



SCENIC HILL ZONE 1 – FORMAL RECREATIONAL AREAS

CROWN RESERVES 83029 (Clay Target Club), 83393 (Dalton Park), 83394 (Griffith Gun Club), 83395 (Griffith Golf Course), 83396 (Griffith Motorcycle Sports Club) & 88420 (Rodeo Ground)

PLAN OF MANAGEMENT



Above - Aerial view Pines Circuit Motor Sports track; Right – Dalton Park racecourse; Below – Griffith Gun Club



Plan of Management Report prepared by
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1.0 EXECUTIVE SUMMARY

Scenic Hill is a valuable natural resource to the City of Griffith and the broader community providing a range of formal recreational use areas, cultural experiences, natural areas and significant visual quality comprising a total area of approximately 795.086 hectares. Scenic Hill is located at the southernmost part of MacPherson Range thereby providing a visual backdrop to Griffith's relatively flat landscape.

Griffith Built & Natural Environment Group prepared a Plan of Management for Scenic Hill (1996-2000), predominantly including the land within the "Natural Area" referred to below as well as other vacant Crown land situated north-east of Wood Road and Wyangan Avenue and land north of the Hill bounded by the Aerodrome.

It is noted that the abovementioned Plan of Management, was not prepared under the *Local Government Act 1993* or the *Crown Lands Act 1989* and that changes to management of various Crown Reserves and legislation have occurred since that time.

Accordingly, the 2000 Plan of Management has been used as a reference only to the current Plan of Management that is required in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*.

For the purposes of preparation of Plans of Management, Scenic Hill has been broken into 3 specific zones comprising:

- Zone 1 – Formal Recreational Areas
- Zone 2 – Pioneer Park
- Zone 3 – Natural Area
-

This Plan of Management (PoM) comprises the areas of formal recreational use that are Council Managed Crown Reserves and are valued by local community members (refer Map Annexure 1 (pg. 41)).

Reserves included in the **Formal Recreational Areas** PoM are:

- Clay Target Club (Reserve 83029)
- Dalton Park Racecourse (Reserve 83393)
- Griffith Gun Club (Reserve 83394)
- Griffith Golf Course (Reserve 83395)
- Griffith Motorcycle Sports Club (Reserve 83396)
- Rodeo Ground (Reserve 88420)
-

It is noted that a number of these sporting Clubs host major annual events that attract tourists from inter-state and accordingly, contribute significantly to Griffith's economy.

The respective Reserves are more specifically referred to in Annexure 2 of the Plan of Management (refer pg. 42).

The PoM examines the current character, current use and future needs of the reserves and their relationship to the surrounding lands and communities within which they are located. The Plan establishes a clear direction for future development, planning and resource management of the land by Council.

The Council Managed Crown Reserves are categorised in this PoM, as being: -

- **Sportsground;** and
- **Park**

The categorisation of the lands is consistent with the Reserves' purpose of Public Recreation with Dalton Park having the existing additional purpose of 'Racecourse'. These lands are all used for a range of formal sporting activities and recreational use.

2.0 Introduction

Griffith City is a thriving regional capital located in the Murrumbidgee Irrigation Area with a vibrant lifestyle and diverse economy; embracing community, heritage, culture and the environment. The estimated population of Griffith City Council in 2020 was 27,155.

Located in the Riverina, Griffith is 584km from Sydney, 458 km from Melbourne and 358km from Canberra; and is the largest regional centre in the Western Riverina region. Griffith is located in the heart of Wiradjuri Nation – the largest nation of Aboriginal and Torres Strait Islander people in Australia.

Griffith City Council is responsible for the care and control of many parcels of community land. With the introduction of the *CLMA 2016* on 1 July 2018, Council as the appointed Crown Land Manager will generally now manage Crown Reserves under the provisions of the *LGA 1993*.

Figure 1 – Locality diagram



2.1 Corporate Objectives

Griffith City Council has a positive future being acknowledged as a predominant major regional centre. Council's Mission Statement is –

1. To respond to the needs of the community and deliver in an economical manner those services which are the responsibility of Local Government.
2. To provide Local Government administration that is dedicated, accountable and committed to the improvement of the quality of life and the economic well-being of the citizens of the City of Griffith.

Figure 2 – Guiding Griffith 2040



The Community Strategic Plan ‘*Guiding Griffith 2040*’ adopted in February 2017 identifies the community’s priorities and aspirations for the future and provides strategies for achieving these goals. The revised community vision is:

“Griffith is a thriving regional capital with a vibrant lifestyle and diverse economy; embracing community, heritage, culture and the environment”.

The Community Strategic Plan is made up of four themes. The four key themes relevant to this PoM are:

Figure 3 – Community Strategic Plan – Themes

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|--|
| <p>1. Leadership –</p> <ul style="list-style-type: none"> a. Developing an engaged and connected community through clear and transparent communication; acknowledging and being responsive to issues; and to be well informed on current issues that impact on the community; b. Working together to achieve goals by engaging actively with State, Federal and non-government agencies to provide local advocacy; partnering and supporting local delivery service providers; sourcing opportunities for funding partnerships, projects and programs to improve quality of life for community members; and develop partnerships with industry and agricultural leaders. c. Planning and leading with good governance within a clear framework of strategic planning, policies and procedures and service standards; and to ensure Council's financial sustainability. <p>2. Love the Lifestyle –</p> <ul style="list-style-type: none"> a. Griffith is a great place to live providing accessible diverse housing; a shared responsibility for the safety of its community members; promotion of reconciliation and a celebration of its social and cultural diversity and social inclusion of the varied demographic groups; providing and promoting accessibility to services and facilities; and building a community which promotes and facilitates an active and healthy lifestyle through provision of sporting and recreational facilities. <p>3. Growing our City –</p> <ul style="list-style-type: none"> a. Encouraging the local community to grow with establishment of diversified industries; promoting the growth of established businesses and assist new business growth; strategic planning and consideration of land use management to encourage new investment; promotion and support of diverse agricultural industries; and the promotion of Griffith as a desirable visitor and tourism destination. b. Encouraging a skilled workforce with employment opportunities locally; developing partnerships to build quality education and training opportunities; and advocate for safe work practices and employment standards. c. Providing, renewing and maintaining a range of quality infrastructure, assets, services and facilities in a cost effective and sustainable manner; maintain and develop an effective transport network; improving the aesthetic of the City and its villages; and mitigating against natural disasters. <p>4. Valuing our Environment</p> <ul style="list-style-type: none"> a. Enhancing the natural and built environment through respectful planning, balanced growth and good design; facilitating community involvement in caring for the natural environment; delivering projects to protect biodiversity; valuing and protecting both natural and built heritage; sustainable land use; and considering climate change issues when decision making. b. Use and manage our resources wisely through management of water resources and water quality; reduction of energy consumption and greenhouse gas emissions; and providing environmentally sustainable waste management services. |
|--|

2.2 Land to Which this Plan Applies

This PoM covers various parcels of land being Council managed Crown Reserves as shown in Table 1 below. A more detailed list indicating infrastructure is shown in Annexure 2 (refer pg. 42). These Crown Reserves are all used for formal sporting and recreational pursuits, either by specific user groups and / or community members and visitors to the area with the lands being categorised as either ‘Sportsground’ or ‘Park’.

Table 1 – Land included in this PoM

| Management Type | Reserve No. | Name | Purpose | Date of Gazette # Trustee appointment | Lot/DP | Area | Land Category |
|-----------------|-------------|---------------------------------|----------------------------------|--|---|---------|---------------|
| Crown Reserve | 83029 | Clay Target Club | Public Recreation | 03/02/1961 # 05/05/1961 | 561/751743 | 11.24ha | Sportsground |
| | 83393 | Dalton Park Racecourse | Public Recreation; Racecourse | 11/08/1961 & 26/11/1982 # 07/09/1962 | 562/751743 & 689/43667 (additional) | 79.74ha | Sportsground |
| | 83394 | Griffith Gun Club | Public Recreation | 11/08/1961 # 07/09/1962 | 564/751743 | 3.42 ha | Park |
| | 83395 | Griffith Golf Course | Public Recreation | 11/08/1961 # 07/09/1962 | 565/751743 | 51.77ha | Sportsground |
| | 83396 | Griffith Motorcycle Sports Club | Public Recreation | 11/08/1961 # 20/07/1962 | 1275/751709 | 5.55 ha | Sportsground |
| | 88420 | Rodeo Ground | Public Recreation | 17/12/1971 # 21/07/972 | 563/751743 | 94.85ha | Park |

The Clay Target Club and Griffith Gun Club are operated jointly and known as the “Griffith Gun Club”. The single reference will subsequently be used throughout this PoM and incorporate both parcels of land.

Other than Dalton Park, the Reserves identified in Table 1, have site specific use in accordance with the respective user’s name.

Dalton Park Racecourse however has multiple user groups incorporating a range of horse-related activities, namely:

- Griffith/Benerembah Pony Club
- Riding for the Disabled (RDA)
- Griffith Jockey Club
- Griffith Harness Racing Club
- Various Stable-holder Licencees

2.3 Lands excluded from the Plan

The following Table identifies land that has been excluded from this PoM with reasoning cited under ‘Comments’.

Table 2 – Lands excluded from this PoM

| Reserve No. | Name | Lot/DP | Purpose | Comments |
|-------------|--------------------|------------|---------|--|
| NA | Griffith Golf Club | 567/751743 | | Area held in freehold ownership by the Griffith Golf Club. This parcel comprises the Clubhouse, Pro Shop and storage areas for golf carts. |

2.4 Owner of the Land

This PoM incorporates land that is owned by the State of New South Wales (as Crown land) and managed by Griffith City Council under the *CLMA 2016* as identified in Table 1 above. The Council of the Shire of Wade was initially appointed as Trust Manager of the various Reserves.

Council of the Shire of Griffith was further proclaimed as City of Griffith (Griffith City Council) by Government Gazette of 1 July 1987. Griffith City Council was reappointed Trustee of the reserves (i.e., Reserves 83029, 83393, 83394, 83395, 83396 & 88420) on 16 December 1994.

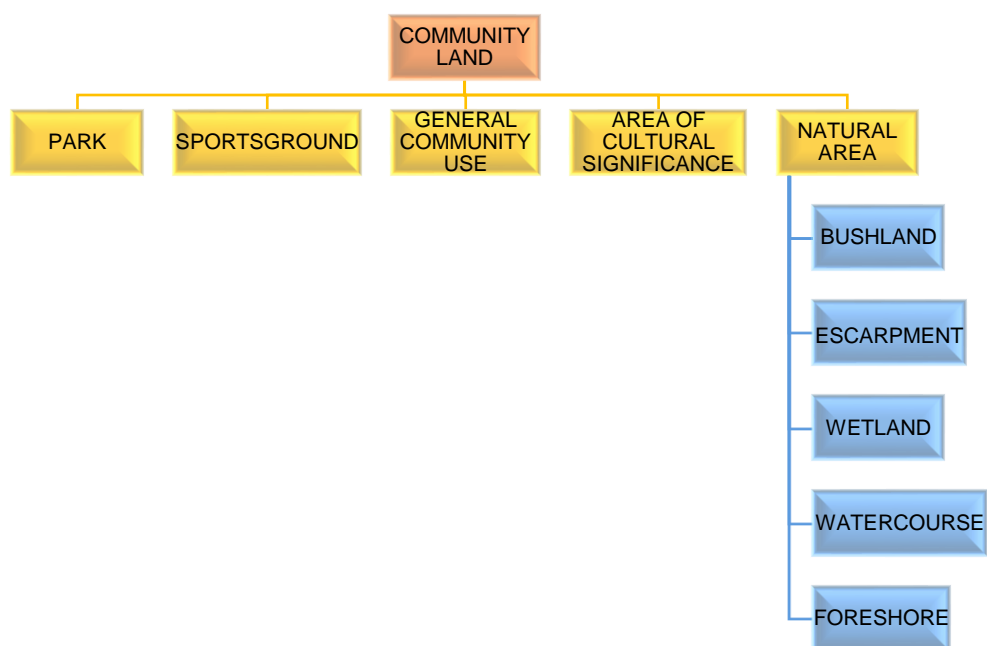
The management and use of the Clay Target Club, Dalton Park Racecourse, Griffith Gun Club, Griffith Golf Course, Griffith Motorcycle Sports Club and the Griffith Rodeo Ground are subject to the provisions of the *CLMA 2016*, and are not subject to any condition, restriction or covenant imposed by the owner.

2.5 Categorisation of Reserves

All community land is required to be categorised as one or more of the following categories. Section 36 of the Local Government Act defines five categories of community land referred to in Figure 4 below and described more broadly as:

- **Park** – for areas primarily used for passive recreation.
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.
- **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- **Natural area** – for all areas that play an important role in the area's ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.

Figure 4 – Prescribed categories of Community Land



With the introduction of the *CLMA 2016*, Council is to manage dedicated or reserved Crown land held under their management control as community land under section 3.21 of the Act.

Under section 3.23(2) of the *CLMA 2016*, Council Crown Land Managers must assign to all Crown land under their management, one or more initial categories of ‘Community Land’ referred to above. The category is to relate most closely to the purpose(s) for which the land is dedicated or reserved.

For the purpose of section 3.23 of the *CLMA 2016*, the PoM for “Scenic Hill Zone 1 – Formal Recreational Use”, is a ‘first Plan’.

The degree to which the reserve purpose relates to the assigned category of the land is important for ongoing management of the land as Council must obtain Native Title Manager advice as to the validity of the activities that they wish to undertake on the land prior to dealing with the land.

Both the *Aboriginal Land Rights Act (ALR) 1983* and the *Commonwealth Native Title Act (NTA (C’th)) 1993* recognises the intent of the original reserve purpose of the land so that a complying activity can be considered lawful or validated, under the *NTA (C’th) 1993*.

On Crown land, Native Title rights and interest must be considered unless:

- Native Title has been extinguished; or
- Native Title has been surrendered; or
- Determined by a court to no longer exist.

Examples of acts which may affect Native title on Crown land reserves managed by Council include: -

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques,

- The construction of extensions to existing buildings,
- The construction of new roads or tracks,
- Installation of infrastructure such as powerlines, sewerage pipes, etc.,
- The issue of a lease or licence,
- The undertaking of earthworks.

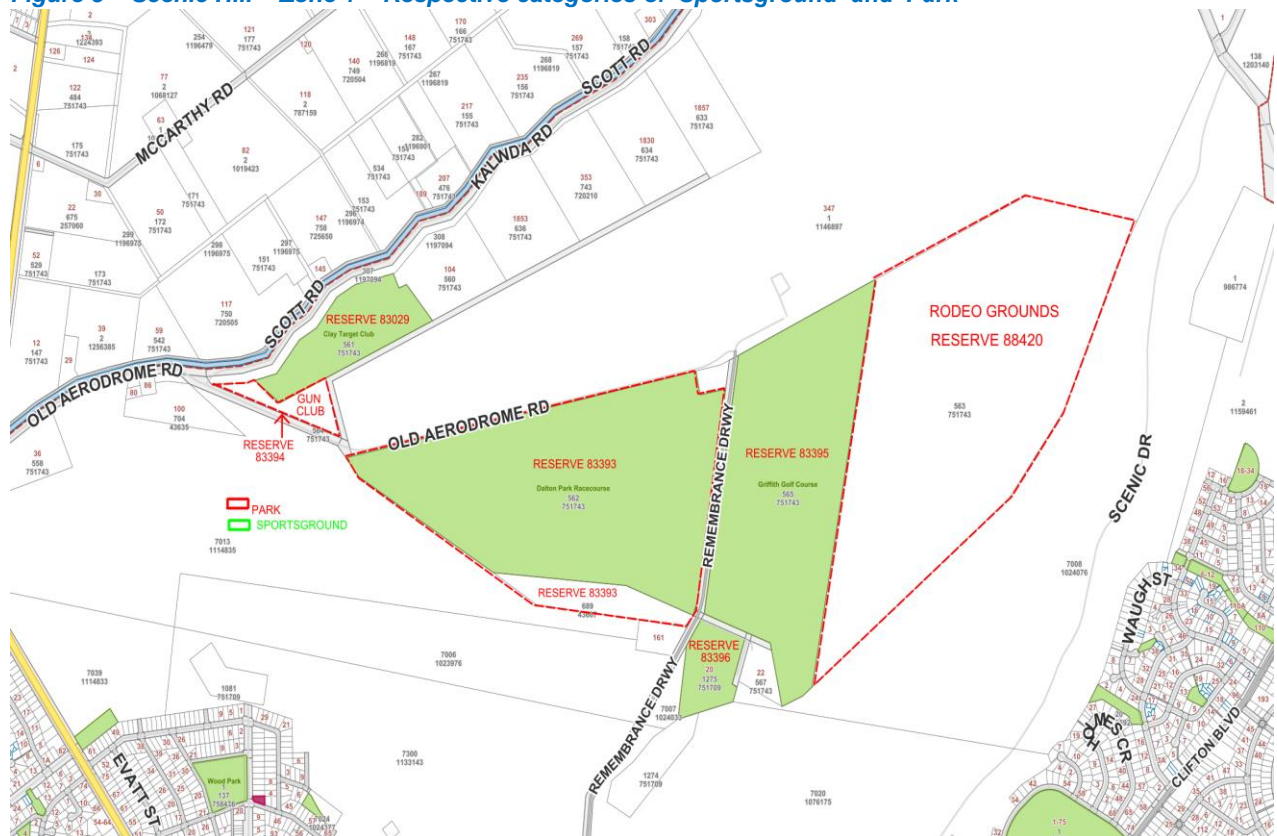
Council applied for the categorisation of the Council Managed Crown Reserves as:

- **'Sportsground'** (in respect of Griffith Golf Course, Griffith Motorcycle Sports Club, Dalton Park, and the Clay Target Club); and
- **'Park'** (in respect of the Rodeo Ground and the Griffith Gun Club)

The above categories closely relate to the reserves' purposes of Public Recreation and Racecourse and are depicted in Figure 5 below.

These categories were respectively approved by the Minister administering the *CLMA 2016* in relation to the reserves, and Council does not propose to alter the categories by this Plan of Management.

Figure 5 – Scenic Hill – Zone 1 – Respective categories of 'Sportsground' and 'Park'



Activities on these Reserves will need to reflect the intent of the public purpose and will be assessed for compliance with relevant Local Government and Crown Lands legislation, including assessment of the activity under the *NTA 1993 (C'th)* and registered claims under the *ALRA 1983*.

2.6 Purpose of this Plan of Management

The purpose of this PoM is to:

- Develop a Plan of Management to provide a strategic framework for Council to guide sustainable development, land use and management of community lands contained within the Scenic Hill (Zone 1) – Formal Recreational Areas.
- Meet and contribute to Council’s broader strategic goals and vision as set out in the Community Strategic Plan “*Guiding Griffith 2040*”.
- Ensure consistent management that supports a unified approach to meeting the varied needs of the community.

2.7 Process of Preparing this Plan of Management

The process for preparing a PoM for Council managed Crown reserves is shown in Figure 6 (below) “[*Flowchart for Consultation and Approval of an Initial Plan of Management*](#)”.

Council is required to submit the draft PoM to NSW Department of Planning & Environment, as representative of the owner of the land under section 39 of the *LGA 1993*. This process occurs prior to a public exhibition and community consultation of the Plan of Management.

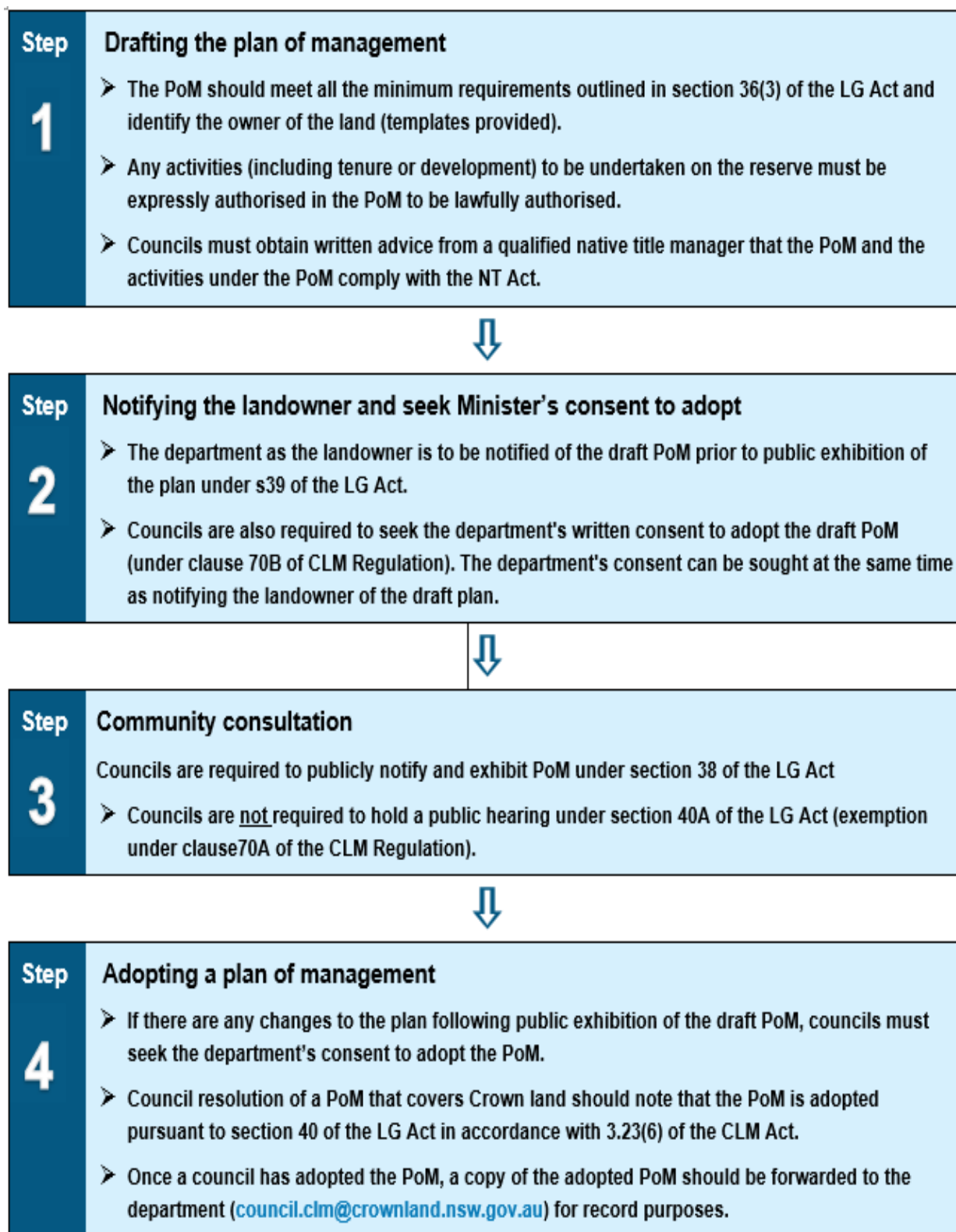
If after public consultation there is no change to the categorisation and no additional purpose is required to be added to the reserve, no additional ministerial consent is required. Council can then proceed to adopt the Plan of Management.

If Council proposes a change in the categorisation of the land following public consultation, the plan must be referred again to the Minister administering the *CLMA 2016* for consent to adopt the PoM.

The purpose of this Plan of Management is **not** to change the categorisations to the Crown Reserves as currently stands.

Community consultation is also offered as a result of the development application process in line with Council’s Griffith Community Participation Plan of 16 December 2019 (in response to Section 2.23 of the *Environmental Planning and Assessment Act 1979*).

Figure 6 – Process for Consultation and Approval of an Initial Plan of Management



2.8 Change and Review of Plan of Management

The use and management of the various parcels of land listed in Table 1 and in the Schedule of Lands in Annexure 2 (refer pg. 42), are regulated by this PoM.

This PoM will require regular review in order to align with community values and expectations and to reflect changes in Council priorities.

Whilst the guidelines and principles outlined in the Plan may be suitable at present, the Plan should be reviewed from time to time to confirm its relevance.

Council has determined that it will review the PoM within 5 years of its adoption.

The community will have an opportunity to participate in reviews of this PoM.

2.9 Community Consultation

Consultation with the community is an important part of the preparation of this PoM.

Consultation gives Council a better understanding of the range of local issues affecting the use and enjoyment of the land to which this PoM applies and gives all sectors of the community the chance to have an input into the direction of policy development being undertaken by Council.

In preparation of the initial Draft PoM, consultation was undertaken with representatives of all Reserves included in this PoM.

All stakeholders and identified Council Departments are given the opportunity to express their opinions and provide relevant information in relation to the planned management of the land, however as the land is Crown land, final approval for the PoM rests with the Minister administering the *Crown Land Management Act 2016* as owner of the land.

Community consultation is also offered as a result of the development application process in line with Council's Griffith Community Participation Plan of 16 December 2019 (in response to Section 2.23 of the *Environmental Planning and Assessment Act 1979*).

3.0 LEGISLATIVE FRAMEWORK

This section describes the legislative framework applying to the land covered under this PoM.

3.1 Local Government Act 1993

Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulations 2021*[NSW] (*LG Regulations*).

The Local Government Act 1993 requires all Council owned land to be classified as either Operational or Community land. Community land is defined as land that must be kept for the use of the general community and must not be sold. Under the *Local Government Act 1993*, Community land is required to be managed in accordance with a PoM and any other laws regulating the use of the land.

This PoM has been prepared in accordance with the *Local Government Act 1993* using the land categories approved by the Minister administering the *CLMA 2016* where lands are Council Managed Crown Reserves. The Plan of Management has further been prepared in accordance with the *Local Government Act 1993* solely where lands are Council Owned Community Lands.

Council must also consider the guidelines under Clause 101 of the *LG Regulations* for categorisation of community land when preparing PoMs.

The minimum requirements for a Plan of Management for community land is set out in Section 36(3) of the *Local Government Act 1993* and 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.

3.2 Crown Land Management Act 2016

Crown reserves are Crown land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.

Crown land is governed by the *CLMA 2016*, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.

Under the *CLMA 2016*, as Council Crown land managers, Councils manage Crown land as if it were public land under the *Local Government Act 1993*. However, it must still be managed in

accordance with the purpose of the land and cannot be used for an activity incompatible with its purpose – for example, Crown land assigned the purpose of ‘environmental protection’ cannot be used in a way that compromises its environmental integrity.

Division 3.4 of the *CLMA 2016* specifically relates to Crown land managed by Councils and **Division 3.6** of the said Act, refers to Plans of Management and other plans.

Council’s must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the *CLMA 2016* and set out below. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses. Section 1.4 of the *CLMA 2016* states:

“For the purposes of this Act, **the principles of Crown land management** are –

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licenced or otherwise dealt with in the best interests of the State consistent with the above principles.”

Crown land management compliance

In addition to management and use of Crown reserves that are aligned with the purpose of the reserve, there are other influences over Council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or Councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

3.3 Zoning and Planning Controls

The *Environmental Planning and Assessment Act 1979 (EPA Act)* establishes the statutory framework for environmental and land use planning in NSW.

The Griffith City Council Local Environmental Plan 2014 (GLEP) is the current planning instrument.

Under the current GLEP 2014, the various parcels of land are zoned as RE2 – Private Recreation excepting for Lot 689 DP 43668 which is zoned E2 – Environmental Conservation as shown Figure 8 (below). The zoning of the land fits the current uses of the various lands contained within this PoM for Sportsground and Park use as described in Tables 3 and 4 below.

The Department of Planning Practice Note PN 11-002 describes the zoning of RE2 Private Recreation as being “intended to cover a wide range of recreational areas and facilities on land that is either privately owned or managed. The use of facilities developed on this land may be

open to the general public or restricted e.g., to registered members only. Private recreation may include racecourses, golf clubs, bowling clubs, rifle ranges, speedways, tennis complexes and other sporting or recreational facilities which may be on significant parcels of privately owned land, or on land leased from Councils or State authorities.”

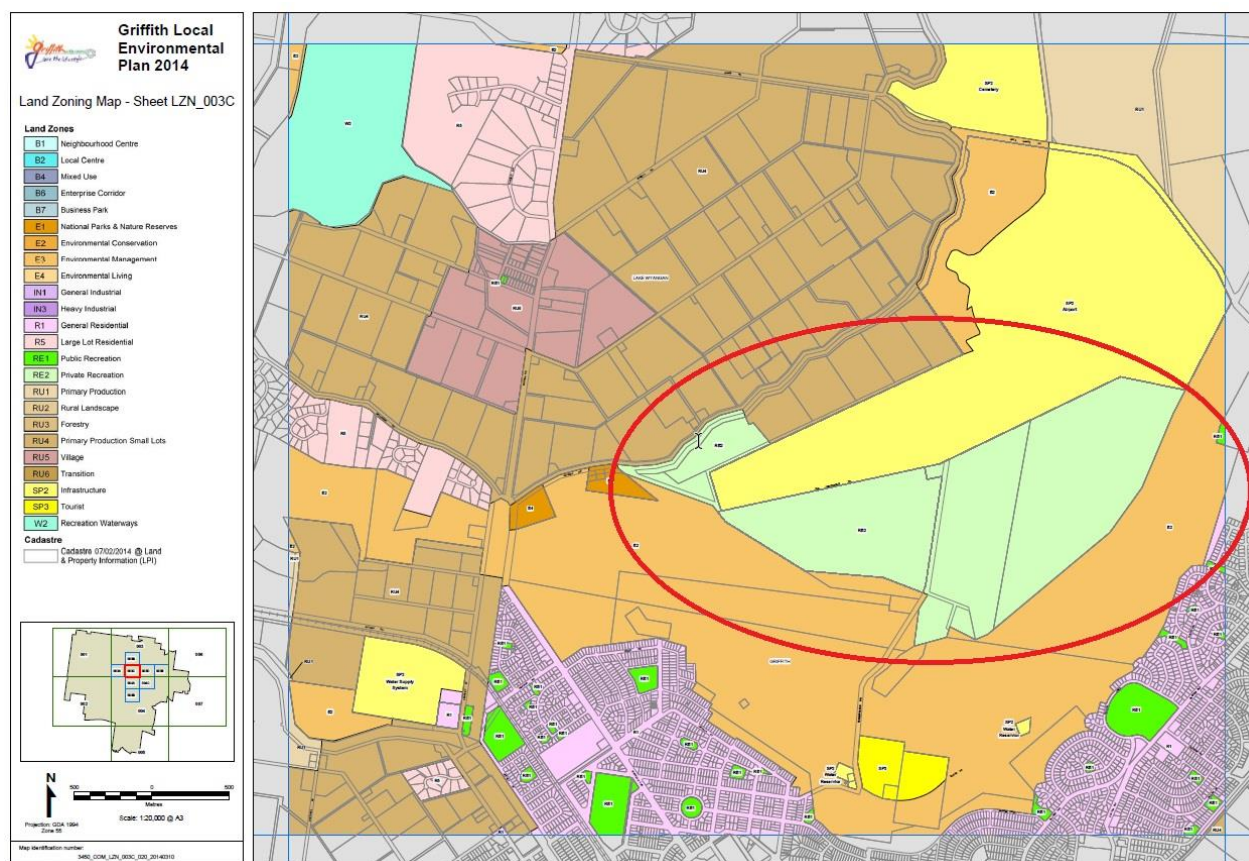
Table 3 – Zoning requirements for RE2 – Private Recreation

| |
|---|
| Objectives of zone <ul style="list-style-type: none"> • To enable land to be used for private 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. • To offer opportunities for tourism development. |
| Permitted without consent <p>Environmental facilities; Environmental protection works; Water reticulation systems.</p> |
| Permitted with consent <p>Amusement centres; Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Emergency service facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Food and drink premises; Function centres; Helipads; Hotel and motel accommodation; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Signage; Water recreation structures; Water supply systems; Wharf or boating facilities.</p> |
| Prohibited <p>Any development not specified in item 2 or 3.</p> |

Table 4 – Zoning requirements for E2 – Environmental Conservation

| |
|---|
| Objectives of zone <ul style="list-style-type: none"> • To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. • To prevent development that could destroy, damage or otherwise have an adverse effect on those values. • To ensure the long term viability of populations of threatened species and ecological communities by protecting and improving the condition of wildlife habitats. |
| Permitted without consent <p>Water reticulation systems</p> |
| Permitted with consent <p>Boat launching ramps; Boat sheds; Community facilities; Eco-tourist facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Information and education facilities; Jetties; Oyster aquaculture; Recreation areas; Research stations; Roads; Water recycling facilities; Water supply systems</p> |
| Prohibited <p>Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3</p> |

Figure 7 – GLEP (2014) – Land Zoning Map – Sheet LZN_003C



3.3.1 State Environmental Planning Policy (Transport & Infrastructure) 2021

This Policy – *SEPP (Transport & Infrastructure) 2021* – commenced on 1 March 2021 and provides that certain types of works do not require development consent by a public authority, other agencies or authorised person.

Division 12 of the *SEPP (Transport & Infrastructure) 2021* defines parks and public reserves which this Policy covers, i.e., Crown land within the meaning of the *CLMA 2016* including a public reserve but not including a reserve that is dedicated or reserved for a public cemetery.

Section 2.73(2)(c) of the Policy provides that in respect of land reserved within the meaning of the *CLMA 2016*, development for any purpose can be carried out without consent by or on behalf of the Secretary, a Crown land manager of the land, the Ministerial Corporation or the Minister administering the *CLMA 2016*, if the development is for the purposes of implementing a PoM adopted for the land under the *CLMA 2016* in to such land or in accordance with the *Local Government Act 1993* in relation to Crown land managed by a Council.

The types of development that may comply with the provisions of *Section 2.73(2)(c)* of *SEPP (Transport & Infrastructure) 2021* are set out in Table 5 (pgs. 27-28).

Section 2.73(3) of the Policy provides for a range of construction or maintenance works that are applicable under this Policy which may be carried out by or on behalf of a public authority in connection with a public reserve.

3.3.2 Other Relevant Legislation and Policies

In addition to the requirements of the *CLMA 2016* and the *Local Government Act 1993*, there are a number of other pieces of legislation and Government Policies that are relevant to the ongoing management of the respective Crown reserves and Council owned community lands including:

- *Aboriginal Land Rights Act 1983 (ALRA 1983)*;
- *Biodiversity Conservation Act 2016*;
- *Companion Animals Act 2016*;
- *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*;
- *Local Land Services Act 2013*;
- *Native Title Act 1993 (NTA 1993 (C'th))*;
- *Pesticides Act 1999*;
- *Protection of the Environment Operations act 1997*;
- *Rural Fires Act 1997*; and
- *State Environmental Planning Policies (SEPPs)*.

3.3.3 Council Plans and Policies

As Council Policies may change from time to time, refer to Griffith City Council's website for relevant Plans and Policies impacting on the Reserves –

<https://www.griffith.nsw.gov.au/council-policies>

4.0 DEVELOPMENT AND USE

4.1 Overview

While Council is responsible for the over-arching management of the various Crown Reserves in accordance with the respective notified purposes, with the current exception of the Rodeo Ground, all other Crown Reserves are managed by the respective Licencee organisations and individuals.

Dalton Park has a Council staff Ground Manager who oversees activities in accordance with Council's "*Dalton Park – Areas of Responsibility*" Policy and in conjunction with the 'General Facilities Committee'. Accordingly, the Griffith Harness Racing Club Inc., Griffith Jockey Club Inc., Griffith/Benerembah Pony Club and Griffith Riding for Disabled organisations have site specific areas of responsibility.

All stable holders have responsibility for the maintenance of their respective Licenced areas. Due to the nature and variety of users at Dalton Park, there has been a history of development and erection of buildings and infrastructure. This matter will be addressed further in [Section 6 – Management Framework for categories of Land](#) (pgs. 34-38).

Council has also raised issues in regards to individual(s) 'stable holder licencees' who hold a monopoly of stable licences. Future management proposes restrictions to stable Licences per individual to 2 areas. This matter will also be addressed further in Section 6.

Generally, all Licencees have well run organisations who actively over-see ground and infrastructure management. The Griffith Gun Club is currently dependant on the approval of the PoM so that Council can enter into a long-term Licence of the Reserve 83029 (Lot 561 DP 751743) being the area containing all infrastructure associated with clay target and gun club activities.

The reserved area for the Rodeo Ground (Lot 563 DP 751743) has generally been used as a grazing area by Griffith Rodeo Club members. Infrastructure relating to the holding of rodeo events are actually located adjacent to Lot 563 DP 751743 and within a small area of Lot 7008 DP 1024076, i.e., part Reserve 56353 Scenic Hill Reserve notified for Preservation and Growth of Timber. Subsequently, this anomaly will also be addressed in the Scenic Hill (Zone 3) – Natural Area - Plan of Management.

4.2 History and Current Use of Land & Structures on adoption of Plan

A description of the current land uses is detailed below with structures shown more specifically in Annexure 2 (pg. 42).

Reserve 83393 – Dalton Park

Dalton Park is utilised by a range of horse-related activities catering to a variety of community users. Griffith Riding for Disabled (RDA) and the Griffith/Benerembah Pony Club (Pony Club) have active membership and weekly utilisation of respective facilities that include stables, yards, and arenas. Although the Harness Racing Club and Griffith Jockey Club occupy a large area of Dalton Park, their respective use is limited, (i.e., Harness Racing 2 events/year; and the Griffith Jockey Club 1 race day/year).

There are a total of 32 Stable areas located around Dalton Park, some containing sheds / sheltered stables and others only yards that are occupied year round by a number of individuals.



The Griffith/Leeton Riding for the Disabled (RDA) was established in 1980 and is a volunteer organisation catering to the needs of children with physical and intellectual disabilities and social disorders through horse related activities.

RDA operates 3 days per week during school terms from April-November. Lessons are held in a group environment pairing rider requirements with horse suitability. Horse riding provides a unique form of exercise and therapy helping to improve the student's coordination, balance, muscle development, strength and fitness. RDA provides dedicated coaches and volunteer handlers for each student to ensure positive outcomes for all attendees of RDA.



The Griffith/Benerembah Pony Club is a member of Pony Club New South Wales and Pony Club Australia and was established in 1938. The local Club currently has 20 active members and 20 non-resident members and predominantly operates every 2nd Sunday from March until December providing special instructional days with guest demonstrations and instruction in disciplines of Camps, Certificates, Cross Country, Dressage, Grooming, Riders without Horses and Show jumping. The local Club has its own Clubhouse and amenities buildings in conjunction with the arena and yards.

The Griffith Harness Racing Club usually holds meetings on Melbourne Cup Day (evening) and a Carnival of Cups held on the following



Saturday, also an evening event. Race day includes Fashions on the Field, live music, face-painting for the children, Mini trots and the 'Dash for a Cause Foot Races'.



The Griffith Race Club held its first meeting on 29 January 1923 with a seven race event (as reported in The Sydney Moring Herald the following day). The Griffith Race Club moved to Dalton Park Racecourse during the late 1940's. Falling membership and a wet year, saw the Club go into recess in 1956.

The Griffith Jockey Club was re-formed in 1963 and the following year, the inaugural meeting of the Griffith Jockey Club was held on 12 December 1964 when 2000 people enjoyed a six race program.

The Club again went into recess between 2004 and 2009 due to a lack of numbers. The "Griffith Cup" of 2009, was held at the Narrandera Racecourse. The current committee of the Griffith Jockey Club hosts one Race Meeting annually on the 2nd Saturday in September. Race day includes Fashion on the Field, children's activities and live music.

Reserve 83029 – Griffith Gun Club (incorporating operations of the Clay Target Club)



A group of Griffith and district shooters formed a Gun Club at Griffith in the late 1920's, originally situated on the south western slope of Scenic Hill between Lake Wyangan Road and north of Ortella Street, Griffith. The current site was chosen following World War II, with assistance from Council and the then Water Conservation & Irrigation Commission (WC&IC).

A concrete trap house and lanes were built and an automatic trap installed mid 1940's, and a disposal building from the Narrandera R.A.A.F. base was purchased and shifted to the present site. Volunteers laid lawn, erected an amenity building and on New Year's Day 1948, the Club was officially opened with the NSW Double Rise Championship and a Ricegrowers' sponsored trophy. The Club went into recess at the end of the 1950's and reformed again in the mid 1960's.

The Clubhouse and contents were destroyed by fire on 8 April 1975. A new Clubhouse was constructed of Hebel blocks and in March 1979, the Griffith Gun Club hosted the Australian Championships.

The Griffith Gun Club Inc. is an active Club comprising of approximately 60 members within the Riverina Zone Club. The Griffith range is open for practice 7 days/week for Trap, Sporting, Skeet and Trench shoots. The Club hosts a Trap shoot (1st Sunday @ month); Skeet (3rd Saturday @ month) and other major events including the 'Casella Golden Wine Shoot' held yearly over the Father's Day weekend (running since about 1999). Donations, sponsorship and the prize pool make this event the largest in Australia, largely due to local business and individual generosity. Money made by the Club is re-invested into on-going maintenance and improvement.

Reserve 83395 – Griffith Golf Course

The Griffith Golf Club manages the 18-hole course that is set on the Reserve within a natural environment. With a strong and proactive Board, the Griffith Golf Club has an active 606 strong membership comprising of 80 juniors; 10% being female members; and 60% over 65 years of age.



The Club promotes an active 'Kids Program' offering free coaching, training, hire and play time for ages 12-18 years. The Club is supported by local businesses that provide sponsorship for the various events that are run on a monthly basis.

The Clubhouse and Pro Shop are located on freehold land with the Clubhouse open on Saturday and Sundays only.

Reserve 83396 – Griffith Motorcycle Sports Club



"The Pines Speedway" was originally started by the South West Motor Cycle Club and was taken over by the Griffith Motorcycle Sports Club who subject to weather, host meetings monthly. The Club has approximately 100 members and caters to all age groups of riders in events for dirt track, supercross and motocross disciplines.

This track is one of few that are publicly operated and managed as many tracks are now corporately owned and operated.

The Griffith Motorcycle Sports Club has successfully hosted the Australian Titles (2019) that garnered competitors from overseas. Current events draw competitors primarily from southern Queensland, Victoria and state-wide with distance being a factor despite the local Club having some of the best and safest facilities Australia-wide.

Figure 8 – 1952 Photo of Pines Speedway

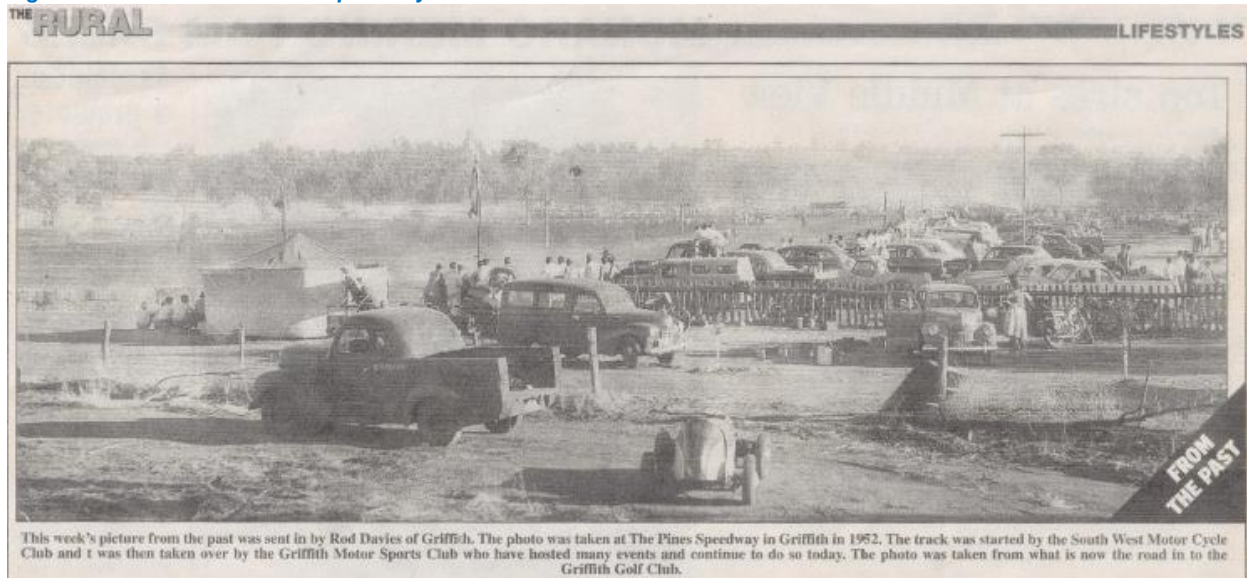


Photo Caption reads: "This week's picture from the past was sent in by Rod Davies of Griffith. The photo was taken at The Pines Speedway in Griffith in 1952. The track was started by the South West Motor Cycle Club and it was then taken over by the Griffith Motor Sports Club who have hosted many events and continue to do so today. The photo was taken from what is now the road in to the Griffith Golf Club."

Reserve 88420 – Rodeo Ground

The area of the Rodeo Ground has been fenced however no other infrastructure is on the land. Infrastructure for rodeo events is actually located on an adjacent Crown land Reserve under the management of Council.

The Griffith Rodeo Club has struggled to obtain active membership and appropriate insurance and subsequently, this area is not actively utilised. That is not to say that future interest in this sport may again rise to enable a Licence Agreement to provide for active management of Reserve 88420.

Infrastructure located on the respective Reserves align with the use-type as described above and Council has approved a number of Development Applications (DA's) catering to the needs of the respective user groups. Various forms of infrastructure have accordingly been constructed over the decades since notification of the Reserves.

It is noted that a brick house was erected on Dalton Park many years ago and has been used as a permanent dwelling. While Council has a Licence in place to occupy the dwelling, it is not intended to infer ownership thereof.

All buildings and infrastructure require the consent of both Council (through Development Application (DA) processes) and Landowner Consent (from Department of Planning, Infrastructure & Environment – Crown Lands) prior to lodgement of the relevant DA. This matter will be further addressed in [Section 6 – Management Framework for categories of Land](#).

An Asset Condition Report has been prepared by Council in respect of Dalton Park which is reviewed regularly.

Figure 9 – Photos showing various infrastructure on the Reserves
Dalton Park (various users)



Griffith Gun Club





Griffith Golf Course



Griffith Motorcycle Sports Club



Rodeo Ground (infrastructure located on Lot 7008 DP 1024076)



4.3 Permissible Uses/Future Uses

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Griffith City Council area.

Griffith City Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate. Within the recreational and sporting facilities in particular, Griffith City Council intends to permit and encourage a broad range of appropriate activities.

The use of community land is often supported by associated ancillary development such as user-specific equipment and infrastructure, amenity blocks or food kiosks. The general types of uses which may occur on community land categorised as Park and Sportsground, and the forms of development generally associated with those uses, are set out in Table 5 below. The facilities on community land may change over time, reflecting the needs of the community.

The anticipated uses and associated development identified in the table are intended to provide a general guide. The terminology used is not intended to impose an exact meaning.

Table 5 - Permissible use and development of community land categorised as Park and Sportsground by council

| Park | |
|---|--|
| Purpose/Use such as... <ul style="list-style-type: none">• Active and passive recreation including cycling• Group recreational use, such as picnics and private celebrations• Eating and drinking in a relaxed setting• Publicly accessible ancillary areas, such as toilets• Markets and similar localised events and gatherings• Low intensity commercial activities (e.g., recreational equipment hires) | Development to facilitate uses, such as... <ul style="list-style-type: none">• Development for the purposes of improving access, amenity and the visual character of the park area, e.g., fencing, tracks, revegetation• Development for the purposes of active recreation such as park associated equipment, arenas, etc.• Amenities to facilitate the safe use and enjoyment of the park e.g., seating areas, toilet facilities etc.• Lighting, seating etc. |

| | |
|---|---|
| <ul style="list-style-type: none"> • Filming and photographic projects <p>NB: Some of the uses listed above require a permit from the council.</p> | <ul style="list-style-type: none"> • Hard and soft landscaped areas • Storage sheds • Car parking and loading areas • Commercial development which is sympathetic to and supports use in the area • Heritage and cultural interpretation, e.g., signs • Advertising structures and signage (such as A-frames and banners) that: <ul style="list-style-type: none"> - relate to approved uses/activities - are discreet and temporary - are approved by the council • Water saving initiatives such as stormwater harvesting and swales • Locational, directional and regulatory signage |
| Sportsground | |
| <p>Purpose/Use</p> <ul style="list-style-type: none"> • Active and passive recreational and sporting activities compatible with the nature of the particular land and any relevant facilities • Organised and unstructured recreation activities • Community events and gatherings • Commercial uses associated with sports facilities | <p>Development to facilitate uses</p> <p>Development for the purpose of conducting and facilitating organised sport (both amateur and professional), for example:</p> <ul style="list-style-type: none"> • Sports tracks (motorbike and associated bike racing) • Marked fields and courses (shooting events/golf courses etc.) • Change room/locker areas • Shower/toilet facilities • Kiosk uses • Car parking and loading areas • Ancillary areas (Clubhouse/meeting rooms, recording rooms, equipment storage areas) • Shade structures • Storage ancillary to recreational uses, community events or gatherings, and public meetings • Facilities for sports training, e.g., arenas, practice areas/courses and fairways, etc. • Provision of amenities to facilitate use and enjoyment of the community land including seating, change rooms, toilets, storage, first aid areas • Heritage and cultural interpretation, e.g., signs • Equipment sales/hire areas • Compatible, small scale commercial uses, e.g., sports tuition • Advertising structures and signage (such as A-frames and banners) that: <ul style="list-style-type: none"> - relate to approved uses/activities - are discreet and temporary - are approved by the council • Water saving initiatives such as stormwater harvesting, rain gardens and swales • Energy saving initiatives such as solar lights and solar panels • Locational, directional and regulatory signage |

4.4 Express authorisation of leases and licences and other estates

Under Section 46(1)(b) of the LG Act, leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the community land itself and the local area to support the activity.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.

This plan of management **expressly authorises** the issue of leases, licences and other estates over the land covered by the plan of management, in accordance with section 46(1)(b) of the LG Act, provided that:

- the purpose is consistent with the purposes of Public Recreation and Racecourse
- the purpose is consistent with the core objectives prescribed by Section 36F (categorisation of Sportsground) and Section 36G (categorisation of Park)
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (C'th)
- where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved
- a tender process may be considered, for terms exceeding 5 years, unless it is granted to a non-profit organisation.

This PoM also allows the council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the council or public utility provider on the community land in accordance with the *Local Government Act 1993*.

Section 3.17 refers to special provisions of Crown land managers (i.e. extending to leases, licences, permits, easements or rights of way) that may be granted with reference to Section 2.19 (Secondary Interest in dedicated or reserved Crown Land); and Section 2.20 (short-term licences over dedicated or reserved crown land).

Short-term licences may be authorised for the purpose of:

- (a) the playing of a musical instrument, or singing, for fee or reward
- (b) engaging in a trade or business
- (c) the playing of a lawful game or sport
- (d) the delivery of a public address
- (e) commercial photographic sessions

- (f) picnics and private celebrations such as weddings and family gatherings
- (g) filming sessions
- (h) the agistment of stock.

Fees for short-term casual bookings will be charged in accordance with the council's adopted fees and charges at the time.

Direction of Funds

Any income produced from the Reserve, i.e., as per the approved Tenure, will be distributed to manage other community land in a fashion determined by Council.

It is noted that Council is proposing amendment to the Policy at Dalton Park in relation to the number of stables that can be held by any single individual (further referenced in [Section 6.2 – Plan Implementation](#)).

Council has in place tenures as identified in the following table.

Table 6 – Current licences & leases over reserves within this PoM

| Reserve | Purpose | Licence | Commenced | Expiry | Holder | Authorised Activity |
|---------|--------------------------------|---------|------------|------------|--|---------------------|
| 83393 | Racecourse & Public Recreation | ✓ | 01/01/2015 | 31/12/2024 | R Salvestro | Stabling of horses |
| ✓ | ✓ | | 01/01/2015 | 31/12/2024 | G D'Altorio | ✓ |
| ✓ | ✓ | ✓ | 01/01/2015 | 31/12/2024 | G Pickersgill | ✓ |
| ✓ | ✓ | ✓ | 01/01/2016 | 31/12/2025 | Griffith Pony Club | ✓ |
| ✓ | ✓ | ✓ | 01/12/2012 | 30/11/2022 | Riding for the Disabled (NSW) Griffith/Leeton Centre | ✓ |
| ✓ | ✓ | ✓ | 01/01/2015 | 31/12/2024 | Riding for the Disabled (NSW) Griffith/Leeton Centre | ✓ |
| ✓ | ✓ | ✓ | 01/01/2015 | 31/12/2024 | A Zorzanello | ✓ |
| ✓ | ✓ | ✓ | 01/10/2019 | 30/09/2024 | M McCanna & G Rennie | ✓ |
| ✓ | ✓ | ✓ | 01/03/2021 | 28/02/2031 | P Hume | ✓ |
| ✓ | ✓ | ✓ | 01/07/2020 | 30/06/2031 | Griffith Jockey Club | Racing Activities |
| ✓ | ✓ | ✓ | 01/07/2020 | 30/06/2030 | Griffith Harness Racing Club Inc | Racing Activities |
| ✓ | ✓ | ✓ | 21/01/2013 | 20/01/2023 | A Zorzanello | Stabling of horses |
| ✓ | ✓ | ✓ | 01/01/2016 | 31/12/2024 | M Sosso | ✓ |
| ✓ | ✓ | ✓ | 01/01/2016 | 31/12/2025 | A Zorzanello | ✓ |
| ✓ | ✓ | ✓ | 03/03/2015 | 02/03/2025 | A Zorzanello | ✓ |

| | | | | | | |
|-------|-------------------|--------------------|------------|------------|---------------------------------|------------------------|
| ✓ | ✓ | ✓ | 01/10/2019 | 30/09/2024 | B Newell | ✓ |
| ✓ | ✓ | ✓ | 01/10/2018 | 31/07/2023 | V Ballestin | ✓ |
| ✓ | ✓ | ✓ | 20/07/2018 | 31/12/2024 | J Balkin | ✓ |
| ✓ | ✓ | ✓ | 24/01/2019 | 31/12/2024 | P & M Lane | ✓ |
| ✓ | ✓ | ✓ | 01/07/2008 | 31/12/2024 | A Zorzanello | ✓ |
| ✓ | ✓ | ✓ | 01/01/2020 | 31/12/2024 | K Patten | ✓ |
| 83394 | Public Recreation | Short term Licence | 29/10/2021 | 28/10/2022 | Griffith Gun Club Inc. | Clay target & gun club |
| 83395 | Public Recreation | Lease | 01/10/2021 | 30/09/2031 | Griffith Golf Club Inc. | Golf Course |
| 83396 | Public Recreation | Lease | 01/03/2021 | 28/02/2026 | Griffith Motorcycle Sports Club | Motorcycle Racing |

There is no current Licence in place for the Rodeo Grounds.

4.5 Easements

No easements affect lands comprised within this PoM.

4.6 Native Title Assessment

Further to [Section 2.5 – Categorisation of Reserves](#) and reference to Native Title Assessment, Council is required under the provisions of the *CLMA 2016*, to undertake steps to identify whether the activity proposed on Crown land will affect Native Title. Council must further consider what provisions of the *NTA 1993 (C'th)* will validate the activity; and what procedures should be taken in relation to a particular activity prior to its commencement. Council must also have regard for any existing claims made on the land under the *NSW Aboriginal Land Rights Act 1983 (ALR Act)*.

The activity must be authorised through *Part 2 Division 3 of the NTA 1993 (C'th)*.

Council must obtain written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land where the land is not excluded land, in accordance with native title legislation and applicable to works and activities to be undertaken at the Gun Club, Dalton Park, Griffith Golf Course, Griffith Motorcycle Sports Club and the Rodeo Ground.

4.7 Aboriginal Land Claims

The following Table shows Reserves that are impacted by current Aboriginal Land Claims (ALCs). Any future activities will need to take into account any Claim that may subsequently be lodged in respect of these lands.

Table 7 – Reserves impacted by ALCs

| Reserve No. | Reserve Name | ALC | Area affected |
|--------------------|---------------------|------------|--|
| 83393 | Dalton Park | 38153 | Whole of Lot 689 DP 43667 only |
| 83394 | Griffith Gun Club | 38077 | Whole of Lot 564 DP 751743 excluding 1000m2 access track into Reserve 83029 (See Note Below (*). |

(*) Note: NSW Aboriginal Land Council (NSWALC) requested a partial withdrawal of ALC 38077 to the extent that the road portion providing public access to the Griffith Gun Club, is excised from the Claim, i.e., approximately 1000m2. The balance of the Claim remains on foot for determination by the Crown Lands Minister.

5.0 BASIS OF MANAGEMENT

Griffith City Council intends to manage its community land to meet:

- assigned categorisation of community land
- the LG Act guidelines and core objectives for community land set out in Table 7 in [Section 5.1](#) below
- the council's strategic objectives and priorities
- development and use of the land outlined in Section 6 of the LG Act.

5.1 Core Objectives for management of Community land

The management of community land is governed by the categorisation of the land, its purpose and the core objectives of the category.

For the purpose of this PoM, the categories of Sportsgrounds and Parks are defined in the *LGt Regulation, Part 4 Division 1* – Guidelines for the categorisation of community land as:

Table 8 – Categories of land as defined in the Section 103 Local Government Regulation

| Guidelines – from the LG Regulation | Core objectives – from the <i>Local Government Act 1993</i> |
|--|--|
| Clause 103 – Sportsgrounds: Land used primarily for active recreation involving organised sports or playing outdoor games. | Category Sportsground (Section 36F): <ul style="list-style-type: none">• to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games• to ensure that such activities are managed having regard to any adverse impact on nearby residences. |
| Clause 104 – Parks: Land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others. | Category Park (Section 36G): <ul style="list-style-type: none">• to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities• to provide for passive recreational activities or pastimes and for the casual playing of games• to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management. |

6.0 MANAGEMENT FRAMEWORK FOR CATEGORIES OF LAND

6.1 Management Issues

Management of the lands takes into consideration the reserves' purpose and the purpose for which the lands are classified and categorised.

Council recognises the importance of Reserves in providing a range of open space and formal sporting activities that are valued by its users and visitors to the Griffith City area. Management and the Licencees therefore need to take into account useability of the Reserves for local needs and the larger events that are hosted.

Table 9 below provides Council's general management issues and guidelines.

Table 9 – Management Issues and Guidelines

| | |
|--|--|
| Maintenance of infrastructure | As required following routine inspections by Council and Licencees and / or identified site-specific issues in accordance with Council's requirements. |
| Car Park | Car-parking areas are provided to accommodate user and visitor attendance dependant on sporting type, i.e., car-parking areas are available for attendees Dalton Park, the Griffith Gun Club, Griffith Golf Course (parking available on the Griffith Golf Club's freehold land) and Griffith Motorcycle Sports Club. Parking for Griffith Rodeo events has generally been adjacent to rodeo infrastructure located on Scenic Hill Reserve. |
| Watering | Watering of various sportsground areas is the responsibility of the Licencees. ➤ In respect of Dalton Park, i.e., racetracks are the responsibility of the Griffith Jockey and Harness Racing Clubs; other areas are the responsibility of site-specific Licencees (Pony Club, RDA etc.). GCC is responsible for watering of the compound that encloses the toilets betting and canteen areas. Water restrictions may be in place from time to time. |
| Vandalism | Vandalism will be addressed by the respective Licencees at the time of occurrence and Council should be notified at that time. Vandalism may include issues such as unauthorised vehicle access; damage to equipment and infrastructure; or other damage resultant from unauthorised activities referred to in PG-CP-301 "Prohibited Activities on Council Active & Passive Recreation Areas". |
| Erection of sporting equipment and other 'use-specific' infrastructure | The erection of sporting equipment and other use-specific infrastructure if allowed by this Plan of Management, will be under authorisation of Council's Development Application processes and subject to Department of Planning, Industry and Environment – Crown Lands 'Landowner Consent' unless satisfied by <i>SEPP (Transport & Infrastructure) 2021</i> approval. |
| Unauthorised buildings and infrastructure | Buildings and infrastructure erected outside of <i>SEPP (Transport & Infrastructure) 2021</i> requirements and approvals mentioned above, may be removed by Council at the expense of the user/Licencee as applicable to ensure authorised use of respective facilities and Reserves. |
| Weeds | Weed management practices will be undertaken by the Licencees (or where not Licenced, by Council staff) in accordance with guidelines to ensure amenability of the sporting areas and to ensure invasive weed species do not impact on neighbouring natural areas of Scenic Hill Reserve. |
| Pests | Pest management is the responsibility of the Licencees (or where not Licenced, by Council staff) in accordance with Council guidelines. |
| Trees | Licencees must adhere to Council's Tree Preservation Order PG-CP-401. Council must be consulted prior to the removal of any trees for any purpose. |
| Drainage | In relation to Dalton Park, impacts of drainage are a consideration of Council however any works must not cause an impediment to the operations of the adjoining airport operations. Licencees must not undertake works without prior consultation and approval of Council. |

6.2 Plan Implementation

The following action plan sets out the requirements under Section 36 of the Local Government Act 1993 with respect to:

- The category of the land
- The objectives and performance targets of the plan with respect to the land
- The means by which the council proposes to achieve the plan's objectives and performance targets,
- The manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets.

Table 10 below sets out key objectives and performance targets for management of the land.

Responsibility: Griffith City Council (GCC)

Table 10 - Objectives and performance targets of this Plan of Management

| Performance Target | Actions | Priority | Performance Indicator |
|---|---|----------|---|
| LEGISLATIVE | | | |
| To ensure that relevant legislation is complied with in relation to preparation of the PoM. | 1. The Plan is prepared in accordance with Native Title Manager advice, the <i>LGA 1993</i> , the <i>CLMA 2016</i> , <i>NTA 1993 (C'th)</i> and <i>ALRA 1983</i> (as applicable) | High | <ul style="list-style-type: none"> • The Plan is reviewed by Council's Native Title Manager and approved by Department of Industry – Crown Lands/ • Council exhibits and adopts the PoM subject to community comments being addressed. (Where significant changes to the PoM are required, the PoM will be re-referred to Council and the Department). |
| MANAGEMENT | | | |
| Provide quality recreational sporting facilities; assess the current facilities, condition and use of the land in accordance with community expectations. | 2. Consultation and development in accordance with Council's Strategies and Policies. 3. Review of Council's Building Asset Report (applicable to Dalton Park only). 4. Review existing infrastructure to confirm appropriate Approvals in place 5. Provide guidance to Licencees regarding processes for erection of improvements. 6. Ensure appropriate tenure arrangement with users (as applicable). 7. Ensure that Licencees are restricted to a limit of 2 stable areas to provide opportunities for all users and reduce monopolisation by individuals. | Ongoing | <ul style="list-style-type: none"> • Regular meetings with 'Facilities Management Committee' in respect of Dalton Park (or as necessary). • Assets (current and future) are managed by Licencees where applicable and in accordance with prescribed Council standards and community expectations. • Community consultation in regards to meeting future community needs. • Approvals where necessary for erection of infrastructure, is provided in a timely manner. • Review of tenure conditions (as applicable). • Review stable licencees prior to renewal to reduce monopoly of use and ensure compliance of conditions. |

| | | | |
|---|---|----------|---|
| Ensure an Asset Management Plan is in place to maintain and enhance respective sportsground areas. | 8. Support Licencees in development of an Asset Management Plan (Note: Dalton Park has an Asset Management Plan) | On-going | <ul style="list-style-type: none"> Council to liaise with respective Licencees regarding maintenance/upgrade of assets to support long-term use and viability. |
| Council to provide overarching management of the Reserves; and direction and support to Licencees | 9. Ensure Licencees conduct regular safety audits to assess property on a risk assessment basis. 10. Ensure Licencees hold current Indemnity Insurance Policies 11. Ensure that Licencees comply with tenure conditions (as applicable). | On-going | <ul style="list-style-type: none"> Infrastructure is compliant to relevant industry standards. Review Licencee Asset Management Plans regularly (i.e., bi-annually) Regular meetings (or as necessary) with respective Licencees and review of tenure conditions prior to any renewal of tenure. Support Funding Applications subject to proposals meeting Council's requirements and Policy directions |
| INFRASTRUCTURE | | | |
| Where necessary, Council ensures that Licencees upgrade user-specific infrastructure to ensure safety of site to users and visitors | 12. Ensure on-going inspection and assessment of all infrastructure (as appropriate). 13. Ensure all existing buildings and infrastructure have relevant approvals in place. 14. Support Licencees in future planning of infrastructure upgrade in line with respective Asset Management Plans, SEPP Infrastructure requirements, Council Policies, Council and DPIE Approval processes. 15. Ensure long-term viability of organisations relative to site-specific use operations. | On-going | <ul style="list-style-type: none"> Future upgrades and landscaping are carried out in accordance with the PoM and required development processes (where necessary). Unauthorised infrastructure may be removed as determined by Council (at Licencee's/user's expense). Potential infrastructure improvements by Licencees including but not limited to: <ul style="list-style-type: none"> Griffith Golf Course – installation of new toilet facility; upgrade to irrigation infrastructure; installation of 'Put-Put Golf' course; upgrade of perimeter fencing. Dalton Park generally – removal of old abandoned equipment/vehicles Griffith/Benerembah Pony Club – Upgrade and improvements to day yards, arena, toilet facilities and the Clubhouse Griffith Gun Club – installation of energy efficient lighting; upgrade to toilet facilities; upgrade to sensor equipment to reduce vandalism Griffith RDA – upgrade of fencing around paddock area (Lot 29); upgrade of fencing around the RDA centre; renewed guttering of under-cover arena Feedback from community is positive and negative |

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| | | | feedback acted upon as necessary in consultation with Licencees. |
| Reserves continue to provide quality use-specific infrastructure | 16. Support Licencee proposal(s) for upgrade to buildings/new infrastructure/parking etc., to enhance Sportsground and Park infrastructure (now and in the future as necessary) | On-going | <ul style="list-style-type: none"> Provide necessary approvals to development in accordance with respective use categories. Feedback from Licencees and community is positive and negative feedback acted upon as necessary. |
| Manage the areas to ensure equal access to all users is provided by Licencees in conjunction with Council | 17. Continually review infrastructure with Licencee's vision and ensure any plans for new facilities and equipment will allow access for all users | On-going | <ul style="list-style-type: none"> Facilities meet the requirements of all users. Feedback from community is positive and negative feedback acted upon as necessary. |
| ENVIRONMENT | | | |
| Provide quality sporting and recreational facilities | 18. Ensure Licencees maintain all facilities to a high standard and that areas are free of refuse / obsolete equipment etc. 19. In consultation with Licencees, consider and plan for future needs and relevant expansion of facilities, infrastructure, parking / or landscaping as necessary. | On-going | <ul style="list-style-type: none"> All facilities are maintained to meet service levels and continue to comply with Australian Standards. Community feedback is positive and negative feedback acted upon as necessary. |
| Over-arching management of environmental, Licencee and user safety | 20. On-going inspection in consultation with Licencee's and assessment of infrastructure in accordance with Council and Government WHS legislation 21. Consider the safety of Licencees, community and visitors in the maintenance of the various buildings, sportsground and recreational areas regard to the use of chemicals and pest control. 22. Ensure that Licencees engage qualified contractors when undertaking relevant weed and pest control measures (as applicable). | On-going | <ul style="list-style-type: none"> Audit processes for safety and condition reporting are working well. Qualified contractors are used when undertaking activities on behalf of Licencees. No unauthorised use of facilities. Feedback from the Licencees and the community is positive and negative feedback is acted upon where necessary. |
| Preservation of natural areas | 23. Ensure that natural areas are preserved by Licencees/users | On-going | <ul style="list-style-type: none"> Monitor unlawful removal of natural vegetation. |
| USE OF THE RESERVES | | | |
| Signs | 24. Review signs and follow guidelines provided by Statewide Mutual Signs as Remote Supervision. 25. Use-specific signage is up-to-date in accordance with relevant industry standards. | On-going | <ul style="list-style-type: none"> Continually monitor all signs are legible and current and that Licencees renew as required. |
| That lighting is appropriate to meet the needs of site-specific use | 26. Support Licencees' proposals to upgrade existing lighting infrastructure and where possible, encourage the use of sustainable lighting. | On-going | <ul style="list-style-type: none"> In consultation with respective Licencees, continue to monitor requirements for security lighting for unlawful activities (as necessary). Licencee and community feedback is positive and |

| | | | |
|------------------------------|---|----------|--|
| | | | negative feedback acted upon as necessary. |
| Access and Parking | 27. Ensure that access and parking meet user-specific requirements particularly to cater for major events and increased use / visitation. | On-going | <ul style="list-style-type: none"> Continue to monitor that access and parking requirements meet the needs of Licencees, users, visitors and the respective facilities as appropriate. Council maintains internal road networks (Dalton Park) to support all Licencees, users and visitors to the various areas. Licencee and community feedback is positive and negative feedback acted upon as necessary. |
| Buildings and Infrastructure | 28. Ensure that all buildings and infrastructure are authorised | On-going | <ul style="list-style-type: none"> Review existing DA approvals and consider removal of unauthorised buildings and infrastructure. |

7.0 References

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8.0 ANNEXURES

- 1) Map - Reserves of Scenic Hill – Zone 1 – Formal Recreational Areas
- 2) Schedule of Scenic Hill – Zone 1 – Formal Recreational Areas
- 3) Site Plan – Dalton Park
- 4) Site Plan – Griffith Motor Cycle Club (Pines Circuit Motor Sports) (2004)
- 5) Site Plan – Griffith Golf Course

ANNEXURE 1 – MAP – RESERVES OF SCENIC HILL – ZONE 1 – FORMAL RECREATIONAL AREAS



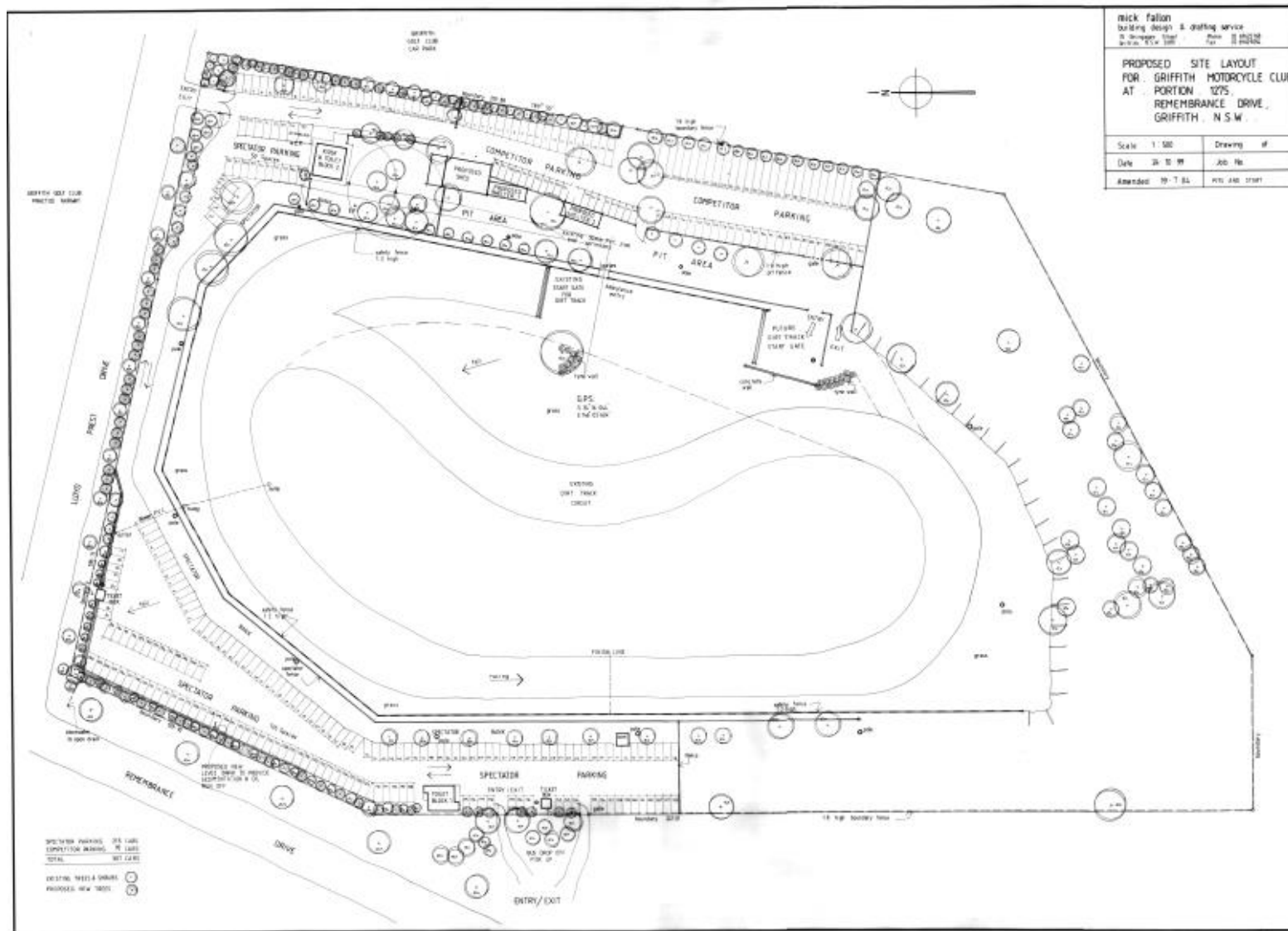
ANNEXURE 2 - SCHEDULE OF LANDS – SCENIC HILL – ZONE 1 – FORMAL RECREATIONAL AREAS

| SCHEDULE OF LANDS - SCENIC HILL ZONE 1 - FORMAL RECREATIONAL AREAS | | | | | | | | |
|--|---------------------------------|----------|-----------------|-------------------------------|--------------|------------------------|----------|---|
| RESERVE NO. | RESERVE NAME | CROWN | DATE OF GAZETTE | PURPOSE | CATEGORY | LOT/DP | AREA | COMMENTS/INFRASTRUCTURE |
| 83029 | Clay Target Club | Crown | 3/02/1961 | Public Recreation | Sportsground | 561/751743 | 11.24 ha | Used for all recreational Gun Club activities: - Clubhouse; amenities block; sheltered BBQ area; camping area providing powered sites; Referee Boxes; Ground in-line Traps x8; Skeet x6; Trench Traps x15; Lightpoles; Manual & Electronic Scoreboard; perimeter fencing. |
| 83393 | Dalton Park Racecourse | Crown | 11/08/1961 | Public Recreation; Racecourse | Sportsground | 689/43667 & 562/751743 | 73.97 ha | <u>Harness and Jockey Club</u> : - 2 race specific tracks; training track; associated stables (x90); Bar; Toilet block; Canteen; Steward & Seecretary's Office/Jockey Room; Betting Ring, Cover & Grandstand; Platform; respective Harness & AJC Boxes; Storage sheds; lighting and entry building. <u>Pony Club</u> : Clubhouse; toilet block; arena; yards. <u>Riding for Disabled</u> : Clubhouse; Transportable Caretaker's cottage; Large enclosed stable area; multiple yards; arena. <u>Other areas</u> : Multiple enclosed stables/storage sheds; stable yards; brick house and attached shed. <u>General</u> : Landscaping and natural areas; perimeter fencing; internal roads. |
| 83394 | Griffith Gun Club | Crown | 11/08/1961 | Public Recreation | Park | 564/751743 | 3.42 ha | Access track to R.83029 which now incorporates all activities of combined Clubs and known as the Griffith Gun Club. This area is generally natural bushland. |
| 83395 | Griffith Golf Course | Crown | 11/08/1961 | Public Recreation | Sportsground | 565/751743 | 51.77 ha | 18-hole golf course and practice fairway; small old toilet block (contains no disability facilities); perimeter fencing in average to poor condition. |
| 83396 | Griffith Motorcycle Sports Club | Crown | 11/08/1961 | Public Recreation | Sportsground | 1275/751709 | 5.55 ha | 2x Toilet blocks (one includes showers and kiosk); Large colourbond storage shed; additional storage sheds/containers; steel frame/wooden bench seating stand; formed racing track; internal track fencing and barrier; perimeter fencing; 10x flood lights; 2x ticket box; competitor and spectator parking areas. |
| 88420 | Rodeo Ground | Crown | 17/12/1971 | Public Recreation | Park | 563/751743 | 94.85 ha | The reserve comprises fencing only. Infrastructure pertaining to activities of the Rodeo Ground are located on adjacent Crown land (part Scenic Hill Reserve) and comprises arena, stable yards, ramp; tiered seating area; toilets (x2); perimeter fencing in poor condition. Access to water was disconnected mid 2021. |
| | Griffith Golf Club | Freehold | | | | 567/751743 | 1.98 ha | Griffith Golf Club owned land is excluded from this Plan of Management. |

REFERENCE

| SECTION | DESCRIPTION | THICK |
|---------|-------------|-------|
| A | 100' x 100' | 100' |
| B | 100' x 100' | 100' |
| C | 100' x 100' | 100' |
| D | 100' x 100' | 100' |
| E | 100' x 100' | 100' |
| F | 100' x 100' | 100' |
| G | 100' x 100' | 100' |
| H | 100' x 100' | 100' |
| I | 100' x 100' | 100' |
| J | 100' x 100' | 100' |
| K | 100' x 100' | 100' |
| L | 100' x 100' | 100' |
| M | 100' x 100' | 100' |
| N | 100' x 100' | 100' |
| O | 100' x 100' | 100' |
| P | 100' x 100' | 100' |
| Q | 100' x 100' | 100' |
| R | 100' x 100' | 100' |
| S | 100' x 100' | 100' |
| T | 100' x 100' | 100' |
| U | 100' x 100' | 100' |
| V | 100' x 100' | 100' |
| W | 100' x 100' | 100' |
| X | 100' x 100' | 100' |
| Y | 100' x 100' | 100' |
| Z | 100' x 100' | 100' |
| AA | 100' x 100' | 100' |
| AB | 100' x 100' | 100' |
| AC | 100' x 100' | 100' |
| AD | 100' x 100' | 100' |
| AE | 100' x 100' | 100' |
| AF | 100' x 100' | 100' |
| AG | 100' x 100' | 100' |
| AH | 100' x 100' | 100' |
| AI | 100' x 100' | 100' |
| AJ | 100' x 100' | 100' |
| AK | 100' x 100' | 100' |
| AL | 100' x 100' | 100' |
| AM | 100' x 100' | 100' |
| AN | 100' x 100' | 100' |
| AO | 100' x 100' | 100' |
| AP | 100' x 100' | 100' |
| AQ | 100' x 100' | 100' |
| AR | 100' x 100' | 100' |
| AS | 100' x 100' | 100' |
| AT | 100' x 100' | 100' |
| AU | 100' x 100' | 100' |
| AV | 100' x 100' | 100' |
| AW | 100' x 100' | 100' |
| AX | 100' x 100' | 100' |
| AY | 100' x 100' | 100' |
| AZ | 100' x 100' | 100' |
| BA | 100' x 100' | 100' |
| BB | 100' x 100' | 100' |
| BC | 100' x 100' | 100' |
| BD | 100' x 100' | 100' |
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| BF | 100' x 100' | 100' |
| BG | 100' x 100' | 100' |
| BH | 100' x 100' | 100' |
| BI | 100' x 100' | 100' |
| BJ | 100' x 100' | 100' |
| BK | 100' x 100' | 100' |
| BL | 100' x 100' | 100' |
| BM | 100' x 100' | 100' |
| BN | 100' x 100' | 100' |
| BO | 100' x 100' | 100' |
| BP | 100' x 100' | 100' |
| BQ | 100' x 100' | 100' |
| BR | 100' x 100' | 100' |
| BS | 100' x 100' | 100' |
| BT | 100' x 100' | 100' |
| BU | 100' x 100' | 100' |
| BV | 100' x 100' | 100' |
| BW | 100' x 100' | 100' |
| BX | 100' x 100' | 100' |
| BY | 100' x 100' | 100' |
| BZ | 100' x 100' | 100' |
| CA | 100' x 100' | 100' |
| CB | 100' x 100' | 100' |
| CC | 100' x 100' | 100' |
| CD | 100' x 100' | 100' |
| CE | 100' x 100' | 100' |
| CF | 100' x 100' | 100' |
| CG | 100' x 100' | 100' |
| CH | 100' x 100' | 100' |
| CI | 100' x 100' | 100' |
| CJ | 100' x 100' | 100' |
| CK | 100' x 100' | 100' |
| CL | 100' x 100' | 100' |
| CM | 100' x 100' | 100' |
| CN | 100' x 100' | 100' |
| CO | 100' x 100' | 100' |
| CP | 100' x 100' | 100' |
| CQ | 100' x 100' | 100' |
| CR | 100' x 100' | 100' |
| CS | 100' x 100' | 100' |
| CT | 100' x 100' | 100' |
| CU | 100' x 100' | 100' |
| CV | 100' x 100' | 100' |
| CW | 100' x 100' | 100' |
| CX | 100' x 100' | 100' |
| CY | 100' x 100' | 100' |
| CZ | 100' x 100' | 100' |
| DA | 100' x 100' | 100' |

ANNEXURE 4 – SITE PLAN – GRIFFITH MOTORCYCLE SPORTS CLUB



ANNEXURE 5 – SITE PLAN - GRIFFITH GOLF COURSE LAYOUT



