating
- > Interpretation of the history and environment of the locality
- > No car access or carpark facilities provided (access to park to be by foot/bicycle only).

Refer to Figure 2-3 below for a schematic plan illustrating the design interventions proposed for Scenario 1 and the identified pros and cons.

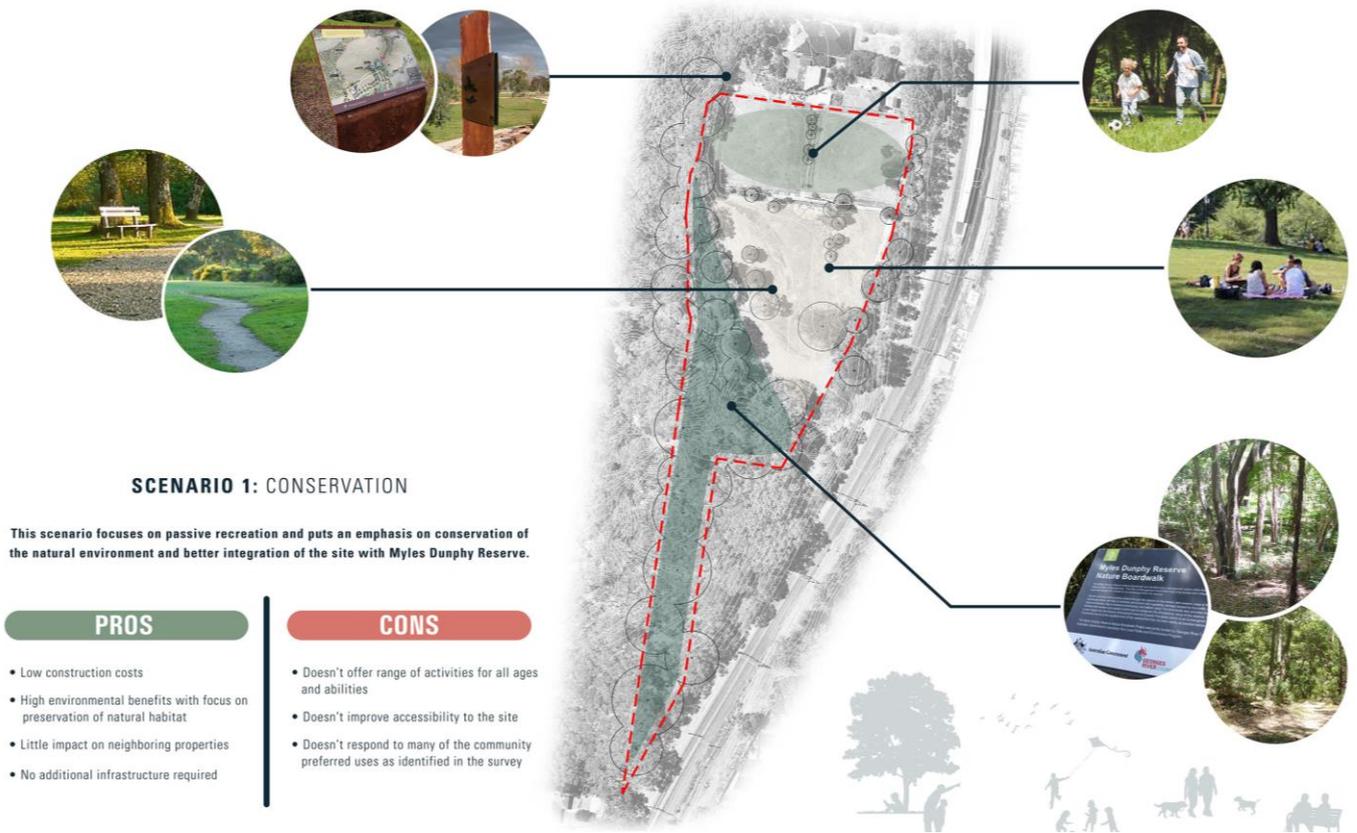


Figure 2-4 Scenario 1 schematic plan and pros and cons

### 2.5.3 Scenario 2: Middle Ground

Scenario 2 was more community focused and offered a balance of active and passive recreation opportunities. It aimed to provide flexible spaces that could be adapted for a range of different uses. Potential uses for the site included:

- > Community gardens
- > Performance spaces
- > Small playground / nature play
- > Picnic and BBQ facilities
- > Open grass kick-about space
- > Formalised walking & cycling tracks
- > Viewing platforms & seating
- > Informative historical & environmental signage
- > Public art space
- > Shade trees & informal planting
- > Improved road access and small carpark provided within park

Refer to Figure 2-4 below for a schematic plan illustrating the design interventions proposed for Scenario 2 and the identified pros and cons.



Refer to Figure 2-5 below for a schematic plan illustrating the design interventions proposed for Scenario 3 and the identified pros and cons.



Figure 2-6 Scenario 3 schematic plan and pros and cons

### 2.5.5 Preferred design scenario

The general consensus from the community was a preference for a mix of uses aimed at protecting the conservation values of the site and its surrounds while providing opportunities for a range of low impact recreation activities that are compatible with the conservation values. For that reason, there was no clear preference for one single scenario. A list of the most preferred design options included:

- > No car access or carpark facilities provided/access to park to be by foot/bicycle only
- > Regenerated bushland
- > Community gardens
- > Native plant nursery
- > Shade trees and other informal planting
- > Open grass kick-about space
- > Play opportunities to cater for a variety of ages and abilities

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## 2.6 Planning Principles

A set of six planning principles were also prepared and presented at the Visioning Workshop for review and comment. Participants at the workshop were in agreement with all of these principles. It was also agreed that the six principles would guide the development of the concept masterplan and plan of management.

The six principles adopted at the Visioning Workshop described and detailed below.

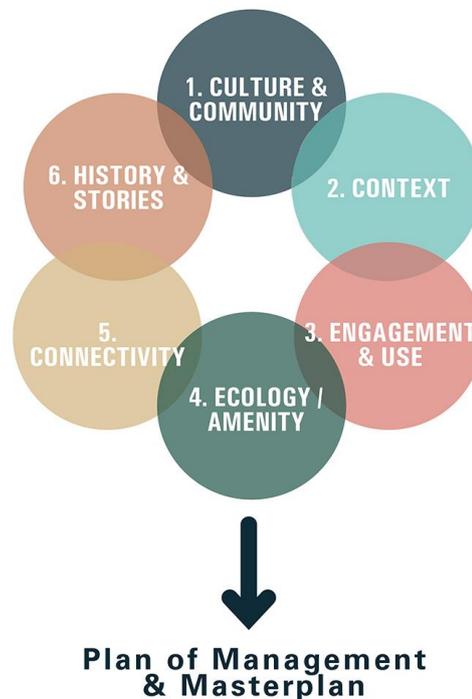


Figure 2-7 Agreed planning principles to guide the Plan of Management and Masterplan

### 1. CULTURE AND COMMUNITY

- > Develop for community use with the intention of value adding to the site and the surrounding area by designing for and with the people who will be using it.
- > Create a place identity with respect to diverse cultures of surrounding area.
- > Minimise costs and maximise benefits to the local community to ensure value for money.
- > Ensure equitable access for all ages and abilities.

### 2. CONTEXT

- > Enhance ecological and recreational values of Myles Dunphy Reserve.
- > Enhance physical connection to Myles Dunphy reserve and the Georges River foreshore.
- > Optimise connections to local public transport.
- > Manage interests of adjoining residents.

### 3. ENGAGEMENT AND USE

- > Recreational and community-based uses to be consistent with the opportunities and constraints of this site.
- > Proposed uses to respond to the needs of the local community and be informed by the Georges River Recreational Needs Study.
- > Site to act as a destination with a variety of uses catering to people of all ages and abilities.

- 
- > Consultation and engagement with users to ensure the best outcome and uses is achieved on site.

#### **4. ECOLOGY / AMENITY**

- > Identify, retain and enhance ecological values of the site.
- > Retain all significant trees and incorporate into masterplanning process.
- > Create a sustainable design which has flexibility to be changed physically and environmentally.
- > Changing environmental and social conditions require the flexibility for adaptations.

#### **5. CONNECTIVITY**

- > Enhance pedestrian connectivity to Myles Dunphy Reserve.
- > Provide connections to surrounding areas including allowance for car parking.
- > Direct connectivity between public transport and the site to ensure ease of access for all people.

#### **6. HISTORY AND STORIES**

- > Develop a sense of place through acknowledgement of:
  - Indigenous history
  - former uses of the site and the locality
  - local activism as catalyst to retaining the land for community use
  - historical connections to James Oatley
  - connections to Miles and Milo Dunphy.

## **2.7 Councillors' Workshop**

A Councillors' e-workshop was conducted in May 2020. The objectives of the workshop were:

- > Provide an explanation of the work to date and the desired outcomes of the Project;
- > Report on the outcomes of community consultations to date;
- > Present the agreed Planning and Design Principles and draft Vision for the site; and
- > Receive Councillors' comments on the Principles and Vision before preparing a draft masterplan for the site.

Written comments were received after the workshop from six Councillors. In essence, the comments maintained that while the site should be developed with an appropriate level of conservation, it is capable of supporting a greater level of recreational activity than was proposed by the attendants at the community Visioning Workshop.

This commentary from the Councillors' workshop was taken into account by Council officers and the consultant team in the development of the draft concept masterplan.

## **2.8 Public Hearing**

A public hearing was held on-line via Council's webpage using Zoom on 20 April 2021, in accordance with Section 40A of the *Local Government Act, 1993*, which requires a public hearing to be undertaken if a PoM seeks to categorise or re-categorise land. In this instance Lot 100 is proposed to be recategorised from a 'Natural Area – Bushland' to a 'Park' under the Act.

The event was opened at 6.00pm by Council and was handed over to Cardno to undertake the presentation in accordance with Section 47G of the LG Act, which requires a public hearing to be conducted by an independent chairperson. Community members were able to register on-line prior to the event and only registered members could type questions during the event.

The presentation by Cardno provided background to the project, legislative requirements of Plans of Management and public hearings, and details regarding the proposed recategorisation of land. Registered members of the community were made aware that the purpose of the public hearing was to discuss the recategorisation of land only, rather than to comment or question the proposed design as set out under the draft Landscape Masterplan.

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A total of ten (10) submission were received as questions or comments during the public hearing, and a further four (4) submission were received by Council via email following the event.

Key issues raised by submissions include:

- > The site should be retained as a natural area and established as bushland.
- > Rejection of the recategorisation of Lot 100 from Natural Area to Park.
- > The need for more recreational facilities within the Local Government Area is questioned.
- > Bushland category for lot 106 is not in the best interest of the community.
- > Concern as to how the categorisation changes will impact the management of the land.
- > The maximum/greatest level of development that would be acceptable under the Natural Area – Bushland category.
- > The reasoning behind Council’s recategorisation of the land.
- > Concerns that commercial activities will be permitted under a Park category.

The above issues are referenced within the Public Hearing Report prepared by Cardno dated 5 May 2021 for Council’s consideration. The report confirms that there are no impediments to the recategorisation of Lot 100 from ‘Natural Area – Bushland’ to ‘Park’. **Refer to Appendix E.**

A copy of the presentation can also be found at **Appendix E.**

## **2.9 Public Exhibition**

### **2.9.1 Public Notice of draft Plans of Management**

Councils must give ‘public notice’ of a draft PoM in accordance with Section 38 of the Act as follows:

- (1) A council must give public notice of a draft plan of management.*
- (2) The period of public exhibition of the draft plan must be not less than 28 days.*
- (3) The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to the council.*
- (4) The council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.*

The draft PoM and draft Landscape Masterplan was on public exhibition for a period of 28 days commencing on 3 March 2021 and ending on 31 March 2021, with submissions to be received by 14 April 2021, thereby meeting the requirements of section 38.

Exhibition was undertaken having regard to COVID safe restrictions and included an on-line webinar in place of in person drop in sessions.

### **2.9.2 Online Notification**

The draft PoM and draft Landscape Masterplan was advertised on Councils website via the ‘Your Say’ page. Exhibition material which was available for public viewing and comment included a project overview, draft Plan of Management, draft Landscape Masterplan and Landscape Masterplan Staging.

The ‘Your Say’ page also provided details on how submissions could be made on-line and in person, as well as dates and details for the associated webinar and public hearing.

### **2.9.3 Written Notice**

Neighbouring property owners and attendees of the visioning workshop were provided written notice of the exhibition period and invited to view the draft PoM and Landscape Masterplan. The letter advised recipients of the following details:

- > Project details and weblinks to how exhibition material can be viewed;
- > Dates for the exhibition period, webinar and public hearing; and
- > How to lodge a submission online or in person.

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#### 2.9.4 Council Premises

Exhibition material was made publicly available for view at the Civic Centre, MacMahon Street, Hurstville between the hours of 8:30am and 5:00pm, and Hurstville and Clive James libraries, within the opening hours. Social distancing guidelines were imposed at these locations for those wishing to view exhibition material/documentation.

#### 2.9.5 Key issues raised by Submissions

A total of 53 public submissions were received by Council during the public exhibition period. Overall respondents were supportive of the draft PoM and Landscape Masterplan, however some issues were raised, including:

- > Lack of car parking;
- > Provision of off-leash dog area;
- > Inclusion of a skate park and activities for older children and teenagers;
- > Over development – too many activities proposed at the site;
- > Tree removal and re-planting of native species;
- > Integration of historical floral clock that previously formed part of the Oatley Bowling Club logo;
- > Inclusion of Men's Shed and structures to house equipment associated with community garden; and
- > Impact on adjoining Myles Dunphy Reserve and Flying-fox camp.

#### 2.10 Webinar

Council hosted an on-line webinar on 16 March 2021. The webinar was held on-line via Council's web page using zoom and was facilitated by Council in keeping with COVID safe restrictions. Members of the public were able to register to attend the event and ask questions via the chat function. This allowed participants to type questions and provide comments during the event, just as they would if they were to attend such a workshop in person. Participants were shown how to ask a question via the chat function as part of the presentation.

The presentation by Council and Cardno was intended to inform the public on the draft PoM and Landscape Masterplan and included information on the process followed to date, legislative considerations and features design/layout of the Landscape Masterplan. Following the presentation, Council and Cardno were able to answer questions raised by the public during the presentation. At this time registered community members were also able to 'raise their hand' and speak to Council/Cardno directly to ask a question.

Key issues raised during the webinar are summarised below:

- > Lack of parking;
- > How Council intend on funding redevelopment of the Site;
- > Over-development of the Site;
- > Safety and security, including the introduction of lighting at night time;
- > Consideration of recreational activities for older children and teenagers;
- > The extent of use of the park at night time, including basketball court and whether it will be lit at night;
- > Integration of historical floral clock that previously formed part of the Oatley Bowling Club logo;
- > Management of community garden; and
- > Extent of tree removal and need to replace with native species.

A copy of the presentation can be found at **Appendix F**.

#### 2.11 Response to Submissions

Issues raised by Submissions have been considered by Council and integrated where practicable. The Landscape Masterplan aims to provide a range of passive and active recreational facilities/areas for different sectors of the community, while balancing the potential impact on surrounding properties and the adjoining Myles Dunphy Reserve.

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Lighting is intended to be integrated into the park at night time for security purposes, however it is not intended that the basketball court will be purposely lit for night time use.

The existing Blowing club on site clock feature is to be investigated by council for structural integrity. The conclusion of this investigation will confirm if the clock will be incorporated into the Landscape Masterplan.

Council will also work on a concept plan to determine the number of carparking spaces that it will be able to facilitate at and around the site.

## 3 Strategic and Legislative Framework

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### 3.1 Commonwealth Environmental Protection and Biodiversity Act, 1999

The Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides protection for the environment, specifically matters of national environmental significance (MNES).

The objects of this Act are:

- (a) to provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance; and*
- (b) to promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources; and*
- (c) to promote the conservation of biodiversity; and*
- (ca) to provide for the protection and conservation of heritage; and*
- (d) to promote a co-operative approach to the protection and management of the environment involving governments, the community, land-holders and indigenous peoples; and*
- (e) to assist in the co-operative implementation of Australia's international environmental responsibilities; and*
- (f) to recognise the role of indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and*
- (g) to promote the use of indigenous peoples' knowledge of biodiversity with the involvement of, and in co-operation with, the owners of the knowledge.*

A referral to the Commonwealth Department of the Environment and Energy (DEE) is required under the EPBC Act for any action that is likely to significantly impact on an MNES. MNES under the EPBC Act that relate to flying-foxes include:

- > *world heritage sites (where those sites contain flying-fox camps or foraging habitat)*
- > *wetlands of international importance (where those wetlands contain flying-fox camps or foraging habitat)*
- > *nationally threatened species and ecological communities.*

The Grey Headed Flying Fox is listed as a Vulnerable species under the EPBC Act, meaning it is an MNES. Council must review the DEE Referral Guideline before undertaking any works at the Site to determine whether a referral to the DEE is required.

### 3.2 Environmental Planning and Assessment Act, 1979

The *Environmental Planning and Assessment Act, 1979* provides the overarching framework that governs land use planning in NSW. The objects of this Act are:

- (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,*

- 
- (e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
  - (f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
  - (g) to promote good design and amenity of the built environment,*
  - (h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
  - (i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
  - (j) to provide increased opportunity for community participation in environmental planning and assessment.*

The development of land may be approved by the relevant consent authorities under Part 4 or Part 5 of this Act.

### **3.3 Local Government Act, 1993**

The *Local Government Act 1993* (LG Act) provides the statutory framework for the preparation of plans of management as well as objectives relating to the categorisation of community land.

The purpose of the LG Act 1993 is:

- (a) to provide the legal framework for the system of local government for New South Wales,*
- (b) to set out the responsibilities and powers of councils, councillors and other persons and bodies that constitute the system of local government,*
- (c) to provide for governing bodies of councils that are democratically elected,*
- (d) to facilitate engagement with the local community by councils, councillors and other persons and bodies that constitute the system of local government,*
- (e) to provide for a system of local government that is accountable to the community and that is sustainable, flexible and effective. (Clause 7)*

#### **3.3.1 Preparation of draft plans of management for community land**

Councils are required under Section 36 of the LG Act to prepare draft plans of management for community land. A PoM for community land must identify the following:

- (a) the category of the land,*
- (b) the objectives and performance targets of the plan with respect to the land,*
- (c) the means by which the council proposes to achieve the plan's objectives and performance targets,*
- (d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets, and may require the prior approval of the council to the carrying out of any specified activity on the land. (Clause 3)*

*A plan of management that applies to one area of community land must include a description of:*

- (i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and*
- (ii) the use of the land and any such buildings or improvements as at that date, and*

*The plan of management must also:*

- (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and*
- (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and*
- (iii) describe the scale and intensity of any such permitted use or development. (Clause 36A)*

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### 3.3.2 Community Land categorisation

Section 36 of the LG Act requires Community Land must be categorised according to its function. Land must be allocated one of the below five categories:

- > *Park;*
- > *Sportsground;*
- > *General Community Use Area;*
- > *Area of Cultural Significance; or*
- > *Natural Area. (Clause 4)*

*Land that is categorised as a natural area is to be further categorised as one or more of the following:*

- > *Bushland;*
- > *Wetland;*
- > *Escarpment;*
- > *Watercourse;*
- > *Foreshore; or*
- > *A category prescribed by the regulations. (Clause 5)*

It is intended that the former Oatley Bowling Club site and closed road be categorised as part 'Natural Area – Bushland' and part 'Park'.

### 3.3.3 Core objectives for management of community land categorised as a natural area

Section 36E of the LG Act sets out the core objectives for management of community land categorised as a Natural Area. These are are:

- (a) 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 as a natural area, and*
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and*
- (c) to provide for the restoration and regeneration of the land, and*
- (d) 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*
- (e) to assist in and facilitate the implementation 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 Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.*

### 3.3.4 The core objectives for management of community land categorised as a park

Section 36G of the LG Act sets out the core objectives for management of community land categorised as a Park. These are:

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and*
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

### 3.3.5 Public notice of draft plans of management

Public notice of draft plans of management must be undertaken in accordance with Section 38 of the LG Act, which requires:

- (1) A council must give public notice of a draft plan of management.*
- (2) The period of public exhibition of the draft plan must be not less than 28 days.*

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(3) *The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to the council.*

(4) *The council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.*

### **3.3.6 Adoption of plans of management**

Adoption of plans of management must be undertaken in accordance with Section 40 of the LG Act, as follows:

(1) *After considering all submissions received by it concerning the draft plan of management, the council may decide to amend the draft plan or to adopt it without amendment as the plan of management for the community land concerned.*

(2) *If the council decides to amend the draft plan it must either—*

(a) *publicly exhibit the amended draft plan in accordance with the provisions of this Division relating to the public exhibition of draft plans, or*

(b) *if it is of the opinion that the amendments are not substantial, adopt the amended draft plan without public exhibition as the plan of management for the community land concerned.*

(2A) *If a council adopts an amended plan without public exhibition of the amended draft plan, it must give public notice of that adoption, and of the terms of the amended plan of management, as soon as practicable after the adoption.*

(3) *The council may not, however, proceed to adopt the plan until any public hearing required under section 40A has been held in accordance with section 40A.*

### **3.3.7 Public hearing in relation to proposed plans of management**

A public hearing is required to be undertaken under Section 40A of the LG Act if a plan of management would have the effect of categorising, or altering the categorisation of, community land under Section 36(4).

A council must hold a further public hearing in respect of the proposed plan of management if:

(a) *the council decides to amend the proposed plan after a public hearing has been held in accordance with this section, and*

(b) *the amendment of the plan would have the effect of altering the categorisation of community land under section 36(4) from the categorisation of that land in the proposed plan that was considered at the previous public hearing. (Clause 3)*

### **3.3.8 Public hearings**

Section 47G of Division 3 of the LG Act sets out the requirements for public hearings.

The person presiding at the public hearing must not be:

(a) *a councillor or employee of the council holding the public hearing, or*

(b) *a person who has been a councillor or employee of that council at any time during the 5 years before the date of his or her appointment. (Clause 2)*

Not later than four (4) days after it has received a report from the person presiding at the public hearing as to the result of the hearing, the council must make a copy of the report available for inspection by the public at a location within the area of the council. (Clause 3)

## **3.4 Local Government (General) Regulation 2005**

Part 4 of the *Local Government (General) Regulation 2005* (the Regulations) refers to Community Land.

### **3.4.1 Guidelines for the categorisation of land**

Division 1 sets out guidelines for the categorisation of community land. Councils must have regard to the guidelines when preparing a draft plan of management under Section 36 of the LG Act.

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### Guidelines for categorisation of land as a Natural Area (Section 102)

*Land should be categorised as a natural area under section 36(4) of the Act if the 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 under section 36(5) of the Act.*

### Guidelines for categorisation of land as a Park (Section 104)

*Land should be categorised as a park under section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.*

## **3.4.2 Preparation and adoption of draft plans of management for Community Land**

Division 2 sets our provisions relating to the preparation and adoption of draft plans of management for Community land.

### Preparation of a draft plan of management where land is categorised in more than one category (Section 113)

*A draft plan of management that categorises an area of community land, or parts of an area of community land, in more than one category must clearly identify the land or parts of the land and the separate categories (by a map or otherwise).*

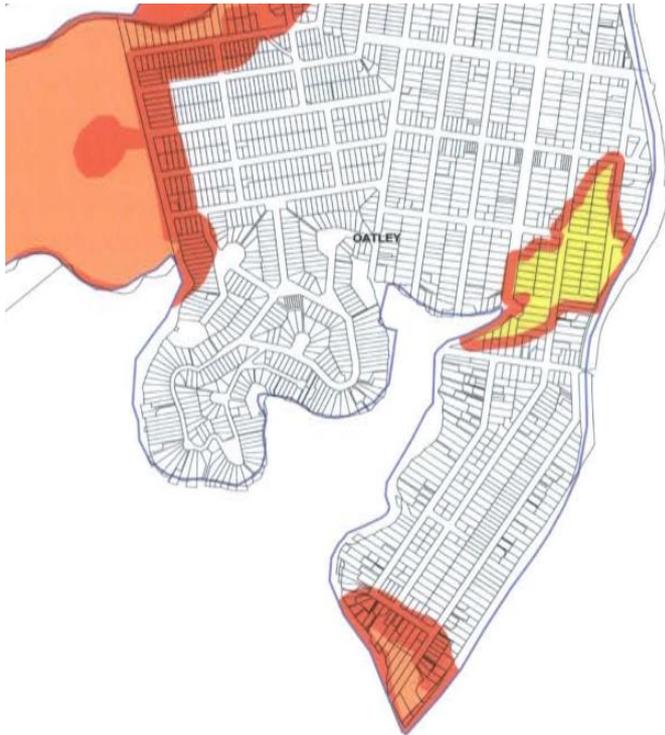
### Adoption of a draft plan of management in relation to which certain submissions have been made (Section 114)

Council must address any submissions objecting to a categorisation of land under a draft PoM in accordance prior to adoption of the plan of management in accordance with the following:

- (a) a council prepares a draft plan of management, and*
  - (b) the council receives any submission, made in accordance with the Act, concerning that draft plan that makes any objection to a categorisation of land under the draft plan, and*
  - (c) the council adopts the plan of management without amending the categorisation that gave rise to the objection.*
- (2) If this clause applies, the resolution by which the council adopts the plan of management must state the council's reasons for categorising the relevant land in the manner that gave rise to the objection.*

## **3.1 Rural Fires Act 1997**

The *Rural Fires Act 1997* (RF Act) is administered by the NSW Rural Fire Service (RFS) and aims to protect persons from injury, death and property loss arising from fires, along with the management, protection and co-ordination of other activities relating to fires, risk of fire and prevention of fires. The site is identified as Bushfire Prone Land – *Vegetation Category 2 and Vegetation Buffer* (see Figure 3-1) and is therefore required to be managed in accordance with the RF Act.



**BUSH FIRE PRONE LAND MAP - LEGEND**

- Bush Fire Prone Land ~ Vegetation Category 1
- Bush Fire Prone Land ~ Vegetation Category 2
- Bush Fire Prone Land ~ Vegetation Buffer - 100m & 30m

Figure 3-1 Extract from Council's Bushfire Prone Land Map (site outlined dotted black)

### 3.2 Contaminated Land Management Act, 1997

The Contaminated Land Management Act 1997 (CLM Act) sets out the process for investigation and remediation of land and aims to avoid or reduce the risk of harm to human health and the environment. The CLM Act also identifies responsibilities for remediation works, auditing and verification.

The objects of the CM Act are as follows:

***"3 Objects of this Act***

- (1) *The general object of this Act is to establish a process for investigating and (where appropriate) remediating land that the EPA considers to be contaminated significantly enough to require regulation under Division 2 of Part 3.*
- (2) *Particular objects of this Act are:*
  - (a) *to set out accountabilities for managing contamination if the EPA considers the contamination is significant enough to require regulation under Division 2 of Part 3, and*
  - (b) *to set out the role of the EPA in the assessment of contamination and the supervision of the investigation and management of contaminated sites, and*
  - (c) *to provide for the accreditation of site auditors of contaminated land to ensure appropriate standards of auditing in the management of contaminated land, and*
  - (d) *to ensure that contaminated land is managed with regard to the principles of ecologically sustainable development."*

Sufficient investigation and remediation work has been completed to satisfy the objects of the CM Act specific to the site. The land has been made suitable for the uses anticipated by this PoM.

### 3.3 Coastal Management Act, 2016

The Coastal Management Act, 2016 (CM Act) seeks consistency in the management of the coastal environment to achieve the principles of ecologically sustainable development and improvements to the social, cultural and economic wellbeing of the community.

Maps ancillary to the CM Act indicate parts of the site are within 100m of a Coastal Wetland (see **Figure 3-2**).



Figure 3-2 Extract from maps to Coastal Management Act, 2016 (site outlined dotted yellow)

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The objects to the CM Act of relevance to the site are:

- “(a) to protect and enhance natural coastal processes and coastal environmental values including natural character, scenic value, biological diversity and ecosystem integrity and resilience, and*
- (b) to support the social and cultural values of the coastal zone and maintain public access, amenity, use and safety, and*
- (c) to acknowledge Aboriginal peoples’ spiritual, social, customary and economic use of the coastal zone, and*
- (d) to recognise the coastal zone as a vital economic zone and to support sustainable coastal economies, and*
- (e) to facilitate ecologically sustainable development in the coastal zone and promote sustainable land use planning decision-making, and*
- (f) to mitigate current and future risks from coastal hazards, taking into account the effects of climate change, and*
- (h) to promote integrated and co-ordinated coastal planning, management and reporting, and*
- (i) to encourage and promote plans and strategies to improve the resilience of coastal assets to the impacts of an uncertain climate future including impacts of extreme storm events, and*
- (j) to ensure co-ordination of the policies and activities of government and public authorities relating to the coastal zone and to facilitate the proper integration of their management activities, and*
- (k) to support public participation in coastal management and planning and greater public awareness, education and understanding of coastal processes and management actions.”*

The provisions of this PoM are consistent with the above listed objects.

Clause 6 to the CM Act applies to coastal wetland areas and sets out land management objectives for that land as follows:

- “(a) to protect coastal wetlands and littoral rainforests in their natural state, including their biological diversity and ecosystem integrity,*
- (b) to promote the rehabilitation and restoration of degraded coastal wetlands and littoral rainforests,*
- (c) to improve the resilience of coastal wetlands and littoral rainforests to the impacts of climate change, including opportunities for migration,*
- (d) to support the social and cultural values of coastal wetlands and littoral rainforests,*
- (e) to promote the objectives of State policies and programs for wetlands or littoral rainforest management.”*

That part of the site within 100m of the Coastal Wetland has been identified for retention and management of native vegetation and passive recreation in the PoM. This is consistent with the abovementioned objectives of the CM Act.

Part 3 to the CM Act relates to the preparation and implementation of Coastal Management Plans. The Georges River Estuary Coastal Zone Management Plan 2013 has been prepared and adopted in accordance with Part 3 to the CM Act and has been considered in the preparation of this PoM. The PoM is compatible with the strategic directions, principles and actions of the Georges River Estuary Coastal Zone Management Plan 2013.

## **3.4 Environmental Planning Instruments**

### **3.4.1 State Environmental Planning Policy No.55 (Remediation of Land)**

*State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)* provides a State-wide approach to the remediation of contaminated land, with the aim of promoting the remediation of contaminated land to reduce the risk of harm to human health and the environment. As stated throughout this PoM the site has been remediated to be made suitable for the purposes and activities facilitated by the Plan.

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### 3.4.2 State Environmental Planning Policy (Coastal Management) 2018

The aims of State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP) are to promote coordination of land use planning in the coastal zone consistent with the CM Act. Clause 11 applies to the assessment of applications for development on land in proximity to coastal wetlands and states as follows:

- “(1) Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on—*
- (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or*
  - (b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.*
- (2) This clause does not apply to land that is identified as “coastal wetlands” or “littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map.”*

This PoM does not change the way in which the CM SEPP will continue to apply to the site.

### 3.4.3 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) SEPP 2007 aims to assist the NSW Government and local councils by simplifying the process for providing infrastructure, including public recreation. The SEPP includes specific planning provisions and development controls for 25 types of infrastructure works or facilities, including parks and other public reserves.

Division 12 (Parks and other public reserves) of the Infrastructure SEPP applies to public reserves as identified by the Local Government Act 1993. This Site is a public reserve for the purpose of the Act, and therefore the provisions of the Infrastructure SEPP apply.

Clause 65 of the SEPP specifies that development for any purpose may be carried out without consent if the development is for the purposes of implementing an adopted plan of management. The clause also lists a range of ancillary developments permitted without consent.

Clause 66 provides for a range of exempt developments within a public reserve such as the construction, maintenance and repair of walking tracks, boardwalks, stairways, gates, seats shelters and shade structures.

### 3.4.4 State Environmental Planning Policy No.19 (Bushland in Urban Areas)

State Environmental Planning Policy No.19 (Bushland in Urban Areas) (SEPP 19) aims to protect and preserve bushland in urban areas listed in Schedule 1. Schedule 1 includes the former Hurstville LGA. The bushland within the site is therefore subject to the provisions of SEPP 19. SEPP 19 requires consideration of the various values of urban bushland in terms of natural heritage, aesthetic value, recreational, scientific and cultural resource. Specific aims of the Policy relevant to the site are as follows:

- “(a) to protect the remnants of plant communities which were once characteristic of land now within an urban area,*
- (b) to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term,*
- (c) to protect rare and endangered flora and fauna species,*
- (d) to protect habitats for native flora and fauna,*
- (e) to protect wildlife corridors and vegetation links with other nearby bushland,*
- (f) to protect bushland as a natural stabiliser of the soil surface,*
- (g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,*
- (h) to protect significant geological features,*
- (i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores,*
- (j) to protect archaeological relics,*
- (k) to protect the recreational potential of bushland,*
- (l) to protect the educational potential of bushland,*

- 
- (m) to maintain bushland in locations which are readily accessible to the community, and
- (n) to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.”

This PoM is consistent with the above listed aims.

Clause 8 to SEPP 19 applies to bushland zones or reserved for public open space purposes and therefore applies to the site. Clause 8 requires PoM and LEP and DCP provisions to be consistent with the aims of SEPP 19 as well as requires a PoM to:

- “(a) identify the bushland to which the plan applies,
- (b) describe and analyse the bushland taking into consideration the matters listed in clause 2 (2) (a)–(m), and
- (c) specify measures to be taken:
- (i) to implement the specific aims of this Policy,
- (ii) to enable recreational use of the bushland,
- (iii) to reduce hazard from bushfire,
- (iv) to prevent degradation of bushland, including degradation through alteration of drainage patterns, rubbish dumping, infestation with weeds and exotic plants or the intrusion of vehicles, and
- (v) to restore and regenerate degraded areas of bushland.”

This PoM is entirely consistent with the above listed requirements.

Clause 8 also requires a PoM to be available for public inspection without charge via the Council. This PoM will be freely available on Council’s website.

### **3.4.5 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

This Policy applies to vegetation in Georges River LGA with the aim of consistency in requiring approval for vegetation clearing. The PoM is not inconsistent with the continued application of the SEPP.

### **3.4.6 Hurstville Local Environmental Plan 2012**

#### *3.4.6.1 Zoning*

The Oatley Bowling Club site is currently zoned RE1 Public Recreation under the *Hurstville Local Environmental Plan, 2012*. (HLEP, 2012). It is also proposed to be zoned RE1 under the Draft Georges River LEP 2020 which was lodged with the Department of Planning, Industry and Environment for gazettal on 30 June 2020. The objectives of the current RE1 Zone are:

- > 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.
- > To protect and enhance the natural environment for recreational purposes.

#### *3.4.6.2 Permitted uses*

Permitted without consent: *Environmental facilities; Environmental protection works; Roads*

Permitted with consent: *Aquaculture; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Information and educational facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes*

Prohibited: Any development not specified above.

#### *3.4.6.3 Scenic Protection Area*

The site is identified as a scenic protection area. Therefore, Clause 6.4 of the Hurstville Local Environmental Plan (HLEP) 2012 would be applicable.

Clause 6.4(3) of the HLEP 2012 requires the consent authority to consider the following prior to the issue of development consent:

- 
- (a) *affect the natural environment, including topography, rock formations, canopy vegetation or other significant vegetation, and*
  - (b) *affect the visual environment, including the views to and from the Georges River, foreshore reserves, residential areas and public places, and*
  - (c) *affect the environmental heritage of Hurstville, and*
  - (d) *contribute to the scenic qualities of the residential areas and the Georges River by maintaining the dominance of landscape over built form.*

#### 3.4.6.4 *Heritage*

The site is not identified as a State or local heritage item. However, the adjoining Oatley Train Station is identified as a State and local heritage item.

An Extensive AHIMS search was undertaken on 10 January 2020 which indicated that four recorded Aboriginal sites are located within 200m of the former Oatley Bowling Club. Three sites are located at Gungah Bay, approximately 500m from the site. One Aboriginal site is situated within Myles Dunphy Reserve (to the west of the watercourse) and is approximately 180m west of the Oatley Bowling Club site.

#### 3.4.6.5 *Bushfire*

The Oatley Bowling Club site and the adjacent closed road are identified as Bush Fire Prone Land – Vegetation 2 and Bush Fire Prone Land – Vegetation Buffer 100m & 30m.

#### 3.4.6.6 *Acid Sulfate*

Part of the site is identified as Class 5 Acid Sulfate land.

#### 3.4.6.7 *Green Grid*

The site is identified as an existing green asset.

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## **PART B - SITE DESCRIPTION**

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## 4 Site Location

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The Former Oatley Bowling Club site is located in Oatley, NSW. The site is bounded by the Myles Dunphy Reserve to the west and south, the Oatley Train Station and Illawarra Rail Line to the east and 5 x single dwelling residences to the north (Figure 4-1.). The site is located approximately 300m from Oatley Train Station, 400m from Oatley Town Centre and 250m from West Oatley neighbourhood centre.

The area immediately adjacent to the site mainly consists of a mixture of 1-2 storey detached dwellings. Multi-dwelling housing occurs to the east of the railway, within the vicinity of the Oatley Town Centre.



Figure 4-1 Aerial Photograph of Subject Site (Source: Nearmap)

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## 5 Site Context

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Extensive desktop research was undertaken to gain a deeper understanding of the context in which the Former Oatley Bowling Club is located. Contextual information was gathered and mapped for the following:

- > Open Space and Recreation
- > School and Community Facilities
- > Transport

### 5.1 Open Space and Recreation

Figure 5-1 maps the open space and recreation areas within a 2km radius of the Former Oatley Bowling Club site including structured and unstructured open space, special open space (e.g golf clubs), playgrounds, bushland and outdoor exercise stations.

Observations:

- > The Former Oatley Bowling Club site offers the opportunity to be connected to a wider network of open spaces and become a “gateway” to the Myles Dunphy Reserve / wetland and the Georges River Foreshore.
- > The proposed masterplan for the site will need to consider the existing open space and recreation spaces in the surrounding area to ensure that the development compliments existing local recreational resources and open space. The masterplan should address gaps that may be present in terms of activity and use of space needed by the community.



Figure 5-1 Existing open space and recreation areas within a 2km radius of the site

## 5.2 School and Community Facilities

Figure 5-2 maps the schools and community facilities within a 2km radius of the Former Oatley Bowling Club site. Community facilities identified and mapped include youth centres, scout halls, community halls, senior citizen clubs and libraries.

Observations:

- > Very few community facilities are located to the western side of the railway line in close vicinity to the site.
- > The masterplan will need to provide a community space that will cater for people of all ages and abilities providing a new social and active hub.

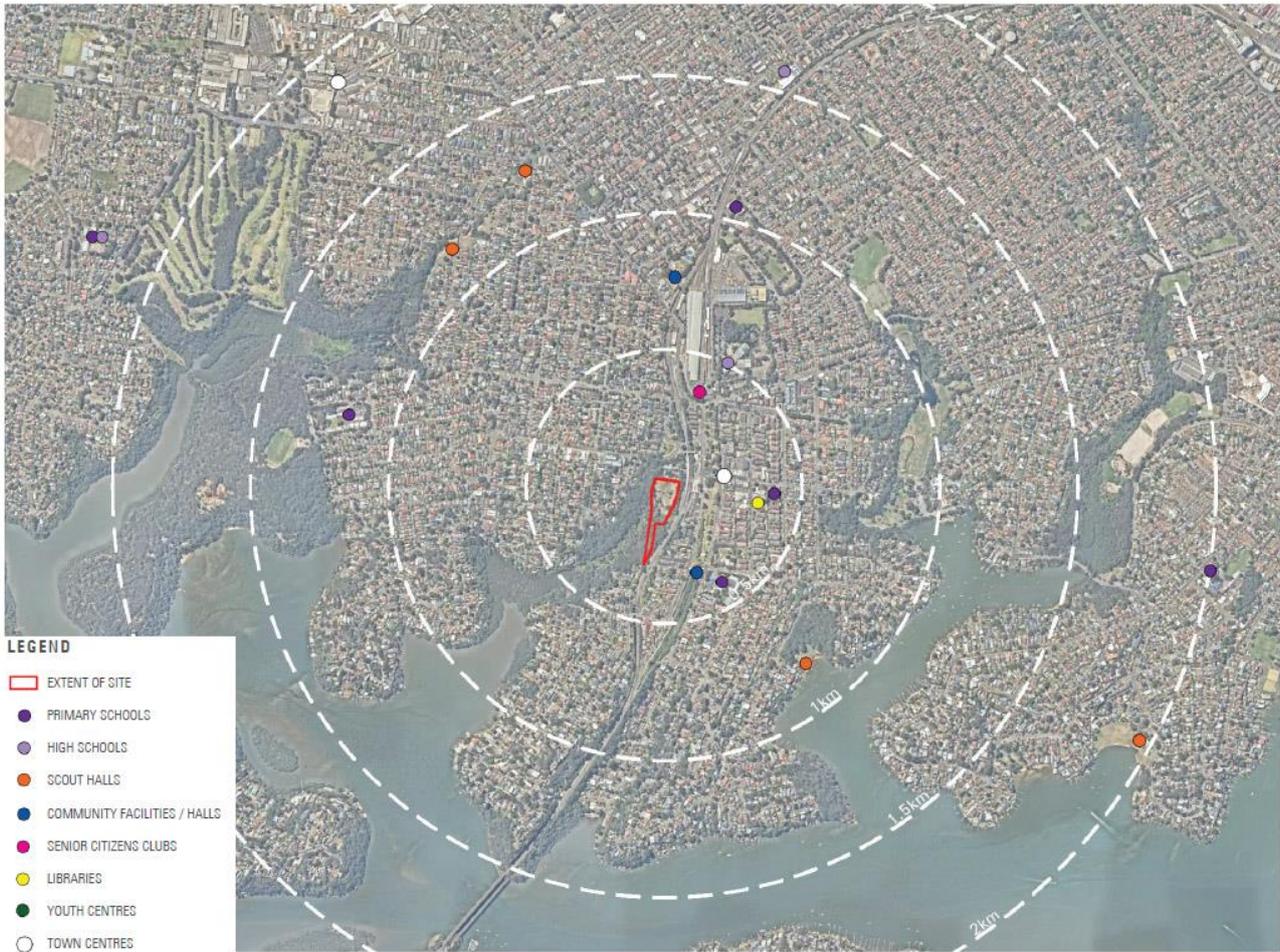


Figure 5-2 Schools and community facilities within a 2km radius of the site

### 5.3 Transport and Access

Figure 5-3 maps the key public transport and major roads to access the site within a 2km radius.

Observations:

- > The site is located in close proximity to bus stops and Oatley train station so is easily accessible by public transport.

The proposed masterplan will need to aim to promote public transport to access the site, however will also need to provide some carparking which is currently limited, and will be investigated by Georges River Council.

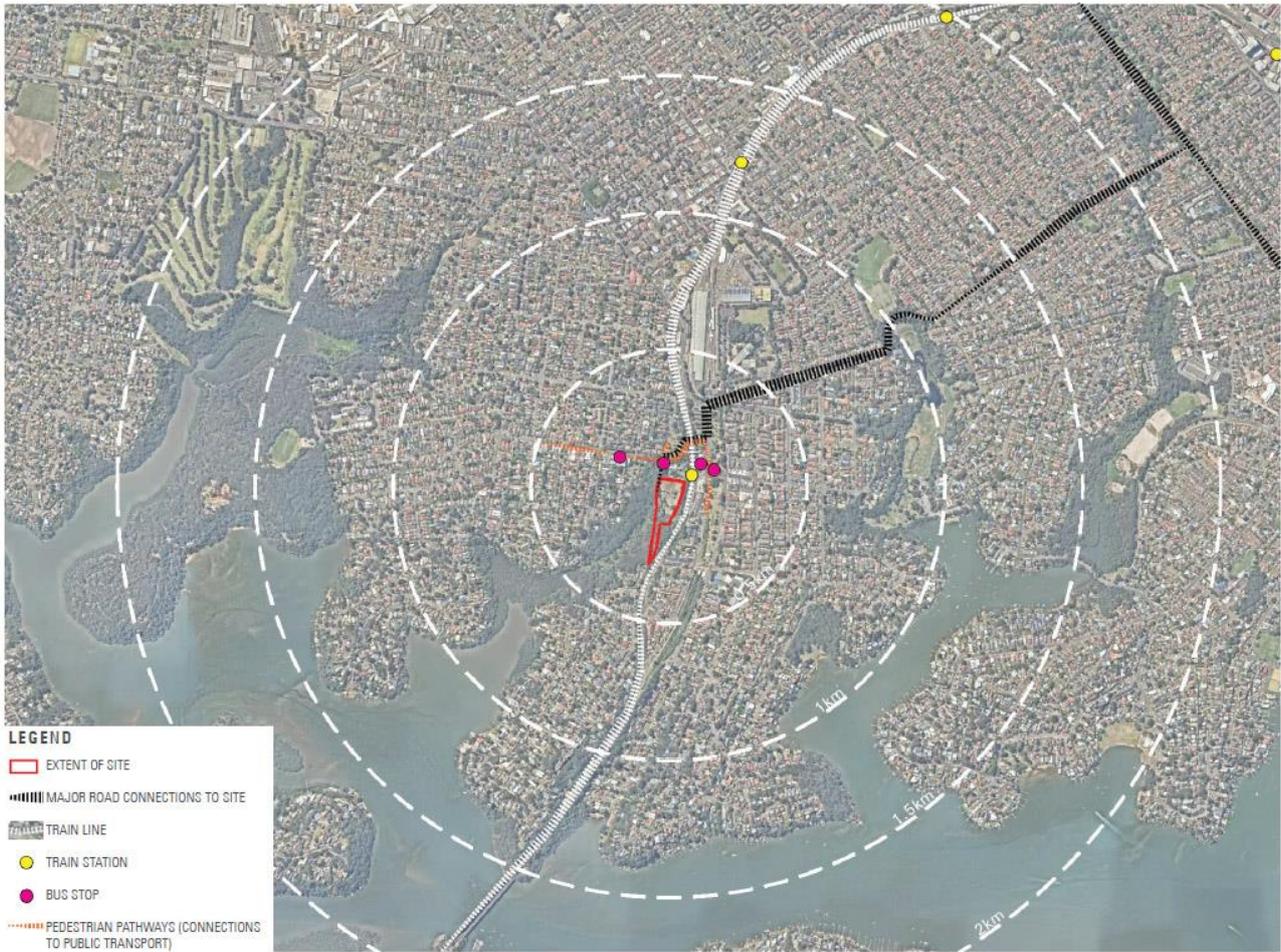


Figure 5-3 Public transport and major roads to access the site within a 2km radius

## 6 Site Analysis and Physical Characteristics

A site inspection was undertaken to ensure a deep understanding of the existing conditions. The site inspection consisted of walking the extent of the site and adjoining areas of Myles Dunphy Reserve to observe, photograph and take note of the existing conditions and physical elements (refer to Figure 6-1).

In its current condition the site contains former bowling greens which have become degraded, associated retaining walling, other areas of relatively flat cleared land, and some substantial individual and stands of mature trees. All buildings associated with the former bowling club have been demolished and removed.



Level terrace (lower) formerly used for bowling



Level terrace (upper) formerly used for bowling



Existing structures remaining on site



Boundary of site to adjoining residential properties



Boundary of site looking from Myles Dunphy Reserve



Boundary of site looking toward railway corridor

Figure 6-1 Photographs taken during site visit illustrating existing conditions and elements

## 6.2 Topography

The topography of the site is varied and includes elevated level terraces (the former bowling greens), gently sloping open spaces, and steep, unstable slopes along the western boundary towards Myles Dunphy Reserve (refer to Figure 6-2).

The following topographical elements and characteristics were observed during the site inspection:

- > Significant stone retaining walls (not all structurally sound).
- > Current pathways are not accessible.
- > Elevated level terraces (formerly bowling greens).
- > Large flatter area to central area of site with slight slopes up towards railway line.
- > Site slopes away quite significantly along western boundary towards Myles Dunphy Reserve.
- > Southern end of site densely vegetated with significant drop off.
- > Railway line sits elevated to the east of the site.



Figure 6-2 Map illustrating the key topographical features of the site



Figure 6-3 Photos illustrating the various topographical features of the site

### 6.3 Structures

The following structures and hardscape elements were observed across the during the site inspection:

- > Stone retaining walls.
- > Chain wire fencing to eastern, western and southern sides of site.
- > Residential boundary fencing (colour bond) to northern edge of site.
- > Remnant concrete showing former access to building (now demolished).
- > Remnant concrete from building location.
- > Timber logs propped up on concrete underneath existing trees.
- > Elevated bowling greens and raised planter beds of stone.



Figure 6-4 Photos illustrating the structures and hardscape elements across the site

## 6.4 Existing Vegetation

The Oatley Bowling Club site would not be considered a natural bushland area as it has been heavily modified and has numerous exotic tree, shrub and weed species located within the site. However it is located near the adjoining Myles Dunphy Reserve.

The following observations were made during the site inspection regarding the existing vegetation within and immediately surrounding the site:

- > Myles Dunphy Reserve creates a natural edge to the western and southern boundaries of the site which provides a spectacular backdrop and feeling of enclosure within nature.
- > Along the eastern boundary the dense vegetation running adjacent to the railway corridor provides screening from the station improving visual amenity from within the site. This vegetation buffer also reduces noise levels associated with the train station.
- > Little to no vegetation is found along the northern boundary of the site which adjoins the adjacent residential properties. Very little screening is currently provided between the site and the residential properties.
- > Trees identified for removal and retention have been determined through coordination and recommendations of the;
  - Remediation Action Plan (see appendix C)
  - Arboricultural Assessment Development Report (see appendix D)
- > The masterplan has been coordinated to suit the above tree recommendations.

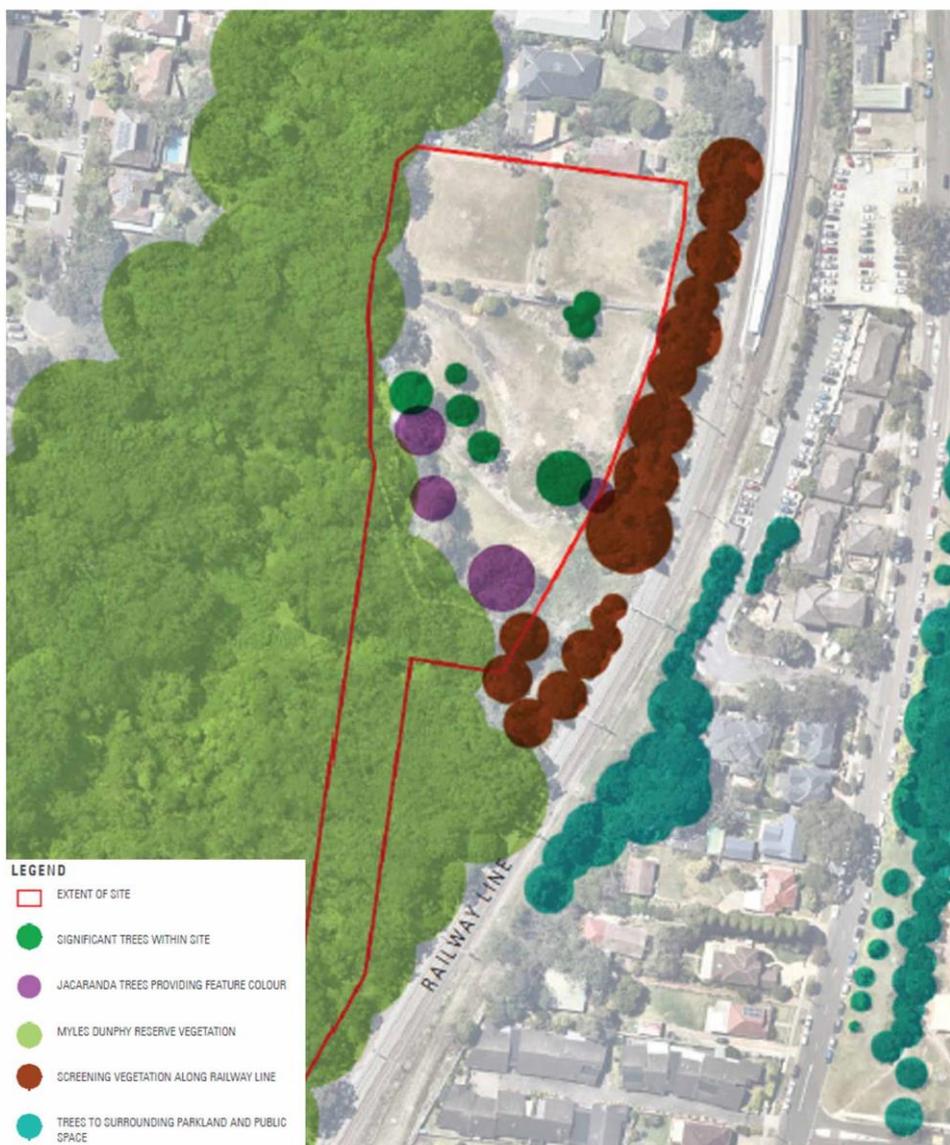


Figure 6-5 Map of existing significant trees within and surrounding the site



Figure 6-6 Photos of existing vegetation found within and surrounding the site

## 6.5 Access

Vehicle access to the site is via River Road, which also provides access to the five other dwellings located to the north of the site. Pedestrians can access the site via River Road or through Myles Dunphy Reserve. It should be noted that the access is currently closed due to the contamination of the site. The following observations were made during the site inspection regarding access to the site:

- > Currently no on-site car parking facilities are provided and minimal street car parking is available. All street parking will be competing with the adjacent train station and nearby town centre.
- > Only one main vehicle/pedestrian access point to the site is provided which is narrow and located between a high retaining wall to one side and fencing and vegetation to the other side.
- > No access points are provided along the eastern railway corridor or northern residential boundaries.
- > Nature walk through Myles Dunphy Reserve provides opportunity for additional secondary pedestrian entry points into the site through dense vegetation.
- > Site does not achieve effective pedestrian circulation due to level changes of previous bowling greens. No clear pathways are provided throughout the site.
- > Site does not provide equitable access.

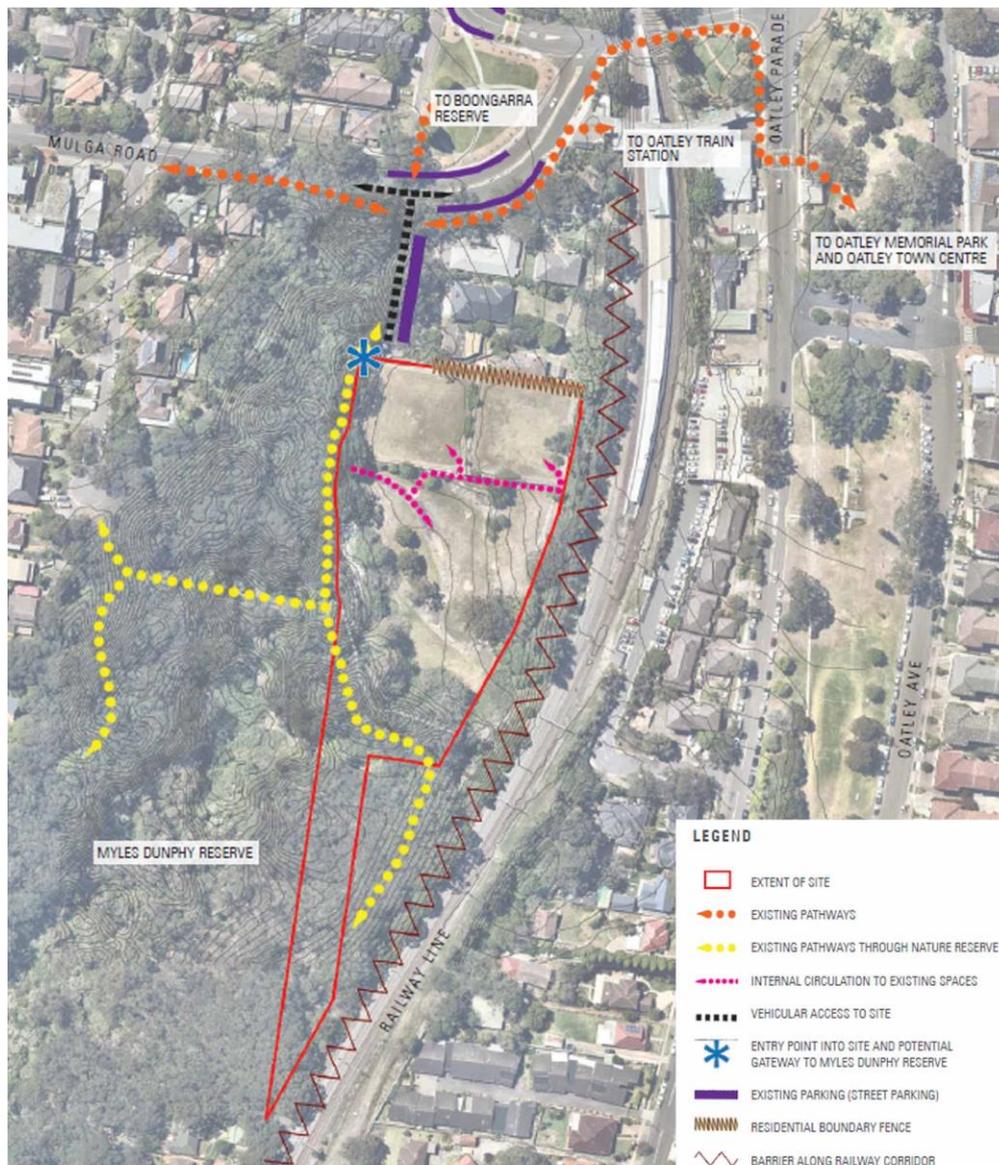


Figure 6-7 Site access map

## 6.6 Contamination

The Council owned property (35 River Road, Oatley) is the site of previous recreational use as a bowling green, however following the completion of Preliminary Contamination Assessments in 2018/29 was deemed to have a low to moderate risk of contamination and has subsequently been closed to the public. The main issues of potential concern identified were the:

- > Application of pesticides and herbicides
- > Application of the uncontrolled filling to form/level the site
- > Presence of hazardous building material associated with site structures.
- > The presence of subsurface voids due to water egress

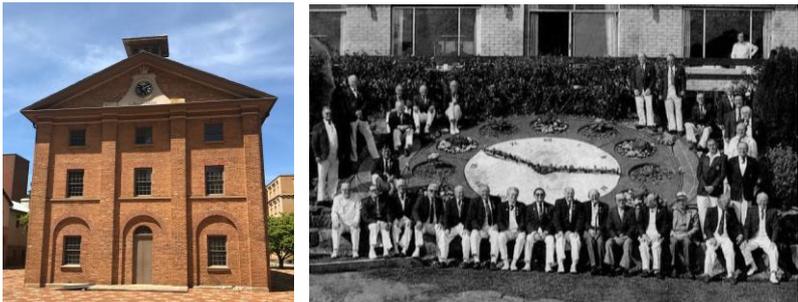
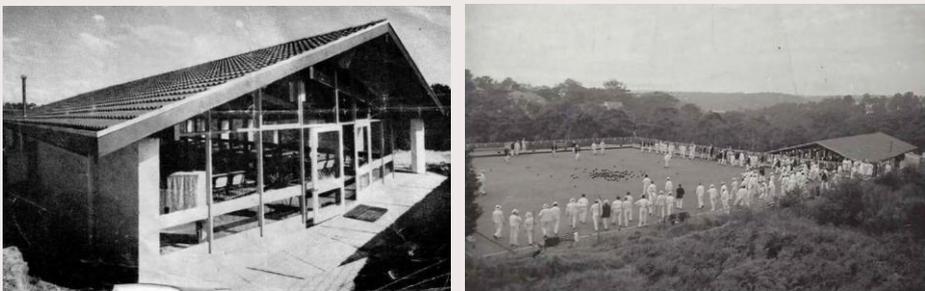
An Asbestos Management Plan has been completed with interim management measures (silt fencing and geo-textile fabric installation) carried out in early August 2018, and ongoing monitoring performed.

A Remediation Action Plan was developed as part of the Development Application lodged for remediation works. This DA was approved in October 2020 to remediate the site including construction of a large gabion wall along the western edge of the bowling club site to mitigate contamination and subsidence risks currently present.

This work will be completed in 2021 providing a safe and structurally sound site for future open space development.

## 7 History of the Place

Key events in the history of the Former Oatley Bowling Club site are detailed in Table 7-1.

Year	Event
1833	<p>James Oatley, convict and clock maker, pardoned and granted 175 acres (71ha) of land at Hurstville – origin of the suburb of Oatley. He built the clock that is now in the clock-tower of the Hyde Park Barracks. The clock became part of the Oatley Bowling Club logo.</p> 
1913	Oatley Bowling Club site was subdivided for residential purposes but development never went ahead due to difficulties in construction.
1944	Council resumed ownership of the land
1959	Oatley Bowling Club was formed
	
2006	<p>Closure of the Oatley Bowling Club</p> <p>Former Hurstville City Council (HCC) investigates options and prepares feasibility studies in relation to the appropriate future uses of the Former Oatley Bowling Club Site.</p>
2009 - 2010	The community is consulted on the proposed options by former HCC's Property Section with the majority of community support for seniors housing and community uses. Further feasibility studies are undertaken as the Site is subject to significant constraints including bushfire which redefines the area which could be developed for seniors housing.
Sept 2010	Former HCC (as land owner/proponent) resolves to rezone the Site from RE1 Public Recreation to Residential and to reclassify from "Community" to "Operational" land for the purpose of permitting seniors housing subject to development consent.
2011	Former clubhouse was demolished due to health and safety concerns.
2014 - 2016	Former HCC investigates the use of the Site for seniors housing in the form of retirement living apartments and residential apartments.

<b>June 2016</b>	TPG (The Planning Group Pty Ltd) submits a Development Application on behalf Council (as land owner) for the proposed subdivision of the Site to create one new lot to allow for future development of the Site for seniors housing.
<b>2 Nov 2016</b>	A Planning Proposal (PP) is prepared by TPG on behalf of Council (as landowner) and lodged with Council (as Planning Authority). The PP proposes to rezone the site to residential to facilitate a 7-9 storey, mixed use residential and senior's housing development.
<b>7 Nov 2016</b>	Council resolves to amend the PP to apply to 50% of the site to accommodate seniors housing (in the form of a residential care facility) and ancillary support requirements.
<b>Nov 2016 - Feb 2017</b>	The PP is placed on public exhibition and community consultation, facilitated by Elton Consulting.
<b>1 May 2017</b>	A report is presented to Council on the preliminary public exhibition phase of the PP. The consultation results in a reduction in the area to be rezoned and more thorough assessment of ecological and potential bushfire constraints.
<b>5 June 2017</b>	Council resolves to support the proposed reclassification of the northern half of the site from 'community' to 'operational' land; rezone approximately 50% of the site from RE1 Public Recreation to SP2 Infrastructure with the designated use of 'seniors housing'; amend the height of buildings map to introduce a maximum building height of 18.5m; and amend the floor space ratio map to introduce a maximum FSR of 1.2:1.
<b>14 July 2017</b>	TPG, on behalf of Council (as landowner), lodges the amended PP with Council (as Planning Authority).
<b>24 July 2017</b>	Council lodges the PP with the Department of Planning and Environment (DPE) as delegate for the GSC for a Gateway Determination.
<b>Oct 2017</b>	Following their preliminary assessment, DPE requests additional information and revisions in relation to the submitted PP.
<b>3 Aug 2018</b>	TPG, on behalf of Council (as landowner), submits the requested additional information to the DPE.
<b>31 Aug 2018</b>	OEH (Office of Environment and Heritage) requests additional information in relation to threatened species.
<b>Nov 2018</b>	Council adopts draft Open Space Strategy for public exhibition.
<b>Dec 2018</b>	Council resolves not to proceed with PP for rezoning of Oatley Bowling Club site for seniors housing and the site be retained as open space.
	
<b>March 2020</b>	Community invited to comment on the future recreational use of the site.
<b>October 2020</b>	A Development Application was lodged with Council for Remediation works including a mediation action plan for Category 1 remediation work. Development Consent

Table 7-1 History of the Former Oatley Bowling Club Site

## 8 Opportunities and Constraints

Based on the information and understanding of the site gained through background research, site visits, and desktop analysis, a series of opportunities and constraints were identified to inform the development of the masterplan and to ensure that best design outcome were achieved.

### **Opportunities**

- > The two level terraces previously used as bowling greens provide distinct open areas which could be used for a range of activities.
- > Gently sloped open area centrally located within the site provides potential for a range of activities.
- > The former bowling greens provide elevated platforms allowing for sweeping views over the site and into the Myles Dunphy Reserve. Opportunities for observation and passive surveillance.
- > Vegetation buffer between site and railway line provides screening and noise protection from passing trains.
- > Existing mature trees within the site provide opportunity to make feature out of significant vegetation.
- > Lot 106 is densely vegetated, providing a buffer to the west.

### **Constraints**

- > Narrow, single access point into site with dual function as access to Myles Dunphy Reserve walking tracks.
- > Potential vehicle access conflict with existing residential properties. Existing vehicle access is also not compliant with Australian standards.
- > The existing rock retaining walls of the former bowling greens may present the following constraints:
  - > walls may be habitat for bats.
  - > walls are not all structurally sound and may need to be replaced if disturbed which would be expensive and could potentially expose contamination.
- > Significant level changes across the site provide a challenge for access compliance.
- > Unstable steep slopes into Myles Dunphy Reserve provides stability and access issues.
- > Majority of lot 106 is constrained by existing dense vegetation and topography.
- > Potential visual and noise conflicts with nearby residential properties along the northern boundary

The identified opportunities and constraints are visually represented in Figure 8-1 and illustrate how the site encourages or limits recreation opportunities.



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# PART C - MANAGEMENT FRAMEWORK

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## 9 Land Categorisation

A central requirement of the LG Act is that all Community Land must be assigned to one or more land 'categories', defining how Council will manage each parcel of land. Each category has an associated set of objectives that provide guidance as to how the categorised land will be managed.

There is currently no adopted Plan of Management specific to the Oatley Bowling Club site (Lot 100 in DP1252069). It is managed under Councils *Generic Plan of Management – Natural Areas*. The closed road (Lot 106 in DP 1252069) is a separate land parcel adjacent to the club site. It is managed under the *Myles Dunphy Reserve and Wetland Plan of Management*. Both lots are currently categorised as 'Natural Land' under the respective PoM's.

It is proposed under this Plan of Management that the land included in the former bowling club site (Lot 100 in DP1252069) will be categorised as 'Park'. The closed road component of the site (Lot 106 in DP.1252069) is proposed to remain categorised as 'Natural Area'. The land within the Natural Area category will in turn be sub-categorised as 'Bushland'.

The proposed categorisation of the land for is shown in Figure 9-1.

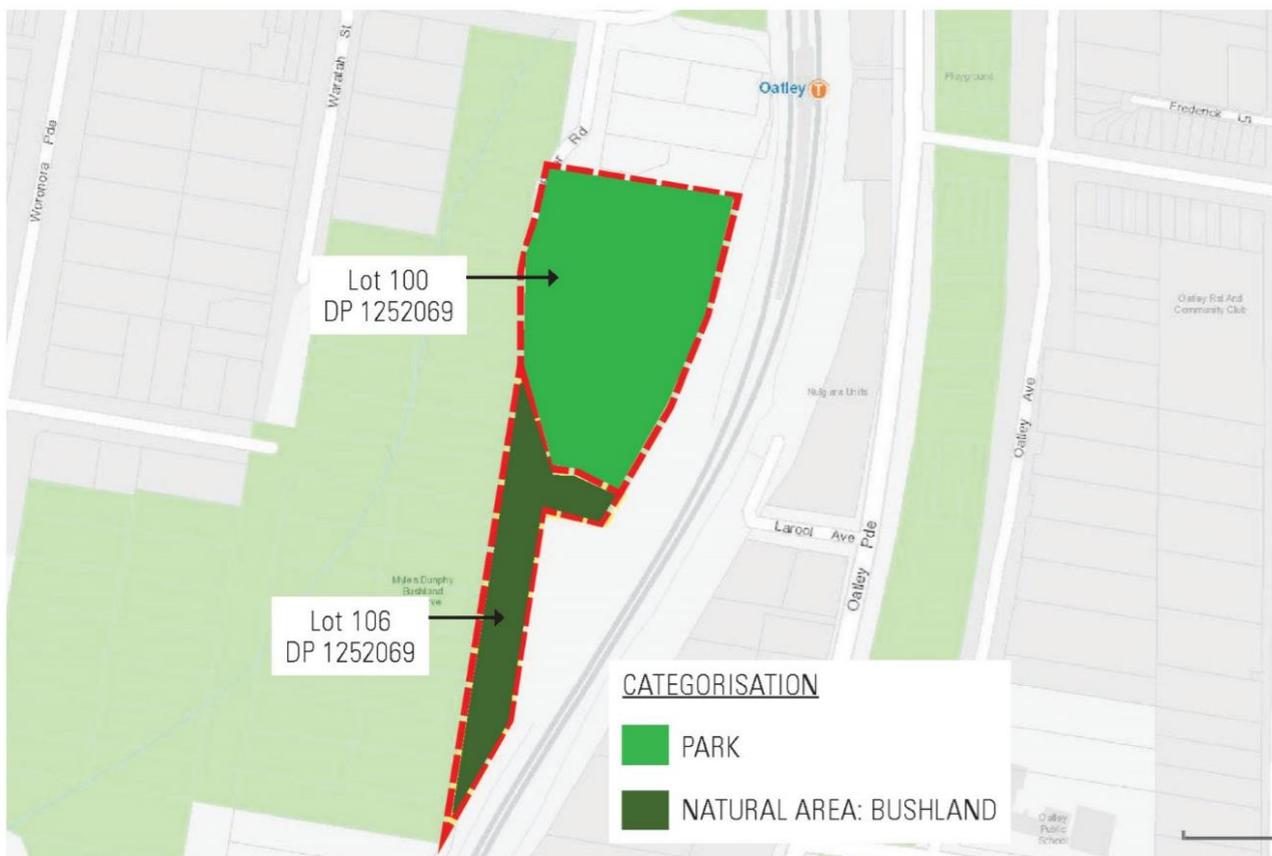


Figure 9-1 Proposed land categorisation

The LG Act requires that a council must hold a public hearing in relation to a proposed plan of management (including a plan of management that affects lands within an existing plan of management) if the proposed plan would have the effect of categorising, or altering the categorisation of, community land.

Such a public hearing is typically held during the public exhibition of the relevant Draft Plan of Management and provides the community with the opportunity to make formal comment on the categorisations proposed within the proposed Draft Plan of Management. Refer to Section 2.8.

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## 10 Management - Future Use and Development

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### 10.1 Future Use and Development

The LG Act, Section 36 states that a Plan of Management must expressly authorise any proposed or potential developments on community land. The following authorisation is provided generally and is supplemented by the concept masterplan in Section 11. Any specific works will require further investigation, and appropriate development approvals under the applicable Local Environmental Plan.

### 10.2 Legislative Requirements for Future Use and Development

Permissible uses and developments at the former Oatley Bowling Club site and attached closed road must be in accordance with relevant legislation, particularly:

- > The RE1 Public Recreation zoning under the Hurstville Local Environmental Plan 2012
  - 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.
- > Guidelines for and core objectives of the relevant categories of community land under the LG Act
- > Uses for which leases, licences and other estates may be granted on community land under the LG Act.

### 10.3 Preferred Future Uses

Preferred future uses for the site have been derived from engagement with the community, consultations with Council officers and analysis of the opportunities and constraints offered by the site and its environs.

For the land that is proposed to be categorised as 'Park', the following broad categories of uses are preferred:

- > Recreational activities or pastimes and for the casual playing of games; and
- > Social/community and other activities compatible with the categorisation of 'Park'.

For the land proposed to be categorised as 'Natural Area' and sub-categorised as 'Bushland', the following categorises of uses are preferred:

- > Bush regeneration; and
- > Walking, wildlife observation and other non-intrusive activities consistent with conservation of a bushland environment.

Developments and structures are limited to those which support the desired activities, consistent with the Concept Masterplan (Figure 11-1).

Any use or development that would further encroach on the open space or bushland within the site should be minimised, unless it can be shown that the proposed use or development is a more efficient use of the space, has a community benefit, and is consistent with the objectives of this Plan of Management.

Permitted uses and developments must all support and enhance the other values of the site i.e. open space, community activities, informal recreation and bushland management.

### 10.4 Impacts on Adjoining Land Uses

Uses and activities permitted at the former Oatley Bowling Club site must consider the impacts on local residents, workers and adjoining land uses in terms of noise, lighting, traffic and parking. Impacts on the biodiversity values of the adjoining Myles Dunphy bushland reserve must also be considered.

Impacts on the biodiversity values of the adjoining Myles Dunphy bushland reserve, in particular to threatened species known to be present in the reserve, such as the Grey-Headed Flying-Fox and Powerful Owl, must also be considered.

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## 10.5 Other Considerations

Criteria for assessing proposals for new activities and/or developments at the site should consider:

- > The objectives of this Plan of Management (Section 1);
- > Council's Management Goals and other plans and policies (Section 2);
- > Land categorisation and objectives (Section 9); and
- > Preferred uses (Section 10)

## 10.6 Prohibited Activities

Activities and uses that are not consistent with the core objectives of the Community Land category (park or natural area - bushland) are prohibited on the site.

Certain activities at the former Oatley Bowling Club site and closed road may also be prohibited by the land use zoning of the site and Georges River Council may prohibit certain activities from time to time. Prohibited use will be communicated via Council bookings, leases and licence agreements, or otherwise communicated where prohibited activities may be temporary.

## 10.7 Buildings and Structures

This Plan of Management expressly authorises development of new buildings and structures as indicated in the concept masterplan, which support the desired use of the former Oatley Bowling Club site and closed road.

Such buildings and structures will be consistent with:

- > The Concept Masterplan and any subsequent detailed design plans;
- > The Hurstville LEP 2012 and any applicable Development Control Plans;
- > The Building Code of Australia;
- > Access to new facilities on the site and any refurbishment of those structures will be provided according to Design for Access and Mobility Standards;
- > Access and seating requirements for people with disabilities and compliance with Disability Discrimination Act; and
- > Sustainable development and integrate sustainability in terms of energy use, life cycle costs, source material impacts, and Water Sensitive Urban Design (WSUD).

Any proposal for the development and use of buildings, structures and spaces at the former Oatley Bowling Club site and closed road will be considered on merit with regard to benefits to the community and balanced against physical constraints and the amenity of adjoining residents and land uses.

## 10.8 Scale and Intensity of Use and Development

### 10.8.1 Informal Use

The intensity of use of informal recreation facilities across the former Oatley Bowling Club site and closed road and settings would be determined by users of the site.

### 10.8.2 Traffic and parking

The impact of traffic and parking associated with the uses of the site on local residents will be managed by preparing a Traffic and Parking Plan on a case-by-case basis for consideration by Council when granting consent for such activities / events.

The impact of traffic and associated parking will be subject to a separate investigation undertaken by Georges River Council.

## 10.9 Assessment and Approval of Permissible Uses and Developments

Georges River Council must expressly authorise proposed developments on community land under the LG Act. This authorisation in a Plan of Management gives 'in principle' support for activities and developments

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consistent with the objectives for land categorisation to proceed to development assessment under the Environmental Planning and Assessment Act 1979.

This Plan of Management does not in itself imply or grant consent for activities or developments. Any proposed uses and developments which are consistent with this Plan of Management must still be referred for development consent, and where required be advertised widely for information and to invite comment. Any subsequent application for development consent would be supported by and assessed against this Plan of Management.

## **10.10 Use Agreements**

### **10.10.1 Authorisation of current use agreements**

There are no use agreements in place for the former Oatley Bowling Club site and closed road at the time of preparation of this Plan of Management.

### **10.10.2 Authorisation of future leases, licences and other estates**

Granting of leases, licences, other estates and easements for the use or occupation of former Oatley Bowling Club site and closed road are permissible for uses consistent with:

- > The uses listed in Sections 46 and 47 of the LG Act;
- > The guidelines and core objectives for the Park and Natural Area – Bushland categories of community land;
- > Zoning under the Hurstville LEP 2012 and conditions of development consent if required; and
- > This Plan of Management.

In addition to the conditions provided within the authorisations, the granting of a lease, licence or other estate must also:

- > Be in keeping with the purpose, category and core objectives of the land;
- > Have no negative impact on historical or heritage sites;
- > Not alienate the Park unreasonably;
- > Be ecologically sustainable;
- > Have a component of community benefit;
- > Demonstrate a clear nexus between the activity and the Park;
- > Not result in overuse of the area or conflict with community use of the area;
- > Ensure traffic and parking implications are considered; and
- > Be in accordance with all Council policies and procedures governing the use of open space.

Sub-leases are permissible where a lease arrangement has been entered into with Council for community land. Any proposed sub-leasing of the land must be in accordance with the requirements of Section 47C of the LG Act.

### **10.10.3 Authorisation of Short-term casual use and occupation**

Licenses for short-term casual use or occupation for a range of uses may be granted for the former Oatley Bowling Club site and closed road in accordance with Clause 116 of the Local Government (General) Regulation 2005.

The use or occupation of any community land for short-term or casual licence shall not involve the erection of any permanent building or structure with all short-term casual uses and occupation subject to Council's standard conditions for hire, approval processes, and booking fees.

Short-term and casual occupation of the Oatley Bowling Club and adjacent closed road shall be in accord with a temporary licence as issued by Council with users and occupiers subject to conditions of hire. Fees and Charges applicable for short-term, casual bookings will be in accordance with Georges River Council advertised fees and charges.

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## 10.11 Closure of the Site

The site is to be closed on days that present extreme heat (over 40 degrees). This measure is required to mitigate any potential issues that may arise in relation to risks associated with bush fire and public health, having regard to populations of grey-headed flying foxes at the site that may perish as a result of extreme heat and create a health and safety risks to humans. Refer to the *Oatley Flying Fox Camp Draft Plan of Management* for further details.

# 11 The Concept Masterplan

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A concept masterplan is an overarching spatial layout used to guide the development of land. The concept masterplan is integral to the Plan of Management and will inform the Action Plan, Staging Plan and Costings therein. As resources are identified to implement specific elements of the Masterplan, each element will be subject to a detailed design process and approval process and involve community consultation where appropriate and as Council's planning approvals require.

The preparation of the concept masterplan has involved detailed background research, site analysis, community consultation, and councillors' workshops as described in previous sections of this PoM.

The concept masterplan aims to provide a clear vision for future development and ongoing operations at the site. It provides a range of compatible recreation/community opportunities, and improves landscaping and accessibility to site in response to the needs and values expressed by the community. Additionally, the concept masterplan will establish connections to the adjoining Myles Dunphy Reserve.

The plan, with descriptions of its proposed uses, are illustrated in Figure 11-1. The full Masterplan document can be found at **Appendix B**.

Key elements of the Masterplan include:

- > Improved site access from Mulga Rd and formalised car parking spaces to be investigated by Georges River Council.
- > Equitable pedestrian throughout the site and from the proposed carpark and Myles Dunphy Reserve.
- > Community garden / plant nursery
- > Half basketball court
- > Amenities block
- > Playground and public art space
- > Nature play area and educational garden
- > Children's bike circuit
- > Pump track (suitable for skateboards, bikes and scooters)
- > Shade shelters throughout the site with picnic tables and BBQ facilities
- > Turf kick about space
- > Viewing platform with seating and interpretive public art / signage about history of site
- > Bush regeneration



landscape architecture  
urban design  
environmental management

GEORGES RIVER COUNCIL FORMER OATLEY BOWLING CLUB

DATE	PROJECT No.	DRAWING No.	ISSUE
12.05.21	80220016-01	LA - 1000	D

Figure 11-1 Landscape Masterplan

## 12 Staging

Implementation of the concept masterplan is proposed to be staged as funding becomes available. The proposed staging is illustrated in Figure 12-1 and detailed following.

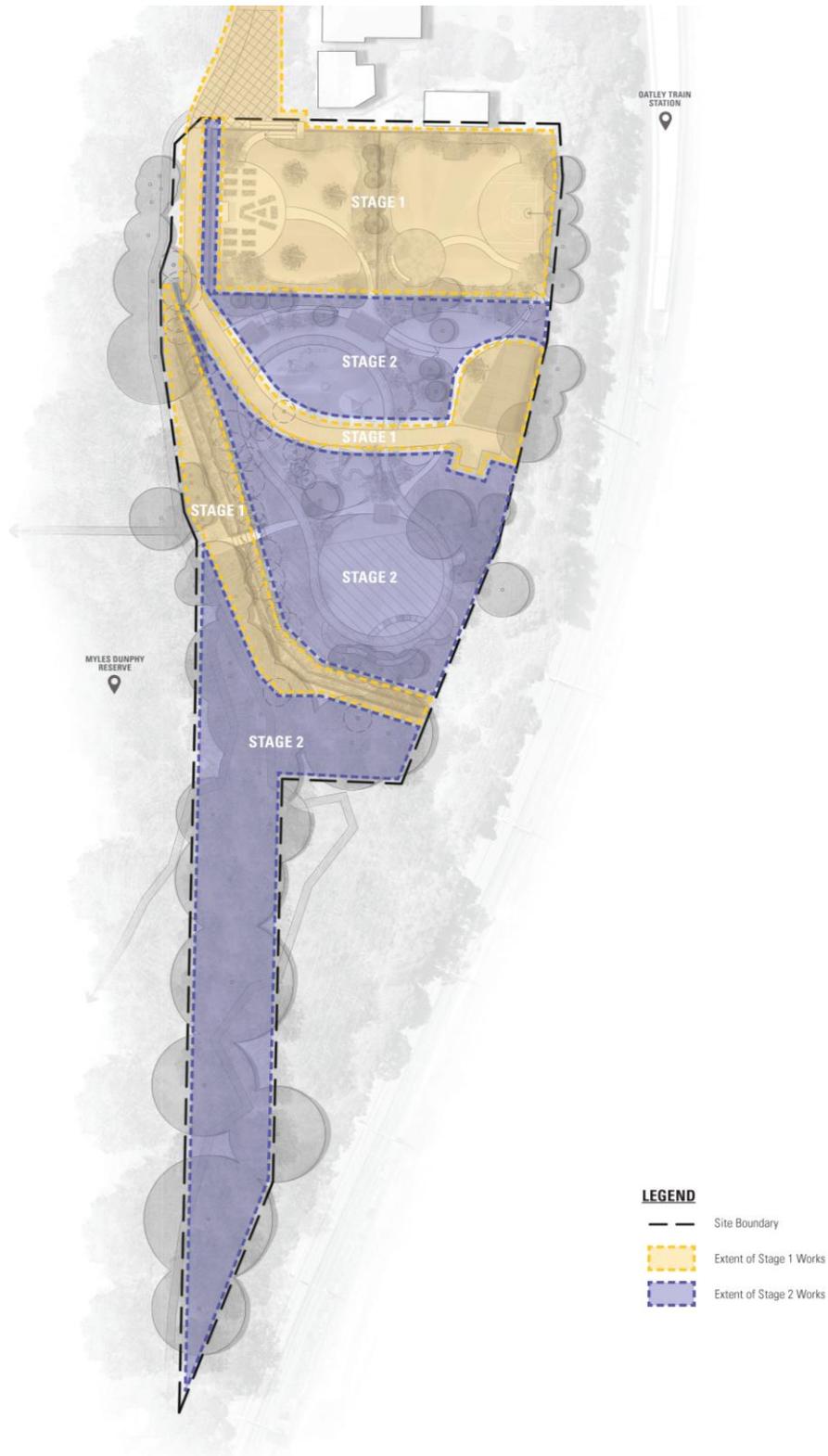


Figure 12-1 Staging Plan

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Stage 1 focuses on improving site access, works associated with the upper and lower former bowling green terraces and construction of the amenities building. Specifically Stage 1 works included the following:

- > Civil works
- > Gabion walling stair access connection to Myles Dunphy Reserve
- > Additional landscaping/planting to terraced gabion walling
- > Upgrade to River Road access way and formalised car parking area
- > Amenity building and seating area
- > Service vehicle access and turn around area
- > Bollards at site entrance to restrict unauthorized vehicle access
- > All works to lower terrace bowling green including:
  - Accessible ramp from River Road car park
  - Community garden and associated infrastructure and furniture
  - Landscaping/planting
- > All works to upper terrace bowling green including:
  - Half basketball court with fencing
  - Viewing platform with signage
  - Shade shelter and bench seats
  - Landscaping/planting
- > Sculptural acoustic walls along entire northern residential boundary of both lower and upper terraces
- > Dense buffer planting along entire northern residential boundary of both lower and upper terraces

Stage 2 covers all remaining works including:

- > Open turf kick-about area
- > Playground and public art space
- > Nature walk and nature play area
- > Public art sculptures
- > Children's bike circuit
- > Pump track
- > Structures and furniture (shade shelters, BBQ, picnic tables, bench seats)
- > Exercise equipment station
- > Green wall treatment to retaining walls
- > Amenity landscaping/planting
- > Bush regeneration and 2:1 tree planting to replace trees removed as part of previous remediation works

This staged approach has been developed so that stage 1 works can be completed while the rest of the park functions as normal before stage 2 works are completed at a later date. The order of stages, or elements within these stages, may vary according to the availability of funding and future detailed design work.

The anticipated timeframes for the commencement of individual stages are detailed in in Table 12-1 below.

Stage	Timeframe
Stage 1	Immediate / Short Term (1-2 years)
Stage 2	Medium / Long Term (5+ years)

Table 12-1 Staging Timeframes

## 13 Indicative Costing

An indicative cost estimate for the construction of the masterplan has been provided at just under \$3.4m. This costing includes a contingency of 20% and is based on the following estimates for the works involved with each stage:

STAGE 1 WORKS	
	Cost
<b>GENERAL</b>	
Site Establishment	\$123,000.00
Clearing and Site Preparation	\$10,000.00
Site Maintenance & Completion	\$10,000.00
<b>General Subtotal</b>	<b>\$143,000.00</b>
<b>CIVIL WORKS</b>	
All civil works of the site to the satisfaction of Council	\$1,000,000.00
<b>Civil Works Subtotal</b>	<b>\$1,000,000.00</b>
<b>EARTHWORKS</b>	
Bulk Earthworks	\$15,000.00
<b>Earthworks Subtotal</b>	<b>\$15,000.00</b>
<b>ROAD AND CIVIL WORKS</b>	
Upgrade to River Road access way and formalised car parking area	\$53,000.00
Service vehicle access and turn around area	\$49,000.00
Removable Bollards	\$6,000.00
Pathways	\$14,000.00
Accessible ramp	\$77,500.00
Half basketball court	\$74,500.00
<b>Road and Civil Subtotal</b>	<b>\$274,000.00</b>
<b>STRUCTURES AND FURNITURE</b>	
Amenity building, seating area and associated furniture	\$281,000.00
Community garden, associated infrastructure and furniture	\$62,000.00
Sculptural acoustic walls	\$28,000.00
Shade Shelters and Furniture	\$26,000.00
Viewing platform	\$30,000.00
<b>Structures and Furniture Subtotal</b>	<b>\$427,000.00</b>
<b>LANDSCAPING</b>	
Supply and installation of trees (45L)	\$5,000.00
Supply and installation of turf	\$21,000.00
Supply and installation mass planting areas	\$33,000.00
Supply and installation of mass planting to terraced gabion walling	\$21,000.00
<b>Landscaping Subtotal</b>	<b>\$80,000.00</b>
<b>PROPOSED STAGE 1 WORKS TOTAL</b>	<b>\$1,939,000.00</b>
<b>CONTINGENCY</b>	<b>20%</b>
<b>CONTINGENCY TOTAL</b>	<b>\$387,800.00</b>
<b>PROPOSED STAGE 1 WORKS TOTAL (incl Contingency)</b>	<b>\$2,326,800.00</b>

Figure 13-1 Stage 1 Works Cost Estimate

<b>STAGE 2 WORKS</b>	
	<b>Cost</b>
<b>GENERAL</b>	
Site Establishment	\$60,000.00
Site Maintenance & Completion	\$6,000.00
<b>General Subtotal</b>	<b>\$66,000.00</b>
<b>ROAD AND CIVIL WORKS</b>	
Pathways	\$38,000.00
Children's bike circuit	\$50,500.00
Pump track	\$80,000.00
<b>Road and Civil Subtotal</b>	<b>\$168,500.00</b>
<b>STRUCTURES AND FURNITURE</b>	
Shade Shelters and Furniture	\$125,000.00
Exercise stations	\$20,000.00
Public art sculptures	\$20,000.00
Playground including required safety finishes and fencing	\$300,000.00
<b>Structures and Furniture Subtotal</b>	<b>\$465,000.00</b>
<b>LANDSCAPING</b>	
Supply and installation of turf	\$23,000.00
Supply and installation mass planting areas	\$77,000.00
Supply and installation of trees to park (45L)	\$12,000.00
Supply and installation of green wall treatment to existing retaining walls	\$6,500.00
Bush regeneration	\$5,000.00
Nature walk and play area	\$60,000.00
<b>Landscaping Subtotal</b>	<b>\$183,500.00</b>
<b>PROPOSED STAGE 2 WORKS TOTAL</b>	<b>\$883,000.00</b>
<b>CONTINGENCY</b>	<b>20%</b>
<b>CONTINGENCY TOTAL</b>	<b>\$176,600.00</b>
<b>PROPOSED STAGE 2 WORKS TOTAL (incl Contingency)</b>	<b>\$1,059,600.00</b>

Figure 13-2 Stage 2 Works Cost Estimate

Note: the above indicative cost estimates will need to be reviewed by an independent quantity surveyor once the project progresses to the detailed design phase. The final cost estimate can then be updated and included in the PoM.

## 14 Strategies and Action Plan

### 14.1 Action Plan

The Action Plan in Table 14-1 below summarises the purposes for which land, and all proposed buildings and site improvements, will be used and developed. The Action Plan provides the basis for the implementation of the PoM (including the concept masterplan). The Action Plan outlines the strategies and actions which will be adopted, as well as an indication of the proposed staging and timing.

The Action Plan includes actions which are management based and those that involve landscape and building works. The actions involving landscape and building works are further detailed in the Works and Staging Program detailed in Section 14.2.

Strategy	Management Action	Priority / Staging
<b>Recreational Use</b>		
To provide a range of quality structured and unstructured recreational opportunities based on identified community needs and accessible to all age groups and ability levels.	Passive Recreation: Construction of areas for passive recreation including turf kick about spaces, walking paths, BBQ and picnic areas, community gardens, public art space, viewing platform and associated site landscaping.	Stage 1 and 2
	Active Recreation: Implement the masterplan which incorporates half basketball court, children's play spaces, children's bike circuit, pump track, exercise fitness zones and areas for unstructured active recreation.	Stage 1 and 2
<b>Traffic, Parking &amp; Pedestrian Access</b>		
Restrict vehicle access	Restrict vehicular access (other than service and authorised vehicles) to designated car parking provided at entrance to site. Encourage pedestrian/cyclist access to site instead.	Ongoing
To provide safe pedestrian linkages throughout the site and to Myles Dunphy Reserve	Formalise the main pedestrian access points into the site.	Stage 1
	Build pedestrian pathways throughout the site. All pathways are to provide options for access for people with a disability.	Stage 1 and 2
	Provide clear signage (in accordance with any Council Signage requirements) at suitable locations around the site to identify points of potential pedestrian conflict with the cycle tracks including adjacent to BBQ areas, playgrounds and pedestrian crossings.	Timing to be confirmed
To provide car parking in suitable locations and minimize parking impacts on surrounding residential streets.	Implement the formalised car parking spaces on Mulga Rd as per the masterplan. Number of parking spaces to be confirmed but minimum of 1 space is to be accessible	Stage 1
	Carparks are to provide adequate shade, safety, visual amenity	Ongoing
	Bicycle parking facilities are to be included throughout the Park	Timing to be confirmed
<b>BBQ and Picnic Areas</b>		
Provide a range of BBQ and picnic areas throughout the site which are well designed, safe and offer shade and wind protection.	Install BBQ facilities, picnic shelters and seating as identified in the Masterplan.	Stage 1 and 2
<b>Playgrounds</b>		

Ensure that children's playgrounds are well designed, safe and attractive and cater for a range of play activity and age groups.	Implement children's play areas as identified in the Masterplan.	Stage 2
	Install impact absorbing synthetic soft fall material under the playground equipment and where possible, provide shade over the playground, play areas and supervising areas.	Stage 2
<b>Amenities Buildings</b>		
Provide new amenities building.	Construct the amenities building as shown in the masterplan. Buildings is to incorporate energy and water efficient features and designed to promote safety.	Stage 1
	Provide community access to toilets during daylight hours. Amenities to be locked after dark.	Stage 1
Provide additional storage for community garden equipment + Council Landscaping and Maintenance Equipment Storage	Include an area for equipment storage within the new amenities building (if required).	Stage 1
<b>Landscaping</b>		
Ensure landscaping is well designed and water efficient and incorporates primarily indigenous vegetation.	Retain significant indigenous and feature exotic trees across the site (where possible).	Ongoing
	Provide mass planting and turf areas throughout the site as identified in the masterplan	Within each stage
	Install green wall treatment to retaining walls as per the masterplan	Stage 2
	Install additional planting to gabion retaining walls along embankment as per masterplan	Stage 1
	Provide bush regeneration and 2:1 tree planting to replace trees removed as part of previous site remediation works	Stage 1 and 2
Use of landscaping to reduce noise and visual impact on neighboring properties	Install dense buffer planting along entire northern residential boundary as per masterplan to reduce noise and visual impact on neighboring properties from basketball court and turf areas on upper terrace and community garden on lower terrace	Stage 1
<b>Furniture, Structures, Lighting and Other Features</b>		
To ensure that all features and fittings are well-designed and	Prepare design criteria for the park furnishing and fittings in accordance with Council's standard specifications. Ensure that park seating and furniture is suitable for individuals with different physical attributes and abilities.	Ongoing
	Locate and provide water bubblers in suitable locations throughout the site.	Within each stage

energy efficient.	Locate and provide rubbish bins in suitable locations throughout the site.	Within each stage
	Install lighting throughout the site (if deemed required).	To be confirmed
<b>Safety and Security</b>		
Ensure that the site is designed and managed to maximize safety and security.	Identify passive surveillance opportunities and ensure the park is designed to maximise safety and security (including landscaping).	Within each stage
	All structures, where possible, are to use surface materials that deter graffiti.	Within each stage
	Manage a system of recording and following up any vandalism and incidents of antisocial behavior. This information should be used to initiate methods to deal with any problem areas.	Ongoing
	Engage in regular ongoing maintenance checks and evaluation of current facilities including landscaping to ensure that they do not pose any safety risks to visitors of the park.	Ongoing
	Provide emergency service information signs at all park entry points, amenity buildings and car parks.	Stage 1
	Install signage to clearly identify prohibited activities (eg. rubbish dumping, golfing and motorcycle riding) in the main entrances to the park and other key areas.	Within each stage
<b>Fencing</b>		
	Install appropriate fencing around playground areas and half basketball court.	Within each stage
	Replace existing site perimeter fencing as required with more suitable materials and fence style	Within each stage
<b>Stormwater and Water Usage</b>		
	Install irrigation system and/or water tanks in appropriate locations across the site for irrigation and watering.	Within each stage
	Provide water saving measures such as rainwater tanks, town water taps with auto-shut off in picnic areas and amenities building.	Within each stage
<b>Waste Management</b>		
	Provide waste disposal and recycling bins – including information about recycling at key active and passive recreation points throughout the site.	Within each stage

<b>Use of Fertilisers</b>		
	Minimise the use of chemical fertilisers within the park.	Within each stage
<b>Innovation</b>		
Use of innovative technologies throughout the site	Install sensors that assist with the community garden eg small weather station, moisture levels etc	Stage 1
	Install smart bins that alert Council staff when bin is full	Within each stage
	Install sensors on the BBQ's to monitor usage and required maintenance	Stage 2
<b>Ongoing Management</b>		
Management Committee	Establish a regular meeting (biannual or annual) of key users of the site to discuss any issues relating to operation, conflict between users, development, and the monitoring and future review of the Plan of Management and Masterplan.	Ongoing
	Establish a sub-committee with Council involvement and in accordance with Council policy to manage the operation of the proposed community garden.	At appropriate time
Masterplan	Identify a project manager (or project team) to oversee the design and project management of Masterplan works including preliminary concepts, staging, environmental investigations, development applications, construction.	Stage 1
<b>Community &amp; User Groups Involvement</b>		
	Undertake site visitor surveys (annually) to identify issues and suggestions for design and operational improvements.	Ongoing
	A community garden user group, if formed, should meet at agreed frequency to undertake actions to ensure the ongoing appropriate functioning of the community garden. The user group should also maintain regular contact with Council's community services department and provide regular reporting on the functioning of the community gardens.	

Table 14-1 Action Plan

## 14.2 Works and Staging Program

As detailed in the Action Plan the works proposed in the masterplan will be implemented in stages. A Works and Staging Program has been developed, focusing on development of the particular zones that make up the stages.

The indicative costs are based on estimates provided as part of the masterplan. Further detailed costing will need to be undertaken at detailed design and documentation stages of the project. The identified actions and implementation of the masterplan will be programmed via Council's future annual Operational Plan as and when funding becomes available.

Proposed Works	Indicative Cost	Proposed Staging
Community Gardens / Plant Nursery	\$62,000	Stage 1
Half Basketball Court	\$74,500	Stage 1
Sculptural Acoustic Walls	\$28,000	Stage 1
Amenities Building	\$281,000	Stage 1
Viewing Platform	\$30,000	Stage 1
Car Parking Area, service vehicle access and turn around area	\$102,000	Stage 1
Access Ramp	\$77,500	Stage 1
Playground	\$300,000	Stage 2
Public Art Space	\$20,000	Stage 2
Nature Walk and Nature Play	\$60,000	Stage 2
Bike Circuit	\$50,500	Stage 2
Pump Track	\$80,000	Stage 2
Exercise Equipment	\$20,000	Stage 2
Furniture, Shade Structures, BBQs	\$151,000	Stage 1 and 2
Pathways	\$52,000	Stage 1 and 2
Soft Landscaping (trees, mass planting, turf, green wall treatment)	\$198,000	Stage 1 and 2
Bush regeneration	\$5,000	Stage 2

Table 14-2 Works and Staging Program

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## **PART D - IMPLEMENTATION AND REVIEW**

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The Plan of Management and the Action Plan Tables will be reviewed and updated as necessary according to changing circumstances and to reflect changing community needs and Council's priorities, issues and funding sources.

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## 15 Funding

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The management and development of the former Oatley Bowling Club site and attached closed road will ultimately be reliant on, and largely determined by, the funding and resources available to Council.

As such the management actions must be assessed against the other priorities of Council, and budget allocations assigned as part of Council's wider Community Strategic Plan 2018 – 2028, the three yearly Delivery Program and annual Operational Plan and Resourcing Strategy along with annual budget cycles and business planning for Council's various service units.

In view of these financial realities/constraints a priority has been assigned to each management action – as shown in the actions Tables above – to reflect their relative importance and implementation timing in order to achieve the Plan's objectives (but also noting that actions which are of a more management guideline, policy or direction-setting character may not require the direct allocation of resources).

Recognising that funding and resources may come from many sources, including volunteer involvement or specific-purpose grant funding, identified Management Actions of different priority may proceed in differing orders or at different rates – and high priority actions need not necessarily precede lower-priority actions. Implementation of some actions may also be contingent on or influenced by the results of other actions, changing management circumstances or opportunities to gain management efficiencies. In some cases, the resources to deliver a longer-term action may be available before a high priority action. This may be due to the amount of money required, or the project being funded from resources other than Council funds, or factors outside of Council's control.

Council may also choose to seek Grant funding from both Commonwealth and State Government grant programmes.

## 16 Reporting, Evaluation and Review

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### 16.1 Reporting

Progress and implementation of actions listed in this Plan of Management will be reported using Council's established reporting practices. Achievement of major actions and milestones will be reported in Council's Annual Report.

### 16.2 Evaluation

The objectives, actions and performance measures outlined in the Plan of Management provide a basis for qualitative reporting on performance of Council in managing the Reserve and progress in implementing the Plan of Management. Evaluation of performance should be undertaken at the end of each financial year to align with Council reporting requirements. Implementation of actions in this Plan of Management according to their assigned priorities will be monitored through the preparation of annual performance reports, budgets, and capital works programs.

It should be recognised however that commencement and completion of the recommended actions in this Plan of Management depends on available Council resources, funding, and Council's priorities in its annual works program. The priority of each action should be reassessed annually to determine if the stated priority is still relevant.

### 16.3 Review

Typically, a Plan of Management will remain relevant and have a time horizon of ten (10) years or more. However, a review of management strategies and actions should be considered prior to the ten year sunset period as required. The fact that a plan of management has Council approval does not mean that the management direction cannot change in the future. Council approval can be given to amend a plan provided the proposed changes have firstly been exhibited for public comment.

Implementation of this Plan and its ongoing relevance will be reviewed annually as part of Council's internal and external reporting processes. At that time it should be updated as required to reflect changing community needs and consideration of Council priorities taking into account any changes in legislation and commitments and availability of grants, and funding. Review of this Plan of Management should also be

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aligned with periodic reviews of Councils Strategic Plan and annual reviews of Operational Plans and Resourcing Strategy.

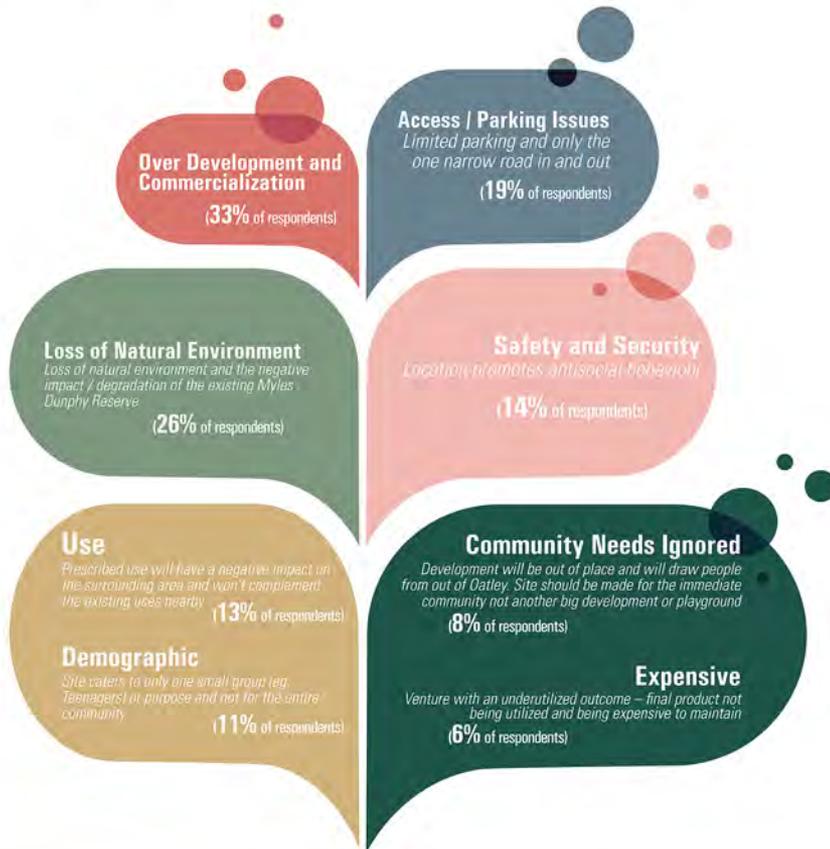
The Action Plan tables have a shorter life and therefore require more frequent reviews and updating and should be reviewed and revised when required in accordance with Council's budgets, Capital Works Program and changing priorities

APPENDIX

A

COMMUNITY SURVEY RESULTS

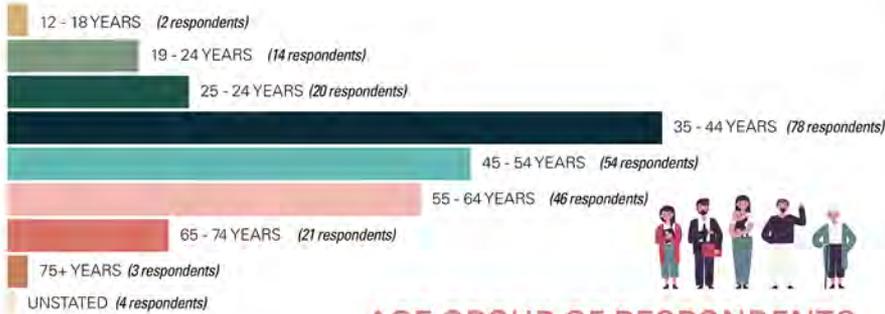
## THE THING THAT WORRIES ME ABOUT THE DEVELOPMENT OF THE OATLEY BOWLING CLUB SITE IS...



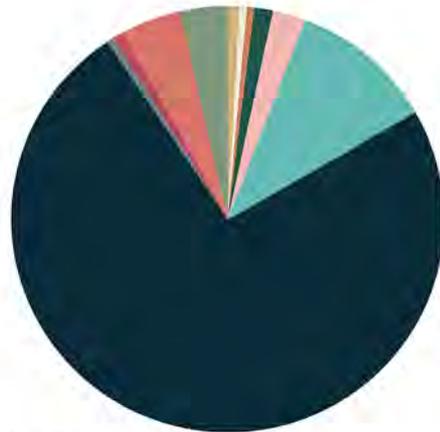
## WHEN PLANNING FOR COMMUNITY USES ON THE OATLEY BOWLING CLUB SITE, WE NEED TO MAKE SURE THAT...



## COMMUNITY SURVEY RESULTS - COMMON THEMES



## AGE GROUP OF RESPONDENTS



- PENHURST, 10 respondents
- PEAKHURST HEIGHTS, 2 respondents
- PEAKHURST, 3 respondents
- OATLEY, 169 respondents
- MORTDALE, 28 respondents
- LUGARNO, 5 respondents
- KOGARAH, 4 respondents
- HURSTVILLE, 5 respondents
- HURSTVILLE GROVE, 2 respondents
- BLAKEHURST, 2 respondents
- OTHER:
  - BEVERLY HILLS, 1
  - BEVERLEY PARK, 2 respondents
  - CARSS PARK, 1 respondents
  - CONNELLS POINT, 1 respondents
  - KIRRAWEE, 1 respondents
  - KOGARAH BAY, 1 respondents
  - KYLE BAY, 1 respondents
  - NARWEE, 2 respondents
  - PADSTOW HEIGHTS, 1 respondents
  - UNSTATED, 1 respondents



## SUBURBS THAT RESPONDENTS LIVE

## PREFERRED USES FOR THE SITE



## COMMUNITY SURVEY RESULTS

APPENDIX

# B

LANDSCAPE MASTERPLAN

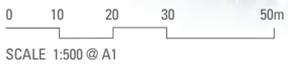


**LEGEND**

- Site Boundary
- Accessible pathway (max grade 1:14)
- Approximate area for improved site access and public car parking
- Area for future non-invasive construction
- Existing tree to be retained
- Existing tree proposed for removal (as per Arborist Report prepared by Moore Trees, July 2020)
- Proposed bench seat
- Proposed shade shelter with picnic table
- Proposed exercise equipment location

**DESIGN NOTES**

- 1** Improved site access from Mulga Rd and formalised car parking spaces to be investigated by Georges River Council
- 2** Access ramp providing direct access from carpark to lower terrace and community garden
- 3** Community garden / plant nursery with associated storage building
- 4** Half basketball court with appropriate fencing to contain balls
- 5** Open turf area for passive recreation
- 6** Amenities building and seating area
- 7** Bollards at site entrance to restrict unauthorized vehicle access
- 8** Shared service vehicle access road and pedestrian pathway
- 9** Service and authorized vehicle parking / turn around area
- 10** Playground and public art space
- 11** Nature walk and public art space
- 12** Nature play area and educational garden
- 13** Children's bike circuit around lower park
- 14** Pump track (suitable for skateboards, bikes and scooters) running parallel to bike circuit made of modular components and installed above ground due to being located in the future non-invasive construction area
- 15** Shade shelter with picnic table and BBQ facilities
- 16** Turf kick about space (within future non-invasive construction area)
- 17** Dense buffer planting along entire northern residential boundary with sculptural acoustic walls to reduce noise impact on neighboring properties from basketball court and turf areas on upper terrace and community garden on lower terrace
- 18** Viewing platform with seating and interpretive public art / signage about history of site
- 19** Green wall treatment to retaining walls
- 20** Stairs access connection to Myles Dunphy Reserve and existing boardwalk. *Note: equitable access to Myles Dunphy Reserve is provided at site entry*
- 21** Terraced planted gabion retaining walls along embankment to provide slope stabilisation
- 22** Bush regeneration area
- 23** Existing site clock feature is to be investigated by council for structural integrity, for incorporation into the masterplan



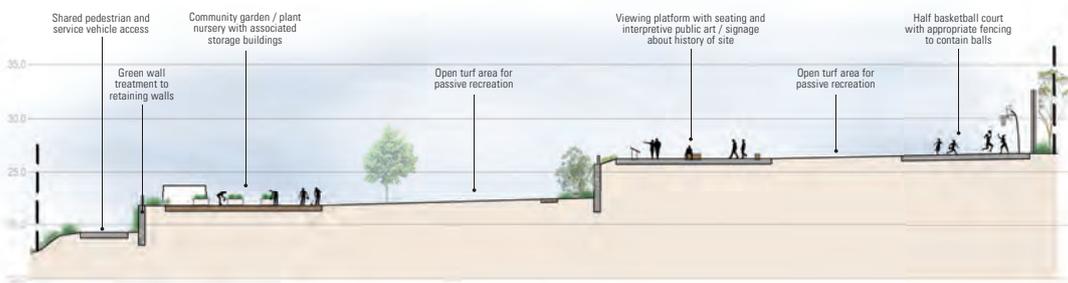
**LANDSCAPE MASTERPLAN**



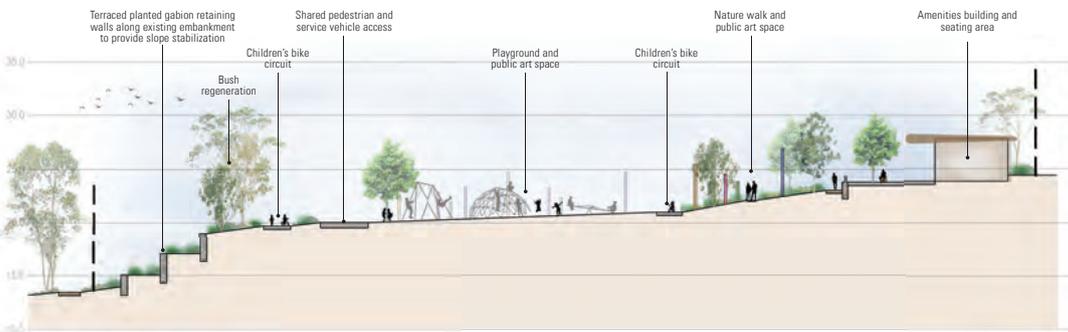
landscape architecture  
urban design  
environmental management

GEORGES RIVER COUNCIL **FORMER OATLEY BOWLING CLUB**

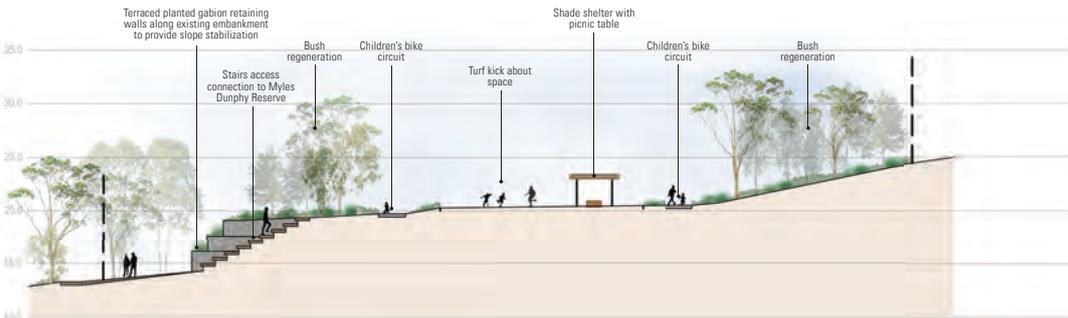
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31.05.21	80220016-01	LA- 1000	E



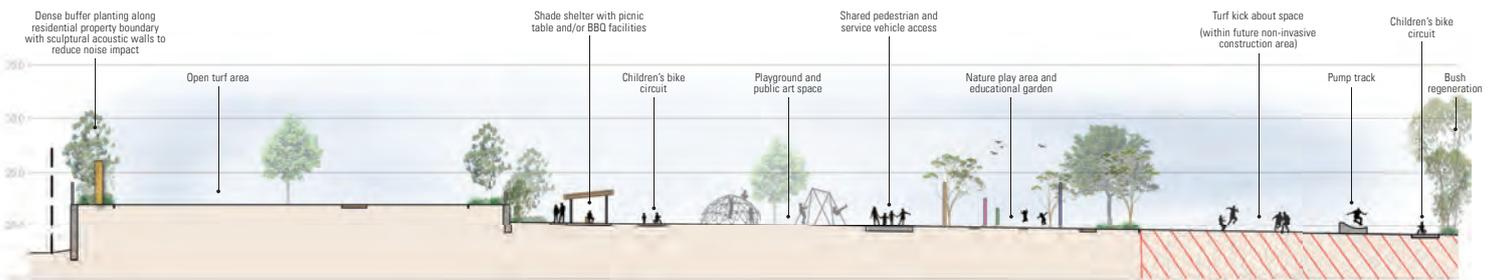
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SECTION ELEVATION B  
1:250 @ A1



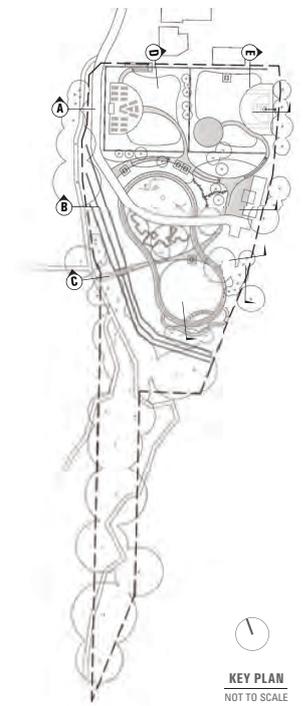
SECTION ELEVATION C  
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SECTION ELEVATION D  
1:250 @ A1



SECTION ELEVATION E  
1:250 @ A1



0 5 10 15 25m  
SCALE 1:250 @ A1

# LANDSCAPE MASTERPLAN: SECTION ELEVATIONS

landscape architecture  
urban design  
environmental management

GEORGES RIVER COUNCIL FORMER OATLEY BOWLING CLUB

DATE  
31.05.21

PROJECT No.  
80220016-01

DRAWING No.  
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ISSUE  
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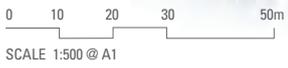


**LEGEND**

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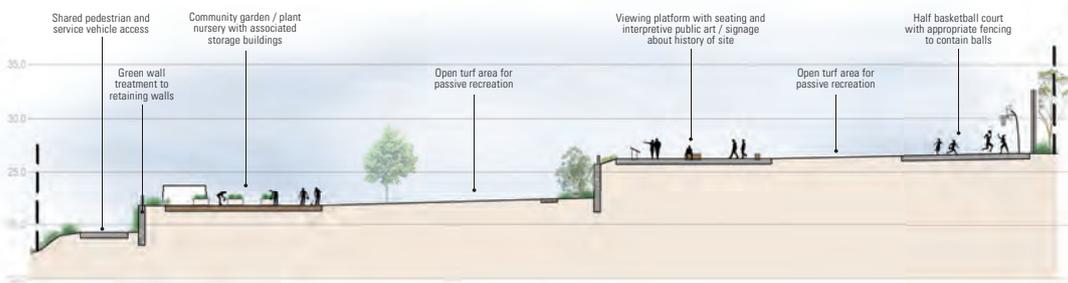
**LANDSCAPE MASTERPLAN**



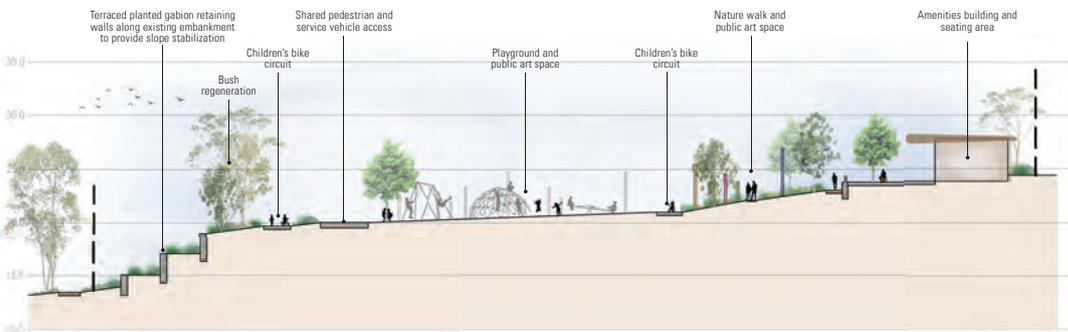
landscape architecture  
urban design  
environmental management

GEORGES RIVER COUNCIL **FORMER OATLEY BOWLING CLUB**

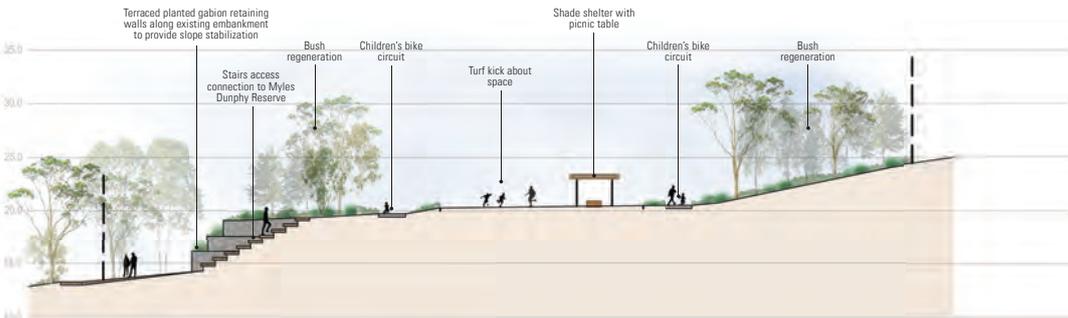
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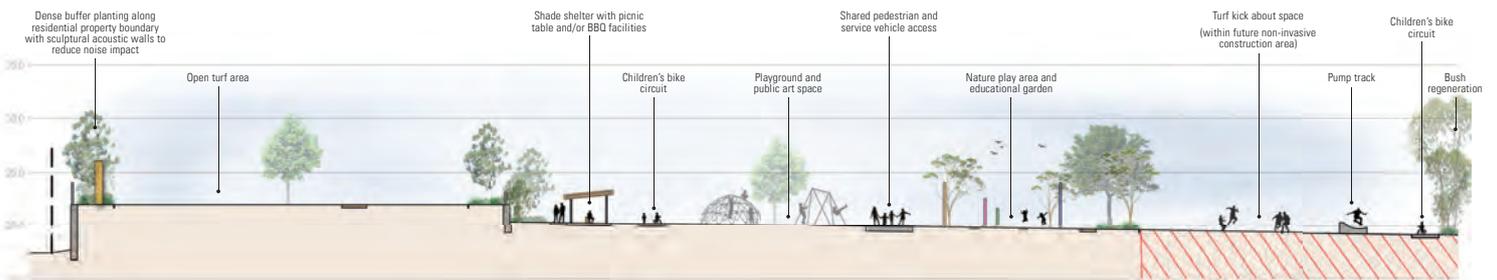
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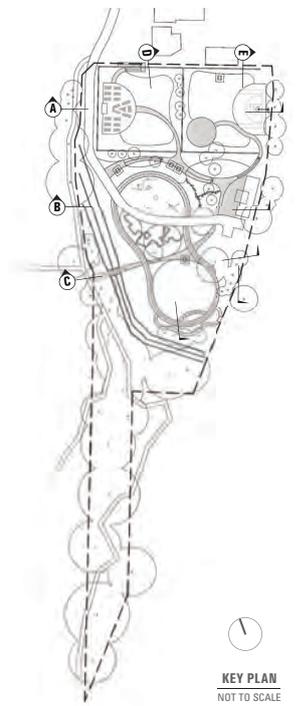
SECTION ELEVATION C  
1:250 @ A1



SECTION ELEVATION D  
1:250 @ A1



SECTION ELEVATION E  
1:250 @ A1



0 5 10 15 25m  
SCALE 1:250 @ A1

# LANDSCAPE MASTERPLAN: SECTION ELEVATIONS

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urban design  
environmental management

GEORGES RIVER COUNCIL FORMER OATLEY BOWLING CLUB

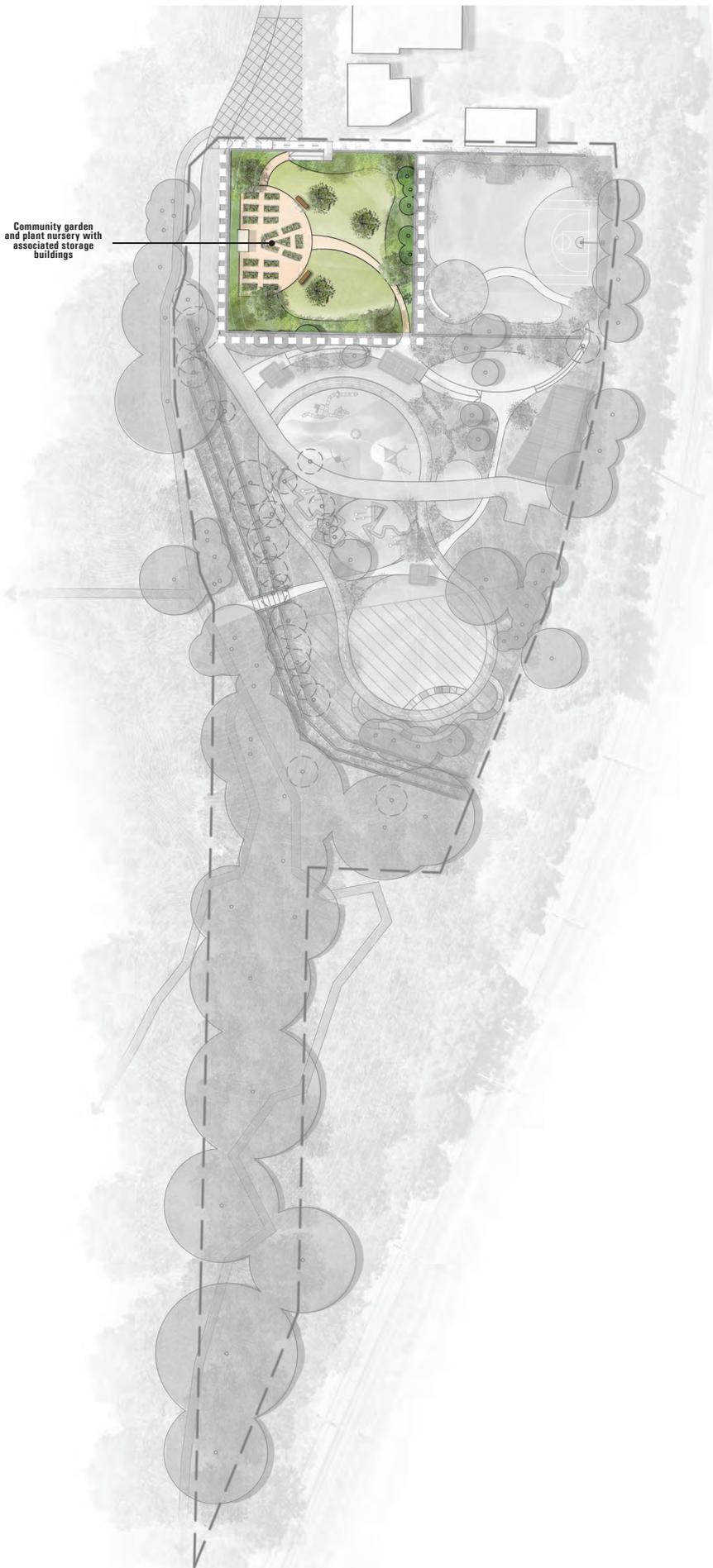
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80220016-01

DRAWING No.  
LA - 2000

ISSUE  
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Community garden and plant nursery with associated storage buildings

**Community Garden Vision**



**PRECEDENT IMAGERY: COMMUNITY GARDENS / PLANT NURSERY**



landscape architecture  
urban design  
environmental management

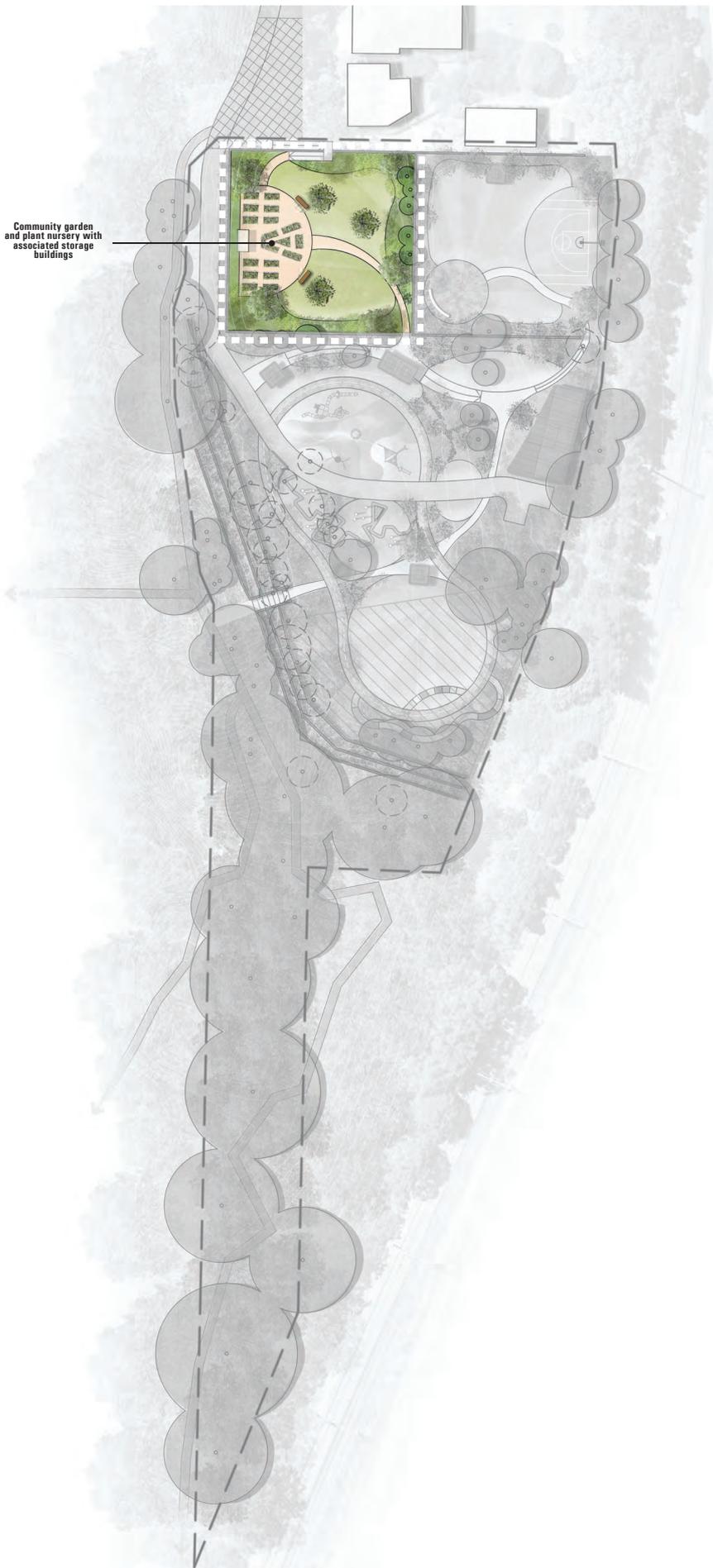
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DATE  
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ISSUE  
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Community garden and plant nursery with associated storage buildings

**Community Garden Vision**



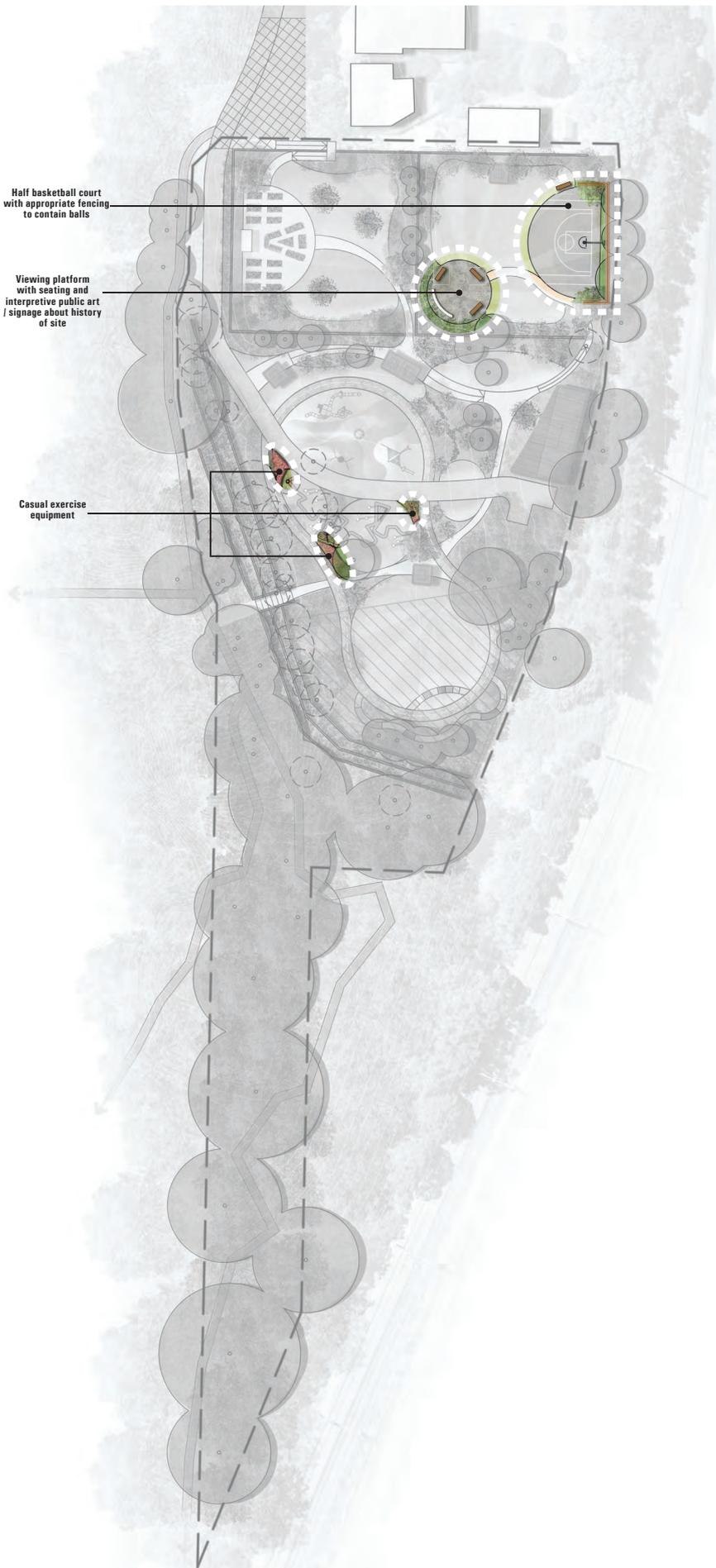
**PRECEDENT IMAGERY: COMMUNITY GARDENS / PLANT NURSERY**



landscape architecture  
urban design  
environmental management

GEORGES RIVER COUNCIL FORMER OATLEY BOWLING CLUB

DATE	PROJECT No.	DRAWING No.	ISSUE
31.05.21	80220016-01	LA- 3000	E



**Half Basketball Court**



**Viewing Platform Art and Signage**



**Exercise Equipment**



**PRECEDENT IMAGERY: BASKETBALL COURT, EXERCISE EQUIPMENT AND VIEWING PLATFORM**



landscape architecture  
urban design  
environmental management

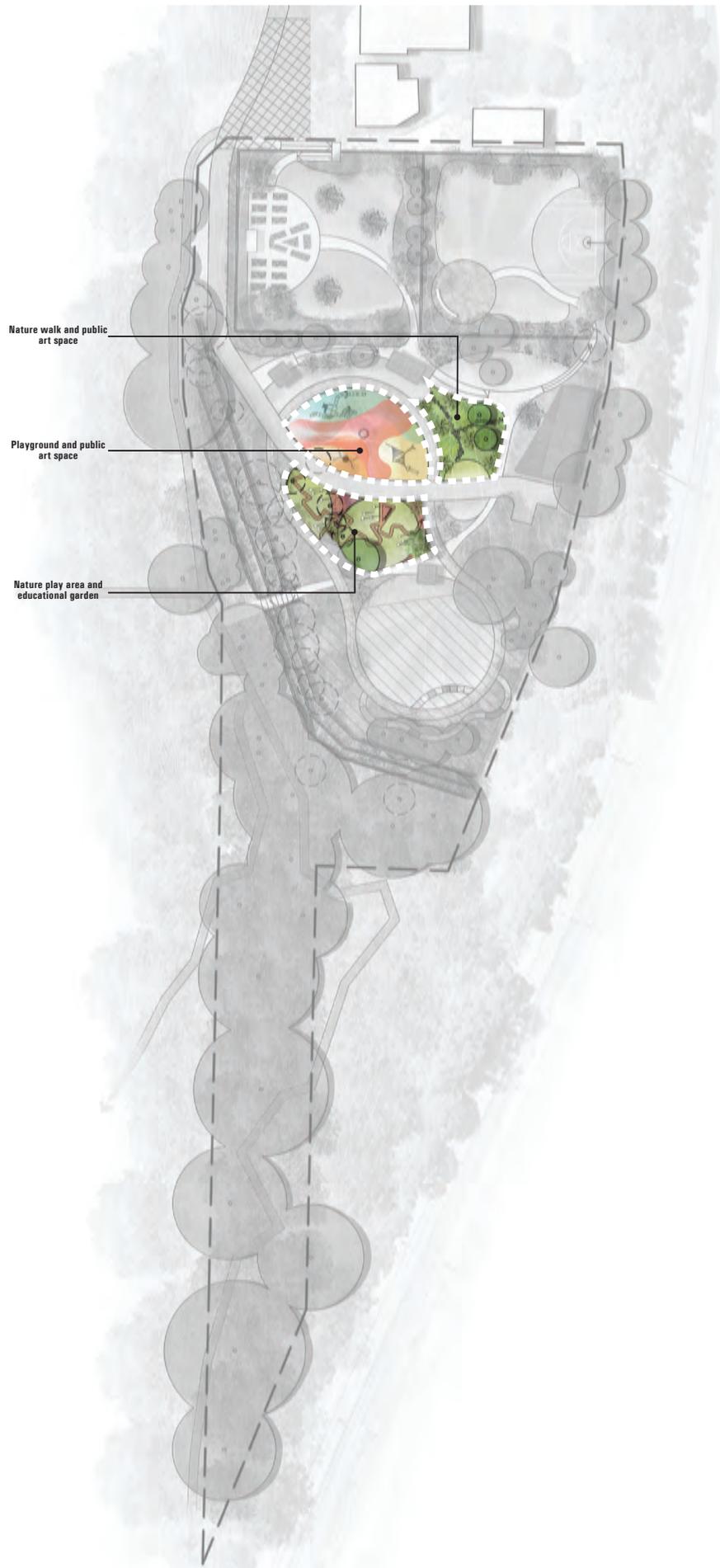
GEORGES RIVER COUNCIL FORMER OATLEY BOWLING CLUB

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31.05.21

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80220016-01

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ISSUE  
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**Playground**



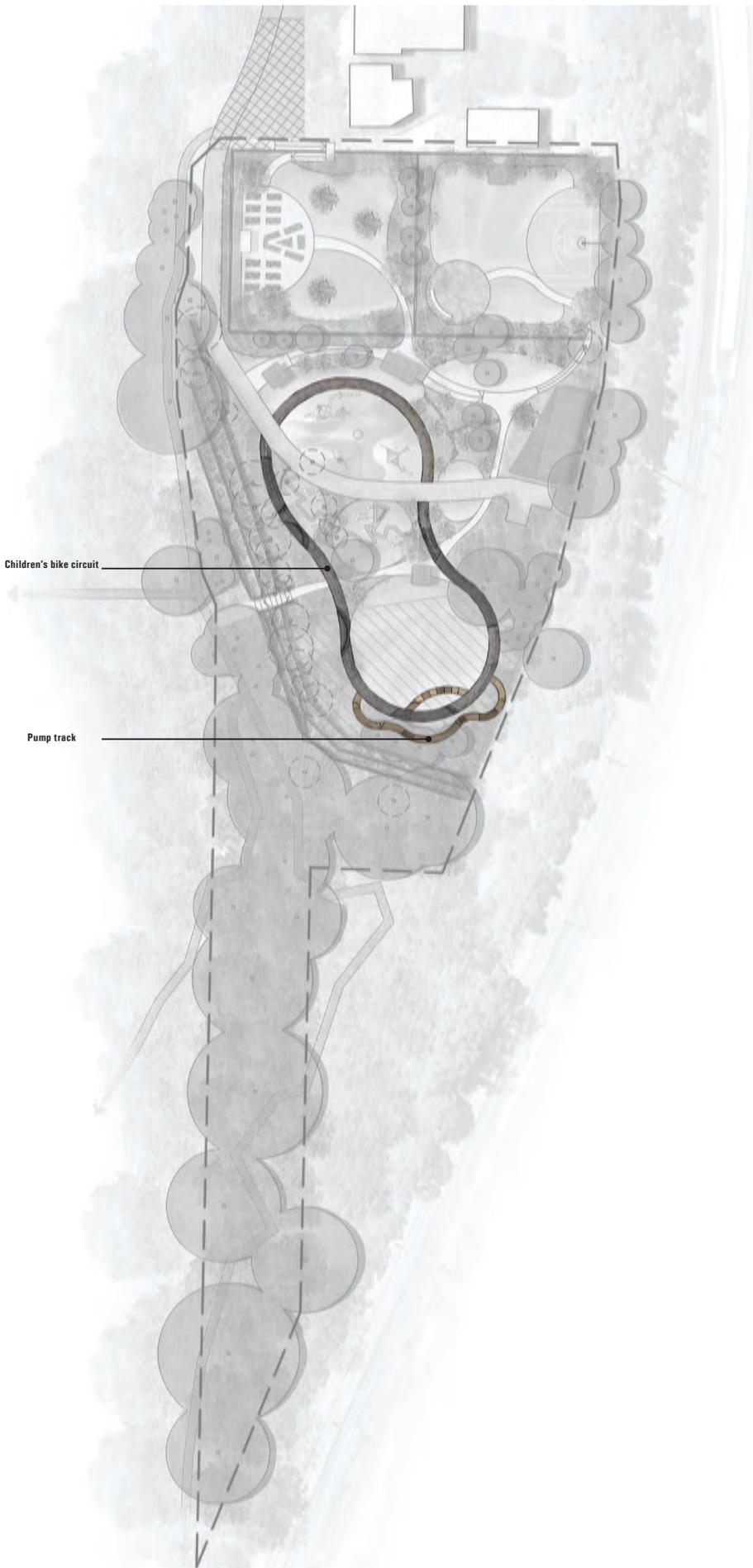
**Nature Play**



**Public Art and Sculptures**



**PRECEDENT IMAGERY: PLAYGROUND, NATURE WALK/PLAY AND PUBLIC ART SPACE**



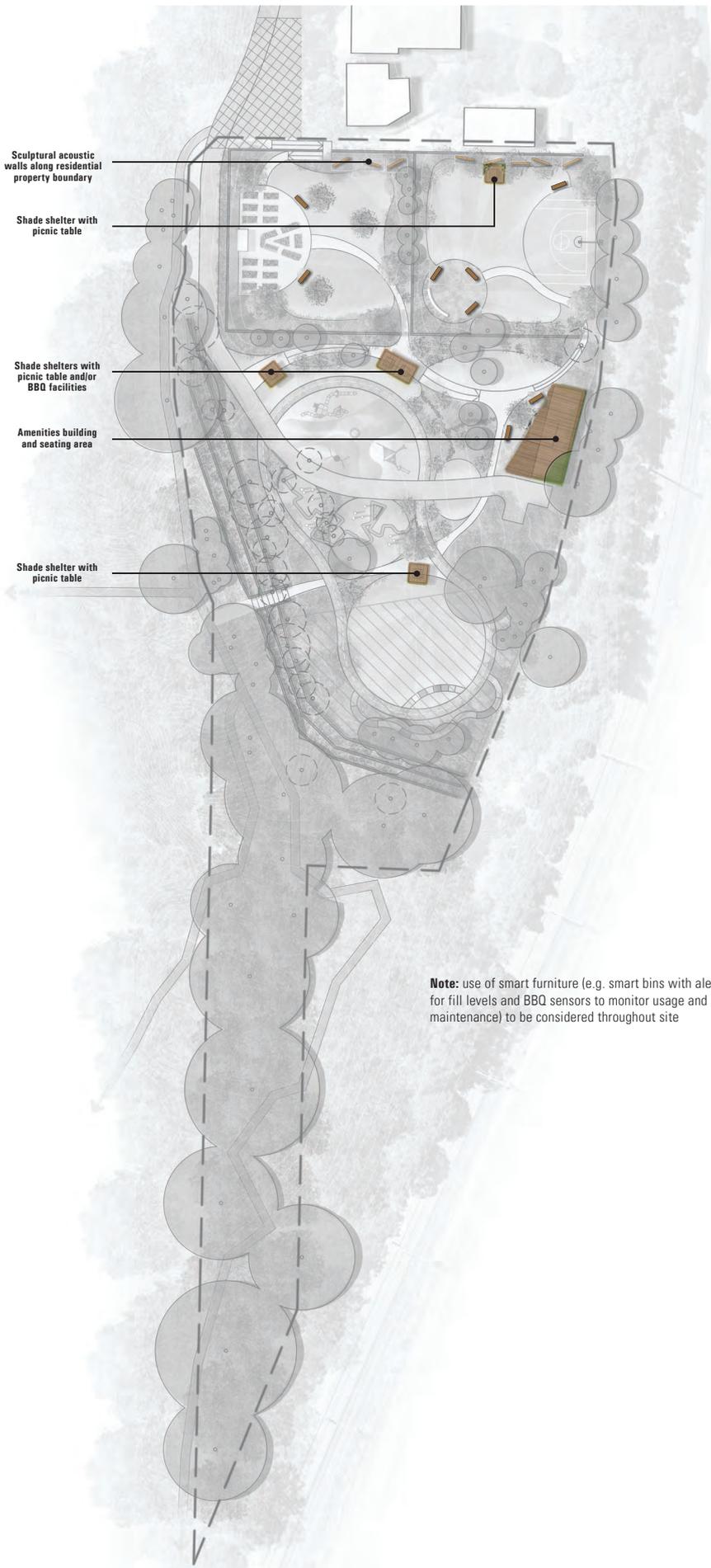
**Children's Bike Circuit**



**Pump Track**



**PRECEDENT IMAGERY: BIKE CIRCUIT AND LOOP PUMP TRACK**



Sculptural acoustic walls along residential property boundary

Shade shelter with picnic table

Shade shelters with picnic table and/or BBQ facilities

Amenities building and seating area

Shade shelter with picnic table

**Note:** use of smart furniture (e.g. smart bins with alerts for fill levels and BBQ sensors to monitor usage and maintenance) to be considered throughout site

**Sculptural Acoustic Wall**



**Shade Shelters**



**Amenities Building**



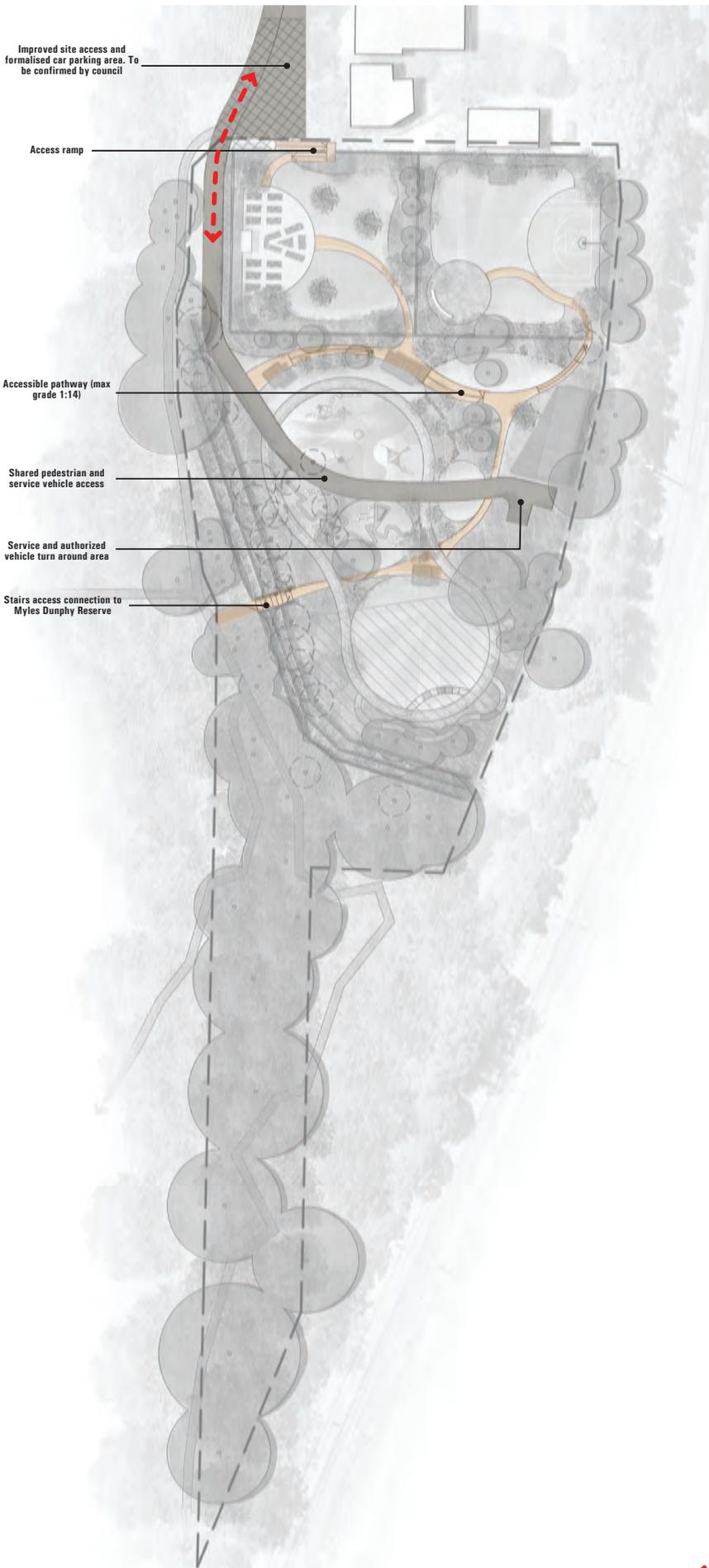
**Seating**



**Bike Racks**



**PRECEDENT IMAGERY: BUILDINGS, STRUCTURES AND FURNITURE**



**Carpark**



**Accessible Pathway / Ramp**



**Stairs Access**



← - - - → Potential active transport link to/from the reserve into future broader cycle network

**PRECEDENT IMAGERY: ACCESS, PATHWAYS AND PARKING**



**Terraced Planted Gabion**



**Green Walls**



**Open Turf**



**Bush Regeneration**



**PRECEDENT IMAGERY: PLANTING AND OPEN SPACE**

APPENDIX

C

SUBMISSIONS RECEIVED

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
1	D21/46111	4/03/2021	Oatley	Supports	Excited to see a pump track included - can I suggest it be made bigger to appeal to older children? There are plenty of flat bike tracks for little kids around the local area (Gannons park, Jubilee Park, Oatley park), but there is a lack of local spaces (skate parks, pump tracks) where older kids can do more advanced manoeuvres on wheels, so they can stay healthy, play outdoors without screens and have a fun alternative to anti-social behaviour.	The pump track is intended to be used for children aged 12 and under. The size of the park does not allow for anything larger, however the basketball area has been incorporated to cater for older children and teenagers.
2	D21/46113	4/03/2021	Penshurst	Supports	This looks fantastic, it is a hidden gem.	Noted
3	D21/46115	4/03/2021	Mortdale	Supports	Mortdale Men's Shed. We currently occupy 1/25 Cook St Mortdale lease, Men's Shed will have to relocate, and we were hoping to be included in the draft plan for the Ottley Bowling Club site. Therefore I would like to have our name put forward in the draft.	The draft Landscape Masterplan does not include any built structure or premises that could accommodate the Mortdale Men's Shed.
4	D21/46127	4/03/2021	Mortdale	Supports	Skate park or a larger pump track to be included? Georges river area has flat bike tracks, but it'd be great for older kids to have the option of a skate park where they can do jumps etc. and encourage more outdoor activities.	The pump track is intended to be used for children aged 12 and under. The size of the park does not allow for anything larger, however the basketball area has been incorporated to cater for older children and teenagers. The site is not large enough to accommodate a skate park.
5	D21/49337	4/03/2021	Mortdale	Supports	I noticed that you have a small pump track included currently, but was hoping that you might consider a larger one, or a skate park - something that caters to a slightly older demographic As older children are it would be great if there was a space for them to enjoy outdoors where they can give their screen-addled little brains a rest.	The pump track is intended to be used for children aged 12 and under. The size of the park does not allow for anything larger, however the basketball area has been incorporated to cater for older children and teenagers. The site is not large enough to accommodate a skate park.

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
6	D21/49336	5/03/2021	Oatley	Supports	Happy that the space will put to good use for the community. The only concern I have is that there is no allowance for any car parking on the proposed plan. I feel that there needs to be a consideration of a car park added to the masterplan of the bowling club to not force more parking congestion to neighbouring streets which is already under pressure from the train commuters parking	Council is currently preparing a concept plan for car parking.
7	D21/49339	9/03/2021	Oatley	Supports	I support the plan of management of the former Oatley bowling club site. Would like to see more space allocated to the Community Garden/Native nursery area. Believes this will be very popular and in demand space and so for future planning should be allocated more space of the overall site.	The draft Landscape Masterplan proposes a different of recreational activities to cater for a wide range of interests and age groups. The amount of space dedicated to the community garden is deemed appropriate to carry out its function in balance with other activities proposed.
8	D21/49510	5/03/2021	Oatley	Supports	Suggest adding a climbing jungle tower, similar to what Oatley park playground has.	Detailed design of the proposed playground is not determined at this time.
9	D21/50902	10/03/2021	Oatley	Supports	Likes the inclusion of the community garden, pump track and natural areas and interpretative walk. All of these features are either not present within the LGA or in limited supply. I like to keep parks simple, there is a recent trend to build super parks that do everything for everyone, there are some feature of this park that are is good supply in the local areas (basketball court) that could be omitted. That said a concrete ping pong table might be a good addition. Off leash park for dogs here, are already present in the LGA and do need to be expanded.  it would be good to design it so that there are areas that very young kids can use in some isolation from older kids and adults.	The park aims to provide a range of active and passive recreational activities to the community-based on community consultation undertaken as part of the draft PoM and draft Landscape Masterplan.  Proposed activities cater for a range of age groups and have been designed to suit the existing landform of the site with consideration also given to potential impacts on surrounding residents. The pump track is aimed to be used by children aged 12 year and under. The basketball area has been incorporated to cater for older children and teenagers.

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
10	D21/53047	11/03/2021	Peakhurst Heights	Supports	<p>Include a space for a men's shed and perhaps a pop-up coffee shop. The Mortdale Men's Shed is in temporary accommodation soon to be demolished this would be an ideal location.</p> <p>The site offers so much more for the community than just a passive garden setting.</p>	The draft Landscape Masterplan does not include any built structure or premises that could accommodate the Mortdale Men's Shed. Further, no commercial uses are proposed. A range of passive and active recreational uses are proposed within the site to cater to a range of different users.
11	D21/53048	12/03/2021	Oatley		Consider putting noise cancelling panels from the bridge on Mimosa street to the station (and possibly all the way to the one-way bridge to Mortdale).	The dense vegetation running adjacent to the railway corridor provides screening and reduces noise levels associated with the train station.
12	D21/56479	16/03/2021	Peakhurst	Supports	<p>Looks like a nice park.</p> <p>It would be nice to have some assurance that council's operating costs are not increasing unsustainably.</p>	Noted.
13	D21/56710	9/03/2021		Supports	Support an active recreational space that includes a playground, skatepark, bike circuit, basketball court, leveled green grass, toilet amenities and seating for parents and carers.	Noted.
14	D21/56714	9/03/2021	Oatley	Supports	Something like this would be a very welcome addition to family outings.	Noted. The draft Landscape Masterplan aims to provide active and passive recreational uses for a range of age groups and interests.
15	D21/56718	9/03/2021		Supports	Supports an active recreational space that includes a playground, skatepark, bike circuit, basketball court,	Noted.

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
					levelled green grass, toilet amenities and seating for parents and carers.	
16	D21/57255	11/03/2021		Supports	Supports an active recreational space that includes a playground, skatepark, bike circuit, basketball court, levelled green grass, toilet amenities and seating for parents and carers.	Noted.
17	D21/57266	11/03/2021		Supports	Supports an active recreational space that includes a playground, skatepark, bike circuit, basketball court, levelled green grass, toilet amenities and seating for parents and carers.	Noted.
18	D21/57307	11/03/2021		Supports	Supports an active recreational space that includes a playground, skatepark, bike circuit, basketball court, levelled green grass, toilet amenities and seating for parents and carers.	Noted.
19	D21/57343	11/03/2021		Supports	Supports an active recreational space that includes a playground, skatepark, bike circuit, basketball court, levelled green grass, toilet amenities and seating for parents and carers.	Noted.
20	D21/57358	11/03/2021		Supports	Supports an active recreational space that includes a playground, skatepark, bike circuit, basketball court, levelled green grass, toilet amenities and seating for parents and carers.	Noted.
21	D21/57372	11/03/2021		Supports	Supports an active recreational space that includes a playground, skatepark, bike circuit, basketball court, levelled green grass, toilet amenities and seating for parents and carers.	Noted.
22	D21/57449	14/03/2021		Supports	Supports an active recreational space that includes a playground, skatepark, bike circuit, basketball court, levelled green grass, toilet amenities and seating for parents and carers.	Noted.
23	D21/57486	12/03/2021		Supports	Supports an active recreational space that includes a playground, skatepark, bike circuit, basketball court, levelled green grass, toilet amenities and seating for parents and carers.	Noted.

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
24	D21/57985 & D21/60797	18/03/2021		Supports	<p>Support the active recreation zones aimed at children and teens that have been included. The options of a pump track, bike circuit, playground and half basketball court will be well utilised by local families and provide safe, healthy, active options to keep our young people entertained. Support other amenities such as shade shelters, picnic tables, BBQ facilities, toilets, and public art</p> <p>Oatley is already well serviced with areas of natural conservation (Oatley Point, Oatley Pleasure Grounds, Oatley Park etc) and believe the upgrade of the former bowling club can be done in a similar way where conservation meets amenity. Upgrading this area with active inclusions will provide an ideal place for families to visit, provide natural habitat to local flora and fauna, whilst keeping Oatley an attractive suburb to raise a family.</p> <p>With its proximity to Oatley town centre and the station, the former bowling club has the potential to be a very popular and enjoyable destination for local kids and families. Support the proposed elements in the masterplan.</p>	Noted.
25	D21/59064	18/03/2021	Mortdale		Skate Park -Council said it was going to put on the site?	The site is not large enough to accommodate a skate park.
26	D21/59065	18/03/2021	Oatley	Supports	<p>Excited to see a pump park being included in the plans. Its a great way to get kids out and active.</p> <p>Would like to see the inclusion of an off lead dog areas in stage 2 - there is not any companion parks in the Oatley west area although lots of families with dogs.</p>	<p>Noted.</p> <p>There is limited space in the park to provide an adequate fenced dog park that would not conflict with proposed recreation facilities and child play areas.</p>
27	D21/59067	18/03/2021	Oatley		An off-lead dog area in Oatley West would be wonderful.	<p>Noted.</p> <p>There is limited space in the park to provide an adequate fenced dog park that would not conflict with proposed recreation facilities and child play areas.</p>

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
28	D21/59070	18/03/2021	Mortdale	Supports	Propose 2 uses of the area: 1. The lower part (stage 2) could support a natural off lead walking area for dogs. We walk our dog along Oatley West shops, but an off lead area would be great. 2. A bike track would be great - either a pump track or an off road bike track - or both! Lots of children in the area ride bikes and there are no tracks like this in the area.	Noted.  There is limited space in the park to provide an adequate fenced dog park that would not conflict with proposed recreation facilities and child play areas.
29	D21/59072	18/03/2021	Oatley	Supports	I support the proposal for a Pump Park to be included.  Would like to see an 'off leash' dog park incorporated too, something that is severely lacking in our area.	Noted.  There is limited space in the park to provide an adequate fenced dog park that would not conflict with proposed recreation facilities and child play areas.
30	D21/59073	18/03/2021	Blakehurst	Supports	The Oatley community would strongly benefit from more family and youth orientated facilities.  Suggests that a basketball court, tennis court, skate park and / or bike trail. There is already an abundance of nature parks and reserves in Oatley.	The draft Landscape Masterplan proposes a range of active and passive recreational activities for different age groups. Based on the size of the site, potential impact on surrounding land uses and community feedback the most appropriate activities include a pump track and basketball area.
31	D21/59321	17/03/2021			Would just like to see sporting areas and open space for exercise. Have a number of halls etc in the area, so I don't think we need any more community centres. If that is the consensus then a multi-functional centre. The library is very small in Letitia Street so a new library with function area for visiting guests and community groups.	The draft Landscape Masterplan proposes a range of active and passive recreational activities for different age groups. Development of this plan involved consultation with the community, to ensure the best future use of the site.
32	D21/61568	19/03/2021		Supports	Supports the active recreation zones, & pump track, bike circuit, half basketball court, shaded areas, tables, BBQ facilities, toilets. These inclusions will make the former bowling club an ideal place for families & young kids and teenagers. Fully support the proposed elements in the masterplan.	Noted.

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
33	D31/61583	21/03/2021		Supports	Supports the Masterplan, particularly the active recreation zones like the playground, basketball court and the skate & pump track. BBQ facilities and picnic tables are also a great addition, and will be very popular with families in the area. I don't support keeping the entire area as a conservation zone.	Noted.
34	D21/61584	21/03/2021		Supports	Supports the masterplan it's a good balance between active recreation and passive/conservation areas. Support the active recreation elements such as the playground, skate/pump track and basketball courts because local kids & teenagers need somewhere fun to go Supports the community garden idea, but I think the model would have to be more along the Carss Park community garden. Supports the idea of families being able to go down there and have a picnic, let the kids have a play, and then go for a walk through Myles Dunphy Reserve. Supports the idea of public art, and of course increased tree plantings. A very balanced masterplan which will appeal to, and be used by, the local community.	Noted.
35	D21/61588	21/03/2021		Supports	Supports the active recreation proposals. The basketball court, soccer area and pump track will be really popular with local teenagers, and the playground will appeal to littler kids. Having somewhere fun to go with mates will be a big improvement.	Noted.
36	D21/61590	21/03/2021		Supports	Supports the playground, picnic tables and basketball court. Younger kids would have fun at the playground and the pump track. Supports the public art. Maybe you can get local school students involved in designing and painting it. What you have planned looks really good, and is much better than what's there right now.	Noted.
37	D21/61594	21/03/2021		Supports	Request a skate park!! There's nowhere fun to ride bikes, scooters and skateboards in our area. Supports the plan and will definitely use the skate park, basketball court, playground, soccer kick around area and the picnic tables. I think it will be a really fun place to go when it's built.	Noted.  The site is not large enough to accommodate a skate park.

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
38	D21/62562	19/03/2021	Oatley	Supports	Supports the active recreation zones aimed at children and teens that have been included such as the pump track, bike circuit, playground and half basketball court. Other amenities such as shade shelters, picnic tables, BBQ facilities, toilets and public art are also strongly supported. These inclusions will make the former bowling club an ideal place for families to visit. With its proximity to Oatley town centre and the station, the former bowling club has the potential to be a very popular and enjoyable destination for local kids and families. Supports the proposed elements in the masterplan.	Noted.
39	D21/63030	23/03/2021	Oatley	supports	Supports the masterplan. Would like council to consider an off leash area to exercise and socialise dogs for this development. With Oatley bush park & Jubilee park both with extensive play and park areas as well as rejuvenated smaller parks dotted thru out the area all with new(ish) play equipment there are many good opportunities for families to connect, people to exercise or meditate and children to play. But facilities for dog owners are limited to a 20 min walk to Moore reserve to access a leash free area (which is very overused as a result and by some not well controlled dogs!) or get in the car and drive to Peakhurst or Milperra.	There is limited space in the park to provide an adequate fenced dog park that would not conflict with proposed recreation facilities and child play areas.
40	D21/64394	23/03/2021	Oatley	Supports	Would support of an off lead dog area and a place that kids can go to ride their bikes.	Noted.  There is limited space in the park to provide an adequate fenced dog park that would not conflict with proposed recreation facilities and child play areas.

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
41	D21/64396	24/03/2021	Oatley	objects	<p>Concerns regarding the Oatley Bowling Club site.</p> <p>Liked to be assured that trees and shrubs which will be planted are Indigenous to the local area.</p> <p>2. I feel that there is too much being crammed into the area next to the two bowling greens. By trying to appease many different groups. The BBQ area will lead to too much rubbish being left at the site.</p> <p>The area would better serve the community if it was to be a passive quiet area for walking with some seating provided.</p>	<p>Planting will be undertaken in accordance with the draft Landscape Masterplan which includes native species compatible with the site and location.</p> <p>Proposed recreational uses aim to cater for a range of age groups and users appropriate to the size and layout of the site. Active uses have been balanced through the inclusion of passive areas. The park will be managed and maintained by Council.</p>
42	D21/64397	25/03/2021	Oatley	Supports	<p>Supports all the elements of this proposal, including the pump track, bike circuit, playground and half basketball court. Other amenities such as shade shelters, picnic tables, BBQ facilities, toilets and public art are also strongly supported.</p>	Noted.
43	D21/70437	29/03/2021		Supports	<p>Support the elements encouraging people to reach the site by bike and have activities that allow for bike usage while people are there.</p> <p>Support the playground, BBQ and picnic facilities and amenities block. Favourite part of the plan is the inclusion of a community garden/nursery and would like to see, if possible, a small educational structure built that can be used for school excursions, local garden club meetings, and other sustainability initiatives, as well as providing storage for garden tools and rainwater catchment for watering the gardens.</p>	Noted.

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
44	D21/72421	5/04/2021		objects	An extension of the natural environment rather than play things, we have enough of these in the area This is a great opportunity to extend the Myles Dunphy reserves	The draft Landscape Masterplan has been prepared based on outcomes from community and stakeholder consultation.
45	D21/75057	7/04/2021	Oatley	Supports	I strongly support the new masterplan. All of the active play areas are in strong demand close to the train station in Oatley so kids can catch the train and have easy access to the skate/scooter facilities at the park and play at the half basketball court. The half court, pump track and playground all located at the one park makes it easy for parents to bring younger and older kids as all ages are provided for. The connection to the bush conservation area next to the park is good for easy bushwalks.	Noted.
46	D21/75058	7/04/2021	Oatley	Supports	Strongly support the new masterplan There is a strong demand for active play facilities to be built close to the train station in Oatley so kids can catch the train and have easy access to the skate/scooter facilities at the park and play at the half basketball court. The half court, pump track and playground all located at the one park makes it easy for parents to bring younger and older kids as all ages are provided for. The connection to the bush conservation area next to the park is good for easy bushwalks.	Noted.

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
47	D21/73268	11/04/2021	Hurstville Grove	objects	<p>Masterplan represents gross overdevelopment of a small site in a quiet residential area and bushland reserve. The site has only been used for low-impact sport (lawn bowls) and for the past 15 years has been virtually deserted.</p> <p>The Draft PoM and Masterplan appear to be an attempt to satisfy every diverse request from the community. Some functions are obviously incompatible and are likely to lead to conflict between users, and with neighbours.</p> <p>The parking area is very small and inadequate to cater for the volume of visitors attracted to such a range of facilities; it will almost certainly result in parking chaos in adjacent streets.</p> <p>Myles Dunphy Reserve bushland has high biodiversity values. Since the OBC site was abandoned following closure of the Oatley Bowling Club in 2006, a breeding colony of Grey-headed Flying Foxes has become established in Myles Dunphy Reserve; this is a threatened species that performs a vital role in pollination of native trees including turpentines. Myles Dunphy Reserve also hosts another threatened species, the Powerful Owl. The multiple facilities and functions proposed for the site will have a serious negative impact on the fauna and flora of the bushland.</p> <p>Support Item 17 - a dense buffer planting of indigenous shrubs. All new and replacement plantings should be of indigenous species, to protect the integrity of the bushland Supports the nature play space.</p> <p>Opposed to - community garden and pump track This is incompatible with passive recreation and use of the area by families with small children.</p> <p>Designated pump tracks and mountain bike tracks but at larger, more suitable sites that are not adjacent to good quality bushland and are in areas with higher visibility to allow oversight and to discourage antisocial behaviour.</p>	<p>Proposed recreational uses aim to cater for a range of age groups and users appropriate to the size and layout of the site. Active uses have been balanced through the inclusion of separated passive areas to avoid potential conflict with recreational uses.</p> <p>Council are currently preparing a concept plan for car parking.</p> <p>Planting will be undertaken in accordance with the draft Landscape Masterplan which included native species compatible with the site and location, consideration has been given to the close proximity to Myles Dunphy reserve with the aim to ensure this area is preserved and not impacted through the introduction of non-native species.</p> <p>The Department of Planning, Industry and Environment have prepared the draft Oatley Flying Fox Camp Management Plan 2021 to address the conservation and management of this specie within the local area. Council will manage flying fox camps in accordance with this plan.</p> <p>The community garden is intended to be used by anyone within the community and is a non for profit venture. Management will be facilitated by Council.</p>

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
48	D21/79269	12/04/2021	Hurstville Grove	objects	<p>There is too much activity proposed for such a small area, the area should be used for passive recreation</p> <p>There is not a lot of parking nearby and I can see it becoming a major issue on weekends if too many activities are planned for the site.</p> <p>Bike tracks – while bike riding is a good healthy activity, some bike riders in recent years have adopted the habit of riding through bushland, creating jumps, etc. This is now a major problem in Oatley Bushland Park as it opens up tracks that then erode after heavy rain events and eventually destroy the bushland habitat.</p> <p>Concerns regarding the basketball court, the noise and activity from players will cause disturbance to other users and let's not forget that the proposed BBQ is nearby. The potential for conflict is high. I think it is inappropriate for this site.</p> <p>Vegetation – Just below the site is an active bush care area, volunteers and staff have spent years improving the bushland by removing weeds and stabilising the area. Any planting in the site must use locally sourced native plants that are consistent and have the same genetic structure as the existing vegetation.</p> <p>Keeping the reserve simple and designed for passive recreation will be substantially cheaper to construct and ultimately to maintain.</p> <p>Just below the site is one of the few flying fox roost areas in Sydney, these animals are very important for pollination of flowers in many trees and shrubs. The colony is an important part of the Oatley community and I fear that large scale development with much noise might cause them to abandon the colony to the detriment of our local flora.</p>	<p>Proposed recreational uses aim to cater for a range of age groups and users appropriate to the size and layout of the site. Active uses have been balanced through the inclusion of separated passive areas to avoid potential conflict with recreational uses.</p> <p>Council are currently preparing a concept plan for car parking.</p> <p>The community garden is intended to be used by anyone within the community and is a non for profit venture. Management will be facilitated by Council.</p> <p>The pump track is intended for bikes use. No other bike tracks are proposed.</p> <p>Active uses, such as the basketball court have been separated from passive areas of the park to reduce potential noise impacts. An acoustic wall is also proposed to adjoin the pump track area to reduce noise spill.</p> <p>Planting will be undertaken in accordance with the draft Landscape Masterplan which included native species compatible with the site and location, consideration has been given to the close proximity to Myles Dunphy reserve with the aim to ensure this area is preserved and not impacted through the introduction of non-native species.</p> <p>The Department of Planning, Industry and Environment and Council have prepared the draft Oatley Flying Fox Camp Management Plan 2021 to address the conservation and management of this specie within the local area. Council will manage flying fox camps in accordance with this plan.</p>

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
49	D21/79803	13/04/2021	Oatley	Supports	<p>Supports the proposed Plan of Management and Masterplan for the former Oatley Bowling Club.</p> <p>A pump track and half basketball court would really spark interest. With shelters and BBQs it will also appeal to our whole family for picnics and mixed age family gatherings. Toilets are a brilliant addition as this can be a tricky issue at some of the parks we visit with small children.</p> <p>Supports the nature walk and what occurs in the community garden. Also the public art space is intriguing and hopefully a great opportunity for local artists.</p>	Noted.
50	D21/80188	13/04/2021	Oatley	objects	<p>The plan is overdevelopment of a small site with too many different uses.</p> <p>Major parking problems and overcrowding of the site and nearby streets are likely to occur.</p> <p>Community's preferred design scenario of 'low key' passive recreation and appears to have attempted to satisfy all requests for uses put forward. The Masterplan needs to be reconsidered in the light of the significant site constraints and the community's preferred level of development.</p> <p>Proximity of OBC site to Myles Dunphy Reserve natural areas. Given the site adjoins the Myles Dunphy Reserve natural areas there is a need to ensure that these natural areas are unaffected by the activities on the OBC site. The bushland has high biodiversity values. A breeding colony of Grey-headed Flying Foxes is established.</p> <p>Community garden would not be suitable in this location with the potential for spreading of weeds and polluted run-off; a dedicated team of volunteers would be needed to run it and the secluded location lends itself to vandalism.</p> <p>Including a nature play area is supported however the nature walk (occupies too small a space on the plan to be effective and could be reconsidered).</p> <p>Half Basketball Court is not really necessary given the proximity of other existing courts and only serves to increase the paved areas covering the site.</p> <p>Pump Track - suitable for skateboards, bikes and scooters- This is incompatible with passive recreation and use of the area by families with small children.</p>	<p>Proposed recreational uses aim to cater for a range of age groups and users appropriate to the size and layout of the site. Active uses have been balanced through the inclusion of separated passive areas to avoid potential conflict with recreational uses.</p> <p>Council are currently preparing a concept plan for car parking.</p> <p>The masterplan was developed on the community feedback and the most preferred design options.</p> <p>Planting will be undertaken in accordance with the draft Landscape Masterplan which included native species compatible with the site and location, consideration has been given to the close proximity to Myles Dunphy reserve with the aim to ensure this area is preserved and not impacted through the introduction of non-native species. The Department of Planning, Industry and Environment and Council have prepared the draft Oatley Flying Fox Camp Management Plan 2021 to address the conservation and management of this specie within the local area. Council will manage flying fox camps in accordance with this plan.</p> <p>The incorporation of the clock will be investigated and incorporated into the design if possible.</p>

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
					<p>Dense buffer planting of shrubs, all new and replacement plantings on the site should be of indigenous species, to protect the integrity of the bushland; Council must budget for adequate maintenance of the plantings.</p> <p>The Oatley Bowling Club (OBC) floral clock that was (and possibly still is) in front of the former clubhouse position, has been a symbol for the OBC for many years. [see discussion PoM page 46/174] It would be greatly appreciated if this could be incorporated into the park design to highlight the heritage/historical values of the site.</p>	
51	D21/80632	14/04/2021	Oatley	objects	<p>The Masterplan is too busy, with just too many things to do. Not only does the masterplan have too many activities, some of which may be incompatible with each other. Oatley does not need many of these activities. Oatley does not need another playground, given that Oatley already has at least twelve (12) playgrounds</p> <p>There is already a half basketball court at nearby Simpson Reserve, Yarran Rd, Oatley. There is already a nearby nature walk – right next door in the bushland of Myles Dunphy Reserve. There is already a children's bike circuit nearby at Jubilee Park in Mortdale. There are already turf kick about spaces at the nearby Boongarra Reserve and Oatley Memorial Gardens. A pump track for skateboards, bikes and scooters and a turf kick about space are not exactly compatible with a community garden and/or a community nursery. Community garden or nursery would involve the use of fertilisers that are not compatible with the adjacent bushland and they would also require high maintenance. This area would be better utilised for citizen science and environmental education activities, with tables, benches and an overhead cover.</p>	<p>The park aims to provide a range of active and passive recreational activities to the community based on responses from the visioning workshop, community survey undertaken as part of the draft PoM and draft Landscape Masterplan. Proposed activities cater to a range of age groups and have been designed to suit the existing landform of the site with consideration also given to potential impacts on surrounding residents.</p> <p>Planting will be undertaken in accordance with the draft Landscape Masterplan which included native species compatible with the site and location, consideration has been given to the close proximity to Myles Dunphy reserve with the aim to ensure this area is preserved and not impacted through the introduction of non-native species. The Department of Planning, Industry and Environment and Council have prepared the draft Oatley Flying Fox Camp Management Plan 2021 to address the conservation and management of this specie within the local area.</p>

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
52	D21/86249	14/04/2021	Oatley	support	<p>-Does not support half court basketball court.</p> <p>Support the increase the size of the garden to include a native nursery and community sustainability space to exchange goods for free. -ensure that the replacement trees of those removed are included in final plan and are suitable for surrounding bushland. –</p> <p>An off leash dog area would be more suitable instead of basketball half court. It would encourage residents to walk to off leash dog area rather than drive and take them past local town centres.</p>	<p>The park aims to provide a range of active and passive recreational activities to the community based on responses from the visioning workshop, community survey and undertaken as part of the draft PoM and draft Landscape Masterplan. Proposed activities cater to a range of age groups and have been designed to suit the existing landform of the site with consideration also given to potential impacts on surrounding residents. The community garden is intended to be used by anyone within the community and is a non for profit venture. Management will be facilitated by Council. The inclusion of an 'off-leash' dog area cannot be achieved as part of the proposed design given such an area would need to be secured as to not impact upon the proposed recreation facilities and child play areas.</p>
53	D21/86254 and D86267	14/04/2021	Oatley	objects	<p>too many different activities, should be recognition of former club history, vandal proof. Discourage cycle paths through adjoining reserve, secure community garden, parking shortage, noise from basketball court.</p>	<p>The park has been designed in accordance with Safer by Design Principals. Council will manage the park and implement appropriate security lighting at night to discourage vandalism and anti-social behaviour. Council are currently preparing a concept plan for car parking. The basketball court is not intended to be used at night time as to not generate potential noise disturbance.</p>
54	D21/86357	19/04/2021	Oatley	support	<p>This is a valuable space which has sat idle for too long. The growing population of Oatley would benefit tremendously from the proposed development of this multi-functional area. The activity options would attract and entertain an array of ages and interests, and the natural linkage to Myles Dunphy parkland is beneficial for absolutely everyone. As a long-term resident of Oatley, I know this would be well used by our family and friends throughout the Oatley community. I strongly encourage the approval of this development.</p>	<p>Noted.</p>
55	D21/865453	19/04/2021		support	<p>Support for the Former Oatley Bowling Club PoM and Masterplan</p>	<p>Noted.</p>

No	CM9 No	Date of Correspondence	Suburb	Objects or Supports	Summary of Submission	Comments
					<p>Supports the provision of more public spaces to promote and encourage healthy lifestyles.</p> <p>It is fundamental that this space meets the needs of our community by increasing the availability of green space and recreational opportunities while safeguarding the site from overdevelopment.</p> <p>Given the prominent location of this space, this project has the potential to cater for diverse range of local residents.</p>	

APPENDIX

D

ARBORICULTURAL REPORT

Moore Trees  
Arboricultural Services

ABN 90887347745

# Arboricultural Development Assessment Report

OATLEY BOWLING CLUB  
Oatley NSW 2223  
July 2020  
*FINAL*



Member 2020



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## Summary

This report has been compiled for Georges River Council, Georges River Civiv Centre, Corner MacMahon and Dora Streets, Hurstville NSW 2220. The report concerns a proposed Development Application for Oatley Bowling Club, Oatley NSW 2223. This Arborist Report refers to forty (40) trees.

This report contains the following information for each trees near the project area:-

- 1) All trees were assessed for Safe Useful Life Expectancy (SULE).
- 2) Genus and species of each tree.
- 3) Impact of the proposed development on each tree.
- 4) Impact of retaining tree on the proposed development.
- 5) The Tree Protection Zone (TPZ) for each tree to be retained.
- 6) Any branch or root pruning that may be required for trees.

Based on the plans provided, trees that will be required to be removed due to incursions into the TPZ areas are numbered as; Trees 2-5, 7-11, 13-17, 22-30, 32, 33, 36-39. Of these twenty nine (29) trees to be removed, eleven (11) are exotic specimens (See locations on Tree Protection Plan (Appendix 1). Tree group 30 along the fence should be possible to retain. Larger trees within the reserve, being Trees 12, 34, and 35 will have TPZ areas that are near the works however due to the site history of fill, no detrimental impacts are expected for these trees.

The demolition of the existing vegetation and bulk earth works will require tree protection fencing so that any damage to the surrounding vegetation to be retained is minimised. The storage of building materials, meal rooms and car parking should be clearly nominated on construction documents for this project.

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20 July 2020	Draft 1 issued
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# 1 INTRODUCTION

1.1 This report has been conducted to assess the health and condition of forty (40) individual trees located at Oatley Bowling Club, Oatley NSW 2223. This report has been prepared for Georges River Council, Georges River Civic Centre, Corner MacMahon and Dora Streets, Hurstville NSW 2220 as required for the project requirements that consist of the construction of a new retaining wall for the site.

The following data was collected for each tree:

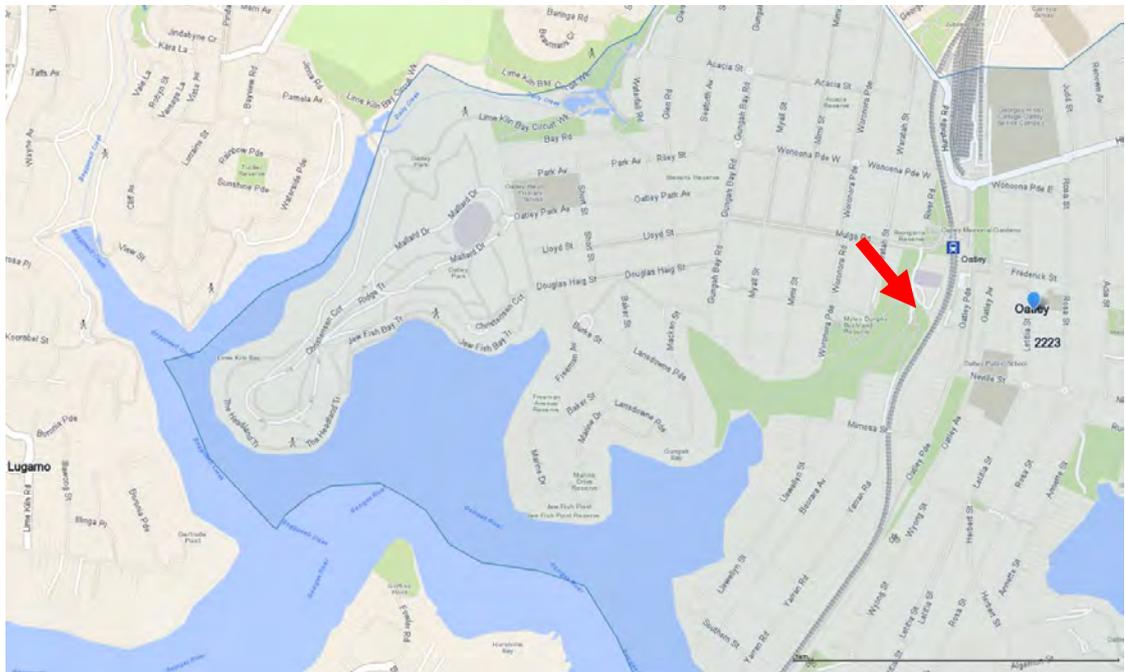
- 1) A site plan locating all trees over three (3) metres in height, including all street trees.
- 2) All trees were assessed for Safe Useful Life Expectancy (SULE), health and amenity value.
- 3) Genus and species identification of each tree.
- 4) Impact of the proposed development on each tree.
- 5) The Tree Protection Zone (TPZ) calculated for each tree to be retained.
- 6) Any branch or root pruning that may be required for trees.

Also noted for the purpose of this report were:

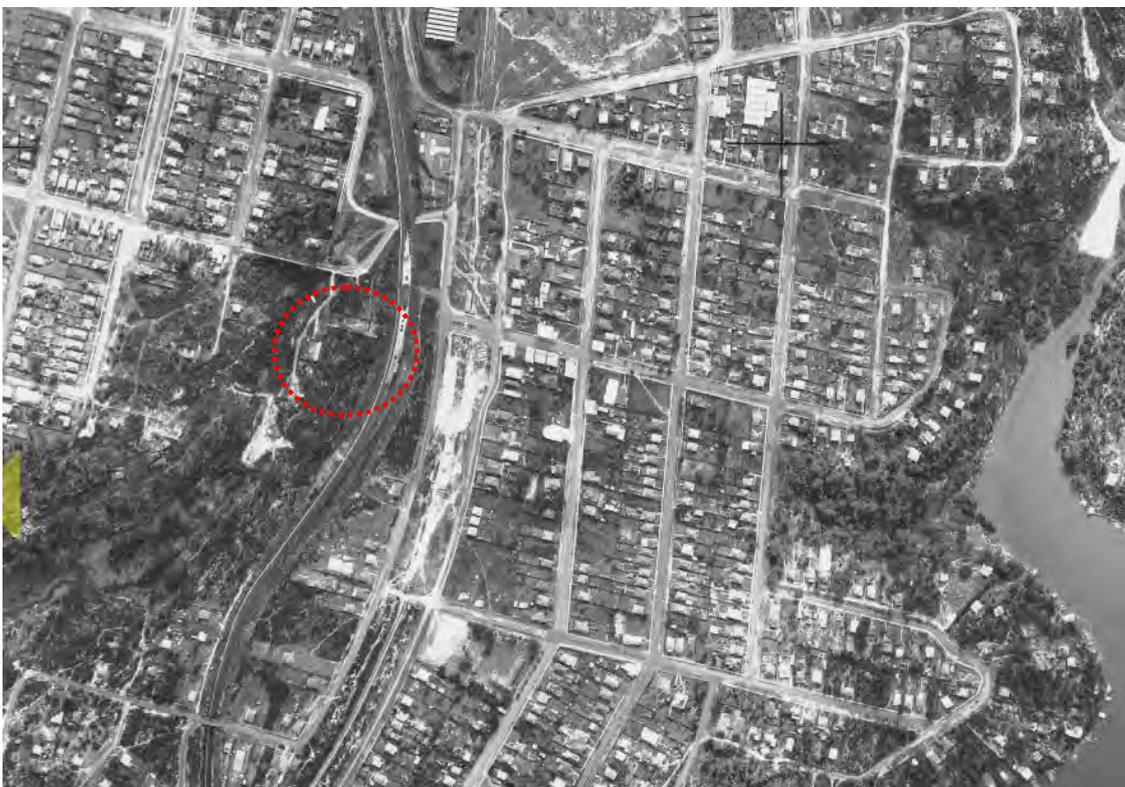
- Health and Vigour; using foliage colour and size, extension growth, presence of deadwood, dieback and epicormic growth throughout the tree.
- Structural condition using visible evidence of bulges, cracks, leans and previous pruning.
- The suitability of the tree taking into consideration the proposed development.
- Age rating; Over-mature (>80% life expectancy), Mature (20-80% life expectancy), Young, Sapling (<20% life expectancy).

1.2 **Documents and information provided:** For this Arboricultural Report I was given a site layout plan of the location, undertaken by EIAustralia marked project no. E24352 drawing number S01.03 dated 20/02/2020. The plan showed the proposed works area and existing trees on the site. Cut and fill areas are also shown.

**1.3 Location:** The project site is located within the Oatley area and was previously known as the Oatley Bowling Club. The project area from herein will be referred to as "the Site".



**Diagram 1:** Location of subject site, Red arrow (whereis.com.au, 2020).



**Diagram 2:** Location of subject site in 1943 (RTA, from the skies 2007).

The project area is within the red circle.

## 2 METHODOLOGY

- 2.1 To record the health and condition of the trees, a Visual Tree Assessment (VTA) was undertaken on the subject trees on 10<sup>th</sup> July 2020. This method of tree evaluation is adapted from Matheny and Clark, 1994 and is recognised by The International Society of Arboriculture. Individual tree assessments are listed in Appendix 2 of this report. All trees were selected due to their proximity to the project works and potential to be near the storage of materials and demolition areas. All inspections were undertaken from the ground. No diagnostic devices were used on these trees.
- 2.2 This report is only concerned with trees on the site that come under the Tree management permit policy that is part of the Georges River Council Development Control Plan.
- 2.3 **Height:** The heights and distances within this report have been measured with a Bosch DLE 50 laser measure.
- 2.4 **Tree Protection Zone (TPZ):** The TPZ is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. TPZ's have been calculated for the site trees to determine construction impacts. The TPZ calculation is based on the Australian Standard *Protection of trees on development sites*, AS 4970, 2009.
- 2.5 **Structural Root Zone (SRZ):** The SRZ is a specified distance measured from the trunk that is set aside for the protection of tree roots, both structural and fibrous. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The TPZ and SRZ are measured as a radial measurement from the trunk. No roots should be severed within this area. A detailed methodology on the TPZ and SRZ calculations can be found in Appendix 4.

**2.6 Safe Useful Life Expectancy (SULE):** The subject trees were assessed for a Safe Useful Life Expectancy (SULE). The SULE rating for each tree can be seen in the Tree Assessment Schedule (Appendix 2). A detailed explanation of SULE can be found in Appendix 3.

**2.7 Impact Assessment:** An impact assessment was conducted on the site trees. This was conducted by assessing the site survey and plans provided by Georges River Council. The plans provided were assessed for the following:

- Reduced Level (R.L.) at base of tree.
- Incursions into the Tree Protection Zone (TPZ).
- Assessment of the likely impact of the works.
- Canopy clearance for scaffolding Australian Standard (Scaffolding) 1576.1, 2010 and Scaffolding Code of Practice 2009-Safe work Australia.

### **3 RELEVANT BACKGROUND INFORMATION**

- 3.1** Oatley Bowling Club is located in the southern Sydney suburb of Oatley, adjoining near the Georges River. The site still contains the bowling greens however all other structures have been removed. The proposed works entail the construction of a block gabion wall along the western site boundary that adjoins Myles Dunphy Bushland Reserve.
- 3.2** Soil mapping of Oatley Bowling Club site falls within a large geological structure known as the Sydney Basin, and lies on two types of geological units. The principal of these units is the Hawkesbury Sandstone, which outcrops along the riverside boundaries of the City; that is the south and western slopes bordering the Georges River and Salt Pan Creek. Hawkesbury Sandstones have skeletal Hawkesbury soils on the steep slopes, which are sandy and structureless and typically have a depth to only one metre. The secondary geological unit is called a “Transition” zone and it forms a gradual demarcation between the Hawkesbury Sandstones of the foreshore and the Ashfield Shales which underlie the remainder of the City area. In this section, shale or siltstone bands are often interbedded within the sandstone. (Hazelton and Tille 1990). The site would be considered highly disturbed and mostly fill. Some sections of the underlying sandstone are apparent however it is clear the area of the retaining wall is fill that has been created from levelling the bowling club site.
- 3.3 Environmental Significance:** All trees in the Georges River Council Local Government Area are protected and cannot be removed without the adequate requirements being met. Specifications relating to what can and cannot be removed are detailed in the Georges River Council Development Control Plan (DCP). This DCP protects all trees above three (3) metres in height with a girth of thirty (30) centimetres or more, measured at a distance of four hundred and fifty (450) centimetres above the ground.

Council has comprehensive tree management processes in place, including an overarching [Tree Management Policy](#) and the relevant sections of Council's Development Control Plans (DCPs) accessed here:

Hurstville DCP No. 1 - Appendix 1 Section 9 - Preservation of Trees and Vegetation

Kogarah DCP Part B - General Controls B2 - Preservation of Trees and Vegetation

**3.4 State Environmental Planning Policy No.19 Bushland in Urban Areas:** The general aims and objectives of State Environmental Planning Policy No.19 – Bushland in Urban Areas (SEPP 19) as it applies to the Georges River Council Local Government Area is to protect and preserve bushland. SEPP 19 recognises the value of native bushland to the community as part of the natural heritage. It also recognised the aesthetic value of bushland as a means of softening the urban fabric. Natural bushland areas are also valued as recreational, educational and for their scientific value to the community. SEPP 19 outlines specific aims some of which are:

- a) To protect the remnants of plant communities which were once characteristic of the land.
- b) 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.
- c) To protect rare and endangered flora and fauna species.
- d) To protect habitats for native flora and fauna.
- e) To protect wildlife corridors and vegetation links with other nearby bushland.

Future reference should be made to this policy when any development is proposed that could impact the bushland within Oatley Bowling Club.

It should be noted that the Oatley Bowling Club site would not be considered a natural bushland area as it has been heavily modified and has numerous exotic tree, shrub and weed species located within the site. However it is located near the adjoining Myles Dunphy Reserve.

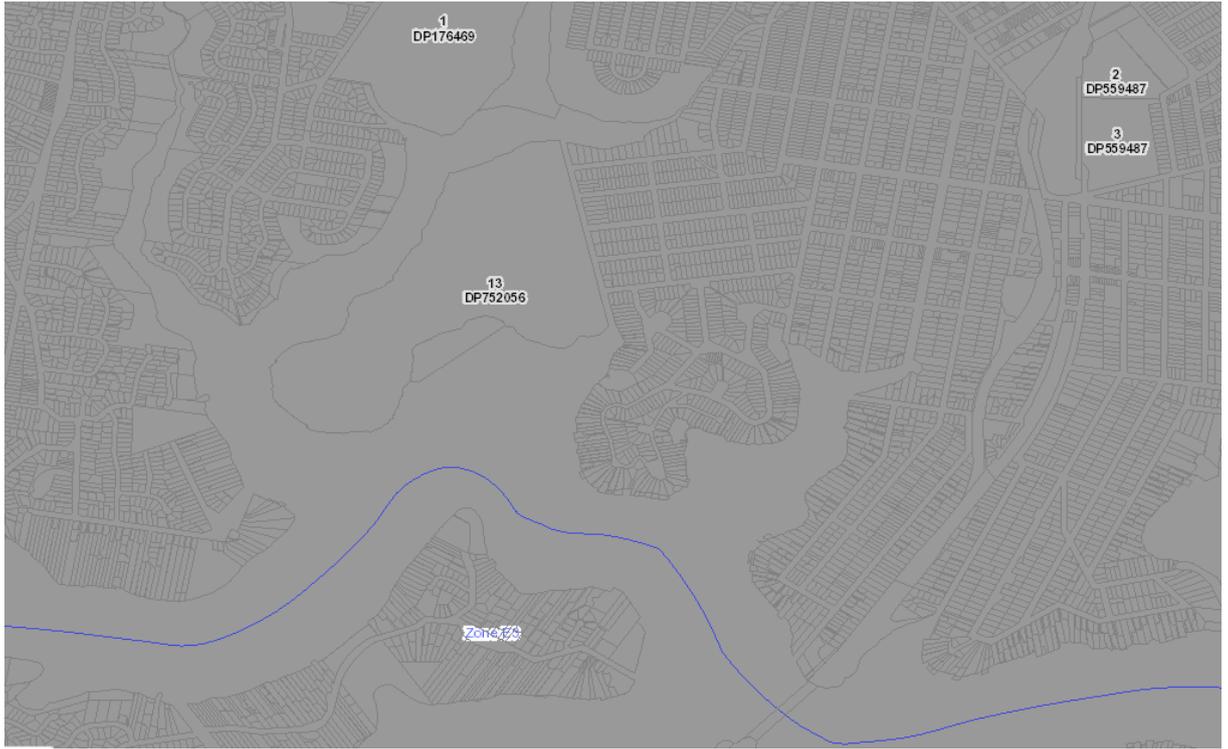
**3.5 OEH Native Vegetation Mapping:** The online Native Vegetation Regulatory (NVR) Map was prepared by OEH under Part 5A of the amended *Local Land Services Act 2013* (LLS Act) and supporting regulation.

The Native Vegetation Regulatory Map is a tool to give landholders certainty when planning future management of their land. The Map is a regulatory requirement. Part 5A of the Local Land Services Act 2013 (LLS Act), requires the Chief Executive of the Office of Environment and Heritage (OEH) to prepare and maintain a Native Vegetation Regulatory (NVR) Map.

The NVR Map generally covers rural land in NSW. It categorises land where management of native vegetation can occur without approval or where management of native vegetation may be carried out in accordance with Part 5A of the LLS Act. A summary of categories used in the NVR Map is shown below (Table 1). The site is mapped as *Excluded land* (Diagram 3).

Colour	Category	Definition
Blue	Category 1 Unregulated Land	Rural lands where clearing is not regulated by the Part 5A of the LLS Act. Other legislation may apply.
Yellow	Category 2 Regulated Land	Rural lands where clearing is regulated and can be carried out in accordance with the Part 5A of the LLS Act or other legislation. This includes complying with the Codes and Allowable activities.
Orange	Category 2 Vulnerable Regulated Land	Rural land where clearing of native vegetation is more restricted than on other Category 2 land. This includes steep and highly erodible lands and riparian land and special category land (as declared).
Pink	Category 2 Sensitive Regulated Land	Rural lands where clearing of native vegetation is more restricted than other Category 2 land. This includes lands that are Sensitive Lands due to factors such as the presence of coastal wetlands, littoral rainforests, rainforest, or land that is subject to protection covenants such as conservation or incentive property vegetation plans.
Grey	Excluded Land	Land not regulated by the Part 5A of the LLS Act. This land includes urban zones, environmental conservation zones and R5 large lot residential as gazetted under a Local Environment Plan (LEP). It also includes public conservation lands such as National Parks and State Forests.

**Table 1:** Categories used in the NVR Map (OEH 2020)



**Diagram 3:** Native Vegetation Regulatory Map of the site (OEH 2020)

- 3.6 The Site Trees:** The site was inspected on 10<sup>th</sup> July 2020. Each tree has been given a unique number for this site and can be viewed on the Tree Protection Plan (Appendix 1). This plan is based on the plan provided by Georges River Council. The adjoining Myles Dunphy Bushland Reserve is identified as containing Sydney Turpentine-Ironbark Forest (STIF) which is listed as a critically endangered ecological community.
- 3.7** Trees 1-5 are Scribbly gum (*Eucalyptus haemastoma*), Grey myrtle (*Backhousia myrtifolia*), Brush cherry (*Syzygium australe*). These trees are all in good health and condition with Tree 1 being the larger more prominent specimen (Plate 1).



**Plate 1:** Image showing Trees 1-5. Tree 1 to the left of the image. P. Vezgoff

**3.8** Trees 6-40 are growing within or near the location of the remediation works or location of the wall. The native species consist of Illawarra flame tree (*Brachychiton acerifolius*), Silky oak (*Grevillea robusta*), Sydney red gum (*Angophora costata*), Native daphne (*Pittosporum undulatum*), River she oak (*Casuarina cunninghamiana*), Cheese tree (*Glochidion ferdinandi*). The exotic specimens on site consist of Jacaranda (*Jacaranda mimosifolia*), Oleander (*Nerium oleander*), Liquidambar (*Liquidambar styraciflua*) and likely date to the time of the site being used as the Bowling Club.



**Plate 2:** Image showing some of the larger exotic specimens being Trees 7-9. P. Vezgoff

**3.9** Tree group 31 is a small group of six (6) similar age and condition River she oak (*Casuarina cunninghamiana*). These trees are in good health and condition located against the boundary fence (Plate 3).



**Plate 3:** Image showing Tree group 31 against the western boundary fence. P. Vezgoff

- 3.10** Tree 10 is a dead *Eucalyptus* specimen. It may be prudent to remove this tree due to the works to occur below it. This tree did not appear to have any large habitat hollows however the inspection was limited and the Council's Environmental Officer may comment on the removal of this tree.
- 3.11** It was noted that of all of the tree species assessed for this report, only Native daphne (*Pittosporum undulatum*) is listed as being part of STIF community. Native daphne is more a large shrub rather than significant tree species.
- 3.12** **Safe Useful Life Expectancy (SULE)** is a method of evaluating individual trees. The evaluation is a subjective assessment, not an absolute judgement, because the nature of trees and opinions on trees can vary greatly. SULE assessments are made only by those who are experienced and knowledgeable in tree management. SULE is generally accepted and used world-wide as a method of evaluating trees. Each category has a number of sub-categories. These sub-categories should always be recorded to help future users of the information appreciate the reason for each allocation decision. It is normal to have instances where trees will not fit neatly into a single SULE category.

In general, the site trees were mostly assessed as being in good health and condition with long ratings being 1a and 2a but the exotic specimens for the purpose of this project would be considered to have a 2c rating that being; *2c removed for more suitable planting.*

**3.13 Impacts:** Based on the plans provided, trees that will be required to be removed due to incursions into the TPZ areas are numbered as; Trees 2-5, 7-11, 13-17, 22-30, 32, 33, 36-39. Of these twenty nine (29) trees to be removed, eleven (11) are exotic specimens (See locations on Tree Protection Plan (Appendix 1). Tree group 30 along the fence should be possible to retain. Larger trees within the reserve, being Trees 12, 34, and 35 will have TPZ areas that are near the works however due to the site history of fill, no detrimental impacts are expected for these trees.

**3.14** The demolition of the existing vegetation and bulk earth works will require tree protection fencing so that any damage to the surrounding vegetation to be retained is minimised. The storage of building materials, meal rooms and car parking should be clearly nominated on construction documents for this project.

## **4 RECOMMENDATIONS**

- 4.1** A Project Arborist should be appointed to oversee the arboricultural related works for the project. The Project Arborist should be used for arboricultural certification services and also used as a point of contact should any questions arise during the project. As specified in AS 4970, 2009, a Project Arborist is a person with a minimum Australian Qualification Framework (AQF) level 5 Diploma of Arboriculture or Horticulture qualification.
- 4.2** Based on the plans provided Trees 2-5, 7-11, 13-17, 22-30, 32, 33, 36-39 are proposed to be removed.
- 4.3** Construction documentation should also show recommended temporary storage areas for the site including spoil areas, car parking areas and work shed areas for the duration of the project. These should all be located outside of the TPZ areas listed in the Tree Schedule (Appendix 2).
- 4.4** Trees 1, and 6 will require tree protection fencing as specified in Section 5.2 of this report. This fencing will be located at the Tree Protection Zones (TPZ) listed in the Tree Schedule (Appendix 2). The specifications for a TPZ are in Section 5.3 of this report.

## 5 TREE PROTECTION

**5.1 Trees to be protected:** Trees 1 and 6 will require individual fencing. All fencing shall be installed as specified in Section 5.2 (Tree Protection – Implementation of Tree Protection Zone). Indicative locations of the fencing are shown in the Tree Protection Plan (Appendix 1).

**5.2 Implementation of Tree Protection Zone:** All tree protection works should be carried out before the start of demolition or building work. It is recommended that chain mesh fencing with a minimum height of 1.8 metres be erected as shown in the Tree Protection Plan (Appendix 1). Specifications for this fencing are shown in Tree Protection Fencing Specifications (Appendix 5).

**5.3 The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ):** The TPZ is implemented to ensure the protection of the trunk and branches of the subject tree. The TPZ is based on the Diameter at Breast Height (DBH) of the tree. The SRZ is also a radial measurement from the trunk used to protect and restrict damage to the roots of the tree.

The Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) have been measured from the centre of the trunk. TPZ and SRZ distances are all listed in the Tree Schedule (Appendix 2). The following activities shall be avoided within the TPZ and SRZ of the trees to be retained;

- Erecting site sheds or portable toilets.
- Trenching, ripping or cultivation of soil (with the exception of approved foundations and underground services).
- Soil level changes or fill material (pier and beam or suspended slab construction are acceptable).
- Storage of building materials.
- Disposal of waste materials, solid or liquid.

- 5.4 Tree Damage:** If the retained trees are damaged a qualified Arborist should be contacted as soon as possible. The Arborist will recommend remedial action so as to reduce any long term adverse effect on the tree's health.
- 5.5 Signage:** It is recommended that signage is attached to the tree protection fencing. A sample sign has been attached in Appendix 6. This sign may be copied and laminated then attached to any TPZ fencing.
- 5.6 Root Pruning:** If excavations are required within a TPZ this excavation shall be done by hand to expose any roots. Any roots under fifty (50) millimetres in diameter may be pruned cleanly with a sharp saw. Tree root systems are essential for the health and stability of the tree.
- 5.7 Arborist Certification:** Construction documentation should show hold points for the contractor to comply with regarding the protection of the site trees. It is recommended that the contractor supply Council or the Principal Certifying Authority with certification from the Project Arborist three (3) times during the construction phase of the project in order to verify that retained trees have been correctly retained and protected as per the conditions of consent and Arborist's recommendations. The certification is to be conducted by a Qualified Consulting Arborist with AQF level 5 qualifications that has current membership with either Arboriculture Australia (AA) or Institute of Australian Consulting Arboriculturists (IACA).

Arborist certification is recommended:

- (1) Before the commencement of demolition or construction to confirm the fencing has been installed;
- (2) At mid-point of the construction phase;
- (3) At completion of the construction phase.

If you have any questions in relation to this report please contact me.



**Paul Vezgoff**

Consulting Arborist

Dip Arb (Dist), Arb III, Hort cert, AA, ISA

20 July 2020



[www.mooretrees.com.au](http://www.mooretrees.com.au)

**Appendix 1**

**Plan 1**

**Tree Protection Plan**



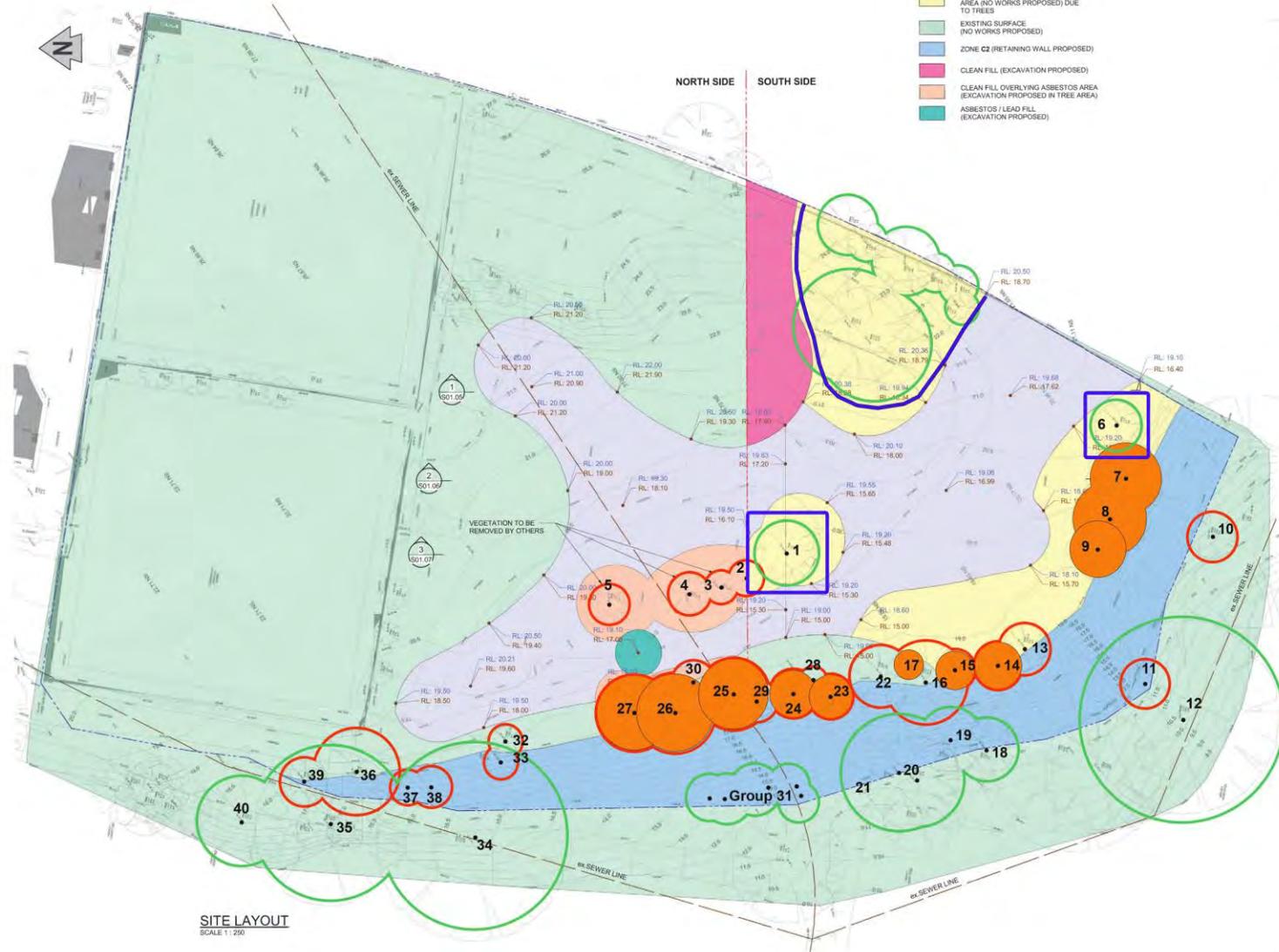
# Tree protection plan

Moore Trees

- LEGEND:**
- RL: XXX.XX DENOTES TOP OF ASBESTOS LAYPP
  - RL: XXX.XX DENOTES BOTTOM OF FILL
  - CLEAN FILL OVERLYING ASBESTOS AREA (EXCAVATION PROPOSED)
  - CLEAN FILL OVERLYING ASBESTOS AREA (NO WORKS PROPOSED) DUE TO TREES
  - EXISTING SURFACE (NO WORKS PROPOSED)
  - ZONE C2 (RETAINING WALL PROPOSED)
  - CLEAN FILL (EXCAVATION PROPOSED)
  - CLEAN FILL OVERLYING ASBESTOS AREA (EXCAVATION PROPOSED BY TREE AREA)
  - ASBESTOS / LEAD FILL (EXCAVATION PROPOSED)

-  Tree to be retained
-  Tree to be removed
-  Exotic species

 **Fence.** Implementation of tree protection zone (TPZ). All tree protection works should be carried out before the start of demolition or building works. It is recommended that chain mesh fencing with a minimum height of 1.8 metres be erected



**SITE LAYOUT**  
SCALE 1: 250

Date: 16.7.2020  
 Drawn: P.Vezgoff  
 Site Address: Oatley Bowling Club site  
 Oatley NSW

This Tree Protection Plan is based on the plan titled Site Layout by eiaustralia S01.03 (undated) and is only part of this plan. It should be used to locate trees only.

Appendix 2

**Tree health & condition**  
**assessment schedule**

TREE HEALTH AND CONDITION ASSESSMENT SCHEDULE – Oatley Bowling Club

Tree	Species	Height (m)	Spread (m)	DBH (m)	Live canopy %	Defects	SULE	Condition	Age	Comments	TPZ (m)	SRZ (m)
1	Scribbly gum (Eucalyptus haemastoma)	14	8	0.9	95	No visual defects	1a >40 years	Good	Mature		10.8	3.1
2	Grey myrtle (Backhousia myrtifolia)	3	1.5	0.12	100	No visual defects	5a Small tree <5 m in height.	Good	Mature		1.4	1.4
3	Grey myrtle (Backhousia myrtifolia)	4	2	0.12	100	No visual defects	5a Small tree <5 m in height.	Good	Mature		1.4	1.4
4	Brush cherry (Syzygium australe)	7	4.5	0.25	95	No visual defects	1a >40 years	Good	Mature	Multi stemmed specimen	3	2.1
5	Brush cherry (Syzygium australe)	9	4.5	0.28	95	No visual defects	1a >40 years	Good	Mature		3.4	2.1
6	Illawarra flame tree (Brachychiton acerifolius)	7	4.5	0.35	95	No visual defects	1a >40 years	Good	Mature		4.2	2.3
7	Jacaranda (Jacaranda mimosifolia)	13	9.5	0.58	90	No visual defects	2c removed for more suitable planting	Fair	Mature	Borer damage, scattered dead wood	7	2.7
8	Jacaranda (Jacaranda mimosifolia)	11	8	0.47	70	No visual defects	2c removed for more suitable planting	Poor	Mature	Borer damage, scattered dead wood	5.6	2.5
9	Jacaranda (Jacaranda mimosifolia)	13	9.5	0.58	90	No visual defects	2c removed for more suitable planting	Fair	Mature	Borer damage, scattered dead wood	7	2.7
10	Eucalyptus so.	14	2	0.25	0	No visual defects	4a Dead, dying or declining.	Dead	Overmature	No habitat hollows noted	3	2.1
11	Native daphne (Pittosporum undulatum)	5	2.5	0.13	95	No visual defects	2c removed for more suitable planting	Good	Mature		1.6	1.4
12	Blackbutt (Eucalyptus pilularis)	23	13	0.95	95	No visual defects	1a >40 years	Good	Mature	Scattered dead wood	11.4	3.3
13	Native daphne (Pittosporum undulatum)	5	2.5	0.13	95	No visual defects	2c removed for more suitable planting	Good	Mature		1.6	1.4
14	Jacaranda (Jacaranda mimosifolia)	3	0	0.35	0	No visual defects	2c removed for more suitable planting	Poor	Mature	Trunk only. Failed stem	4.2	2.3
15	Oleander (Nerium oleander)	5	2.5	0.2	100	No visual defects	2c removed for more suitable planting	Good	Mature	Weed	2.4	1.9
16	Silky oak (Grevillea robusta)	16	7	0.78	95	No visual defects	2c removed for more suitable planting	Good	Mature		9.4	3
17	Oleander (Nerium oleander)	5	2.5	0.2	100	No visual defects	2c removed for more suitable planting	Good	Mature	Weed	2.4	1.9

Tree	Species	Height (m)	Spread (m)	DBH (m)	Live canopy %	Defects	SULE	Condition	Age	Comments	TPZ (m)	SRZ (m)
18	No Value	14	2	0.25	0	No visual defects	4a Dead, dying or declining.	Dead	Overmature	No habitat hollows noted	3	2.1
19	Native daphne (Pittosporum undulatum)	5	2.5	0.13	95	No visual defects	2c removed for more suitable planting	Good	Mature		1.6	1.4
20	Sydney red gum (Angophora costata)	16	4.5	0.28	90	No visual defects	1a >40 years	Good	Mature		3.4	2.1
21	Native daphne (Pittosporum undulatum)	5	2.5	0.13	95	No visual defects	2c removed for more suitable planting	Good	Mature		1.6	1.4
22	Silky oak (Grevillea robusta)	19	8	0.8	95	No visual defects	2c removed for more suitable planting	Good	Mature		9.6	3.1
23	Jacaranda (Jacaranda mimosifolia)	11	8	0.35	70	Storm damage	2c removed for more suitable planting	Poor	Mature	Borer damage, scattered dead wood	4.2	2.3
24	Oleander (Nerium oleander)	7	3.5	0.2	100	No visual defects	2c removed for more suitable planting	Good	Mature	Weed oleander	2.4	1.9
25	Jacaranda (Jacaranda mimosifolia)	13	9.5	0.45	90	No visual defects	2c removed for more suitable planting	Fair	Mature		5.4	2.5
26	Liquidambar (Liquidambar styraciflua)	14	7	0.63	95	No visual defects	2c removed for more suitable planting	Good	Mature		7.6	2.8
27	Oleander (Nerium oleander)	6	3.5	0.2	100	No visual defects	2c removed for more suitable planting	Good	Mature	Weed	2.4	1.9
28	Native daphne (Pittosporum undulatum)	6	3.5	0.2	95	No visual defects	2c removed for more suitable planting	Good	Mature	Multi stemmed specimen	2.4	1.9
29	Native daphne (Pittosporum undulatum)	5	3.5	0.2	95	No visual defects	2c removed for more suitable planting	Good	Mature	Multi stemmed specimen	2.4	1.9
30	Native daphne (Pittosporum undulatum)	5.5	3.5	0.2	95	No visual defects	2c removed for more suitable planting	Good	Mature	Multi stemmed specimen	2.4	1.9
31	River she oak (Casuarina cunninghamiana)	14	2.5	0.18	100	No visual defects	1a >40 years	Good	Mature	Group of six	2.2	1.6
32	Native daphne (Pittosporum undulatum)	5.5	2.5	0.15	95	No visual defects	2c removed for more suitable planting	Poor	Mature	Multi stemmed specimen	1.8	1.6
33	Blackbutt (Eucalyptus pilularis)	12	5	0.27	95	No visual defects	2c removed for more suitable planting	Good	Mature		3.2	2.1
34	Blackbutt (Eucalyptus pilularis)	25	12	0.8	95	No visual defects	1a >40 years	Good	Mature	Scattered dead wood. Large mature specimen	9.6	3.1
35	Blackbutt (Eucalyptus pilularis)	24	11	0.9	95	No visual defects	1a >40 years	Good	Mature	Scattered dead wood. Large mature specimen	10.8	3.1

Tree	Species	Height (m)	Spread (m)	DBH (m)	Live canopy %	Defects	SULE	Condition	Age	Comments	TPZ (m)	SRZ (m)
36	Cheese tree (Glochidion ferdinandi)	14	6	0.42	92	No visual defects	1a >40 years	Good	Mature	Multi stemmed specimen	5	2.4
37	Cheese tree (Glochidion ferdinandi)	4.5	1	0.1	95	No visual defects	2c removed for more suitable planting	Good	Sapling		1.2	1.2
38	Cheese tree (Glochidion ferdinandi)	4.5	1	0.1	95	No visual defects	2c removed for more suitable planting	Good	Sapling		1.2	1.2
39	Native daphne (Pittosporum undulatum)	4.5	1	0.1	95	No visual defects	2c removed for more suitable planting	Good	Sapling		1.2	1.2
40	Cheese tree (Glochidion ferdinandi)	9	4.5	0.28	95	No visual defects	1a >40 years	Good	Mature		3.4	2.1

## KEY

**Tree No:** Relates to the number allocated to each tree for the Tree Plan.

**Height:** Height of the tree to the nearest metre.

**Spread:** The average spread of the canopy measured from the trunk.

**DBH:** Diameter at breast height. An industry standard for measuring trees at 1.4 metres above ground level, this measurement is used to help calculate Tree Protection Zones.

**Live Crown Ratio:** Percentage of foliage cover for a particular species.

<b>Age Class:</b> Young:	Recently planted tree	Semi-mature:< 20% of life expectancy
Mature:	20-90% of life expectancy	Over-mature:>90% of life expectancy

**SULE:** See SULE methodology in the Appendix 3

**Tree Protection Zone (TPZ):** The minimum area set aside for the protection of the trees trunk, canopy and root system throughout the construction process. Breaches of the TPZ will be specified in the recommendations section of the report.

**Structural Root Zone (SRZ):** The SRZ is a specified distance measured from the trunk that is set aside for the protection of the trees roots both structural and fibrous.

## Appendix 3

### **SULE categories (after Barrell, 2001)<sup>1</sup>**

<b>SULE Category</b>	<b>Description</b>
<i>Long</i>	<i>Trees that appeared to be retainable at the time of assessment for more than 40 years with an acceptable level of risk.</i>
1a	Structurally sound trees located in positions that can accommodate for future growth
1b	Trees that could be made suitable for retention in the long term by remedial tree care.
1c	Trees of special significance that would warrant extraordinary efforts to secure their long term retention.
<i>Medium</i>	<i>Trees that appeared to be retainable at the time of assessment for 15-40 years with an acceptable level of risk.</i>
2a	Trees that may only live for 15-40 years
2b	Trees that could live for more than 40 years but may be removed for safety or nuisance reasons
2c	Trees that could live for more than 40 years but may be removed to prevent interference with more suitable individuals or to provide for new planting.
2d	Trees that could be made suitable for retention in the medium term by remedial tree care.
<i>Short</i>	<i>Trees that appeared to be retainable at the time of assessment for 5-15 years with an acceptable level of risk.</i>
3a	Trees that may only live for another 5-15 years
3b	Trees that could live for more than 15 years but may be removed for safety or nuisance reasons.
3c	Trees that could live for more than 15 years but may be removed to prevent interference with more suitable individuals or to provide for a new planting.
3d	Trees that require substantial remedial tree care and are only suitable for retention in the short term.
<i>Remove</i>	<i>Trees that should be removed within the next five years.</i>
4a	Dead, dying, suppressed or declining trees because of disease or inhospitable conditions.
4b	Dangerous trees because of instability or loss of adjacent trees
4c	Dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.
4d	Damaged trees that are clearly not safe to retain.
4e	Trees that could live for more than 5 years but may be removed to prevent interference with more suitable individuals or to provide for a new planting.
4f	Trees that are damaging or may cause damage to existing structures within 5 years.
4g	Trees that will become dangerous after removal of other trees for the reasons given in (a) to (f).
4h	Trees in categories (a) to (g) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.
<i>Small</i>	<i>Small or young trees that can be reliably moved or replaced.</i>
5a	Small trees less than 5m in height.
5b	Young trees less than 15 years old but over 5m in height.
5c	Formal hedges and trees intended for regular pruning to artificially control growth.

updated 01/04/01)

1 (Barrell, J. (2001) "SULE: Its use and status into the new millennium" in *Management of mature trees*, Proceedings of the 4<sup>th</sup> NAAA Tree Management Seminar, NAAA, Sydney.

## Appendix 4

# TPZ and SRZ methodology

### Determining the Tree Protection Zone (TPZ)

The radius of the TPZ is calculated for each tree by multiplying its DBH x 12.

$$\text{TPZ} = \text{DBH} \times 12$$

Where

DBH = trunk diameter measured at 1.4 metres above ground

Radius is measured from the centre of the stem at ground level.

A TPZ should not be less than 2 metres no greater than 15 metres (except where crown protection is required.). Some instances may require variations to the TPZ.

The TPZ of palms, other monocots, cycads and tree ferns should not be less than 1 metre outside the crown projection.

### Determining the Structural Root Zone (SRZ)

The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

The SRZ only needs to be calculated when major encroachment into a TPZ is proposed.

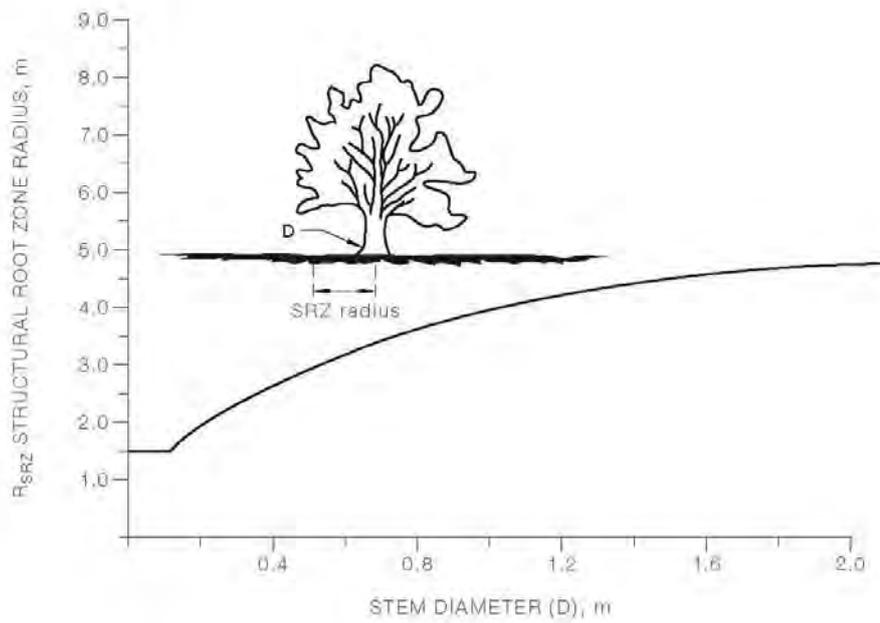
There are many factors that affect the size of the SRZ (e.g. tree height, crown area, soil type, soil moisture). The SRZ may also be influenced by natural or built structures, such as rocks and footings. An indicative SRZ radius can be determined from the trunk diameter measured immediately above the root buttress using the following formula or Figure 1. Root investigation may provide more information on the extent of these roots.

$$\text{SRZ radius} = (D \times 50)^{0.42} \times 0.64$$

Where

$D$  = trunk diameter, in m, measured above the root buttress

NOTE: The SRZ for trees with trunk diameters less than 0.15m will be 1.5m (see Figure 1).



The curve can be expressed by the following formula:  
 $R_{SRZ} = (D \times 50)^{0.42} \times 0.64$

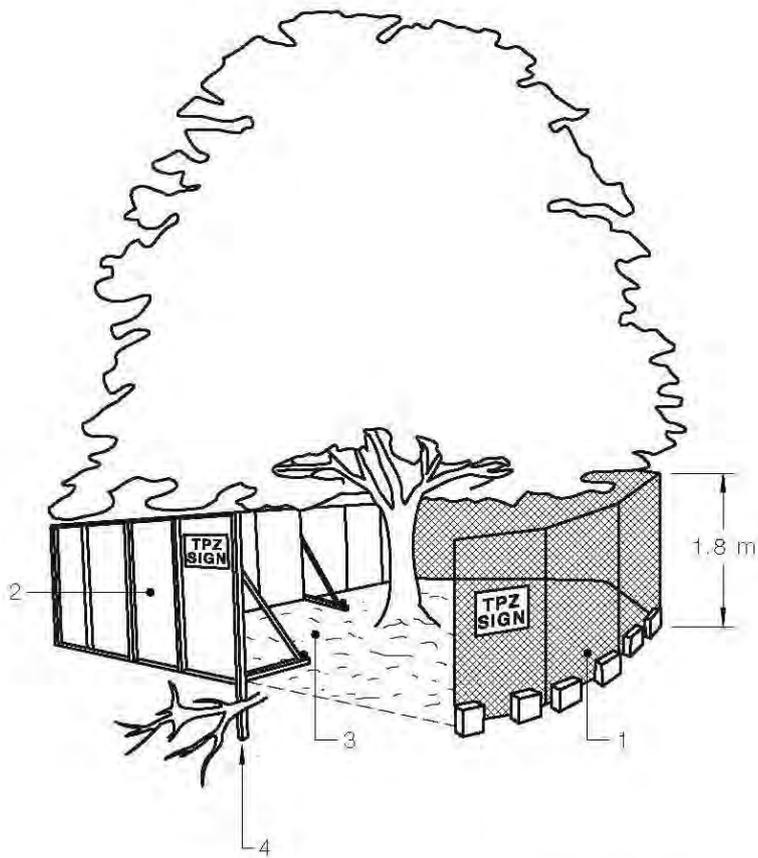
FIGURE 1 - STRUCTURAL ROOT ZONE

*Notes:*

- 1  $R_{SRZ}$  is the structural root zone radius.
- 2  $D$  is the stem diameter measured immediately above root buttress.
- 3 The SRZ for trees less than 0.15 metres diameter is 1.5 metres.
- 4 The SRZ formula and graph do not apply to palms, other monocots, cycads and tree ferns.
- 5 This does not apply to trees with an asymmetrical root plate.

Appendix 5

**Tree protection fencing**  
**specifications**



**LEGEND:**

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

**Figure 1:** Protective fencing as specified in AS 4970, 2009.

Appendix 6

**Tree protection sign**  
**sign sample**

# Tree Protection Zone

Fence not to be moved without approval from Arborist

Within this fence there is to be

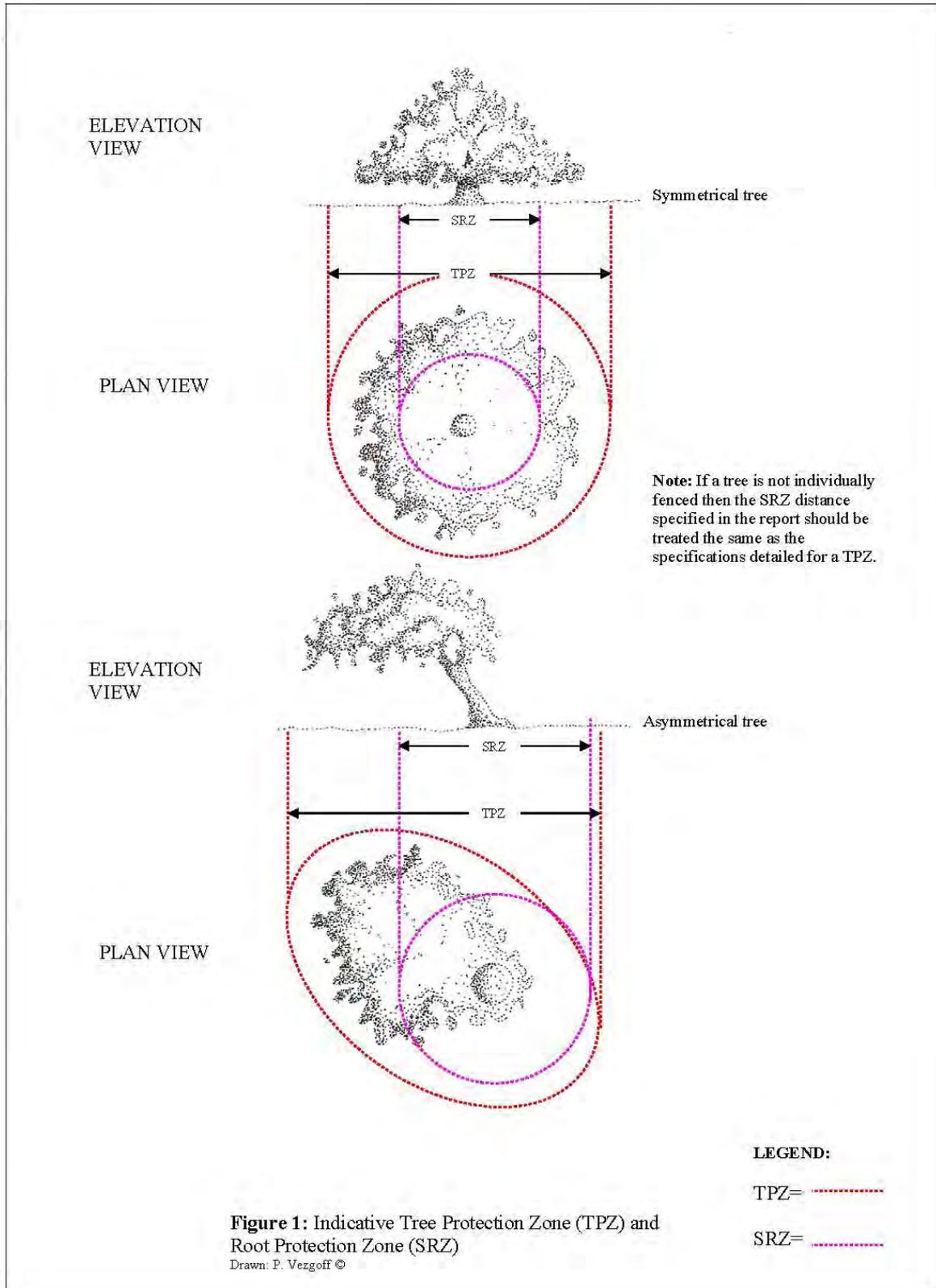
**NO**

Storage of materials

Trenching or excavation

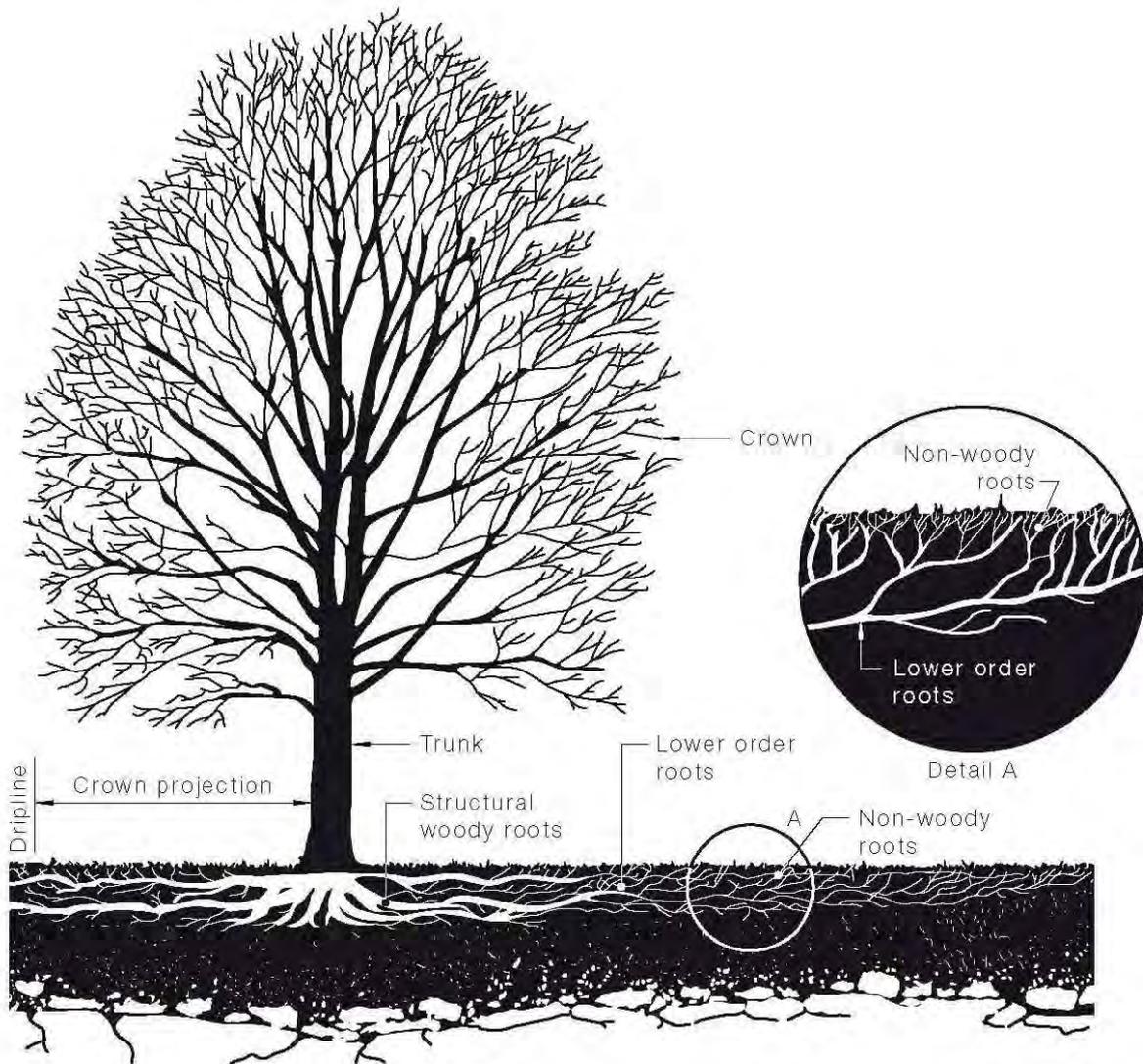
Washing of tools or equipment

## Appendix 7



## Appendix 8

### Tree structure information diagram



**Figure 2:** Structure of a tree in a normal growing environment (AS 4970, 2009.).

## Appendix 9

### Explanatory Notes

- **Mathematical abbreviations:** > = Greater than; < = Less than.
- **Measurements/estimates:** All dimensions are estimates unless otherwise indicated. Less reliable estimated dimensions are indicated with a '?'.
- **Species:** The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after in brackets. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated with a '?' after the name in order to avoid delay in the production of the report. The botanical name is followed by the abbreviation sp if only the genus is known. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
- **Height:** Height is estimated to the nearest metre.
- **Spread:** The maximum crown spread is visually estimated to the nearest metre from the centre of the trunk to the tips of the live lateral branches.
- **Diameter:** These figures relate to 1.4m above ground level and are recorded in centimetres. If appropriate, diameter is measure with a diameter tape. 'M' indicates trees or shrubs with multiple stems.
- **Estimated Age:** Age is estimated from visual indicators and it should only be taken as a provisional guide. Age estimates often need to be modified based on further information such as historical records or local knowledge.
- **Distance to Structures:** This is estimated to the nearest metre and intended as an indication rather than a precise measurement.

## Appendix 10

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Soil Conservation Service of NSW  
Sydney

# Curriculum Vitae

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## EDUCATION and QUALIFICATIONS

- 2013 / 2018 – ISA TRAQ qualification
- 2007 – Diploma of Arboriculture (AQF Cert V) Ryde TAFE. (Distinction)
- 1997 – Completed Certificate in Crane and Plant Electrical Safety
- 1996 – Attained Tree Surgeon Certificate (AQF Cert II) at Ryde TAFE
- 1990 – Completed two month intensive course on garden design at the Inchbald School of Design, London, United Kingdom
- 1990 – Completed patio, window box and balcony garden design course at Brighton College of Technology, United Kingdom
- 1989 – Awarded the Big Brother Movement Award for Horticulture (a grant by Lady Peggy Pagan to enable horticulture training in the United Kingdom)
- 1989 – Attained Certificate of Horticulture (AQF Cert IV) at Wollongong TAFE

## INDUSTRY EXPERIENCE

### **Moore Trees Arboricultural Services**

**January 2006 to date**

Tree Consultancy and tree ultrasound. Tree hazard and risk assessment, Arborist development application reports  
Tree management plans.

### **Woollahra Municipal Council**

**Oct 1995 to February 2008**

ARBORICULTURE TECHNICAL OFFICER

August 2005 – February 2008

ACTING COORDINATOR OF TREES MAINTENANCE

June – July 2005, 2006

Responsible for all duties concerning park and street trees. Prioritising work duties, delegation of work and staff supervision.

TEAM LEADER

January 2003 – June 2005

September 2000 – January 2003

HORTICULTURALIST

October 1995 – September 2000

### **Northern Landscape Services**

**July to Oct 1995**

Tradesman for Landscape Construction business

### **Paul Vezgoff Garden Maintenance (London, UK)**

**Sept 1991 to April 1995**

## CONFERENCES AND WORKSHOPS ATTENDED

- International Society of Arboriculture Conference (Canberra May 2017)
- QTRA Conference, Sydney Australia (November 2016)
- TRAQ Conference, Auckland NZ / Sydney (2013/2018)
- International Society of Arboriculture Conference (Brisbane 2008)
- Tree related hazards: recognition and assessment by Dr David Lonsdale (Brisbane 2008)
- Tree risk management: requirements for a defensible system by Dr David Lonsdale (Brisbane 2008)
- Tree dynamics and wind forces by Ken James (Brisbane 2008)
- Wood decay and fungal strategies by Dr F.W.M.R. Schwarze (Brisbane 2008)
- Tree Disputes in the Land & Environment Court – The Law Society (Sydney 2007)
- Barrell Tree Care Workshop- Trees on construction sites (Sydney 2005).
- Tree Logic Seminar- Urban tree risk management (Sydney 2005)
- Tree Pathology and Wood Decay Seminar presented by Dr F.W.M.R. Schwarze (Sydney 2004)
- Inaugural National Arborist Association of Australia (NAAA) tree management workshop- Assessing hazardous trees and their Safe Useful Life Expectancy (SULE) (Sydney 1997).

APPENDIX

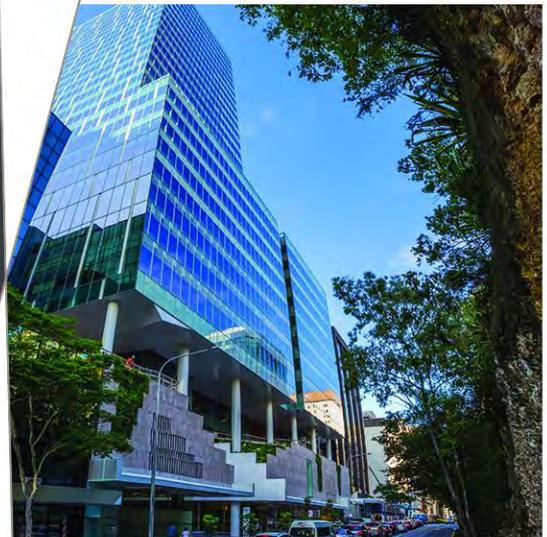
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PUBLIC HEARING REPORT

# Public Hearing Report

Former Oatley Bowling Club  
Recategorisation of Land

80220016



Prepared for  
Georges River Council

5 May 2021

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1.0	04/05/21	Draft Report	Elaine Treglown
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**Appendix A** – Notification Letter

**Appendix B** – Public Hearing Presentation

**Appendix C** – Submissions Transcript

# 1 Introduction

## 1.1 Purpose of this Report

This report has been prepared by Cardno (NSW/ACT) Pty Ltd for Georges River Council in relation to a public hearing which was held on 20 April 2021 for the recategorisation of community land in respect of a proposed Plan of Management ('PoM') for the former Oatley Bowling Club and adjoining closed road located at 35 and 35A River Road, Oatley. The public hearing and this report address the requirements of Section 40A of the *Local Government Act, 1993* ('the Act').

The purpose of this report is to:

- > Provide an overview of the relevant requirements under the *Local Government Act, 1993* and *Local Government (General) Regulations 2005* for Plans of Management and the recategorisation of community land;
- > Present outcomes from the public hearing and response to submissions; and
- > Provide recommendations to Council to be considered prior to adoption of the draft Plan of Management.

Details pertaining to the subject site and background information are provided under the headings below.

## 1.2 The Site

The subject site, as defined by the draft PoM, includes the former Oatley Bowling Club at 35 River Road (Lot 100 in DP 1252069), and adjoining closed road (Lot 106 in DP 1252069 – 35A River Road) which extends south from the southern boundary of the adjacent former Bowling Club site to the railway line.

The site is currently classified as 'community land', which is defined under the Act to be any land that is retained by Council for use by the general public, such as parks, playing fields, playgrounds, bushland, and other public land that is accessible to the public.

The total site area is approximately 1.5 hectares and both allotments are owned by the Georges River Council. The site is shown below in **Figure 1-1**.

Figure 1-1 The Subject Site



Source: Cardno

The topography of the site is varied and includes elevated level terraces (the former bowling greens), gently sloping open spaces, and steep slopes along the western boundary towards Myles Dunphy Reserve.

### 1.3 Background

On 17 December 2018 Georges River Council resolved to prepare a new PoM and Landscape Masterplan for the site in accordance with the Act.

Council engaged Cardno (NSW/ACT) Pty Ltd to prepare the PoM and Landscape Masterplan to reflect current community and user needs, and provide guidance for planning and management of the former Oatley Bowling Club site and adjoining closed road for the next 10-15 years. A vision for the site was developed in consultation with the community and key stakeholders.

Council resolved to exhibit the draft PoM and Landscape Masterplan on 14 December 2020. The public exhibition period commenced on 3 March 2021 and ended on 31 March 2021. An on-line webinar was also held on 16 March 2021.

Once adopted, the draft PoM will replace the following PoMs that currently apply to the site:

- > *The Generic Plan of Management – Natural Areas, 2008* – applies to Lot 100 in DP 1252069, which contains the former Oatley Bowling Club site; and
- > *The Myles Dunphy and Wetland Plan of Management, 2013* -applies to Lot 106 in DP 1252069, which is the closed road adjacent to, but not part of, the former Oatley Bowling Club site.

Under the current PoM's community land within the site is categorised as a 'Natural Area - Bushland' under the Act. The draft PoM proposed to recategorise Lot 100 DP 1252069 (land currently occupied by the former Oatley Bowling Club) from 'Natural Area' to 'Park'. Lot 106 DP 1252069 is proposed to retain its current categorisation of 'Natural Area – Bushland'. Refer to **Figure 3-1**

An independently chaired public hearing was held by Council on 20 April 2021 in relation the recategorisation of community land in accordance with Section 40A of the Act.

## 2 Planning Context

---

### 2.1 Community Land

All public land must be classified either 'community' or 'operational' in accordance with the Act. Community land is intended to be managed for use by the community for purposes including environmental protection, recreational, cultural, social and educational activities. Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent. Further, community land cannot be sold, and its use is restricted to the above purposes.

The Act requires that all land owned by the Council which is classified as community land be categorised.

Community land and Crown reserves may be categorised as one or more of the following under Section 36(4) of the Act.

- > *natural area*
- > *sportsground*
- > *park*
- > *area of cultural significance*
- > *general community use*

Community land categorised as a natural area is to be further categorised as one or more of the following under Section 36(5) of the Act:

- > *bushland*
- > *wetland*
- > *escarpment*
- > *watercourse*
- > *foreshore OR a category prescribed by the regulations.*

### 2.2 Proposed Recategorisation of the Site

Currently the site is categorised as a 'Natural Area – Bushland' under the respective PoMs outlined under Section 1.3 of this report. The draft Plan of Management proposes to recategorise that part of the site occupied by the former Oatley Bowling Club (Lot 100 in DP1252069) from 'Natural Area – Bushland' to 'Park' as shown in **Figure 2-1**. Lot 106 DP 1252069 is proposed to retain its current categorisation of 'Natural Area – Bushland'.

Figure 2-1 Proposed Land Recategorisation



## 2.3 Guidelines and Objectives for Categorising Community Land

### 2.3.1 Guidelines for Categorising Community Land

Part 4 of the *Local Government (General) Regulations 2005* (Regulations) relates to Community Land. Division 1 sets out guidelines for the categorisation of community land. The relevant requirements of Clauses 102, 104 and 107 are outlined below:

#### Natural Area (Clause 102)

*Land should be categorised as a natural area under section 36(4) of the Act if the 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 under section 36(5) of the Act.*

#### Bushland (Clause 107)

*(1) Land that is categorised as a natural area should be further categorised as bushland under section 36(5) of the Act if the land contains primarily native vegetation and that vegetation--*

- (a) is the natural vegetation or a remainder of the natural vegetation of the land, or*
- (b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.*

*(2) Such land includes--*

- (a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or*
- (b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or*
- (c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.*

### Park (Clause 104)

*Land should be categorised as a park under section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.*

### **2.3.2 Core Objectives for Categorising Community Land**

Sections 36E to 36N of Division 2 of the *Local Government Act, 1993* set out objectives for each category and subcategory of community land. The core objectives outline the approach to management of the land covered by a particular category. The core objective for Natural Areas and Parks are outlined below.

#### Natural Areas (Section 36E)

*The core objectives for management of community land categorised as a natural area are—*

- (a) 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 as a natural area, and*
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and*
- (c) to provide for the restoration and regeneration of the land, and*
- (d) 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*
- (e) to assist in and facilitate the implementation 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 Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.*

Natural Areas are required to be further categorised as bushland, wetland, escarpment, watercourse or foreshore based on the dominant character of the natural area.

#### Bushland (Section 36J)

*The core objectives for management of community land categorised as bushland are—*

- (a) 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*
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and*
- (c) 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*
- (d) to restore degraded bushland, and*
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and*
- (f) 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*
- (g) to protect bushland as a natural stabiliser of the soil surface.*

#### Park (Section 36G)

*The core objectives for management of community land categorised as a park are—*

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and*
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

## 2.4 Plans of Management

Under Section 35 of the Act community land is required to be used and managed in accordance with a PoM.

A PoM must identify the following in accordance with Section 36 of the Act:

- (a) the category of the land,*
- (b) the objectives and performance targets of the plan with respect to the land,*
- (c) the means by which the council proposes to achieve the plan's objectives and performance targets,*
- (d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets,*

*and may require the prior approval of the council to the carrying out of any specified activity on the land.*

## 2.5 Requirements for a Public Hearing

A public hearing is required under Section 40A of the Act if the proposed PoM seeks to categorise or re-categorise the land covered by the PoM.

Under Section 47G of the Act the public hearing is required to be conducted by an independent chairperson. The person presiding at the public hearing must not be:

- a) a councillor or employee of the council holding the public hearing.*
- b) a person who has been a councillor or employee of that council at any time during the 5 years before the date of his or her appointment.*

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four (4) days after it has received the final report from the person presiding at the public hearing. This report will be presented to Council for its information when it considers recategorising and adopting the draft Plan of Management for the former Oatley Bowling Club.

## 3 Consultation

### 3.1 Advertising and Notification

#### 3.1.1 Public Notice of draft Plans of Management

Councils must give 'public notice' of a draft PoM in accordance with Section 38 of the Act as follows:

- (1) *A council must give public notice of a draft plan of management.*
- (2) *The period of public exhibition of the draft plan must be not less than 28 days.*
- (3) *The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to the council.*
- (4) *The council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.*

The draft PoM and draft Landscape Masterplan was on public exhibition for a period of 28 days commencing on 3 March 2021 and ending on 31 March 2021, with submissions to be received by 14 April 2021, thereby meeting the requirements of section 38.

Exhibition was undertaken having regard to COVID safe restrictions and included an on-line webinar in place of in person drop in sessions.

#### 3.1.2 Online Notification

The draft PoM and draft Landscape Masterplan was advertised on Councils website via the 'Your Say' page. Exhibition material which was available for public viewing and comment included a project overview, draft Plan of Management, draft Landscape Masterplan and Landscape Masterplan Staging.

The 'Your Say' page also provided details on how submissions could be made on-line and in person, as well as dates and details for the associated webinar and public hearing.

#### 3.1.3 Written Notice

Neighbouring property owners and attendees of the visioning workshop were provided written notice of the exhibition period and invited to view the draft PoM and Landscape Masterplan. The letter advised recipients of the following details:

- > Project details and weblinks to how exhibition material can be viewed;
- > Dates for the exhibition period, webinar and public hearing; and
- > How to lodge a submission online or in person.

A copy of the letter is included at **Appendix A**.

#### 3.1.4 Council Premises

Exhibition material was made publicly available for view at the Civic Centre, MacMahon Street, Hurstville between the hours of 8:30am and 5:00pm, and Hurstville and Clive James libraries, within the opening hours. Social distancing guidelines were imposed at these locations for those wishing to view exhibition material/documentation.

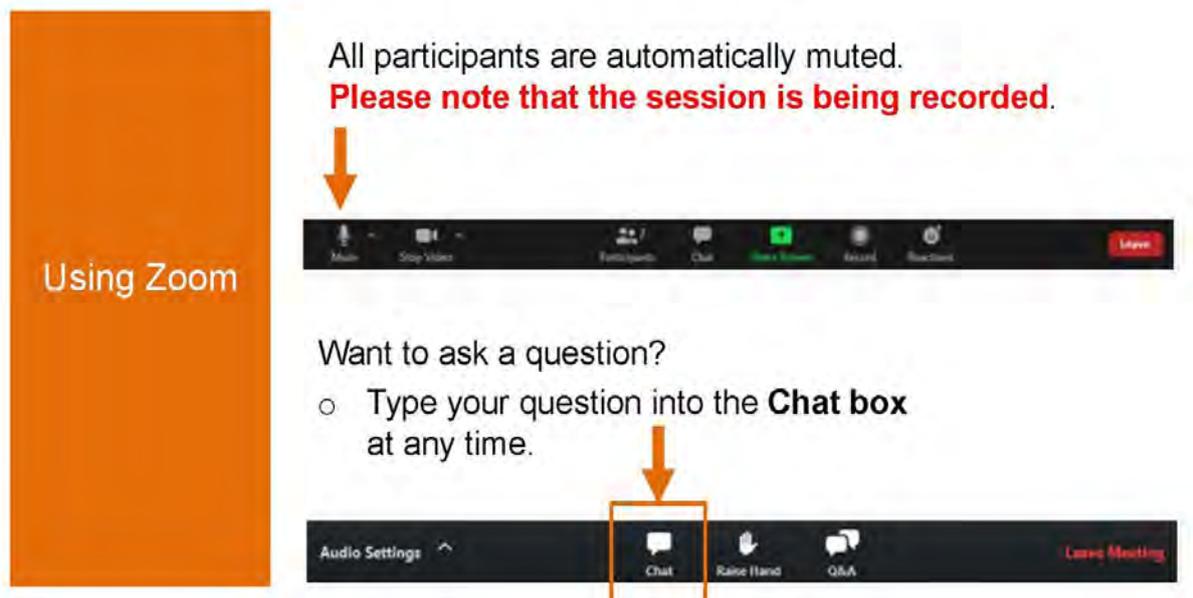
### 3.2 Webinar

Council hosted an on-line webinar on 16 March 2021. The webinar was held on-line via Council's web page using zoom and was facilitated by Council in keeping with COVID safe restrictions. Members of the public were able to register to attend the event and ask questions via the chat function. This allowed participants to type questions and provide comments during the event, just as they would if they were to attend such a workshop in person. Participants were shown how to ask a question via the chat function as part of the presentation. Refer to **Figure 3-1**.

The presentation by Council and Cardno was intended to inform the public on the draft PoM and Landscape Masterplan and included information on the process followed to date, legislative considerations and features design/layout of the Landscape Masterplan. Following the presentation, Council and Cardno were able to

answer questions raised by the public during the presentation. At this time registered community members were also able to ‘raise their hand’ and speak to Council/Cardno directly to ask a question.

Figure 3-1 Exert from Council/Cardno presentation to the public to inform how to ask a question.



Source: Cardno

### 3.3 Attendance at the Public Hearing

In accordance with Section 47G of the Act, Council appointed an independent chairperson, Elaine Treglown, Manager of Planning and Environment from Cardno to chair the event.

Katrina Magee, Senior Town Planner from Cardno also attended to answer questions during the hearing.

A total of six (6) community members registered and attended the on-line public hearing.

### 3.4 The Public Hearing

The public hearing was held on-line via Council’s webpage using Zoom. It was opened at 6.00pm by Council and was handed over to Cardno to undertake the presentation. The presentation provided background to the project, legislative requirements of Plans of Management and public hearings and details regarding the proposed recategorisation of land. A copy of the presentation is included at **Appendix B**.

The Cardno chairperson also explained that the purpose of the public hearing was to discuss the recategorisation of land only, rather than to comment or question the proposed design as set out under the draft Landscape Masterplan.

Community members were able to register on-line prior to the event. Only registered members could type questions during the event using the ‘chat function’ shown in **Figure 3-1**.

### 3.5 Submissions

A total of ten (10) submission were received as questions or comments during the public hearing, and a further four (4) submission were received by Council via email following the event.

A summary of questions/issues posed in the chat box during and after the public hearing and how they have been considered by Cardno are included in the table below. Questions and comments relating to the design or layout of the Landscape Masterplan have not been included as the purpose of the public hearing was to discuss the recategorisation of land only.

A detailed transcript of all submission raised during and following the public hearing are included at **Appendix C**.

Table 1-1: Summary of Key Issues and Response

Summary of key issues raised by submissions	Cardno Response
<p>The site should be retained as a natural area and established as bushland. The site provides an important corridor for wildlife habitat.</p> <p>Reject the recategorisation of Lot 100 from Natural Area to Park.</p> <p>Other sites within the local government area already have the same additions which are proposed for this Natural Area. The need for more facilities is questioned, as opposed to the retention of a passive space.</p>	<p>The current PoM for Myles Dunphy Reserve (prepared by the former Hurstville Council) does not consider the subject land as being suitable for the continuation of bushland given it does not currently contain any bushland (having previously been used as a bowling green) and is currently undergoing remediation works.</p> <p>Further to this, feedback from the community during the consultation phase of the draft PoM and Landscape Masterplan, found that most respondents supported the recategorisation of land to a 'Park' to allow a variety of passive and active recreational activities at the site.</p>
<p>Bushland category for lot 106 is not in the best interest of the community.</p>	<p>Retaining Lot 106 as Natural Area – Bushland will allow for balance across the site in terms of the placement of recreational facilities. This land is not suitable to be categorised as a Park and will be retained as bushland.</p>
<p>How does categorisation change the management of the land?</p>	<p>The 'Park' component of the site will no longer be managed as a 'Natural Area Bushland'. The core objectives under the Act for the management of community land categorised as a 'Park' are:</p> <ul style="list-style-type: none"> <li><i>(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</i></li> <li><i>(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and</i></li> <li><i>(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</i></li> </ul>
<p>What is the maximum/greatest level of development that would be acceptable under natural areas - bushland ie the current categorisation?</p>	<p>The core objectives of the Natural Areas category aim to conserve and maintain land in its natural state. Community use and access to natural land should not cause disturbance or intrusion.</p> <p>As such the level of development permitted within this area would be minimal to allow management objectives to be met.</p>
<p>Why is there a need to change the categorisation?</p>	<p>The draft PoM proposes to recategorise part of the site from Natural Area Bushland to Park to allow recreational uses proposed under the draft Landscape Masterplan.</p>
<p>Could be commercial activities on the site if it is categorised as park?</p>	<p>The draft PoM and draft Landscape Masterplan do not propose any commercial activities at the site.</p>
<p>Is commercial leasing permitted under a Park category?</p>	<p>The draft PoM does not propose any commercial leasing. Any future commercial activities would require prior approval by Council and amendments/considerations to the adopted PoM.</p>

Summary of key issues raised by submissions	Cardno Response
<p>Could the proposed community garden at the site be commercially leased</p>	<p>The community garden is proposed to be managed by the community and not under a commercial lease arrangement.</p> <p>Community management can be coordinated via Council.</p>
<p>What can 'Natural Areas' be sub categorised under the Act?</p>	<p>Natural sub categories under the Act are limited to:</p> <ul style="list-style-type: none"> <li>&gt; <i>bushland,</i></li> <li>&gt; <i>wetland,</i></li> <li>&gt; <i>escarpment.</i></li> <li>&gt; <i>watercourse.</i></li> <li>&gt; <i>foreshore OR a category prescribed by the regulations.</i></li> </ul> <p>The <i>Local Government (General) Regulations</i> do not provide any additional categories.</p>
<p>Suggest the inclusion of the Mortdale men's shed on the old bowling site; supports the idea of a community garden; recommends inclusion of a coffee stall; and considers the play area is not necessary given Jubilee Park 500m away.</p>	<p>The submission is noted, however this is a matter for consideration in conjunction with the Masterplan preparation.</p>
<p>There are too many proposed activities in the Masterplan.</p>	<p>The submission is noted, however this is a matter for consideration in conjunction with the Masterplan preparation.</p>

## 4 Recommendations

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### 4.1 Public Hearing Outcomes

This report confirms that there are no impediments to the recategorisation of part of the site known as Lot 100 in DP1252069, from 'Natural Area – Bushland' to 'Park' as set out under the draft Plan of Management for the following reasons:

- > The proposed recategorisation of land has been carried out in accordance with the relevant provisions under the *Local Government Act, 1993* and associated Regulations, including the provision of a public hearing carried out by an independent chairperson.
- > The proposed 'Park' category will allow for passive and active recreational uses as proposed by the draft PoM, which has been developed based on feedback from community consultation and Councillor workshop.
- > Issues raised by the community through submissions will be appropriately addressed and satisfied in accordance with the *Local Government Act, 1993* and associated Regulations.

### 4.2 Adoption of Proposed Categorisation

Section 114 of the *Local Government (General) Regulation 2005* outlines specific provisions relating to the adoption of a Plan of Management in the event that submissions have been made. It states that if Council adopts a draft Plan of Management that has received any submissions, the resolution made by Council must also state Council's reasons for categorising the relevant land in the manner that gave rise to the submission.

It is further noted that if Council decides to alter the proposed categorisation of community land from that in the Draft Plan of Management and to that considered at the public hearing, Council must hold a further public hearing in respect of the proposed Plan of Management (Section 40A(3) of the Act).

### 4.3 Reporting

Within four days of receiving this final report, Section 47G (3) of the Act requires Council to make a copy of this report available for inspection by the public at a location within the area of the Council. It is recommended that Council:

- > Upload a copy of the report onto Council's website via the 'Your Say' page; and
- > Provide a copy for view at the Civic Centre and Council libraries.

# APPENDIX A

## NOTIFICATION LETTER

25 February 2021

Name  
PO Box 467  
HURSTVILLE BC NSW 1481

Dear Sir/Madam

### **Public Exhibition of Plan of Management and Masterplan for Former Oatley Bowling Club**

Georges River Council, in conjunction with Cardno (NSW/ACT) Pty Ltd and the local community have prepared a Plan of Management and Masterplan for Former Oatley Bowling Club at River Road, Oatley. The purpose of this letter is to advise that the Former Oatley Bowling Club Draft Plan of Management and Masterplan is now available for community comment /feedback. The Draft Plan of Management and Masterplan is on public exhibition from **3 March 2021 to 31 March 2021**.

The Plan of Management provides a clear set of guidelines for the short and long term management of the Park. It outlines how the park will be used, improved and managed in the future and identifies goals and objectives for the land, establishing the overall direction for planning, management and maintenance. This Plan of Management includes a detail Landscape Masterplan outlining the future vision for the Park.

We will be conducting an online webinar on **16 March 2021**. If you would like to take part in the webinar please register at the following link  
<https://yoursay.georgesriver.nsw.gov.au/former-oatley-bowling-club-plan-of-management-and-masterplan>.

The Draft Plan of Management proposes to recategorised the former Bowling Club Site (Lot 100 DP 1252069) from 'Natural Area' to "Park". The closed road component of the site (Lot 106 in DP1252069) is proposed to remain categorised as 'Natural Area. The land within the Natural Area category will in turn be sub-categorised as 'Bushland'.

Under Section 40A of the Local Government Act 1993 Councils are required to hold a public hearing into the proposed categorisation or re-categorisation of Community land. The public hearing will be required in relation to Lot 100 DP 1252069. The

date of the Independent Public Hearing will be on **20 April 2021**. To register for the Public Hearing please go to the following link  
<https://yoursay.georgesriver.nsw.gov.au/former-oatley-bowling-club-plan-of-management-and-masterplan>.

The draft Plan of Management and Masterplan documents are available on Council's Your Say website at <https://yoursay.georgesriver.nsw.gov.au/former-oatley-bowling-club-plan-of-management-and-masterplan>.

Physical copies of the Planning Proposal are available for viewing at Council's customer service centres and selected libraries.

Submissions should quote **SF21/736** – Former Oatley Bowling Club Plan of Management and Masterplan and must be received by 14 April 2021 via:

- Online at <https://yoursay.georgesriver.nsw.gov.au/former-oatley-bowling-club-plan-of-management-and-masterplan>
- Email, [mail@georgesriver.nsw.gov.au](mailto:mail@georgesriver.nsw.gov.au)
- Mail, addressed to The General Manager, Georges River Council, PO Box 205, Hurstville BC NSW 1481.

Any submissions received are considered public, however, a person may request to have their personal details suppressed. If you make a submission and have made political donations or gifts, a statement must be completed. A form is available on Council's website at [www.georgesriver.nsw.gov.au/Council/Online-Forms/Forms-List](http://www.georgesriver.nsw.gov.au/Council/Online-Forms/Forms-List).

If you have any questions in relation to the Plan of Management and Masterplan, please contact Catherine McMahon on 9330 6260 or email [cmcmahon@georgesriver.nsw.gov.au](mailto:cmcmahon@georgesriver.nsw.gov.au) or Michelle Fawcett on 9330 9469 or [mfawcett@georgesriver.nsw.gov.au](mailto:mfawcett@georgesriver.nsw.gov.au).

Yours faithfully



Catherine McMahon  
Manager Strategic Planning



# APPENDIX B

## PUBLIC HEARING PRESENTATION



# FORMER OATLEY BOWLING CLUB

COMMUNITY CONSULTATION  
PUBLIC HEARING PRESENTATION

APRIL 2021

PREPARED FOR:



PREPARED BY:



# Agenda

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ITEM	PRESENTER/SPEAKER
INTRODUCTIONS	CARDNO
BACK GROUND OF PROJECT	
PROTOCOLS	
COMMUNITY INTERACTION	
WHAT IS A PUBLIC HEARING?	CARDNO
OVERVIEW OF THE PROJECT	CARDNO
LAND CATEGORISATION	CARDNO
YOUR SAY	MEMBERS OF THE PUBLIC
CONCLUSION	CARDNO

**OATLEY POM – PUBLIC HEARING**

# Introductions

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## GEORGES RIVER COUNCIL



Roxanne Thornton

## CARDNO



Elaine Treglown



Mark Ashmead



Katrina Magee

OATLEY POM – PUBLIC HEARING

# Protocols of Presentation

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- Respect the views of all
- Allow others to speak without interruption
- Listen respectfully
- Everyone is entitled to contribute
- Strive for collaboration
- Work towards consensus

OATLEY POM – PUBLIC HEARING

# Objectives of Presentation

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- Outline requirements of a Public Hearing
- Provide an overview of the project
- Provide public exhibition and community consultation timeline
- Outline legislative requirements for the categorisation of Community Land
- Proposed Land Re-categorisation
- Receive community feedback / comments

OATLEY POM – PUBLIC HEARING

# Community Interaction

Using Zoom

All participants are automatically muted.

**Please note that the session is being recorded.**



Want to ask a question?

- Type your question into the **Chat box** at any time.



OATLEY POM – PUBLIC HEARING

# WHAT IS A PUBLIC HEARING?



OATLEY POM – PUBLIC HEARING

# Legislative Framework

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- A **public hearing** is required under Section 40A of the Local Government Act 1993 if a proposed Plan of Management is either categorising or re-categorising (changing the adopted category) Community Land.
- An **independent chairperson** is required conduct the public hearing, and provide a report to Council with recommendations on the proposed re-categorisation.
- Under Section 47G of the Act, the person presiding at a public hearing must not be:
  - a) *A Councillor or employee of the Council holding the public hearing.*
  - b) *A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.*
- Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than 4 days after it has received the final report from the person presiding at the public hearing.
- The **public hearing report** will be presented to Council for its information when it considers the draft Plan of Management.

OATLEY POM – PUBLIC HEARING

# OVERVIEW OF THE PROJECT



OATLEY POM – PUBLIC HEARING

# Background – Council Resolutions

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- Council resolved on 17.12.18 to not proceed with the Planning Proposal to re-zone and reclassify the former Oatley Bowling Club site for seniors housing and community facilities.
- On 15.01.18 Council received a response from the Department of Planning and Environment acknowledging withdrawal of the Planning Proposal.
- Council resolved on 17.12.18 to commence the preparation of a new Plan of Management and Landscape Masterplan for the former Oatley Bowling Club site.

OATLEY POM – PUBLIC HEARING

# Public Exhibition and Consultation

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- The Community Visioning Survey closed on 06.03.20.
- The Community Visioning Workshop was held on 07.03.20.
- The public were asked to submit comments, concerns and ideas to Council by 03.04.20.
- Councilor workshop was held on 04.05.20
- Draft PoM and Draft Landscape Masterplan publicly exhibited from 03.03.21 to 31.03.21, with submissions to be received by 14.04.21.
- Council hosted a webinar on 16.03.21 to provide the public with an opportunity to ask questions and have their say about the draft Plan of Management and draft Masterplan.

**OATLEY POM – PUBLIC HEARING**

# Project Framework

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- A draft Plan of Management and Landscape Masterplan have been prepared for the former Oatley Bowling Club in accordance with the *Local Government Act, 1993*.
- The purpose of the draft plans aim to establish public open space and recreation facilities at the site and will replace the following PoMs that apply to the site:
  - *The Generic Plan of Management – Natural Areas, 2008* – applies to Lot 106 in DP 1252069, which contains the former Oatley Bowling Club site; and
  - *The Myles Dunphy Reserve and Wetland Plan of Management, 2013* -applies to Lot 100 in DP 1252069, which is the closed road adjacent to, but not part of, the former Oatley Bowling Club site.
- The draft Plan of Management proposes to re-categorise Lot 100 as ‘Park’, from ‘Natural Area’ and retain the current categorisation of Lot 106 as ‘Natural Area’ with a subcategory of ‘Bushland’.

OATLEY POM – PUBLIC HEARING

# LAND CATEGORISATION



OATLEY POM – PUBLIC HEARING

# Categorisation of Community Land

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- Community land is intended to be managed for use by the community for purposes including environmental protection, recreational, cultural, social and educational activities. Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent, it cannot be sold, and its use is restricted to the above purposes.
- The Local Government Act 1993 requires that all land owned by the Council which is classified as community land be categorised.
- Community land and Crown reserves may be categorised as one or more of the following under Section 36(4) of the Act.
  - *natural area.*
  - *sportsground.*
  - *park.*
  - *area of cultural significance.*
  - *general community use.*
- Community land categorised as a natural area are to be further categorised as one or more of the following under Section 36(5) of the Act:
  - *bushland,*
  - *wetland,*
  - *escarpment.*
  - *watercourse.*
  - *foreshore OR a category prescribed by the regulations.*

# Current & Proposed Land Categorisation

- The draft PoM proposes to categorise land within the site as part 'park' and part 'natural area – bushland' as shown.
- Currently the entire site is categorised as a 'natural area', however to allow community open space and recreational facilities as proposed by the draft Landscape Masterplan, Lot 100 - which is currently occupied by the former bowling club – is proposed to be re- categorised as a 'Park'.
- The categorization of land within lot 106, which is currently managed under the Myles Dunphy Reserve Plan of Management – will remain categorized as natural area - bushland.



OATLEY POM – PUBLIC HEARING

# YOUR SAY



## OATLEY POM – PUBLIC HEARING

# Community Interaction

Using Zoom

All participants are automatically muted.

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Want to ask a question?

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OATLEY POM – PUBLIC HEARING

# CONCLUSION



OATLEY POM – PUBLIC HEARING

# The Way Forward

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Public Exhibition and Public Hearing

Collate and review submissions

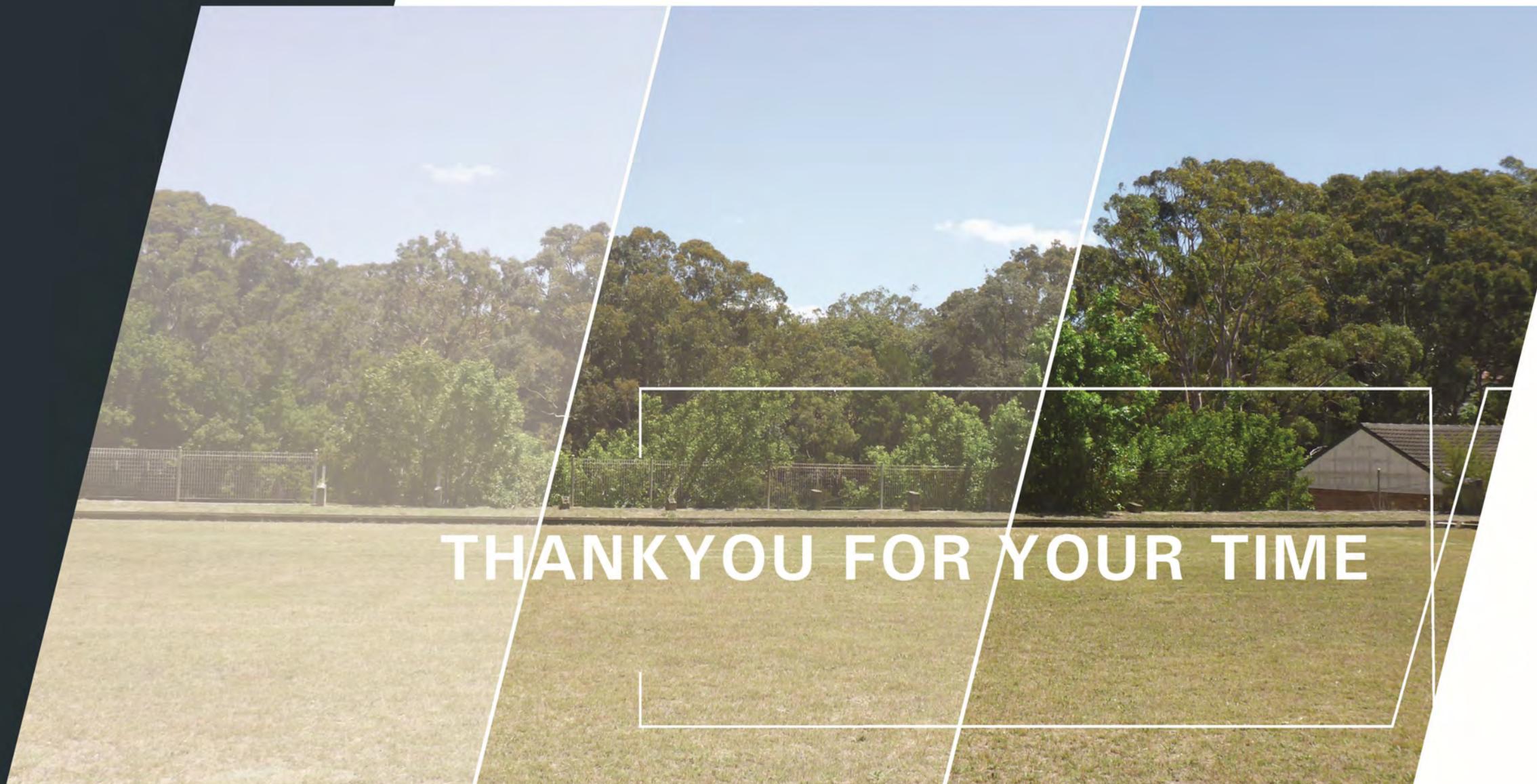
Update draft PoM and draft Masterplan if required

Council Review

Adoption



**OATLEY POM – PUBLIC HEARING**



THANKYOU FOR YOUR TIME

PREPARED FOR:



PREPARED BY:



# APPENDIX C

## SUBMISSION TRANSCRIPT

18:03:09 From Adrian Polhill to All panelists:

I would like to speak

18:17:58 From Melina Amerasinghe to Everyone:

How does this categorization change the management of the land? Melina Amerasinghe

18:18:39 From Kim Wagstaff to All panelists:

What is the maximum/greatest level of development that would be acceptable under natural areas - bushland ie the current categorisation?

18:20:06 From Melina Amerasinghe to Everyone:

Why is there a need to change the categorization?

18:23:41 From Graham Lalchere to All panelists:

So ,there could be commercial activities on the site if it is categorised as park?

18:36:42 From Melina Amerasinghe to Everyone:

I am concerned that this category would allow leasing up to 30 years.

18:44:13 From Melina Amerasinghe to Everyone:

What sort of activities can this category of land be might leased for?

18:45:06 From Melina Amerasinghe to Everyone:

Are there examples of parkland leased at the moment?

18:46:02 From Graham Lalchere to All panelists:

Wat type of activities couldtheybe?

18:46:06 From Kim Wagstaff to All panelists:

The proposed community garden at this site might be leased off

18:46:38 From Kim Wagstaff to All panelists:

eg Hurstville community garden

APPENDIX

F

WEBINAR PRESENTATION



# FORMER OATLEY BOWLING CLUB

COMMUNITY CONSULTATION  
PUBLIC EXHIBITION PRESENTATION  
MARCH 2021

PREPARED FOR:



PREPARED BY:



# Agenda

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ITEM	PRESENTER	TIMING
INTRODUCTIONS BACK GROUND OF PROJECT PROTOCOLS OBJECTIVES AND PROCESS FROM THE WORKSHOP WORKSHOP COMMUNITY INTERACTION	GRCC	18.00 - 18.05
PROJECT DEVELOPMENT	CARDNO	18.05 – 18.15
MASTERPLAN DEVELOPMENT	CARDNO	18.15 – 18.30
YOUR SAY	GRCC	18.30 – 19.15
CONCLUSION	CARDNO	19.15 - 19.20

## OATLEY POM – MASTERPLAN PRESENTATION

# Introductions

---

## GEORGES RIVER COUNCIL



Michelle Fawcett



Catherine McMahon



Meryl Bishop



Roxanne Thornton

## CARDNO



Mark Ashmead



Katrina MaGee

## OATLEY POM – MASTERPLAN PRESENTATION

# Protocols of presentation

---

- Respect the views of all
- Allow others to speak without interruption
- Listen respectfully
- Everyone is entitled to contribute
- Strive for collaboration
- Work towards consensus

OATLEY POM – MASTERPLAN PRESENTATION

# Objectives of presentation

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- Provide an overview of the work to date.
- Receive community feedback / comments on the Plan of Management and Masterplan

# Community interaction

## Using Zoom

All participants are automatically muted.  
**Please note that the session is being recorded.**



Want to ask a question?

- Type your question into the **Chat box** at any time.



# Project Development



## OATLEY POM – MASTERPLAN PRESENTATION

# Overview of the PoM

---

- Councils are required to prepare Plans of Management for all public land classified as *Community* under the *Local Government Act, 1993*.
- The draft Plan of Management has been prepared for the former Oatley Bowling Club site for the purposes of establishing public open space and recreation facilities and will replace the following Plans of Management for land described below:
  - *The Generic Plan of Management – Natural Areas, 2008* – applies to Lot 106 in DP 1252069, which contains the former Oatley Bowling Club site;
  - *The Myles Dunphy Reserve and Wetland Plan of Management, 2013* -applies to Lot 100 in DP 1252069, which is the closed road adjacent to, but not part of, the former Oatley Bowling Club site.
- Council resolved to exhibit the draft PoM on 14 December 2021 following community and stakeholder consultation.
- Community and stakeholder input have been used to develop the vision for the Landscape Masterplan.
- The draft Plan of Management proposes to categorise the Oatley Bowling Club site (Lot 100 in DP1252069) as 'Park' and categorise the closed road (Lot 106 in DP.1252069) as 'Natural Area' with a subcategory of 'Bushland'.
- Under the Local Government Act, 1993, draft Plans of Management must be notified and placed on Public Exhibition for a period not less than 28 days and receive submissions up to 42 days.

## OATLEY POM – MASTERPLAN PRESENTATION

# Land re-categorization

- Community land may be re-categorized through a PoM under the Local Government Act, 1993 following a Public Hearing.
- The categorisation of this land across the site will change from 'Natural Areas' to part 'Natural - Bushland' and part 'Park' under the draft PoM.
- A Public Hearing in relation to this matter is scheduled for the 20 April 2021.

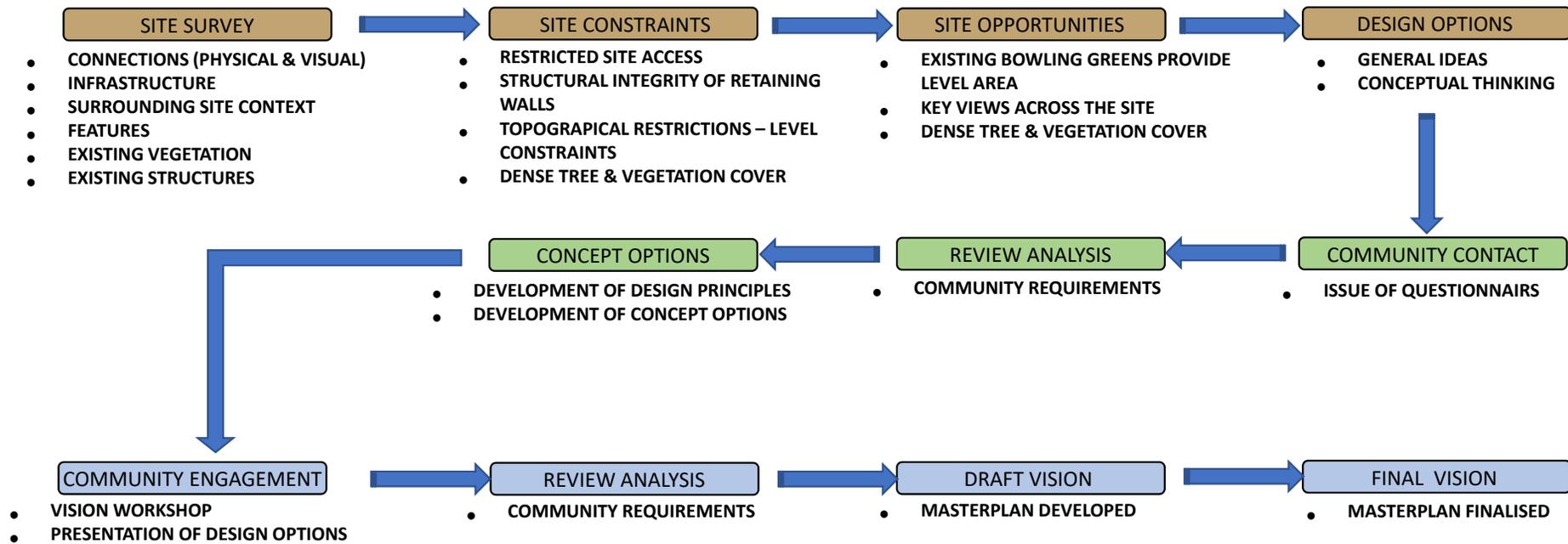


# Masterplan Development



## OATLEY POM – MASTERPLAN PRESENTATION

# Masterplan development process



## OATLEY POM – MASTERPLAN PRESENTATION

# Masterplan concept development



**SCENARIO 1: CONSERVATION**

This scenario focuses on passive recreation and puts an emphasis on conservation of the natural environment and better integration of the site with Myles Dunphy Reserve.

**PROS**

- Low construction costs
- High environmental benefits with focus on preservation of natural habitat
- Little impact on neighboring properties
- No additional infrastructure required

**CONS**

- Doesn't offer range of activities for all ages and abilities
- Doesn't improve accessibility to the site
- Doesn't respond to many of the community preferred uses as identified in the survey



**SCENARIO 2: MIDDLE GROUND**

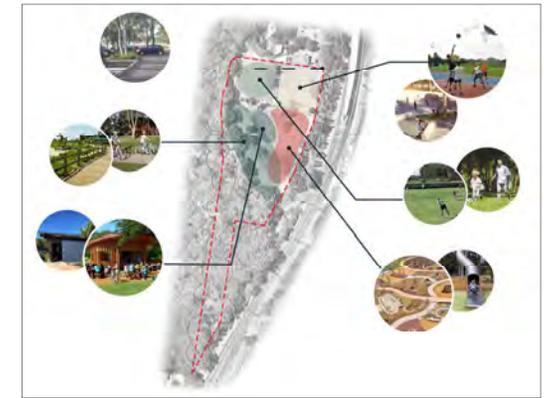
This scenario is community focused and offers a balance of active and passive recreation opportunities. It aims to provide flexible spaces that can be adapted for a range of different uses.

**PROS**

- Offers a balance of active and passive recreation opportunities
- Flexibility of spaces that can be adapted to a diverse range of activities
- Provides opportunities for community interaction and engagement
- Moderate constructability costs
- Environmental benefits

**CONS**

- Some impact on neighboring properties
- Responds to some community preferred uses for the site as identified in the survey, but not all
- Doesn't offer range of activities for all ages and abilities



**SCENARIO 3: HIGH ACTIVITY**

This scenario focuses on providing maximum active recreation opportunities and improved vehicle and pedestrian access to the site. A broad range of activities could be provided that cater for many ages and abilities.

**PROS**

- Offers a range of activities for all ages and abilities
- Flexibility of spaces that can be adapted to a diverse range of activities
- Responds to many of the community preferred uses for the site as identified in the survey

**CONS**

- Design requires substantial car parking facilities to be provided
- Potential noise conflicts
- High capital investment costs
- Increased infrastructure required
- Some activities may attract antisocial behaviour
- Double up of some facilities already provided at nearby parks

## OATLEY POM – MASTERPLAN PRESENTATION

# Masterplan



## OATLEY POM – MASTERPLAN PRESENTATION

# Masterplan - Character

## Upper Terrace Park

- Observation
- Recreation
- Social Connection

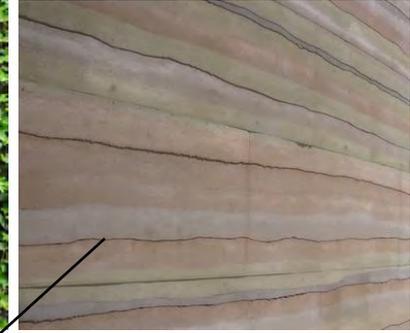


OATLEY POM – MASTERPLAN PRESENTATION

# Masterplan - Character

## Mid Terrace Park

- Education
- Seclusion & Privacy
- Social Connection

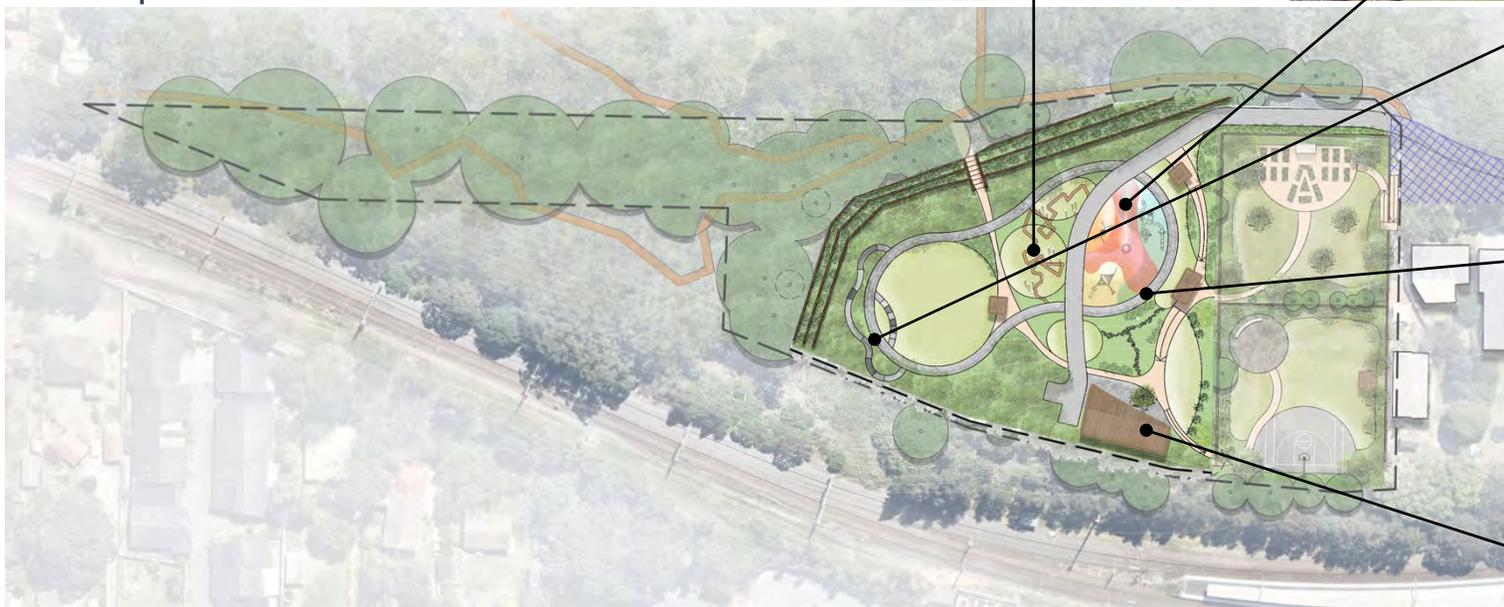


OATLEY POM – MASTERPLAN PRESENTATION

# Masterplan - Character

## Main Park

- Recreation
- Social Connection
- Activity
- Exploration



OATLEY POM – MASTERPLAN PRESENTATION

# Masterplan - Character

## Open Space & Vegetation

- Ecological Enhancement
- Social Connection
- Exploration



OATLEY POM – MASTERPLAN PRESENTATION

# Site access & infrastructure



Primary Pedestrian & Vehicular Access

Secondary Pedestrian Access

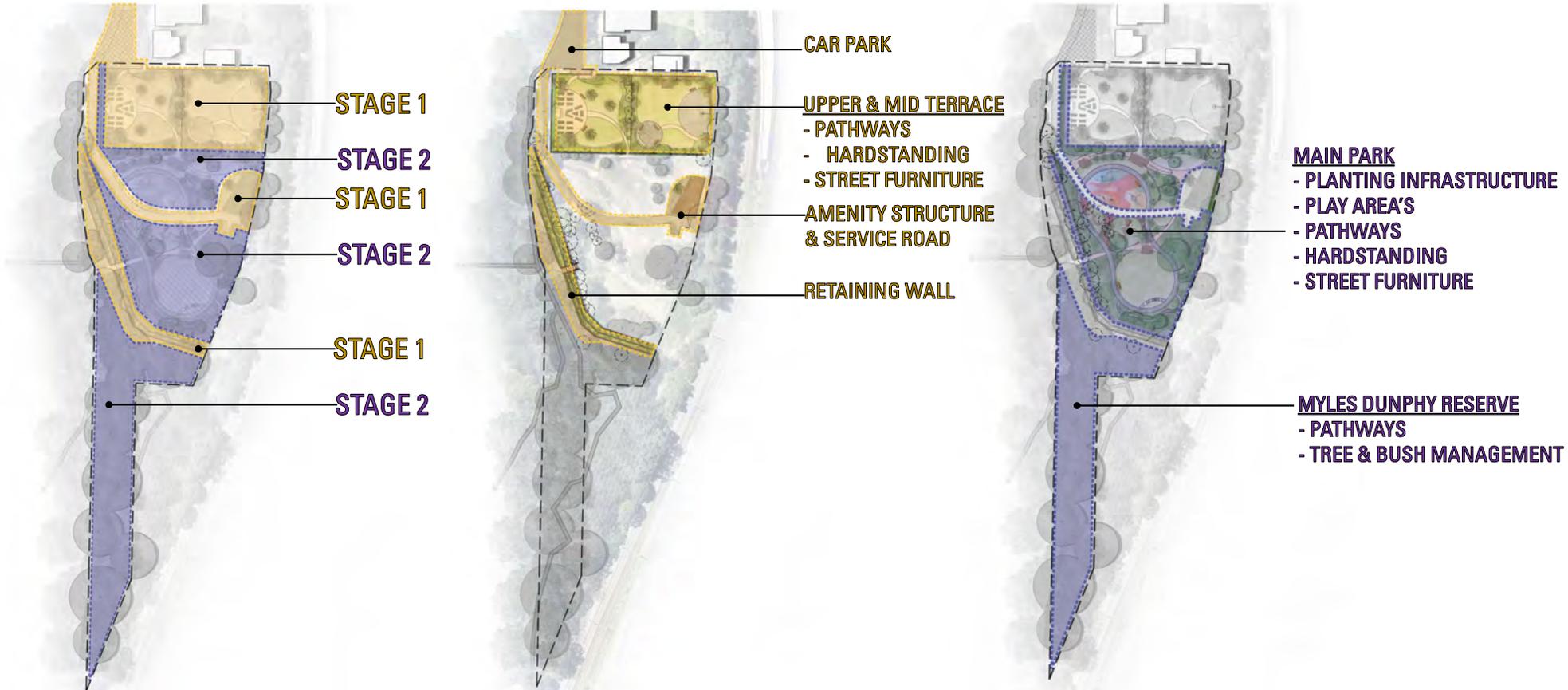
Primary Pedestrian Links

Primary Vehicle Links

Existing Pedestrian Links

OATLEY POM – MASTERPLAN PRESENTATION

# Staging



## OATLEY POM – MASTERPLAN PRESENTATION

# OATLEY POM - PRESENTATION

Your say



OATLEY POM – MASTERPLAN PRESENTATION

# OATLEY POM - PRESENTATION

## Community interaction

Using Zoom

All participants are automatically muted.  
**Please note that the session is being recorded.**



18.15

Want to ask a question?

- Type your question into the **Chat box** at any time.



OATLEY POM – MASTERPLAN PRESENTATION

# OATLEY POM - PRESENTATION

## Conclusion



OATLEY POM – MASTERPLAN PRESENTATION

# OATLEY POM - PRESENTATION

## Conclusion

Collate & Review

Analysis

Update masterplan

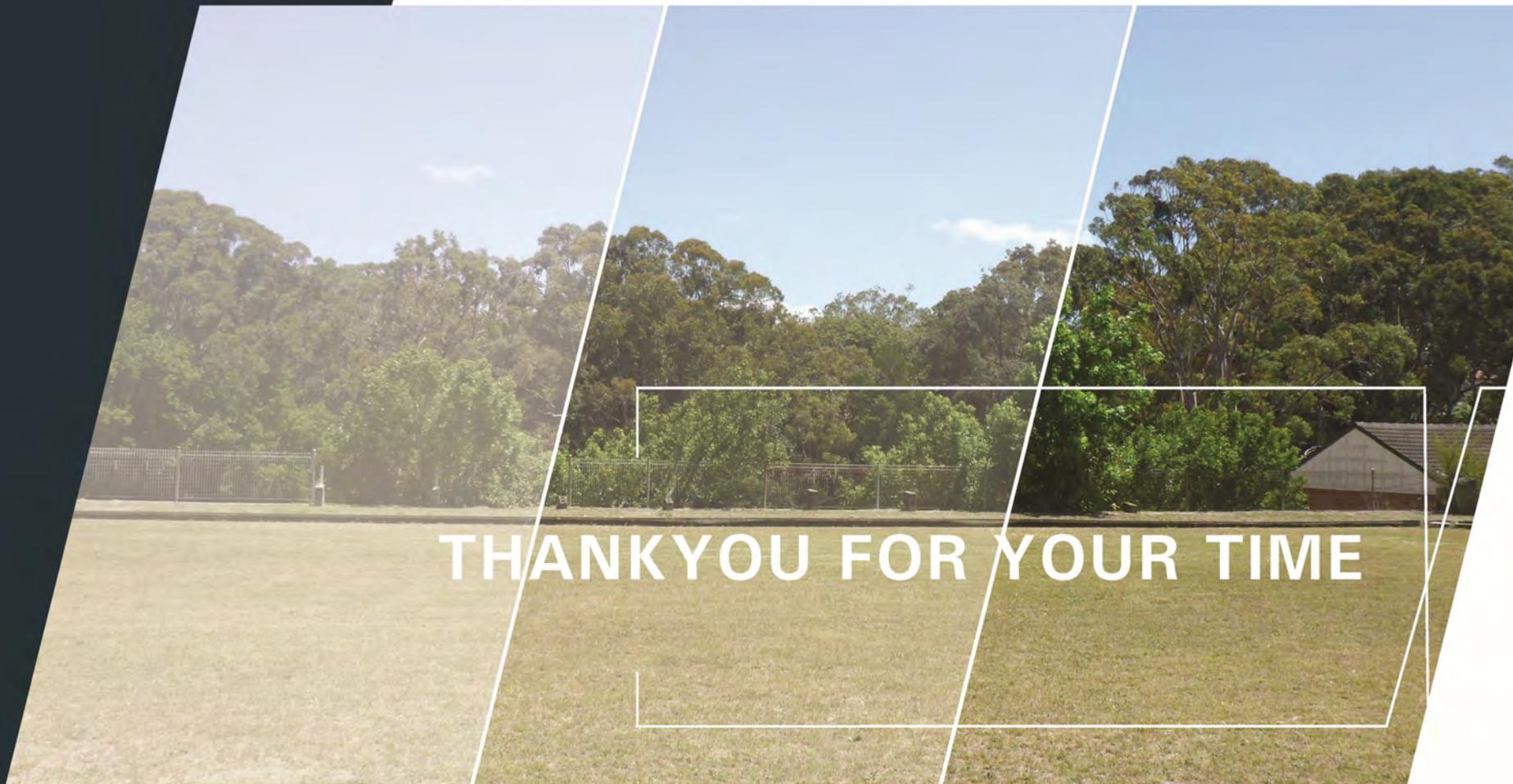
Public Hearing

Council Review

Adoption



OATLEY POM – MASTERPLAN PRESENTATION



THANKYOU FOR YOUR TIME

PREPARED FOR:



PREPARED BY:

