



PRESERVING OUR HERITAGE
PO BOX 85, HUNTERS HILL, NSW 2110

**HUNTERS HILL TRUST SUBMISSION
DRAFT PLAN OF MANAGEMENT FOR FIGTREE PARK & GLADESVILLE COMMUNITY CENTRE
RESERVES**

14-1-2022 HHT submission re Figtree Park Plan of Management F

Terminology

To avoid confusion with the Gladesville shopping precinct, and to reflect the term used on Council's website, replace the term 'Gladesville Community Centre' in the title and text of this document with 'Gladesville Road Community Centre'.

Format

The format of the other two PoMs being prepared at this time (*Henley Precinct Open Space, and Crown Reserves, Park and Natural Areas*) is superior. We suggest this Plan should be re-written in the same style.

Dependence on the Draft Property Strategy

All reference to the Draft property Strategy must be removed because, as the title explains, it has not been adopted by Council, and therefore has no standing. Any Property Strategy adopted in the future would doubtless differ from the document of 2020. The Draft Property Strategy is referred to on p8, p10, p11, p16, p18, p23, p24, p76, and p78.

We raised our concerns about relying on a draft document, with the Acting General manager on 22 July 2021 and again on 1 August 2021, when the first version of this PoM was on exhibition. That release was misleading as it conflated the management of the Reserves with the re-development of the properties along Gladesville Road. We received the following assurance in his letter dated 2 August 2021:

'I can assure you there is no intention to imbed the Draft Community Infrastructure Plan/Property Strategy into the Plans of Management for Figtree Park and Gladesville Community Reserve as detailed above, no such changes can occur without the exhibition of revised documents.' All comments recorded during the consultation period will be included in the summary of feedback but as detailed earlier only those items which are permissible under the Figtree Reserve Plan of Management will consider.

In spite of this assurance, we now find that the current Figtree Park PoM is once again strongly influenced by the Draft Property Strategy. We therefore request that Council withdraws this Plan from community consultation for further revision. The format of the other two PoMs being prepared at this time is superior and we suggest this PoM should be re-written in the same style.

The Plan needs to be withdrawn and specific comments and suggestions are listed below:

Table of Contents: Add to the Table of Contents a list of Figures and Tables

Abbreviations: Define all abbreviations when they first appear.

Reference documents: add a list of all documents referred to in the text, giving their full titles and sources, including:

- Council's policy documents, including:
 - *'Community Strategic Plan'*,
 - *'Local Strategic Planning Statement'*,
 - *'Public Spaces Legacy Program'*,
 - *'Hunters Hill Local Strategic Planning Statement'*,
 - *the Hunters hill Local Environment Plan, and*
 - *the Hunters Hill Development Control Plan*
- *'Engagement Outcomes Report, Figtree Park Citizens Panel, 25 November 2021 V2'*
- *'Hunters Hill Village Landscape Improvement Program'* (p21)
- *'LG Act'* (p26)
- *'LG (General) Regulation'* (p26)
- CLM Act (p33)
- *'The 14 NSW Premier's Priorities'* (p79)
- *'State Strategic Plan for Crown Land'* (p79)
- The *'draft NSW Public Spaces Charter'* in October 2020 (p79)
- The *'Village Green proposal'* (Sections 8.2 and 8.4).
- Details of the Public Spaces Legacy Grant

Section 1 Key Information: No comment

Section 2 Introduction

Section 2.3 The Scope of the plan of management

Section 2.4 Change and review of plan of management:

- In view of the purpose of the PoM stated in 2.3 (to *'provide clarity in the future development, use and management of the community'*), add a specific statement of how frequently this PoM should be reviewed (e.g. by removing the final sentence of Section 2.4).

2.5 Consultation/2.5.2 Online survey

- Omit the last three paras of p11 (including the five dot points) because they are not specific to Figtree Park,
- (re p12) Considering the small number of members of the Croquet Club at the time this survey was conducted, it seems unlikely that *'Hunters Hill Croquet Club members made the majority of the comments on Figtree Park.'* Delete this statement or provide a reference to substantiate it.

2.5.3 Community Stakeholder Meeting (described in the second para as a 'workshop')

- State who was invited to this meeting, how many attended, and, add the minutes (or other report) of this meeting to the list of references.
- If no minutes or report was prepared, indicate the number of organisations and representatives of the public present at this meeting.
- State whether all of the information summarised as dot points on pp 13, 14 and 15 was gained at this meeting, and identify any which was gained from other sources.

2.5.4: Citizens' Panel

Insert this new section, summarising the advice obtained from Council's recent, externally conducted reference panel (with an explanation of how the panel was formed and conducted), and include the consultant's report to the list of references.

Section 3 Land description: No comment

Section 4: BASIS OF MANAGMENT (sic): No comment

Section 5 Development and use: No comment

Section 6 'PARK' land: Management of the land by Category

In both Sections 6 and 7, apply the same sub-section numbering system to the text as is used in the Table of Contents, and extend it (as noted below) to also number sub-headings (6.3.1, 6.3.2 etc)

Section 6.3 Key issues:

Last para, p30: Suggest deleting this para which will be out of date by the time the Plan is adopted.

Extend Section 6.3 to include proposals for the future, if not included in Section 8...

Landscape Character (p31, number as 6.3.1)

Rephrase this page to replace the description of the current state of the park, with what is proposed under the Public Spaces Legacy Program

Remove para 5 (The enclosed croquet lawn ...) because it is not factual, but merely the opinion of the writer.

Culture and heritage (p32, number as 6.3.2)

Delete second para as redundant

Connectivity with adjacent reserve and surrounding land uses (p33, number as 6.3.3)

Public access and multiple use (p33, number as 6.3.4)

Para 1: explain the phrase '*with an additional Gazetted purpose of community purposes*', and refer to the source of this statement

Para 2: Delete, since it is not specific to this site

Paras 3&4: Those aspects of this para specific to Figtree Park would better be encompassed in a statement that the park is frequented by the elderly and those with young children.

Section 6.4 Management framework (pp 33 -36)

Many of the items included under this heading either apply to all land managed by Council, or are irrelevant to the land covered by this PoM. Unless there is a reason to include them they should be deleted.

Retain only the items concerning

- on-site parking (p36)
- Alcohol-free areas

For items which may be specific to this site, include simple statements regarding:

- Lighting of paths (p34)
- Dogs (p35)
- Personal trainers (p36)

Section 6.5 Permissible uses/future uses

Delete those items that are inconsistent with the preceding text:

In Column 1, delete the following because they are not appropriate to this reserve

- Low-intensity commercial activities (for example recreational equipment hire)
- Festivals, parades, markets, fairs and similar
- Filming and photographic projects
- Busking
- Public address (speeches)
- Community gardening

In Column 2, delete the following because they are not appropriate to this reserve

- Café or refreshment areas (kiosks) including external seating
- Lighting, seating, toilet facilities, paved areas
- Hard and soft landscaped areas
- Storage sheds
- Car parking and loading areas
- Commercial development that is sympathetic to and supports use in the area, for example hire of recreation equipment
- Toilet/shower facilities
- Community garden infrastructure
- Structures to facilitate community events & gatherings such as market days, fairs, movies, music, exhibitions
- Shade structures
- Storage ancillary to recreational uses, community events or gatherings, and public meetings
- Locational, directional and regulatory signage
- Heritage and cultural interpretation, e.g. signs
- Equipment sales/hire areas ancillary to the reserve purposes and the approved uses
- Advertising structures and signage: prohibit A-frames (which cause congestion, and are already banned from footpaths) but permit items that otherwise approved by Council

Section 6.6 Current use of the land and structures

Delete Section 6.6 as being self-evident

Section 6.7 Condition of the land and structures

Replace this section with reference to the Public Spaces Legacy Program grant

Section 6.8 Current leases and licences No comment

Section 6.9 Express authorisation of leases, licences and other estates ref Table 6

The proposal to allow leases and licences of up to 30 years is excessive considering that no improvement consequential to the granting of a lease could conceivably have a pay-back period of more than 10 or at most, 15 years. Even the PoM for the recently adopted Riverglade Reserve specifies a shorter maximum (20 years). If there is to be a maximum tenure it should be consistent across all PoMs, and preferably no greater than 15 years to allow periodic consideration of competing uses of a scarce resource.

Delete all entries except those items relevant to the PARK category land:

Long term lease: delete all

Long term licence: delete all

Short term licence: delete all but

- Community events and festivals
- Emergency occupation
- Exhibitions
- Picnics and private celebrations e.g: weddings and family gatherings
- Site investigations

Section 7: 'GENERAL COMMUNITY USE' Land: Management of the land by category

7.1 Guidelines and core objectives: delete para 1 (repeats information supplied within Table 8).

7.3 Key management, development and use issues

Key issues:

Buildings and facility constraints (p52): Replace all four paras with words to the effect that it is intended to replace these buildings.

Relationship between Figtree Park and Hunters Hill Village (p52): Replace these two para with words to the effect that under the Public Spaces Legacy Program it is intended to replace No 48 Gladesville Road with a green entrance to the park

Booking systems etc (p52): The Croquet club house is also available for use by the general community.

Management framework:

Booking systems etc (p52): not specific to Figtree Park: **Delete or refer to Council site.**

Environmental Management (p53): not specific to this park: **Delete or refer to Council site.**

Safety and Risk Management (p53): not specific to this park: **Delete or refer to Council site.**

Security of tenure (p54): not specific to this park: **Delete or refer to Council site.**

Development and use

Vehicle access and parking (p54): Replace all paras with '*Dedicated parking may be provided for vehicles required for the functioning of the facilities located here*'

Infrastructure and Facilities (p54): Delete the first three paras

7.4 Permissible uses/future uses

(p55): Table 9, Column 2: delete item '*Cafe or refreshment areas (kiosks/restaurants)*' because there are already six cafe in The Village, all offering take-away

(p56): Table 9 continued, Column 2: delete '*Car parking and loading areas*', which repeats item 10 of this column

7.5 Current use of the land and structures (p56)

Table 10, 40A Gladesville Rd: Include that Community Services buses also park on the part of this site behind the Croquet Club building.

7.6 Condition of the land and structures (p57): no changes

7.8 Express authorisation of leases, licences etc (p60-61):

Only not-for-profit, community-run purposes are permitted under the definition of General community use (see Section 4.1, p18). Add to Table 13 the qualification that only activities (including health practitioners, kiosks, child-care and vacation-care etc) operated on a not-for-profit basis are permitted.

The proposal to allow leases and licences of up to 30 years is excessive considering that no improvement consequential to the granting of a lease could conceivably have a pay-back period of more than 15 years. Moreover, the PoM for the recently adopted Riverglade Reserve specifies a shorter maximum (20 years). If there is to be a maximum tenure it should be consistent across all PoMs, and preferably no greater than 15 years to allow periodic consideration of competing uses of a scarce resource.

Add a stipulation that *'Any proposed lease or licence for more than 5 years must be by tender unless it is to a non-profit organisation'*.

Section 8. Future uses

8.1 Introduction (p76)

To provide useful guidance, in the final para of 8.1 replace the term '*short term*' with an estimated period of time, in years.

8.2 Potential Future Development (p76-77)

Delete para 1, and all reference to the Draft Property Strategy.

Insert any proposals that have been specifically agreed by Council, with reference to that agreement

Add information regarding the proposal and funding associated with the Public Spaces Legacy Program,

Condense the remaining part of 8.2

8.3 Potential future plan of management (p77 - 79):

Remove detail of proposals (some of which seem no longer current), and delete mention of the draft Property Strategy.

Delete mention of a 'best outcome' unless there is a discussion of what other outcomes were considered, and why this one is the best.

Condense the remainder of 8.3

8.4 Alignment with State Government parkland and public spaces planning

Inappropriate justification for the 'Village Green proposal' when that proposal is part of the draft Property Strategy and premature to include Table 15 when none of these specifics have been agreed by Council.