



SCENIC HILL ZONE 2 – PIONEER PARK

CROWN RESERVES 87945 & 87129

DRAFT PLAN OF MANAGEMENT



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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.

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 area of **Zone 2 - Pioneer Park** (Annexure 1 (pg.46)).

Pioneer Park located on two adjacent Reserves, is an area that is valued by the local community as it showcases the historical development of Griffith; the history of irrigation, migration and agriculture that has brought the city and broader area to life. Pioneer Park is also valued for its 'tourist' importance and showcases a number of museums, historical buildings, machinery and local artefacts and is therefore recorded for its historic worth on Council's Local Environmental Plan.

The respective Reserves are more specifically referred to in Annexure 2 'Schedule of Lands' of the Plan of Management (pg. 47).

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

The Reserves are categorised in this PoM, as being a combination of: -

- **Area of Cultural Significance;**
- **Park;** and
- **General Community Use**

The categorisation of the lands is consistent with the Reserves' purposes of Botanic Gardens, Museum, Park, Promotion of the Study and Preservation of Native Flora and Fauna, together with an existing additional purpose of 'Accommodation'. These lands are all used for a range of associated uses and are developed accordingly.

The lands are non-Aboriginal culturally significant however, Pioneer Park is of cultural importance to the Griffith community due to the aesthetic, historical and social value of the site and its recognition of past development and will be of value to present and future generations.

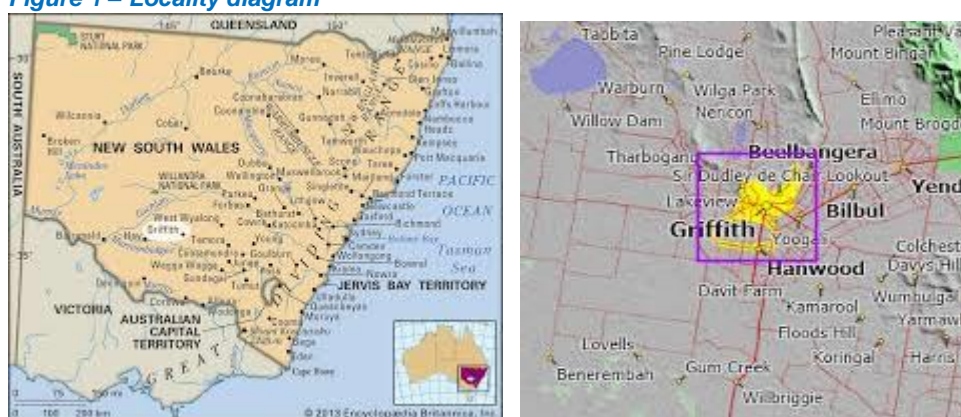
2.0 Introduction

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

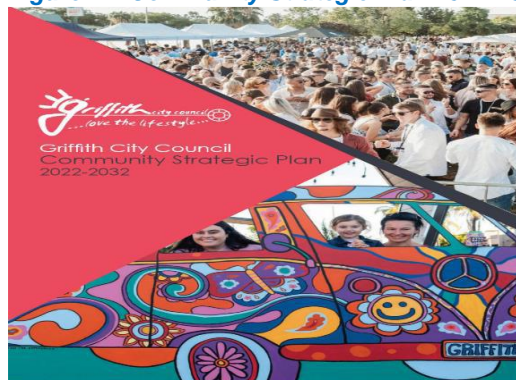


2.1 Corporate Objectives

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 – Community Strategic Plan 2022-2032



The Community Strategic Plan '**Community Strategic Plan**' endorsed 22 March 2022 identifies the community's priorities and aspirations for the future and provides strategies for achieving these goals. The community vision for Griffith, adopted in 2017 is:

"Griffith is a thriving regional capital with a vibrant lifestyle and diverse economy. We embrace our 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

<ol style="list-style-type: none"> 1. Leadership – <ol 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. Partner with and provide support to organisations who deliver services and programs locally by collaborating with local tourism operators by building and growing relationships. d. 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. 2. Love the Lifestyle – <ol 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 promoting reconciliation and embrace of Wiradjuri heritage and culture. b. Plan for, develop and provide a suitable range of cultural and art facilities, engaging programs and diverse events through development and management of Pioneer Park as a centre for community and cultural engagement by developing an annual program of social and cultural activities and events at Pioneer Park Museum to attract and engage a more diverse local demographic; to engage schools and community organisations in interactive learning experiences; by developing facilities and recourses to enhance the area as a venue for hire and to promote it to organisations, businesses and community groups; and identifying opportunities for funding or in-kind assistance to enhance its quality and amenity for events and functions. 3. Growing our City – <ol style="list-style-type: none"> a. Strategic planning and consideration of land use management to encourage new investment; and the promotion of Griffith as a desirable visitor and tourism destination through growth of major events and festivals and increasing Griffith's digital presence in relation to implementation of Griffith Marketing Plan and in conjunction with the Destination Tourism Plan relative to Pioneer Park Museum. b. 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. 4. Valuing our Environment <ol 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.
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2.2 Land to Which this Plan Applies

This PoM covers two parcels of land both being Council managed Crown Reserves as shown in Table 1 below. A more detailed list indicating infrastructure is shown in Annexure 2 (pg. 47).

Both parcels of land are utilised for a combination of Museums and historical building replicas, parks and garden areas together with areas of natural bushland and accommodation collectively

known as 'Pioneer Park Museum'. The area is generally utilised for local events and productions and more broadly a tourist attraction of Griffith, attracting visitors both locally and from further afield. Pioneer Park accords with the lands' categorisation collectively as 'Area of Cultural Significance', 'Park' and 'General Community Use'.

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	87129	Pioneer Park Museum	Botanic Garden, Museum Park, Promotion of the Study and Preservation of Native Flora & Fauna	03/04/1969	Part 7012/1024031	8.028ha	Area of Cultural Significance & General Community Use
	87945	Pioneer Park Museum	Botanic Gardens, Museum, Park, Promotion of the Study and the Preservation of Native Flora and Fauna	19/02/1971	1347/751709	9.078ha	Area of Cultural Significance, Park, General Community Use
	87945		Accommodation	25/08/2017	1347/751709		

2.3 Lands excluded from the Plan

The following Table identifies land that has been excluded from this PoM:

Table 2 – Lands excluded from this PoM

Reserve No.	Name	Lot/DP	Purpose	Comments
34177	Not known	Part Lot 7012 DP 1024031 (5.712ha)	Trigonometrical Purposes	The Trig. Reserve comprises the southern half of the Lot generally south of Scenic Drive and the area on which the Rotary Lookout is located. Reserve 34177 was notified on 05/04/1902 and is managed by The Minister.
Part 87129	Within Pioneer Park Museum	Part Lot 7012 DP 1024031	-	Tower sites licenced directly by the Department of Planning, Industry & Environment (DPIE) - Crown Lands to Tower users.
NA	-	Lot 1 DP 90054		Freehold held by Air Services Australia

2.4 Owner of the Land

The land is owned by State of New South Wales (as Crown land) and managed by Griffith City Council under the *CLMA 2016* and *LG Act* as identified in Table 1 above.

The Council of the Shire of Wade was initially appointed as Trust Manager of the two 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 Reserve 87129) on 16 December 1994.

Griffith City Council Crown Reserves Reserve Trust (Griffith City Council) was appointed Trustee of Reserve 87945 on 23 April 1999. Griffith City Council Crown Reserves Reserve Trust (Griffith City Council) was appointed Trustee of Reserve 87129 on 16 December 1994.

The Reserves are not subject to any condition, restriction or covenant imposed by the owner.

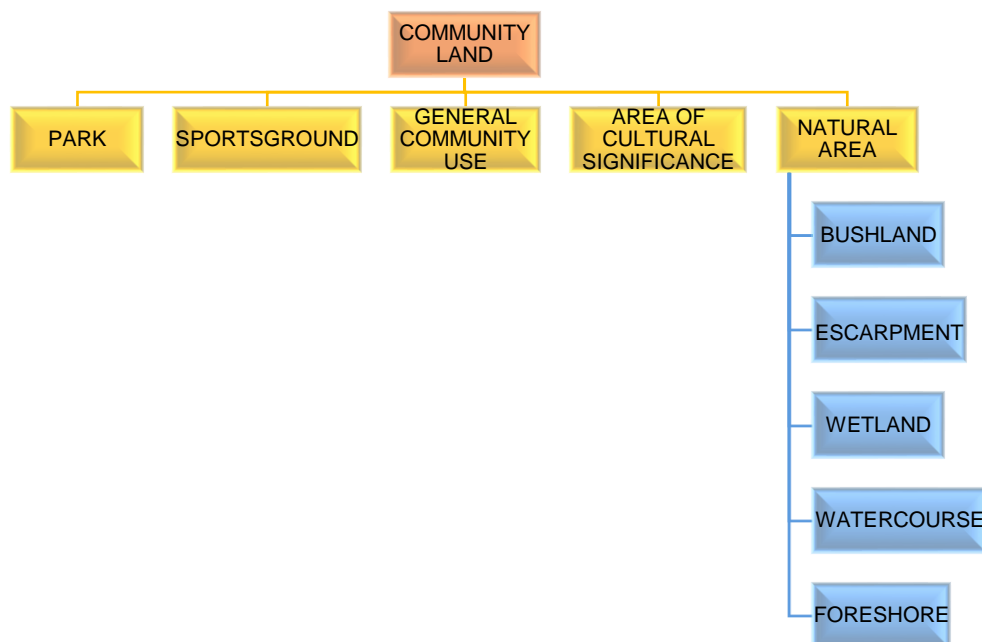
2.5 Categorisation of Reserves

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 individual 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 2 – Pioneer Park", 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:

- **'Area of Cultural Significance'** and **'General Community Use'** (Reserve 87129); and
- **'Area of Cultural Significance'**, **'Park'** and **'General Community Use'** (Reserve 87945).

Reserve 87129 with a reserve purpose of Botanic Garden, Museum Park and the Promotion of the Study and the Preservation of Native Flora and Fauna closely relates to the categorisation of the land and the current activities undertaken on this reserve. The buildings on the reserve are associated with the Museum and in the future the land may provide for expansion of Pioneer Park to meet the needs of the community.

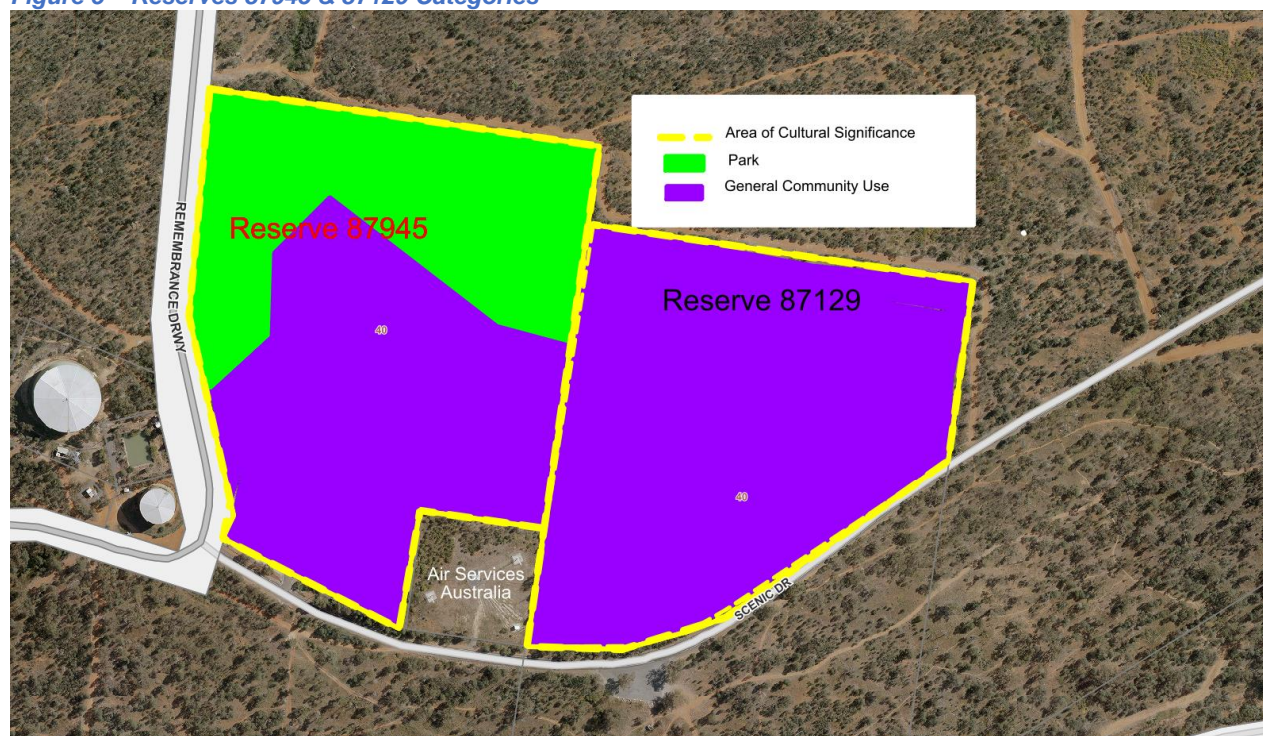
Reserve 87945 with a reserve purpose of Botanic Garden, Museum Park, and the Promotion of the Study and the Preservation of Native Flora and Fauna is similar in use and activities to Reserve 87129 but for the addition of the reserve purpose of 'Accommodation' which covers the caretaker's cottage and a backpacker's hostel located on part of the reserve. This reserve is utilised more by the general public as a major part of the Museum is located on the reserve and special events are held regularly within the park. [Refer Section 4.2 – Current Use of Land & Structure on adoption of Plan](#)

The categories overlap providing a mixture of both Area of Cultural Significance and General Community Use, with areas of Park scattered throughout both reserves.

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.

Activities on the 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*.

Figure 5 – Reserves 87945 & 87129 Categories



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 Scenic Hill - Zone 2 – Pioneer Park.
- 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 expectations of the local community and its visitors.
- Ensure appropriate development of Pioneer Park that recognises the various purposes of land that meet its historical intent and general community use.

2.7 Process of Preparing this Plan of Management

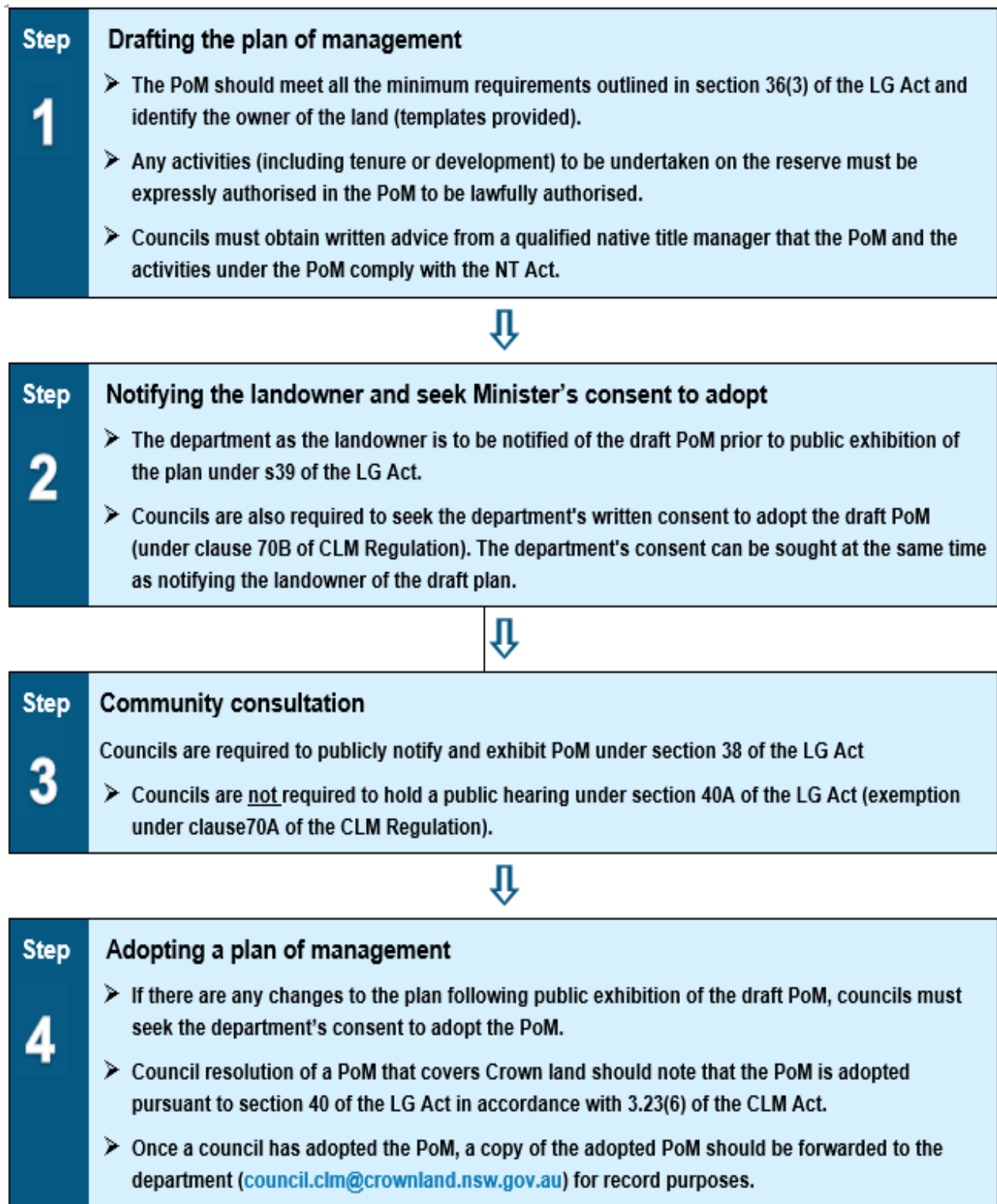
The process for preparing a PoM for Council managed Crown reserves is shown in Figure 6 (below) “***Process for Consultation and Approval of an Initial Plan of Management***”.

Council is required to submit the draft PoM to NSW Department of Planning, Industry & 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 Plan of Management.

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 parcels listed in Table 1 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 the newly formed 'Pioneer Park Community Association', stakeholders and identified Council Departments who have provide relevant information.

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 7 – Commemorative Stone laid inside Pioneer Park entry gates



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) Regulation 2021 (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 *Local Government (General) Regulations 2021* 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. Refer to website - <https://pp.planningportal.nsw.gov.au/publications/environmental-planning-instruments/griffith-local-environmental-plan-2014>

Under the current GLEP 2014, the two parcels of land are zoned SP3 – Tourist. The zoning of the land fits the current use of the parcels of land within this PoM for a combination of Area of Cultural Significance, Park and General Community Use.

Refer to Griffith Local Environmental Plan 2014 (GLEP) for permissible and prohibited development.

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.

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*;
- *State Environmental Planning Policy (SEPPs)*; and
- *State Environmental Planning Policy (SEPP) (Exempt & Complying Development Codes (2008)*
- *Telecommunications Act 1997*

3.3.3 Council Plans and Policies

As Council policies may change from time to time, refer to Councils website-
<https://www.griffith.nsw.gov.au/council-policies>

Figure 8 – Remains of Trigonometrical infrastructure on Part Lot 7012 DP 1024031



4.0 DEVELOPMENT AND USE

4.1 Overview and History – One Man’s Dream

The following information has been sourced from a book titled “One man’s dream A history of Griffith Pioneer Park Museum” (2004) by Perry Howard who chronicled the history that brought about the creation of the Museum.

Griffith Pioneer Museum Committee resolved to create a dedicated site to establish a folk museum in conjunction with zoological gardens after choosing “an area adjacent to the original water tower on Scenic Hill (part of a former gravel quarry)”, being one of three sites under consideration.

On 7 June 1967, the Committee approached Wade Shire Council to have the site dedicated for such purpose. However, there were protracted negotiations between Council and the Water Conservation & Irrigation Commission (WC&IC) before the site was formally notified as Reserve 87129 (on 3 April 1969) for the purposes of ‘Botanic Gardens’, ‘Museum’ and ‘Promotion of the Study and Conservation of Native Flora and Fauna’ being an area comprising the Trigonometrical Reserve (part of Lot 7012 DP 1024031) north of Scenic Drive.

Reserve 87945 was added to the overall site and notified similarly on 19 February 1971 in respect of Lot 1347 DP 751709.

Work commenced through the assistance of grants from the Unemployment Relief Scheme (1969) and the Captain Cook Bicentenary Fund (1970); funds from Wade Shire Council; and donations from various local companies, including former Colla Bros of Griffith, who designed and fabricated the original entry gates to the Museum; and Tyson’s Metal Quarries who provided significant amounts of soil to infill the former quarry areas. Posts for the entry gate are the remains of a dismantled canal bridge that was donated by the WC&IC.

The local Sea Scouts were also initially involved in the removal of rubbish and clearing scrubby growth from the site.

Figure 9 – ‘Sharam Square’ signage located adjacent to Myall Park Hall – an introduction



Signage to Sharam Square reads –

“Charles Sharam (1897-1976) had a dream to establish a Museum in Griffith and started on this journey in the 1960’s. Vision supported by Blackwell, Cheers, Darbyshire, Delves, Evans, Fergusson, Hayes-Williams, Kissell, Kubank, McKern, Rathbone & Varcoe families undertaking the project to create a lasting tribute to pioneers of the area.

After 4 years of dedicated work, Griffith Pioneer Park Museum was opened on 12 April 1971. Mr Sharam responding with ‘The opening response was beyond my greatest expectations’.

The sign “Sharam Square” opened to coincide with the celebration of the Museum’s 50th Anniversary of opening (1971-2021) is a tribute and recognises the vision of Charles Sharam”.

The committee's initial concept was to develop a museum in three stages. Stage 1 was to be developed as the nucleus of the Museum with potential for future development; Stage 2 to comprise of botanical gardens; and Stage 3 as a zoological park featuring native animals.

The Museum's purpose to record the history of the area also required acknowledgment of the original people of the area, members of the Wiradjuri nation. "In 1972, Mr Sharam approached the Forestry Commission and with consent, two River Red Gums were removed from land adjacent to the Murrumbidgee River and relocated to the Museum. These dead trees bore evidence of Aboriginal skills in removing sections of the bark to make canoes and other carrying utensils". Also referred to in [Section 4.8 – Aboriginal Land Claims](#) and Figure 16 (pg. 35).

Original plans also allowed for construction of a miniature Snowy Mountains Scheme reflective of the life-giving water that brought the Murrumbidgee Irrigation Area to life. However, the keeping of animals in enclosures was abandoned due to the costs of obtaining a Licence and Public Liability Insurance; and also, the standards required to keep animals in accordance with National Parks & Wildlife Service regulations.

The first Curator was employed in 1984 with 50/50 funding from NSW Ministry for the Arts and Council. The first 'local' Curator, Shirley Norris was appointed in 1997 who was able to readily source information due to her connection to the local community.

With the 50th Anniversary having been celebrated earlier in 2021, there continues to be potential for further development of the site.

The earliest historical buildings that were relocated to Pioneer Park included the original Bynya Station Homestead and a drop log homestead referred to as "Fairview Cottage" from Groongal Station; together with "Rathbone Selection", a conglomerate of buildings including Rathbone Cottage and outbuildings.

Some of the buildings added to the collection of historic context to the settlement and development of the area are: - St James Church (built in 1907); the "Commission, Field and Cottage Hospital" originally opened in 1922; a circa 1975 reconstruction of the original Griffith Post Office built in 1917; the original 1909 weatherboard Wumbulgal Public School; a Shearing Shed originally built in 1932 and located on the property of Mr Alf Baker of 'Woodville', Merriwagga; and the original Gunbar Gaol 'lock-up' built in 1901. Some of the major buildings are detailed below in [Section 4.2 – Current Use of Land & Structure on adoption of Plan](#).

Development of Accommodation

With development of Pioneer Park and its general isolation and vulnerability, the Management Committee decided to provide a Caretaker's Cottage on site. In June 1970, a building donated by Keith Gill, was relocated to the site with the Committee having funded both relocation costs and necessary repairs to provide for liveability. The first Caretaker took residence from January 1973 to March 1975.

There have been a number of successive Caretakers over the years who have in addition to providing security, brought valuable skills to assist with maintenance of various pieces of equipment and buildings; cleaning, gardening; assisting with shop/souvenir duties; and at one time, the training of ponies and donkeys stabled at the Museum, all supporting other volunteers when necessary.

Increased visitation to Pioneer Park Museum realised another opportunity for development and in 1984, Council's then Tourist Officer, proposed a 'backpacker' type accommodation be constructed to support tourism. The original concept was to use the complex for school

excursions; developing a package to include accommodation, meals and an educational visit to the Museum incorporating the Museum's Education Kit. However, with a burgeoning need to accommodate the backpacker/itinerant workforce in Griffith, the nature of the project and proposed use was adjusted to meet that market's inadequacy of the time. The demand for accommodation by backpacker/itinerant workers has remained.

Initially, it was proposed to purchase some blocks of old weatherboard staff barracks located at the Griffith Railway Yards. The Department governing railways at that time did not support the proposal.

Through an opportunistic discussion between Daryl Collins (then Caretaker) and the local Owen family, the disused shearers' quarters on Warrawidgee Station were offered for use. The Griffith Lions Club met the costs of relocation to the Museum, the first of which arrived in March 1987. The main building comprising of ten bedrooms in a double row with a kitchen/dining/living room. A second building comprises of four bedrooms.

In 1991, Council allocated \$35,000 from its 'Special Projects Fund' which added to the Museum's accumulated funds and donations allowing for the buildings to be repaired to an acceptable standard with new kitchen/living/dining area, separate ablutions block and a septic system under the coordination of local builder Wayne Churchill. The facility was opened on 11 April 1992 by then Mayor, Alderman Dal Broi.

The Museum now hosts in excess of 40 buildings however some of these require extensive renovations or potentially demolition. This will be further mentioned in [Section 6 – Management Framework for Categories of Land](#) (pgs. 38-42).

Pioneer Park is currently operated and funded by Council staff comprising of a Business & Administration Coordinator, Technical Coordinator and a part-time Curator under the Cultural Facilities Committee. Staff are assisted by a volunteer base of approximately 30 regular members and an additional 70 casual volunteers who assist during major events, i.e., Good Friday Action Day (generally held annually).

The Technical Coordinator and volunteer groups predominantly provide on-ground maintenance, repairs and clean-up, however from time-to-time, assistance is also provided through community groups such as Griffith Post School Options (GPSO) members and Kalinda School students; supervised Community Service Order (CSO) individuals; and students undertaking work experience.

Variations to the above management structure may occur from time-to-time subject to Council's approval.

4.2 Current Use of Land & Structures on adoption of Plan

The collective area of Pioneer Park is utilised as a tourist attraction to Griffith due to the extensive exhibition of historical buildings, memorabilia and artefacts of the region post settlement; together with storage, accommodation (contained within an old 'Shearer's Quarters building), park, picnic areas and functions and areas of natural bushland. Also located adjacent to the Shearer's Quarters building, is a 4-bedroom cottage (formerly used as a Manager/Caretaker's residence refer page 26-) and currently untenanted.

Tower infrastructure although located within the area, is not included in this PoM as towers are directly licenced by DPIE – Crown Lands and not under Council management.

A description of the current land uses is detailed below with structures shown more specifically in Annexure 2 (pg. 47). Annexure 3 (pgs. 48-49) shows a current Pioneer Park Brochure with map layout and general description of buildings. Some of the historical buildings are listed and shown below.

Bynya Homestead



The original “Bynya Station Homestead” built in 1879 and occupied until 1970 now provides the entry point and gift shop to Pioneer Park Museum, starting the visitor’s journey back in time.

Bynya Homestead is typical of station homes of the era of the 19th century and in its heyday, as a sheep run covered 170,000 acres

(approximately 11 x 25 miles ‘Bynya’ meaning “mountain” as it was located north of Kooba Station over the Bynya Hills towards Cocopara National Park.

Bagtown Complex



Bagtown or ‘Old Griffith’ was one of the primary camps for workers during the construction of the channel systems for the Irrigation Scheme. The attainment of Bicentennial grant funding in 1988 allowed for the construction of an exhibit. Subsequently, the old Post Office houses a full-scale model of the street of the makeshift commercial and residential sections of ‘Old Griffith’ while the Bagtown Complex is a recreation of eight buildings, being: Hana’s

Bakery; C. Funnell Hairdresser and Newsagent; Jacob’s General Store; Ada Cummings Ladies and Children’s Wear; Married Quarters; Post Office; Tango’s Bar; and the Methodist Minister’s Hut. It was the home to many Irrigation Area Pioneers between 1912 and 1922.

Taylor Bros Store



Taylor Bros Store was the first general store in Griffith operating from Banna Avenue from 1919 until 1941. The reconstruction (“replica”) building was constructed in 1985 as a Rotary Club project consisting of timber floors, corrugated galvanised iron and weatherboard walls and a corrugated galvanised iron roof.

Italian Museum



The Griffith Italian and Cultural Centre was funded by Arts New South Wales and descendants of earlier Italian migrants. Griffith community members built the Museum to recognise the contribution and symbolism that Italian migrants brought to the development of the area during the pre-Second World War period.

The Museum showcases how migration, improvisation, tradition and consolidation of the earlier Italian migrants has become part of the identity of Griffith and its multi-cultural advancement since the early 1920's.

Wine Museum

With wine production being a mainstay to the development and continuing growth of Griffith, the Wine Museum tells the story of Irrigation and the local wine industry



This Museum having opened in 2013 is sponsored by leading local wine industries including McWilliams Wines, DeBortoli Wines, Westend Wines, Lillypilly Wines, Casella Wines, Warburn Estate, Toorak Wines, Zappacosta Wines together with Murrumbidgee Irrigation, the Wine Grape Marketing Board and A & G Engineering.

The collection tells the story of the development of the wine industry commencing with production of fortified wines to the renowned wines now produced within the area; and displays early grape presses and bottling.



The value of irrigation is also highlighted through the raft of labels once produced at Letona Cannery to accommodate the variety of produce harvested from the irrigated areas.

Todd Shed

Ian Todd kept a very traditional life both at home and on the farm upholding traditional methods, using horse-drawn implements to pick fruit well into the early 2000's. Ian Todd's dedication to the use of horse-drawn vehicles inspired a hobby in sulky and carriage restoration. The exhibits located in the "Todd Shed" exhibition, including a unique collection of Rugby vehicles, had all been built and restored by Mr Todd on his farm at Lake Wyangan.

Mr Todd, a Pioneer Park volunteer, bequeathed a number of his motorised and horse-drawn vehicles to Pioneer Park following his passing on 20 February 2010. Mr Todd was a regular at the annual Good Friday 'Action Day' events working outside the blacksmith display to construct wheels for his many carriages (now forming part of the Todd Machinery Shed display). 'The Todd Shed' is the newest building to house a collection of memorabilia at Pioneer Park.



Rathbone Selection



The cottage and its outbuildings are a legacy to one of the Pioneer Park Museum's founders, the late Roy Rathbone. Mr Rathbone's grandfather, William Rathbone, built the original cottage on his selection near Echuca in 1872.

'Rathbone Selection' of buildings include the cottage, cellar, stables and blacksmith shop

Wumbulgal School



Wumbulgal School is representative of the many one-teacher schools located throughout the Murrumbidgee Irrigation Area (MIA) in early years.

This one-room school building was originally built in 1909 at Euroley, located between Yanco and Narrandera. Constructed from weatherboard, including its floor and verandah on two sides, it consists of one classroom, with a recent partitioning used as a secure display area.

Wumbulgal School closed in 1977 due to a lack of student numbers.

St. James Church



St. James Church built in 1907 is the oldest church in the MIA and originally located on the eastern side of Scenic Hill between Yoogali and Bilbul on a property originally known as “The Cliffs”.

In 1913, with the establishment of the MIA, the Water Conservation and Irrigation Commission (WC&IC) paid for the removal of the Church to the more populous centre of Jondaryan (later named Hanwood). The Church was used for Anglican worship until 1971 and its relocation to Pioneer Park.

The Church is still used today for weddings and occasional services.

Myall Park Hall



The district of Myall Park is a named locality which had no official status, i.e., no associated village, school, post office, railway station, pub or church. The original village (of sorts) was known as Ellimo. When the school gained official status, the Department of Education rejected the name “Myall Park” because it was already in use elsewhere in NSW, and the school was named “Climslar”. The Hall, as the only public building and

built by community members in 1936, was known as the Myall Park Hall.

Myall Park Hall is now used for various functions and is available for hire.

Griffith Hospital



The first Griffith District Hospital, known as the “Commission, Field and Cottage Hospital” opened in 1922 and was funded by the community and the WC&IC as a result of the Spanish Influenza Epidemic in 1919. It had a 12-bed capacity inside, plus six beds on the verandah and a rudimentary operating theatre.

This hospital closed in 1931 following the opening of the hospital on its current site in Noorebar Avenue. The building continued to be used for accommodation until 1971 when it was relocated to Pioneer Park Museum.

Fairview Cottage



Fairview Cottage was originally built in the Tabbita area by English immigrant Alfred Hill, who with his wife arrived at Groongal Station around 1870. The five-roomed drop log house was commenced by Alfred, his elder sons and a carpenter in 1880 with virtually no nails. A separate kitchen was added in 1901. It was lived in until 1953.

It was called 'Fairview' because Alfred remarked that the place was so thickly timbered that he could see a "fair view of hard work all his life time".

Clearing the Land & Wagon Shed



This shed built by volunteers c.1975, with its earthen floors, corrugated galvanised iron walls and a corrugated galvanised iron roof, demonstrates the traditional local rural construction methods of cypress pole frame tied with fencing wire and clad with recycled corrugated galvanised iron. The shed contains objects to clear the land of shrubs and trees to enable construction of the irrigation channels for farming and includes saws, horse and bullock

drawn wagons or jinkers, and hames which were attached to the collars worn by horses to pull its load.

Accommodation Area

The accommodation area is located in the south-eastern corner adjacent to the front entrance into Pioneer Park Museum and is separately fenced.

As shown below in Figure 10, the area comprises respectively, the former Manager's Residence/Caretaker's Cottage that is now tenanted out by Council; and the "Backpackers' Shearers' Quarters" that comprises the initial accommodation block of Outback Shearers' Quarters and ancillary buildings including separate amenities and laundry, storage room/equipment room, 'break-out' room, gym room and outdoor area/BBQ.

Figure 10 – Left – Caretaker's Cottage; Right – Some of the Outback Shearers' Quarters buildings;



Figure 11 – Entrance to the 'Backpacker's Shearers Quarters'



Council is responsible for the maintenance of both accommodation facilities with the respective Tenancy and Licence Agreements also authorising certain provisions as the 'Tenant's' responsibility.

There are a number of other buildings, sheds and memorabilia some of which are in poor condition and pending repairs, i.e., the fibrolite 'Irrigation House' that contains asbestos; the Baptist Church (currently undergoing major repairs); Rathbone Selection 'cellar' which is in very poor condition.

Other areas of the Pioneer Park (i.e., Lot 7012 DP 1024031 including the purpose of 'Promotion of the Study and Conservation of Native Flora & Fauna and Lot 1347 DP 751709 including the purpose of 'Botanic Gardens') are currently utilised as open space with elements of storage, organised and otherwise. Lot 7012 DP 1024031, within the confines of Pioneer Park houses old infrastructure of a Trigonometric Station; while Lot 1347 DP 751709 contains two Aboriginal Scar trees.

Described in the Griffith Built & Natural Environment Group Scenic Hill Plan of Management (2000) pg. 14, vegetation communities adjacent to Pioneer Park were noted as 'Pine & Bimblebox woodland communities' and south of Scenic Drive as 'Dwyer Mallee Gum & Currawang communities'. Appendix 3 of 2000 PoM also highlighted 'Weeds of Scenic Hill' pgs. 50-51; and Appendix 4 highlighted 'Local Plants Suitable for Gardens' based on study of greater Scenic Hill and was not site-specific to Pioneer Park.

Opportunities further exist to undertake a specific plant survey of flora within the confines of both Reserves of Pioneer Park; expand on botanical areas; and enhance the Park experience with interpretive signage that could potentially include uses of plants by the Wiradjuri people.

Infrastructure located on the Reserves aligns with the various uses as described above. Council has approved a number of Development Applications (DA's) catering to the expansion of Pioneer Park over the years including both relocation of historic buildings and new builds (i.e., the Wine and Italian Museums and Todd Shed and the replica Post Office). Development has predominantly been undertaken on Lot 1347 DP 751709 (Reserve 87945) with a few display and storage sheds being located on Lot 7012 DP 1024031.

Two further DA's have been approved, both of which relate to the tower infrastructure located within Reserve 87129 (i.e., that part of Lot 7012 DP 1024031 north of Scenic Drive) and licenced directly by DPIE – Crown Lands. Lot 7012 DP 104031 also comprises Trigonometric infrastructure located within Pioneer Park north of Scenic Drive.

Figure 12 – Various buildings located on the reserve



4.2.1 Visitation

Data from the 'Griffith Pioneer Park Museum – Annual Visitation Report (2020/2021)' provided information from the previous six years supplying a raft of detail relating to the benefit of Pioneer Park Museum to Griffith's Tourism industry.

Based on recorded data, the most popular means of attracting tourists to Pioneer Park was through internet searches, the Griffith Visitor Information Centre, brochures and word of mouth. Annual numbers in 2015/16 were 3277 visitors; pre-Covid in 2018/19 were 5462; with 2020/21 numbers reaching 4899 as regional tourism became more attractive. These figures excluded school excursions, community use and events.

Increasing the digital platform for promotion of Pioneer Park as a tourist 'must-see', together with upgrading and repairing facilities/historic buildings could potentially see the site flourish providing visitors and users a wonderful glimpse of the history of Griffith.

Although 'Community Use' has been affected greatly through the Covid pandemic, it is this use through the collective of community organised functions, school excursions, regular hires, membership groups and events such as Action Day and the Salami Festival that provides the most visitation and use of Pioneer Park. While regular hires and membership groups see site specific use of certain areas of Pioneer Park, it is the broader community organised functions and school excursions that potentially generate most income through the gate and ultimately to the Griffith community through spin-off visitation and personal spend in the broader community.

The following table is taken from the Griffith Pioneer Park Museum – Annual Visitation Report highlighting visitation in 2018/2019 as 12,590 drastically reducing in numbers during 2020/21 to only 2075. A total visitation report is shown in Annexure 4 (pg. 50).

Table 3 - Pioneer Park Community and Events visitation numbers

Community & Events						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
July	80	310	137	364	487	153
Aug	900	1375	1245	1787	2056	20
Sep	266	536	928	1228	1110	71
Oct	583	619	610	869	2170	114
Nov	285	797	686	513	1671	307
Dec	117	223	740	712	483	208
Jan	457	480	500	332	272	175
Feb	215	98	100	231	584	231
Mar	2093	408	1850	442	491	262
Apr	591	3287	460	4181	0	32
May	2748	230	264	1462	0	195
June	317	225	270	469	0	307
Total	8652	8588	7790	12590	9324	2075

4.3 Current Condition of Structures on Adoption of the PoM

Subsection 8.1.24 of Section 3: Grow Our City of Council's adopted *Delivery Program Operational Plan 2021-22* noted that an Asset Maintenance and Restoration Plan be developed for Pioneer Park Museum.

While this document has not yet been developed, Council's Asset Management Report (2018) has detailed a number of buildings and structures of varying condition and any proposed repairs/renovations and/or demolitions, should consider the Report subject to further risk assessment, identified use potential and available funding to undertake required works.

The following Table highlights buildings of highest need of repair, not necessarily in priority order.

Table 4 - Building Asset Report

BUILDING DESCRIPTION	YEAR BUILT	CONDITION RATING
Irrigation House	Unconfirmed	5
Shade House (Alternate Id. 7400)	Unconfirmed	5
Storage Shed (Alternate Id. 6900)	Unconfirmed	4
Shed (Alternate Id. 247900)	Unconfirmed	4
Jewellers Shop (Alternate Id. 6200)	Unconfirmed	3
Store BLD 39 (Alternate Id. 7700)	Unconfirmed	3
Windmill (Alternate Id. 7800)	Unconfirmed	3
Top Toilet Block (Alternate Id. 7900)	Unconfirmed	3
Caretakers Residence (Alternate Id. 22600)	Unconfirmed	3
Vehicle Shed (Alternate Id. 23500)	Unconfirmed	3
Shearers Quarter Amenities (Alternate Id. 22900)	Unconfirmed	3
School Shed (Alternate Id. 241100)	Unconfirmed	3
CONDITION RATING	DESCRIPTION	
1	Very Good: Only planned maintenance required	
2	Good: Minor maintenance required plus planned maintenance	

3	Fair: Significant maintenance required
4	Poor: Significant renewal / rehabilitation required
5	Very Poor: Physically unsound and / or beyond rehabilitation

The original Baptist Church is not listed on the Building Asset Report however is in poor condition and currently being repaired/renovated to provide for use for small weddings or display purposes.

Figure 13 - Baptist Church currently under repair and renovation



Figure 14 – Irrigation House (that contains asbestos) exterior and interior



4.4 Permissible and 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.

The general types of uses which may occur on community land categorised as Park, Area of Cultural Significance and General Community Use and the forms of development generally associated with those uses, are set out in detail in Table 6 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.

Natural areas of Pioneer Park could be further developed through a walking trail identifying plant species; additional native trees and grasses could be planted and linked to indigenous use (i.e., shelter, food and other uses) by Wiradjuri peoples.

The area adjacent to the existing Scar trees could be further developed to highlight the significance of Scenic Hill and the broader area to Wiradjuri peoples prior to European Settlement. Opportunities for interpretive signage has potential to highlight how the land and its flora and fauna were used by indigenous people as they travelled throughout the area prior to the intensive development now seen in and around Griffith and the broader MIA.

The Murrumbidgee Catchment Management Authority (CMA) in conjunction with a number of local Aboriginal communities within the Murrumbidgee catchment produced a booklet titled 'Wiradjuri Plant Use in the Murrumbidgee Catchment' (2008) that could be referenced should an indigenous native botanical garden be developed.

Table 5 - Permissible use and development of community land categorised as Park, General Community Use and Area of Cultural Significance by council

Park	
Purpose/Use such as... <ul style="list-style-type: none"> • Active and passive recreation including children's play • Group recreational use, such as picnics and private celebrations • Eating and drinking in a relaxed setting • Publicly accessible ancillary areas, such as toilets • Festivals, markets, exhibitions and similar localised events and gatherings • Filming and photographic projects <p>NB: Some of the uses listed above require a permit from the council.</p>	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., paths, public art, pergolas, paved areas • Amenities to facilitate the safe use and enjoyment of the park e.g., sheltered eating areas, picnic tables, toilet facilities etc. • Café or refreshment areas (kiosks or similar) including external seating • Lighting, seating etc. • Hard and soft landscaped areas and walking trails • 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., interpretive signage • 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 • Locational, directional and regulatory signage
Area of Cultural Significance	
Purpose/Use <ul style="list-style-type: none"> • Preservation of the Council's natural heritage including ecological communities • Providing a location for relaxation and passive informal recreation • Guided walks • Environmental and scientific study • Bush regeneration works 	Development to facilitate uses <ul style="list-style-type: none"> • Visitor facilities; toilets, picnic tables, BBQ's, sheltered seating areas, lighting. • Interpretive signage, information kiosks relating to indigenous and European use of the land and its flora and fauna communities. • Low impact walking trails. • Low impact carparks. • Observation and performance platforms. • Water-saving initiatives such as rain gardens, swales and sediment traps. • Energy saving initiatives such as solar lights and solar panels. • Information kiosks. • Refreshment kiosks (but not restaurants). • Work sheds or storage sheds required in connection with the maintenance of the land.

	<ul style="list-style-type: none"> • Works sheds or storage sheds required in connection with housing artefacts and memorabilia. • Temporary erection or use of any building or structure necessary to enable a filming project to be carried out. • Locational, directional and regulatory signage.
General Community Use	
<p>Purpose/Use A location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes. Providing multi-purpose buildings (e.g., community halls and centres) with specialised community uses such as:</p> <ul style="list-style-type: none"> • casual or informal recreation • meetings (including for social, recreational, educational or cultural purposes) • functions • concerts, including all musical genres • performances (including film and stage) • exhibitions • fairs and parades • workshops • leisure or training classes • designated group use (e.g., musical or theatre group use) • educational centres, including information centres. 	<p>Development to facilitate uses Development for the purposes of social, community, cultural and recreational activities – such as men's sheds (or similar), museums. Development includes:</p> <ul style="list-style-type: none"> • provision of buildings or other amenity areas to facilitate use and enjoyment by the community • development (particularly within buildings) for the purposes of addressing the needs of a particular group (e.g., a stage) • landscaping and finishes, improving access, amenity and the visual character of the general community area • water saving initiatives such as rain gardens • energy saving initiatives such as solar lights and solar panels • carparking and loading areas • 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 • interpretive, locational, directional and regulatory signage.

4.5 Express authorisation of leases/licenses and other estates

Under section 46(1)(b) of the LG Act, leases, licenses and other estates formalise the use of community land. A lease, license 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 license 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 license 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 license or short-term license or hire agreement will be issued.

This plan of management **expressly authorises** the issue of leases, licenses 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 Botanic Gardens, Museum, Park, Promotion of the Study and Conservation of Native Flora and Fauna and Accommodation

- the purpose is consistent with the core objectives prescribed by Section 36G (categorisation of Park); Section 36H (categorisation of Area of Cultural Significance) and Section 36I (categorisation of General Community Use)
- 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 [NSW]*
- 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.

Figure 15 - Leases, licences and other estates and purposes for which they may be granted for community land categorised as Area of Cultural Significance, Park & General Community Use

Type of tenure arrangement	Maximum term	Purpose for which tenure may be granted
Lease	<ul style="list-style-type: none"> • Up to 21 years. Minister's approval required for longer terms. 	<ul style="list-style-type: none"> • work sheds or storage sheds required in connection with the maintenance of the land • child care or vacation care • educational purposes including education classes, workshops • cultural purposes • recreational purposes, including fitness classes, dance classes and games • commercial retail uses associated with the facility • caravan parks and camping grounds • café/kiosk areas, including seating and tables • accommodation
Licence	<ul style="list-style-type: none"> • Up to 21 years 	<ul style="list-style-type: none"> • Kiosk/cafe selling light refreshments (but not restaurants) seating & tables • work sheds or storage sheds required in connection with the maintenance of the land • temporary erection or use of any building or structure necessary to enable a filming project to be carried out • social purposes (including child care, vacation care) • educational purposes • recreational purposes, including fitness classes, dance classes • sale of goods or services that are ancillary to community land use and reserve purpose • accommodation
Short-term licence	<ul style="list-style-type: none"> • Up to 12 months 	<ul style="list-style-type: none"> • scientific studies and surveys or similar • hire or sale of recreational equipment, bicycle hire or similar • temporary erection or use of any building or structure necessary to enable a filming project to be carried out • public speeches, meetings, seminars and presentations, auctions, markets or similar and including educational programs & broadcasts associated with any event, concert, or public speech • functions

Type of tenure arrangement	Maximum term	Purpose for which tenure may be granted
		<ul style="list-style-type: none"> events (including weddings, corporate functions, and community gatherings, art groups & workshops) community events
Other estates		This PoM 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 LG Act.
Leases/licences	Up to 30 years with Ministers consent	A maximum term of 30 years may be granted for leases/licences of community land with Ministers consent s.46(3) and s. 47(8) AA of the LG Act.

Direction of Funds

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

There is currently no tenures in place for the reserves. The Backpacker's Hostel is now under the control of Pioneer Park Committee to determine if a lease will be tendered for occupation of the buildings within the tendering requirements of the *LG Act* for commercial entities.

The former Manager/Caretaker's residence will be tenanted out by Council in the future via a standard Residential Tenancy Agreement. Rent is based on market rent.

Other short-term Licences for unique events are likely to increase in the future with further improvements and promotion of Pioneer Park for a range of activities. This plan of management expressly authorises issuing short-term licences under 2.20 *CLM Act* for prescribed purposes as listed in Crown Land Management Regulation 2018 Cl. 31.

Council will undertake a tendering process for tenures greater than five years except where it satisfies Division 1 of Part 3 Section 55 i.e., to non-profit organisations.

4.6 Easements

An easement previously registered against Lot 1347 DP 751709 has now been vested in Griffith City Council vide Government Gazette of 24 June 1994 (Folio 3191).

4.7 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 Pioneer Park.

4.8 Aboriginal Land Claims

The following Table shows Reserves that are impacted by current Aboriginal Land Claims (ALCs).

Table 6 – Reserves impacted by ALCs

Reserve No.	Reserve Name	ALC	Area affected
87129	Pioneer Park Museum	38110	Whole of Lot 7012 DP 1024031

Any proposed works or development on the affected land, or the issue of tenures authorised by this PoM should not proceed if:

- The proposed activity could prevent the land being transferred to an ALC claimant in the event that any undetermined claim is granted.
- The proposed activity could impact or change the physical/environmental condition of the land, unless:
 - a) Council has obtained written consent from the claimant Aboriginal Land Council to carry out the proposed work or activity, and/or
 - b) Council has obtained a written statement from the Aboriginal Land Council confirming that the subject land is withdrawn (in whole or part) from the land claim.

Prior to the undertaking of any works identified in this PoM, AHIMS (Aboriginal Heritage Information Management System) searches will be undertaken to ensure due diligence in accordance with the *NSW National Parks and Wildlife Act 1974 (NPW Act)* and the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales. Works may require an Aboriginal Heritage Impact Permit (AHIP).

The two Aboriginal Scar Trees (as noted on page 21 - **Section 4.1 Overview and History – One Man’s Dream**) were relocated from the Murrumbidgee River. Information from the Pioneer Park Museum Site Map at 7. describes the Scar Trees as follows:

“A canoe has been carved off the tree that was alive and the tree regenerates and leaves the ‘scar’. The multi scar tree holds the markings of carriers for Gudha (babies) or utensils and food”.

Figure 16 - Scar Trees and example of poor-quality signage



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 (refer Table 8)
- the council's strategic objectives and priorities
- development and use of the land outlined in Chapter 6 Part 2 Division 2 of the LG Act.

5.1 Core Objectives for management of Community land

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

For the purpose of this PoM, the categories of Parks, Area of Cultural Significance and General Community Use are defined in the *Local Government Regulations 2021, Part 4 Division 1 – Guidelines for the categorisation of community land* as:

Table 6 – Categories of land as defined in Sections 104-106 Local Government Regulation

Guidelines – from the Local Government (General) Regulation 2021	Core objectives – from the <i>Local Government Act 1993</i>
<p>Clause 104 – Parks:</p> <p>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.</p>	<p>Category Park (Section 36G):</p> <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.
<p>Clause 105 - Area of Cultural Significance:</p> <p>Land should be categorised as an area of cultural significance under section 36(4) of the Act if the land is--</p> <p>(a) an area of Aboriginal significance, because the land--</p> <p>(i) has been declared an Aboriginal place under section 84 of the National Parks and Wildlife Act 1974, or</p> <p>(ii) whether or not in an undisturbed state, is significant to Aboriginal people in terms of their traditional or contemporary cultures, or</p> <p>(iii) is of significance or interest because of Aboriginal associations, or</p> <p>(iv) displays physical evidence of Aboriginal occupation (for example, items or artifacts such as stone tools, weapons, engraving sites, sacred trees, sharpening grooves or other deposits, and objects or materials that relate to the settlement of the land or place), or</p> <p>(v) is associated with Aboriginal stories, or</p> <p>(vi) contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers, or</p> <p>(b) an area of aesthetic significance, by virtue of--</p>	<p>Category Area of Cultural Significance (Section 36H):</p> <ul style="list-style-type: none"> • to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods. <p>Those conservation methods may include any or all of the following methods—</p> <p>(a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,</p> <p>(b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,</p> <p>(c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,</p> <p>(d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no</p>

<p>(i) having strong visual or sensory appeal or cohesion, or</p> <p>(ii) including a significant landmark, or</p> <p>(iii) having creative or technical qualities, such as architectural excellence, or</p> <p>(c) an area of archaeological significance, because the area contains--</p> <p>(i) evidence of past human activity (for example, below-ground features such as building foundations, occupation deposits, features or artifacts or above-ground features such as buildings, works, industrial structures, and relics, whether intact or ruined), or</p> <p>(ii) any other deposit, object or material that relates to the settlement of the land, or</p> <p>(d) an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or</p> <p>(e) an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or</p> <p>(f) an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons.</p>	<p>changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),</p> <p>(e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.</p>
<p>Clause 106 - General Community Use:</p> <p>Land should be categorised as general community use under section 36(4) of the Act if the land--</p> <p>(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</p> <p>(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.</p>	<p>Category Area of General Community Use (Section 36I)</p> <ul style="list-style-type: none"> to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public-- <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(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).</p>

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 and community owned land that are valued by its users and visitors to the Griffith City area. Management of the Reserves including Council employees and volunteers are valuable in ensuring the long-term and on-going maintenance and use of Pioneer Park as originally developed to honour the pioneers of the area and its history of settlement and irrigation. Its use also needs to harness opportunities to further provide useability to support its on-going financial costs of maintenance and appropriate development.

Table 8 below provides Council's general management issues and guidelines.

Table 7 – Management Issues and Guidelines

Maintenance of infrastructure	As required following routine inspections by Council and users and / or identified in relevant reports and in accordance with Council's requirements.
Car Park	Car-parking areas are provided to accommodate user / visitor attendance and service access for trades required to undertake repairs or upgrades within the confines of Pioneer Park.
Watering	Watering of Pioneer Park is on Griffith's town water supply. Watering shall be undertaken as required and according to specific water restrictions that may be in place from time to time.
Vandalism	Vandalism will be addressed at the time of occurrence and Council should be notified at that time. Vandalism may include issues such as unauthorised vehicle access; damage to infrastructure; or other damage resultant from unauthorised activities referred to in PG-CP-301 "Prohibited Activities on Council Active & Passive Recreation Areas".
Erection of buildings and other infrastructure	The erection of necessary buildings to store and / or house memorabilia, the relocation of historical buildings or the build of new infrastructure if allowed by this Plan of Management, will be under authorisation of Council's Development Application processes and subject to Department of Planning & Environment – Crown Lands 'Landowner Consent' unless satisfied by <i>SEPP (Transport & Infrastructure) 2021</i> approval. The demolition of any building may also be subject to the same approval processes.
Weeds	Prickly Pear (<i>Opuntia stricta</i>) is located within both areas of Pioneer Park in isolated stands and is considered an environmental weed. Management of biosecurity weeds is a priority for Council (refer to GCC Biosecurity Weeds and Legislation and <i>PG-CP-401</i>) Weed management practices will be undertaken by Council staff in accordance with guidelines to ensure amenability of the areas and to ensure invasive weed species do not impact on natural areas located both within the area of Pioneer Park and on the adjacent Scenic Hill Reserve. The Licensee will be responsible for undertaking weed management practices of the area containing the Backpackers Hostel accommodation located in the Outback Shearer's Quarters.
Pests	Pest management is the responsibility of Council staff in accordance with Council guidelines.
Signs	Signage is both regulatory and interpretive in accordance with Standard AS 2342-1992. Signage is not unified throughout Pioneer Park and in many cases is illegible.
Trees	Council's Tree Preservation Order PG-CP-401 must be adhered to and Council must be consulted prior to the removal of any trees for any purpose.
Drainage	Drainage has an impact on Pioneer Park; its buildings, internal roads/tracks and pathways (or lack thereof) and subsequently the museum's accessibility particularly to users of limited or poor mobility. Drainage works may be a long-term consideration to provide for upgrade of existing or renewed pathways.

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 8).

Responsibility: Griffith City Council (GCC)

Table 8 - 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 Planning & Environment – 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 Tourist facilities (land, buildings and infrastructure); assess the current facilities, condition and use of the land, buildings and infrastructure 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. 4. Prioritise repairs in consultation with on-site manager/coordinator based on risk assessment and useability. 5. Provide guidance regarding processes for erection of new buildings/infrastructure or the relocation of historical buildings (as necessary) and ensure necessary approvals are in place. 6. Ensure appropriate tenure arrangements with users are in place (as applicable). 7. Review fee structure for short-term users as required. 8. Ensure long-term viability of the Museum through provisions of appropriate user/fee structure; increased marketing; and development of a range of educational and promotional resources to promote tourism.	Ongoing	<ul style="list-style-type: none"> • Regular meetings with Council directorates and Pioneer Park Coordinators (or equivalent), and volunteers and users (or as necessary). • Assets (current and future) are managed in accordance with prescribed Council standards and community expectations. • Repair and renovate buildings identified in Council's Asset Management Plan in accordance with risk assessment and useability. • Continued sourcing of funding opportunities to repair/maintain and improve assets. • 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). • Fees attributed to users/user-groups and general admission

			are reflective of current use and tourist facilities.
Ensure an Asset Maintenance and Restoration Plan is in place to provide on-going repairs to buildings (historical and new).	<p>9. Prepare an Asset Maintenance and Restoration Plan (as required) and in consultation with Council's 2018 Asset Management Report.</p> <p>10. Conduct regular safety audits to assess the property on a risk assessment basis.</p>	On-going	<ul style="list-style-type: none"> • Council's financial programming provides for urgent repairs (as necessary). • Opportunities for Grant Funding are sourced to support on-site Coordinators and volunteers. • Volunteer groups under Council management are encouraged and supported in providing repairs (where appropriate). • Infrastructure is compliant to relevant industry standards.
Council to provide over-arching management of the Reserves; and direction and support to Licensee as necessary.	<p>11. Ensure Licensee conducts regular safety audits to assess property on a risk assessment basis.</p> <p>12. Ensure Licensee holds current Indemnity Insurance Policies</p> <p>13. Ensure that Licensee complies with tenure conditions (as applicable).</p>	On-going	<ul style="list-style-type: none"> • Regular meetings (or as necessary) with Licensee and review of tenure conditions prior to entering into a new tenure or renewal thereof. • Review 'Hire Agreements' and associated fees (as required).
Address vandalism.	14. Provide prompt action.	On-going	<ul style="list-style-type: none"> • Reduction in vandalism. • Feedback from community is positive and negative feedback acted upon as necessary
INFRASTRUCTURE			
Where necessary, Council ensures that the repair, upgrade or the build of new infrastructure meets safety standards for all user requirements.	<p>15. Ensure on-going inspection and assessment of all infrastructure (as appropriate).</p> <p>16. Plan repairs, upgrades and new infrastructure in accordance with Asset Management Guidelines and budgetary constraints.</p> <p>17. Continually review infrastructure (existing and new) to allow for access for all abilities of its users.</p>	On-going	<ul style="list-style-type: none"> • Future landscaping (soft and hard), repairs and/or upgrades to existing buildings or new facilities, are carried out in accordance with the PoM and required development processes (where necessary). • Facilities meet the requirements of all users', visitors and volunteers. • Feedback from community is positive and negative feedback acted upon as necessary.
Where necessary, Council ensures that Licensees upgrade infrastructure to ensure safety of site for its users and visitors.	<p>18. Ensure on-going inspection and assessment of all infrastructure (as appropriate).</p> <p>19. Ensure Licensee meets all regulatory safety standards and codes (relating to Licence for accommodation).</p>	On-going	<ul style="list-style-type: none"> • Future upgrades (including any landscaping) are carried out in accordance with the PoM and required development processes (where necessary). • Feedback from users is positive and negative feedback acted upon as necessary in consultation with Licensee (existing or future).
The Reserves continue to provide quality tourist, community use infrastructure and general park usage.	20. Ensure that Pioneer Park continues to meet tourist expectations in relation to the curation of memorabilia, artefacts and historical buildings.	On-going	<ul style="list-style-type: none"> • Provide necessary approvals to development (as necessary) in accordance with respective use categories.

	<p>21. Continually review infrastructure and improve facilities to support general community use for the holding of meetings/training and functions.</p> <p>22. Review areas of Pioneer Park to ensure that pathways and internal roads do not impact on areas of native vegetation and scar trees are protected.</p>		<ul style="list-style-type: none"> Feedback from visitors, users and the community are positive and negative feedback acted upon as necessary.
Manage the areas to ensure equal access to all users is planned for and provided.	23. Continually review infrastructure and ensure any plans for new facilities, buildings and pathways will allow access for all users.	On-going	<ul style="list-style-type: none"> Facilities meet the requirements of all users. Feedback from users and community are positive and negative feedback acted upon as necessary.
Responsibility of Tenanted Areas	24. Council to ensure that tenanted areas are free from rubbish / hoarding of materials etc., (where necessary).	On-going	<ul style="list-style-type: none"> All indoor and outdoor spaces of respective tenanted areas are maintained in a clean and tidy condition and rubbish removed regularly.
ENVIRONMENT			
Provide quality open space, park and passive recreational facilities.	<p>25. Ensure areas are free of refuse / obsolete equipment etc. through a programmed clean-up campaign.</p> <p>26. In consultation with Pioneer Park Coordinators (or equivalent), consider and plan for future needs and relevant expansion of facilities, infrastructure, shaded seating, parking / or landscaping as necessary.</p> <p>27. Demolish dangerous and obsolete storage sheds in accordance with safe working methods (i.e., relating to buildings containing asbestos).</p>	On-going	<ul style="list-style-type: none"> Areas of natural vegetation and open space are free from rubbish. All facilities are maintained to meet service levels and continue to comply with Australian Standards. Community and visitor feedback is positive and negative feedback acted upon as necessary.
Manage environmental and user safety.	<p>28. On-going inspection and assessment of infrastructure in accordance with Council and Government WHS legislation.</p> <p>29. Consider the safety of the community, visitors and users in the maintenance of the various buildings, open space and recreational areas in regard to the use of chemicals and pest control.</p> <p>30. Ensure that contractors are qualified when undertaking relevant weed and pest control measures or demolishing / repairing buildings (as applicable).</p>	On-going	<ul style="list-style-type: none"> Audit processes for safety and condition reporting are working well. Staff and contractors are appropriately trained in safe handling and use of appropriate chemicals for the land and demolition methods for buildings. No unauthorised use of facilities. Feedback from the users, volunteers and the community are positive and negative feedback is acted upon where necessary.
Preservation of natural areas	<p>31. Ensure that natural areas are preserved by users, visitors and volunteers.</p> <p>32. Ensure that Scar Trees continue to be protected and appropriately signed.</p>	On-going	<ul style="list-style-type: none"> Monitor unlawful damage or removal of natural vegetation. Signage relating to Scar Trees is upgraded. Implementation of walking trail through areas of native

	33. Enhance areas of native vegetation through revegetation programs and interpretive signage.		vegetation with inclusion of interpretive signage,
USE OF THE RESERVES			
Signs	34. Review signs and follow guidelines provided by Statewide Mutual Signs as Remote Supervision. 35. Signage is progressively upgraded and unified throughout Pioneer Park and obsolete signage removed. 36. Continual implementation of QR coding to provide digital tours and information.	On-going	<ul style="list-style-type: none"> Continually monitor all signs are legible and current. Autonomy of signage implemented throughout Pioneer Park. Update of QR coding.
Promotion of Pioneer Park for Tourism, General Community Use and Cultural Heritage	37. Ensure that future use and management practices align with the combined usages and categories of the land. 38. Tourism brochures are reviewed and upgraded periodically to reflect new historical and other exhibits and associated information. 39. Increase digital platform for promotion.	On-going	<ul style="list-style-type: none"> In consultation with Pioneer Park Coordinators (or equivalent), users, visitors, volunteers and the community, continue to monitor requirements for security, lighting, landscaping etc. and for unlawful activities (as necessary). Increased usage is noted through surveys or visitor comments, i.e., via Trip Advisor and other digital platforms and Visitor Centre. Feedback from the community, users and visitors is positive and negative feedback is acted upon where necessary.
Access and Parking	40. Ensure that access and parking meet visitor, user, volunteer and community requirements particularly to cater for casual activities and events and to encourage increased use / visitation.	On-going	<ul style="list-style-type: none"> Continue to monitor that access and parking requirements meet the needs of visitors, users, volunteers and the general community. Internal road networks and pathways are well maintained for the safety of its users and visitors. Feedback from visitors and the community is positive and negative feedback acted upon as necessary.
Buildings and Infrastructure	41. Ensure that any new buildings and infrastructure or works are authorised 42. Funding sourced	On-going	<ul style="list-style-type: none"> Council provides prompt approvals when necessary. Council continues to source funding for repairs/upgrades and improvement (Sewer connected 2020/21 following CRIF funding from DPIE; Baptist Church currently under repair following funding through Community Building Partnerships).

Figure 17 – Pioneer Park collage of photos



7.0 References

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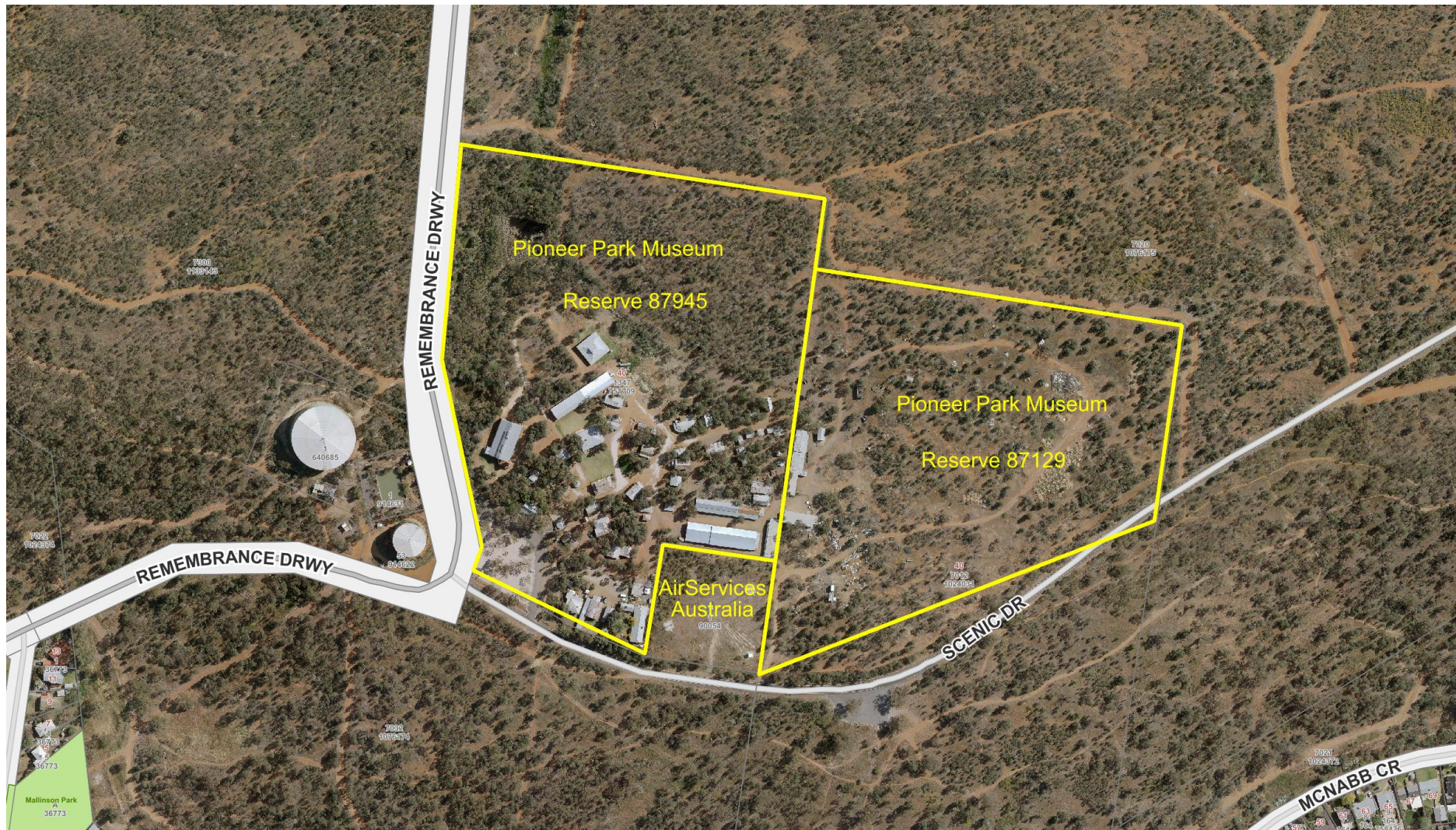
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Wiradjuri Plant Use in the Murrumbidgee Catchment (Williams, Sides) (2008) sourced on 17 August 2021

8.0 ANNEXURES

- 1) Map - Reserves of Scenic Hill – Zone 2 – Pioneer Park
- 2) Schedule of Lands –Scenic Hill - Zone 2 – Pioneer Park
- 3) Pioneer Park Museum Brochure
- 4) Excerpt 'Griffith Pioneer Park Annual Visitation – 2020/2021' – Total Visitation

ANNEXURE 1 – MAP – RESERVES OF SCENIC HILL – ZONE 2 – PIONEER PARK



ANNEXURE 2 - SCHEDULE OF LANDS – SCENIC HILL – ZONE 2 – PIONEER PARK

SCHEDULE OF LANDS - SCENIC HILL ZONE 2 - PIONEER PARK								
RESERVE NO.	RESERVE NAME	CROWN	DATE OF GAZETTE	PURPOSE	CATEGORY	LOT/DP	AREA	COMMENTS/INFRASTRUCTURE
87129	Pioneer Park Museum	Crown	3/04/1969	Botanic Gardens, Museum Park; Promotion of the Study and preservation of Native Flora and Fauna	Area of Cultural Significance; and General Community Use	Part Lot 7012 DP 1024031	8.028 ha	Boundary fencing; Telecommunication towers x 2; storage sheds of varying standard (poor to average); signage; remains of Trigonometrical infrastructure; areas of natural vegetation; obsolete machinery and rubbish.
87945	Pioneer Park Museum	CROWN	19/02/1971	Botanic Gardens, Museum, Park, Promotion of the Study and the Preservation of Native Flora and Fauna	Area of Cultural Significance; Park and General Community Use	Lot 1347 DP 751709	9.078 ha	Total of 41 buildings incorporating Entry & Shop; administrative building; Museums and historical buildings; replica buildings; storage and machinery sheds; Outback Shearer's Quarters Accommodation; 4-bedroom Cottage; boundary fencing; low-impact carpark; Memorial Rock and Plaques; regulatory and interpretive signage. There are 2 identified scar trees on site together with natural areas. An area of outdoor theatre.
87945	Pioneer Park Museum	CROWN	25/08/2017	Accommodation		Lot 1347 DP 751709		The reserve purpose of accommodation was added to Reserve 87945 as located on the reserve is a 4-bedroom cottage and hostel accommodation.

ANNEXURE 3 – PIONEER PARK MUSEUM BROCHURE (pg.1)

21. Portable School Room – The Knitted Garden
Formerly used at Griffith High School currently housing the Knitted Garden.

22. Settlers Cottage
Built in 1919 on Farm 1480, Yenda, using timber felled from the farm when clearing the land. Used as a residence until 1934, then as workers accommodation.

23. Dumossa Inn
Re-creation of Dumossa Inn with dismantled logs from Gunbar farms and Dumossa Homestead.

24. Groongal Coach House
The original coach house from Groongal Station near Hay, built between 1868-1875.

25. Blacksmith & Wheelwright shop
Blacksmith and wheelwright shop in use on open days.

26. Gunbar Lockup
Transportable gaol. Built at Gunbar in 1906 and moved to Merriwagga in 1928.

27. Bagtown Complex
A recreation of the makeshift commercial and residential sections of 'old Griffith' known as Bagtown. It was the home to many Irrigation Area Pioneers between 1912 and 1922.

28. St James Church
Built originally in 1907 near Bilbul. Moved by a bullock drawn sled to the village of Hanwood in 1913, used for Anglican worship until 1971.

29. Bagtown Gaol
1914 portable gaol originally located in Bagtown. Moved in 1922 to the Griffith police station in Benerambah Street.

30. Irrigation Shed
Display of equipment including cotton harvester, orange grader, and Griffith's first transportable carrot washer.

31. Stationary Engine Shed
A display of engines, ranging from small portable types to larger engines including a Davey Paxman 4cylinder, 106HP marine engine.

32. Kooba Generator
Used on Kooba property prior to WWI until 1951. The generator transferred power to pumps which pumped water for irrigation. (Griffith Lions Club project)

33. Clearing the Land & Wagon Shed

Display of equipment used in clearing land, including a log jinker and a mallee roller, both made from timber.



34. Steam Shed
Houses a steam boiler which provides power to several smaller steam powered equipment.

35. Machinery Shed
A display of early tractors, harvesters, reapers and binders, chaff makers and other farming machinery.

36. Collection Management Facility
Built 2005, this storage facility houses the museum's objects and textile collection.

37. Griffin Building
A demountable office building brought to Farm 223 Yocgali, in 1921 as accommodation for the Griffin sisters.

38. Fairview Cottage
A drop log cottage built in 1880 by Alfred Hill and family at Tabbita (Goolgowi district). Extensions were done and breezeway closed in to accommodate the growing family. It was lived in until 1953 when the youngest son passed away. It was named Fairview by Mr Hill as he stated he could see a 'Fair view of work for the rest of my life'.

39. Post Office
Griffith's first major Post Office, operated from 1917-1969. Volunteers rebuilt on site using all the original internal fittings, windows etc. from the original building.

40. Nurses Quarters - Administration Block
Originally the Nurses Quarters building, a part of Griffith's first hospital complex. Currently used as staff office building, staff only.

41. Temporary Display Building
Accommodates changing displays of the Museum's textile collection.

Griffith Pioneer Park Museum was created and shaped by volunteers who share a passion for preserving local history. We thank all our volunteers past and present for the amazing legacy and continual assistance in running the Museum.



Welcome to Griffith Pioneer Park Museum

Please assist us in conserving our exhibits and ensuring your safety whilst visiting the museum by not climbing on the machinery, going beyond barriers and closing the doors of the buildings when you leave.

Thank you and enjoy your visit!

1. Bynya Homestead

Original Bynya Station Homestead built in 1879, occupied until 1970.

2. Italian Museum and Cultural Centre

This Museum opened in 2004. Display covers immigration, improvisation and tradition consolidation.

3. Wumbulgal School

Typical Australian one teacher school. Built at Euroby in 1909 moved to Wumbulgal in 1932.

4. Public Toilets

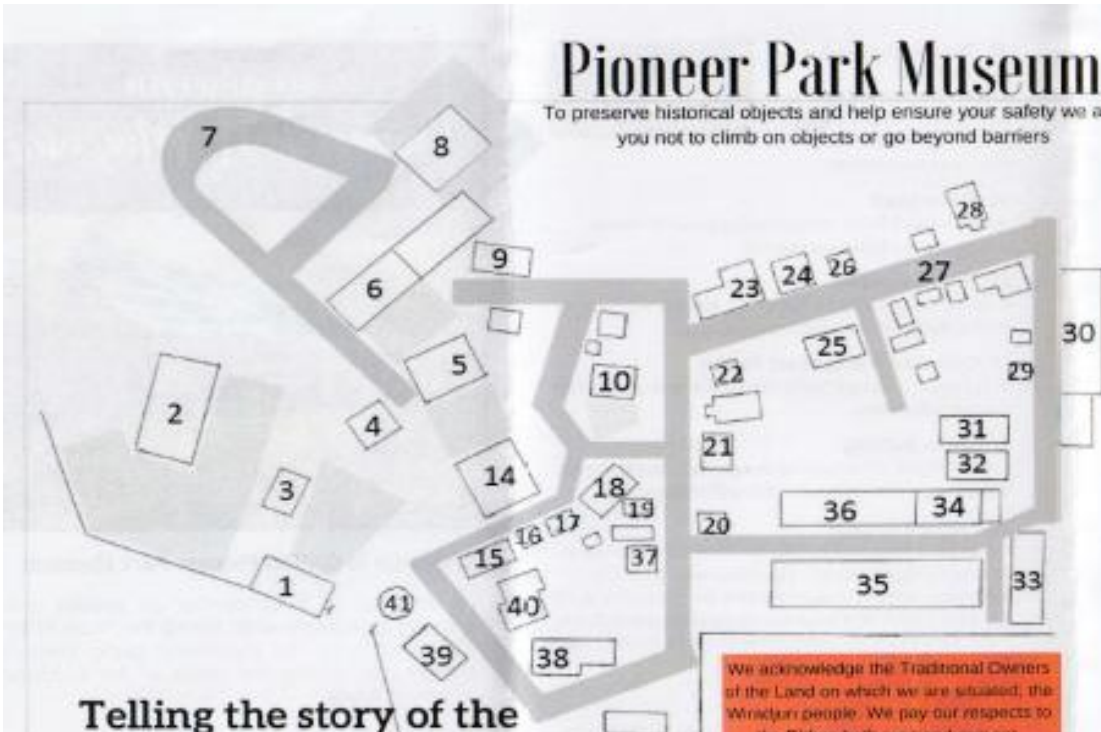
5. Myall Park Hall

Built in 1936 as the Community hall at Myall Park. The hall is now used for functions and is available for hire.

ANNEXURE 3 Continued – PIONEER PARK MUSEUM BROCHURE including building layout (pg.2)

Pioneer Park Museum

To preserve historical objects and help ensure your safety we ask you not to climb on objects or go beyond barriers



Telling the story of the Murrumbidgee Irrigation Area and surrounding areas

6. Wine & Irrigation Building
This exhibition interprets the development of irrigation and the local wine industry.

7. Aboriginal Scar trees
A canoe has been carved off the tree that was alive and the tree regenerates and leaves the 'scar'. The multi scar tree holds the markings of carriers for Gudha (babies) or utensils and food.

8. Irrigation House
This Fibrolite home is an example of early a settler's house. These homes were subsidised by the Irrigation Commission. This house was originally located at Benerembah. It was built in 1938 and lived in until the 1970s.

9. Shearing Shed
Alf Baker built this shed on his property at Merriwagga in 1932. It is complete with shearing stands, wool table and wool press. Alf re-located the shed to the museum in 1982. Alf was an early museum volunteer.

10,11,12,13. Rathbone Selection
This group of buildings, including the cottage, cellar, stables and blacksmith shop were built on site by Roy Rathbone (a founding museum member) based on memories of his grandfather's establishment built in Victoria in 1872.

14. Griffith Hospital
Griffith's first hospital built in 1922 and situated in Banna Ave. Closed in 1933 when the new Base Hospital was built.

15. Goolgowi Railway Station
Built in 1923, primarily for transporting wheat, wool and livestock to the market place.

16. Area News Building
Houses printing machines and equipment. "The Area News" began in 1923 and is still Griffith local newspaper.


17. The OKAY fruit & vegetable Stall
Built in 1954, operated in Griffith's main street until 1967

18. Taylors Store
Recreation of Griffith's first retail store, situated in the main street of Griffith. It operated from 1919 until 1941.

19. Saddlery
A drop-log saddler's shop, displaying harnesses and saddlers equipment.

20. Fire Engine Shed
Housing NSW Fire No.8.1 commissioned by the NSW Fire Brigade in 1927. The engine serviced Grafton, Singleton and the South Coast region until 1961 when it was purchased and brought to the area.

We acknowledge the Traditional Owners of the Land on which we are situated, the Wiradjuri people. We pay our respects to the Elders both past and present.



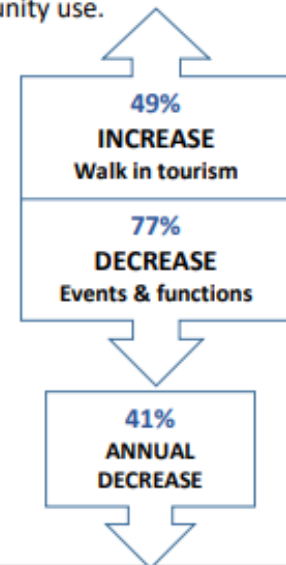
ANNEXURE 4 – EXCERPT FROM GRIFFITH PIONEER PARK ANNUAL VISITATION REPORT – 2020-21

GRIFFITH PIONEER PARK MUSEUM - ANNUAL VISITATION REPORT

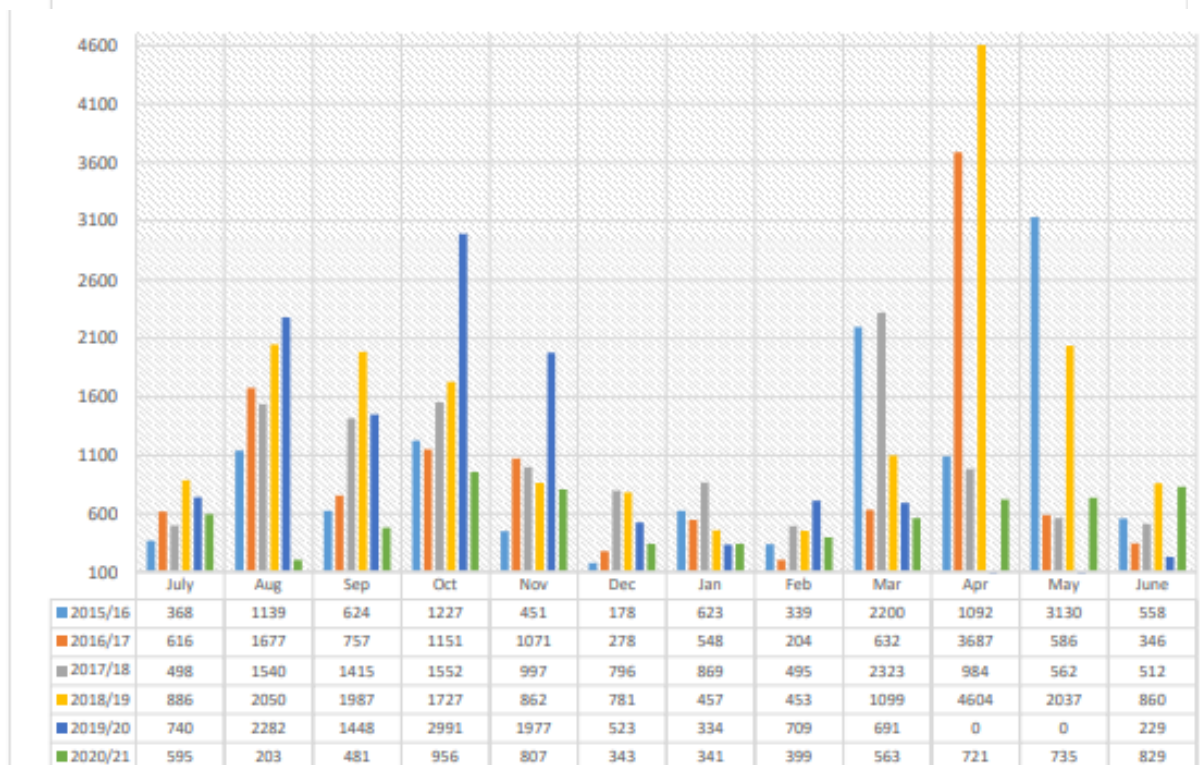
Total Visitation

This represents the total of visitation including tourism and community use.

Total Visitation						
	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
July	368	616	498	886	740	595
Aug	1139	1677	1540	2050	2282	203
Sep	624	757	1415	1987	1448	481
Oct	1227	1151	1552	1727	2991	956
Nov	451	1071	997	862	1977	807
Dec	178	278	796	781	523	343
Jan	623	548	869	457	334	341
Feb	339	204	495	453	709	399
Mar	2200	632	2323	1099	691	563
Apr	1092	3687	984	4604	0	721
May	3130	586	562	2037	0	735
June	558	346	512	860	229	829
Total	11929	11553	12543	17803	11924	6973



Total Visitor Count



It is hopeful that 2022 will see life return to normal and reintroduction of functions and events. One key focus of the Museum is community use and we aim to engage more diverse communities in our program.

