



DUNGOG SHIRE COUNCIL

**Plan Of
Management**

**GENERAL COMMUNITY USE
LAND**

Adopted by Council 19 February 2008

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Introduction

This generic plan of management has been prepared to form the basis for the future management of all community lands under the ownership or control of Council that are classified as General Community Use.

The Dungog Shire Council is responsible for the management of much of the publicly owned land in the shire. The *Local Government Act 1993, as amended* (the Act) requires Council to classify the lands as Operational or Community to restrict the alienation and use of the land. Operational land has no special restrictions other than those that may apply to any piece of land.

Classification as community land reflects the importance of the land to the community because of its use or special features. Generally, it is land intended for public access and use, or where other restrictions applying to the land create some obligation to maintain public access (such as a trust deed). The Act specifies restrictions intended to preserve the qualities of the land. Thus community land:

- cannot be sold
- cannot be leased, licenced or any other estate granted over the land for more than 21 years
- must have a plan of management prepared for it.

This Plan of Management provides a very broad policy framework for the future management of the land identified in the plan. It relies upon the completion of other planning processes and reference to other planning documents. The Plan is not intended to provide specific detail on management of a particular site. Other site specific plans may be developed as required.

Land subject to this Plan of Management

This plan of management applies to areas of land primarily used for General Community Use as identified below;

SITE	PROPERTY DESCRIPTION	LOCATION	AREA
Clarence Town War Memorial	Lot 1 DP 301504	27 Grey Street, Clarence Town	20.9 sq m
Clarence Town Museum	Lot 20 DP 729796	115 Prince Street, Clarence Town	2138 sq m
	Por 243 DP 752497	Clarence Town Road, Clarence Town	9586.3 sq m
	Lot 246 DP 752497	Clarence Town Road, Clarence Town	3.148 ha
Clarence Town Community Centre	Lots 14, 15, 16 Sec 23 DP 758250; Lot 276 RES 1040186	55-65 Prince Street, Clarence Town	1.869 ha
Clarence Town Cemetery	Lot 7014 DP 74242	85 Cemetery Road, Clarence Town	3.43 ha
Glen Martin Reserve	Por 12 DP 753176	Glen Martin Road, Glen Martin	8094 sq m
Fisherman's Reserve	Road Reserve	Durham Street, Clarence Town	
	Por 112, 113, 114 DP 752497	Woerden's Road, Clarence Town	59.44 ha
Clarence Town Reserve	Lots 7002, 7003 DP 92648	Limeburners Creek Road, Clarence Town	1.4029 ha
Dungog Historical Museum	Lots 1, 2 DP 1058729	105 Dowling Street, Dungog	322.5 sq m
War Memorial – Cenotaph	Lot 1 DP 795630	98 Lord Street, Dungog	63 sq m
	Plt 9 Sec 8 DP 758366	291 Dowling Street, Dungog	Abt 1037 sq m
	Lot 33 DP 1068717	30 Hillview Avenue, Dungog	530.7 sq m
Bushfire Control Centre	Lots 8, 9 Sec 30 DP 758366	80 Lord Street, Dungog	1390 sq m
Dungog Cemetery	Lot 1 CEM 1110996; Lot 7003 RES 1025646	Cemetery Road, Tabbil Creek	3.638 ha
	PO 65/5	2 Burton Street, Dungog	Abt .1346 ha
Visitors Information Centre	Lot 10 DP 862259	191 Dowling Street, Dungog	356 sq m
Melbury Cemetery Access	Lot 1 DP 1017979	Salisbury Road, Salisbury	1902 sq m
	Lots 14, 16 DP 883549	575 Main Creek Road, Main Creek	9807 sq m
	Lot 143 DP 1021315	Dungog Road, Wallarobba	8902 sq m
	Lot 1 DP 791384	1 Short Street, Dungog	2143 sq m
	Lots 60, 61 DP 598352	85 Common Road, Dungog	5121 sq m
	Lots 4, 5 DP 253661	Bingleburra Road, Bingleburra	1.196 ha
Chichester Reserve	Por 54, 105 DP 753201	1078 Chichester Road, Chichester	3.238 ha
Pioneer Park/SES Headquarters	Por 260 DP 752457	26 Clarence Town Road, Dungog	8330 sq m
	Closed Road	Brown Street, Dungog	376.2 sq m
	Lot 20 DP 1089414	Melbee Circuit, Dungog	18.44 ha
	Lot 72 DP 1054070	28 Melbee Circuit, Dungog	833.2 sq m
Main Creek Reserve	Pt 5 DP 753206	Main Creek Road, Main Creek	3.5 ha
Gladstone Street Reserve	Lots 8, 10, 11 Sec 15 DP 758366	6 Gladstone Street, Dungog	5260 sq m

Short Street Reserve	Lot 7014 DP 96439, Por 294 DP 752457	Short Street, Dungog	8954 sq m
Dungog Waste Depot	Por 325 DP 752457	Short Street, Dungog	9.2110 ha
Flat Tops Bushfire Shed	Plt 6 DP 1047245	Alison Road, Alison	
Salisbury Cemetery	Lot 7005 DP 1030826	Salisbury Road, Salisbury	
Dungog Pound	Pt 153 DP 752457	Short Street, Dungog	2 ha
Ramstation Quarry	Plt 1 DP 256270	1429 Stroud Hill Road, Stroud Hill	1.36 ha
	Lot 101 DP 600077	35 Church Street, Gresford	4286 sq m
Paterson River – Reserve at Carrabolla	Por 47 DP 752454	3811 Paterson River Road, Carrabolla	1.214 ha
Paterson River Pound Crossing Reserve	Lot 7001 DP 96462	Pound Crossing Road, Gresford	3365 sq m
Bushfire Shed – Eccleston	Lot 1 DP 870820	2429 Allyn River Road, Eccleston	535 sq m
Belgrave Cemetery	Lot 1 CEM 914042	Allyn River Road, Eccleston	8094 sq m
Gresford Works Depot	Lot 1 DP 562046	130 Durham Road, Gresford	8094 sq m
Gresford Pound Reserve	Por 113 DP 752496	Pound Crossing Road, Gresford	8473 sq m
Paterson River Reserve	Lot 7001 DP 1050821	Paterson River Road, Carrabolla	1.214 ha
Camyr Allyn Quarry	Lot 91 DP 521113	31 Lewinsbrook Road, East Gresford	1.99 ha
Martins Creek Bushfire Shed	Por 175 DP 752445	9 Cory Street, Martins Creek	4464 sq m
	Lot 1 DP 195157	1098 Tocal Road, Paterson	1499 sq m
Webbers Creek Reserve	Lot 111 DP 1040928	Tocal Road, Paterson	6183 sq m
War Memorial – Paterson	Lot 7007 DP 1053065	Railway Street, Paterson	Abt 01493 ha
Paterson Cemetery	Lot 7010 DP 94285	Webbers Creek Road, Paterson	5.95 ha
Paterson Bushfire Shed	Lot 78 DP 823698	39 Webbers Creek Road, Paterson	2170 sq m
Courthouse Museum – Paterson	Lot 11 Sec 1 DP 758830	King Street, Paterson	1012 sq m
	Pt 25 DP 752467	Railway Street, Paterson	Abt 1000 sq m
	Lot 1 DP 159001	Summer Hill Road, Vacy	1.29 ha
Vacy Bushfire Shed	Lot 41 DP 15187	Gresford Road, Vacy	.09155 ha
War Memorial Green	Road Reserve	Gresford Road, Vacy	

Category and classification of land

Each piece of land covered by this plan is currently classified as community land under the Act and is further categorised as General Community Use.

The categorisation of the land for General Community Use is consistent with clause 104 of the *Local Government (General) Regulation 2005 "Guidelines for categorisation of land as general community use"*. The clause states:

Clause 104 – "Land should be categorised as general community use under section 36 (4) of the Act if the land:

- (a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and
- (b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance."

Owner of the land

The lands are owned by Dungog Shire Council, or owned by the Crown and managed by Dungog Shire Council.

Core objectives for management of community land categorised as a “general community use”

Section 36(l) of the Act provides the core objectives for management of community land categorised as a general community use.

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

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

Management objectives and performance target for the land

The management and performance target for the land is as follows.

- To ensure the facilities, landscaping, buildings and fixtures within the land are maintained in an acceptable state, such that the site is a welcoming place to visit.
- Provide multi-functional facilities that maximise both structured and unstructured recreational and cultural opportunities that are in keeping with the objectives and function of the site and the zoning of the land.
- Provide recreational and cultural facilities giving equity of access to the whole of the community.

How will Council achieve the objectives and performance targets?

Strategies for achieving the objectives and performance targets are:

- Including the land in the Council’s regular inspection and maintenance schedule, for example; lawn mowing, shrub trimming, equipment checking and the like.
- Undertaking annual condition audits of the site, equipment and building assets to identify public safety issues for rectification.
- Consulting with user groups when developing management plans or proposing upgrading works.
- Implementing Council’s annual capital works program as detailed in the Council management plan.

How will Council assess its performance with respect to the objectives and performance targets in the plan?

The Council will assess its performance with respect to the objectives and performance targets in this plan, by:

- A regular internal review (random audit) of inspection and maintenance records, and
- Keeping a register of community comments and complaints, and the Council's response, and
- Regular review by Manex of capital works program.

Leasing or licencing of the land

The Council may grant a lease, licence or other estate over the land or building on the land. The lease may be for any purpose commensurate with use of the land as a park.

If a lease or licence is intended to be granted for a period of greater than 5 years, the Council will put that lease to tender pursuant to the provisions of section 46A(3) of the Act.