

**Plan of Management
Ferry Park Reserve
February 2020**

Adopted

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EXECUTIVE SUMMARY

This Plan of Management (PoM) is intended to guide Council in the management and use of the Ferry Park Reserve, Maclean. It is a statutory document that aims to satisfy the requirements of both the *Local Government Act 1993* and the *Local Government Amendment (Community Land Management) Act 1998*.

The land, Lot 434 DP 823599 is owned and managed by Clarence Valley Council and is:

- Classified as community land;
- To be categorised as General Community Use; and Natural Area – Foreshore; and
- Zoned SP3 Tourist under the *Clarence Valley Local Environmental Plan 2011* (CVLEP).

The land is best known as the Ferry Park Reserve. The existing building is known as the Lower Clarence Arts & Craft Centre.

The reserve also includes land that is road reserve under the control of Transport for NSW (land that is part of the Pacific Highway) and road reserve under the control of Council as the local roads authority (part of Cameron Street).

There is a licence held under the *Crown Land Management Act 2016* over the pontoon adjoining the land parcel. Maintenance of the pontoon is the responsibility of Council's Civil Services Section.

Cane Punt No. 6 and Ashby Ferry currently reside on this Reserve (CVLEP, Schedule 5, item I194). The structures have now deteriorated to the point where significant major work is required to make good. This PoM permits the removal and relocation of the cane punt and ferry provided that it complies with the CVLEP's development approval process.

The operation of the Arts & Craft Centre and retail space is primarily the responsibility of the lessees of the building as outlined in the respective lease agreements. Council's Open Spaces & Facilities section is responsible for the maintenance of the public infrastructure and the foreshore area.

It is acknowledged that the Ferry Park Reserve adjoins the South Arm Reach of the Clarence River and that native title exists in the riverbed below the high water mark. Works within the riparian area's intertidal zone must be undertaken in consultation with the Yaegl Traditional Owners Aboriginal Corporation.

1.0 INTRODUCTION

1.1 Overview

This PoM has been prepared to provide a framework for the use and management of public land classified as 'community' at Ferry Park Reserve, Maclean.

1.2 Need for this Plan of Management

The *Local Government Act 1993* (LG Act) requires all Council-owned land to be classified as either 'community' or 'operational' land. Land classified as community land is to be managed and used in accordance with an adopted PoM.

Consequently, the purpose of this PoM is to:

- Ensure compliance with the *Local Government Act 1993*, *Environmental Planning and Assessment Act 1979*, *Clarence Valley Council LEP 2011* and other relevant Legislation and policies;
- Provide direction in the development, use and management of facilities and land on the Ferry Park Reserve; and
- Contribute to the Council's broader strategic goals and vision as set out in the community strategic plan - *The Clarence 2027*.

1.2.1 Previous Plans of Management

There are no previous plans of management for the Ferry Park Reserve. Ferry Park Reserve was originally classified as 'operational' land by the Maclean Shire Council in 1994. However, during the land rationalisation project in 2016 it was identified that this classification was invalid and the land defaulted to the community land classification. In 2018 Council intended to reclassify the land to 'operational' to reflect the intent of the former council, however it remained as 'community' land classification due to concerns raised by LCACA and community members. A PoM is now required to outline management principles for the land.

1.3 Categorisation of Land

This PoM categorises the land as:

General Community Use – The area predominantly containing the Arts & Craft Centre and retail space, car park and open space area.

Natural Area – ‘Foreshore’ – The riparian area adjoining the South Arm Reach of the Clarence River.

Refer Appendix 1: Ferry Park – Proposed Land Categorisation, for details of the ‘General Community Use’ and ‘Natural Area – Foreshore’ areas.

1.4 Land Description

The Ferry Park Reserve being Lot 434 DP 823599 is public land that is owned and managed by Clarence Valley Council. The reserve area is approximately 7,244 m².

The reserve adjoins the South Arm Reach of the Clarence River and is located in Maclean at 46 Cameron Street (northern boundary), the current Pacific Highway (eastern boundary) and the South Arm of the Clarence River on the western boundary (Figure 1.1).

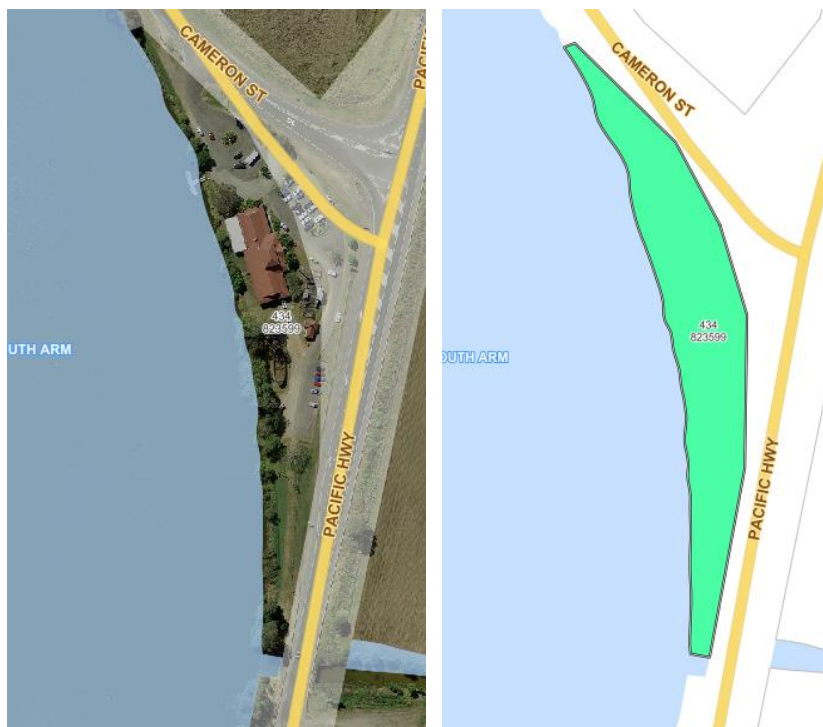


Figure 1.1: Ferry Park Reserve Locality Plan

The reserve is located on flood prone land with class one and three acid sulphate soils, and in the coastal zone and coastal use area listed under the *State Environment Planning Policy (Coastal Management) 2018* (CMSEPP).


The reserve also includes land that is road reserve under the control of the Transport for NSW (approximately 1,400 m²) that is part of the existing Pacific Highway and road reserve under the control of Council as the local roads authority (approximately 1,400 m²) of land that is part of Cameron Street.

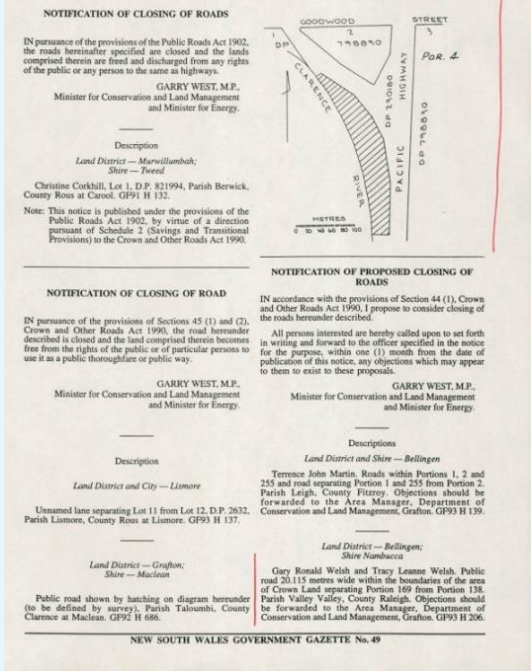
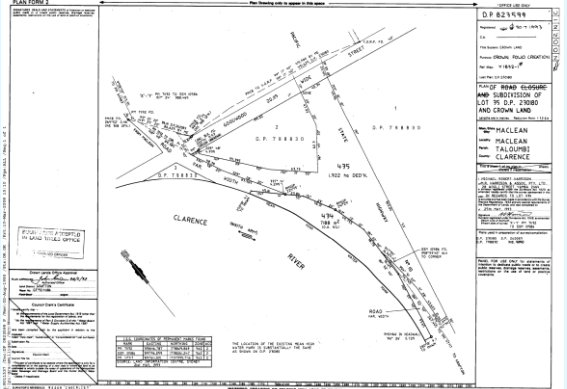
A building has been constructed in the centre of the reserve for the purpose of a community-based visitor and retail space. The current use of the building is for restaurant/café, an arts and crafts gallery and a visitor information portal.

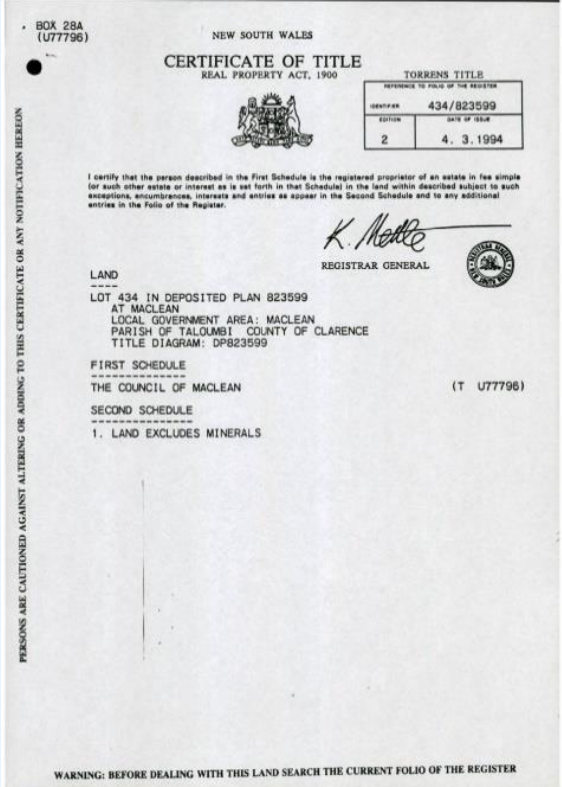
The Woolgoolga to Ballina Pacific Highway upgrade will change the existing highway alignment to the east of its current location, with an interchange for traffic entering and exiting Maclean and the Lower Clarence being constructed to the north of the current southern entrance to Maclean at Cameron Street. The upgrade is due to be completed by the end of 2020 which will divert the traffic currently traveling the existing Pacific Highway away from Ferry Park Reserve.

1.4.1 Land History

The following is a brief history of the land.

Date	Details	Land area
30 October 1969	Private land previously owned by Hector Cameron resumed for main roads purposes (motorway) (Charting Map - County of Clarence, Parish of Taloumbi)	

Date	Details	Land area
21 May 1993	Road officially closed (NSW Government Gazette no. 49, p.2425)	
30 July 1993	Lot 35 DP 230180 and Crown land subdivided to create Lot 434 DP 823599 and dedicated to community use	

Date	Details	Land area
4 March 1994	Maclean Shire Council receives certificate of title to the land	 <p>The image shows a 'CERTIFICATE OF TITLE' for Lot 434 in Deposited Plan 823599. It is a Torrens Title document issued by the Registrar General of New South Wales on 4 March 1994. The land is located at Maclean, within the Taloumbi County of Clarence. The certificate lists the first schedule as 'THE COUNCIL OF MACLEAN' and the second schedule as 'LAND EXCLUDES MINERALS'. The Registrar General's signature, K. Nettle, is visible.</p>

1.4.2 Land Use History

- In 1981, prior to the creation of Lot 434 DP 823599, Maclean Rotary Club organised for the installation of the old Ashby Ferry and cane punt on the vacant road reserve which is now Ferry Park Reserve. The site was further developed over the following years as a roadside rest stop managed by the Maclean Rotary Club (Rotary Club of Maclean 2004, p.39).
- From 1986 to 1993 LCACA raised funds and gained funding towards the construction of a building to house the association's activities after a submission to Maclean Shire Council in 1986 regarding working together towards a community arts resource centre (LCACA (b)). During this time sites were assessed by Maclean Shire Council and LCACA for suitability for an Arts and Crafts Gallery, office and studio, with the Ferry Park Reserve highlighted as a priority site.
- December 1992, NSW Roads and Traffic Authority approved the use of "Ferry Park" rest area for the site of a Tourist Information Centre and the closing of a section of the public road as shown in Appendix 2: Plan of RTA Road Closure (Maclean Shire Council Ordinary Meeting Minutes 13 January 1993, p.73).
- Circa 1993, LCACA and Maclean Shire Council contracts an architect and building plans for the current Arts and Crafts Centre were approved 20 July 1993 (Appendix 3: Ferry Park site plan and building plan).

- 19 December 1993, LCACA enters into a lease agreement with Maclean Shire Council for a period of 15 years, with renewal period option of 10 years over part of the facility at Ferry Park, for the purpose of Arts and Crafts Studio, office and gallery.
- In 2016, Council identified that the original classification of 'operational' land at Ferry Park inherited from the former Maclean Shire Council was invalid and therefore defaulted to the 'community' land classification.
- In 2018, Council intended to reclassify the land to 'operational' to reflect the intent of the former council. On the 8 August 2018 Council held a public hearing to provide an opportunity for the community to address the reclassification as per section 29 of the *Local Government Act 1993*. Submissions were made by LCACA and community members against this reclassification. Ferry Park remained 'community' land and a PoM was drafted in 2019 to direct future management of the land.
- Over the last 26 years LCACA have operated solely through volunteer members providing a workspace and Arts and Crafts Gallery at Ferry Park for the local arts community to showcase works through Artist of the month exhibitions, annual exhibitions and competitions and youth arts displays (LCACA (a)).
- LCACA and the Arts and Crafts Gallery at Ferry Park continue to support the Clarence Valley Cultural Strategic Plan through the promotion of cultural activities to the community and visitors to the Clarence Valley, providing for the participation and engagement in creative and cultural activities; involvement in Council Special Events promotion and also maintains a strong volunteer membership base.

1.5 Development of the Land

Existing Development

The Ferry Park Reserve has an existing community-based arts and craft, visitor and retail space built on the land at the date of exhibition of this PoM (Figure 1.2).

The building was constructed as a multi-purpose community facility which was officially opened on 5 February 1994. The Lower Clarence Arts and Crafts Association raised \$50,000 with matching grants from both Commonwealth and State Governments between 1991 and 1993, towards establishing an Arts and Crafts Office, Studio and Gallery at Ferry Park. Part of the facility was also designed to provide for a restaurant and visitor information centre.



Figure 1.2: Existing Tourist Facility

Surrounding Development

The Ferry Park Reserve is located adjacent to the Pacific Highway, 1,500 m south of Maclean Town Centre on the eastern bank of the South Arm of the Clarence River. Surrounding lands are made up of farmlands, with the closest residential and industrial lands being in Maclean and Townsend. The Woolgoolga to Ballina Pacific Highway upgrade is due to be completed by the end of 2020. It is possible that a service centre will be constructed near the Maclean Interchange to the North-east of Ferry Park after completion.

Future Development of the Land

This PoM proposes, within the requirements of relevant legislation, future development of the land for the purpose of effecting:

- Alterations, additions and improvements to the existing land and buildings to provide improved facilities for the uses permitted by this PoM including alterations, additions or improvements to enhance community-based uses including education, family, children's, cultural, leisure, health, religious and social activities and commercial opportunities.
- Alterations to carpark layouts to improve parking associated with future development.
- Rationalisation of the facilities to improve effectiveness and utilisation for increased patronage.

Future development may include:

- Extension(s), renovations and improvements to the existing building pursuant to State Environmental Planning Policies (SEPP), and Council's Planning instruments, Development Control Plans (DCP) and policies;
- Upgrades to the existing public facilities and car parking to accommodate increased patronage; and
- Other infrastructure to meet the needs of the community as identified in Council's community strategic plan - *The Clarence 2027* and further explored in Council's *Cultural and Community Facilities Plan* (2009).

It is proposed to relocate the cane punt and ferry to the Lawrence Museum's maritime section.

The ferry and cane punt are identified as a single heritage item (No. 194) "Punt and former Ashby ferry (both stationary)" of local significance in Schedule 5 of the CVLEP. Clause 5.10 (2) of the CVLEP requires development consent for the demolition or relocation of any heritage listed item.

This PoM permits the removal and relocation of the existing cane punt and ferry which is currently situated on the reserve and further rehabilitation of the site provided that it complies with the CVLEP's development approval process. Improvements as part of the rehabilitation may include gardens and grassed areas, educational interpretation on the history of the ferry and punt, park furniture, playground equipment, public facilities or infrastructure to meet community needs.

2.0 LEGISLATIVE FRAMEWORK

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

2.1 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 2005* (Table 2.1).

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

Table 2.1 Requirements of the *Local Government Act 1993* for land classified as community

Requirement of the <i>Local Government Act 1993</i>	Relevant Section(s)
All community land must be categorised.	s25, s26
Community land must be used and managed in accordance with: <ul style="list-style-type: none"> ▪ The plan of management applying to the land ▪ Any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land 	s35
The PoM must:	
<ul style="list-style-type: none"> ▪ Consider the core objectives and guidelines for land categorised as 'General Community Use' and 'Natural Area - Foreshore' the effect of any guidelines so prescribed. 	s36[6], s36I[a][b], & cl106 LG Regs: s36[4][a], s36E[b][c][d]&[e] & cl102 LG Regs: s36[5][e] s36N[a][b] & cl111 LG Regs
<ul style="list-style-type: none"> ▪ Specify the core objectives and performance targets for management of the land; the means by which Council proposes to achieve the plan's objectives and performance targets; and the manner in which its achieved the plan's objectives and performance targets is measured. 	s36[3][b], [c] & [d]
<ul style="list-style-type: none"> ▪ Include a description of the condition of the land, and of any buildings or other improvements on the land; and the use of the land and any such buildings or improvements as at the date of adoption of the Plan. 	s36[3A][a]
<ul style="list-style-type: none"> ▪ Specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used and for which any further development of the land will be permitted, whether under lease or licence or otherwise, and describe the scale and intensity of any such permitted use or development. 	s36[3A][b]
Council must exhibit the draft PoM for 28 days and give at least 42 days for the making of submissions.	s38

Requirement of the <i>Local Government Act 1993</i>	Relevant Section(s)
Any amendments to a draft PoM must be publicly exhibited in the same way, until the Council can adopt the draft PoM without further amendment.	s40
A Council may only grant a lease, licence or other estate over community land if it is expressly authorised in a PoM	s46, s47B
A lease or licence for a term exceeding 5 years may be granted only by tender in accordance with Division 1 of Part 3, unless granted to a non-profit organisation.	s46A[3]

2.2 Zoning and Planning Controls

The *Environmental Planning and Assessment Act 1979* (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW. Development or uses requiring a Development Application are assessed under Section 4.15 of the EPA Act.

Council's Local Environmental Plan prepared under the EPA Act is known as the *Clarence Valley Local Environmental Plan 2011* (CVLEP). The Ferry Park Reserve area is zoned - 'SP3 Tourist' under CVLEP (Figure 2.1). The objectives of this zone are to:

- provide for a variety of tourist-oriented development and related uses.
- enable a range of residential accommodation that is compatible with the provision of tourism uses to assist with the off season viability of tourist-based development.
- provide for tourist accommodation that does not compromise the environmental, scenic or landscape qualities of the land.
- enable retail and business premises that complement tourism-based development without eroding the retail hierarchy of the area.

The Ferry Park Reserve includes land that is road reserve zoned as SP2 Infrastructure (Pacific Highway) and RU1 Primary Production (Cameron Street). Development on this land requires consent under the EPA Act.

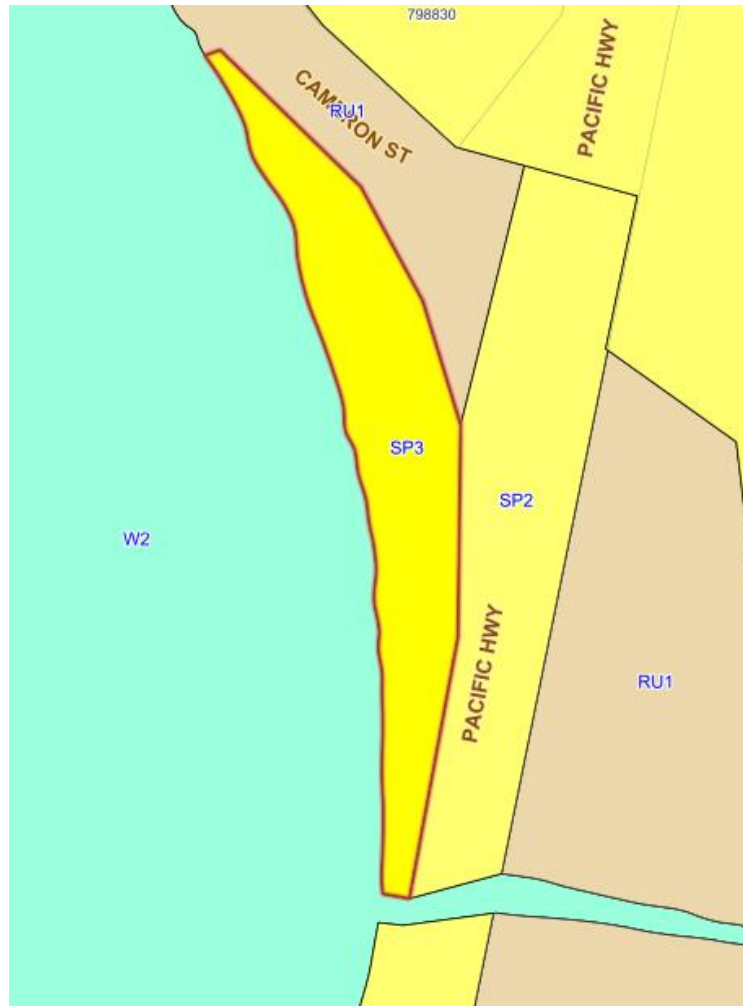


Figure 2.1: CVLEP Site Zoning SP3 - Tourist

The development of the site as community-based visitor and retail space complemented by the carrying out of retail and business activities appropriate to the current and future needs of the local community and wider public will contribute to the physical, cultural, social and intellectual welfare and growth of persons.

2.3 Other Relevant Legislation and Policies

In addition to the requirements of the LG Act, there are other legislation and Government policies that are relevant to the ongoing development and management of the Ferry Park Reserve. Legislation and policies with direct relevance to the Ferry Park Reserve area include:

Commonwealth Legislation

The Federal **Telecommunications Act 1997** provides for telecommunication facilities being permitted on community land without authorisation in a Plan of Management.

- *Disability Discrimination Act 1992*
- *Native Title Act 1993.*

State Government Legislation and Policies

- *Biodiversity Conservation Act 2016*
- *Biosecurity Act 2015*
- *Coastal Management Act 2018*
- *Companion Animals Act 1998*
- *Crown Land Management Act 2016*
- *Fisheries Management Act 1994*
- *Heritage Act 1977*
- *NSW Government Flood Prone Land Policy*
- *Protection of the Environment Operations Act 1997*
- *Retail Leases Act 1994*
- *State Environmental Planning Policies (SEPPs)*
- *Waste Avoidance and Resource Recovery Act 2001*
- *Water Management Act 2000.*

Clarence Valley Council Planning Instruments, Development Control Plans and Policies

- 1.41 - Asset Management
- 1.42 - Building in close proximity to sewers
- 1.43 - Signs Policy
- 1.46 - Mobile food vehicles, temporary food stalls & hawking
- 1.58 - Smoke free public areas
- 1.80 - Green Building Policy (for Council buildings)
- 1.83 - Urban Tree Management Policy
- 2.02 - Aged and Community Care Policy
- 3.04 - Mobile signs, articles, merchandise and entertainment on public land
- 5.03 - Footpath and cycleway maintenance policy
- Clarence Valley Biodiversity Management Strategy
- Clarence Valley Council Development Control Plan
- Clarence Valley Cultural and Community Facilities Plan
- Clarence Valley Cultural Strategic Plan.

3.0 CONDITION OF THE LAND, AND OF OTHER IMPROVEMENTS ON THE LAND

3.1 The Land

3.1.1 The Land (categorised as General Community Use)

In general, the Ferry Park Reserve site is an open area made up of three parking areas with selective landscaped gardens associated with the facilities built on the land. The site is located on the eastern bank of the South Arm of the Clarence River comprising flat rich alluvial soils (Figure 3.1).



Figure 3.1: General overview of Ferry Park Reserve area

3.1.2 The Land (categorised as Natural Area – Foreshore)

The Foreshore area has high ecological value as a transition zone between the terrestrial and aquatic environment. Riparian vegetation supports healthy stream bank functions including stream bank stabilisation, and buffering to reduce sedimentation, stream bank collapse, floodwater flows, and erosion. The riparian zone is currently in moderate condition and has become degraded due to unrestricted access by visitors to the Reserve.

Grassed banks on the southern side of the Reserve, in front of the building and the north section of the site adjacent to Cameron Street, will require rehabilitation (Figure 3.2). These areas will be fenced where

appropriate and revegetated with local native riparian species to increase ecological functions, reduce impacts of visitor access, and the area required for regular maintenance through mowing.



Figure 3.2: Ferry Park Reserve riparian area requiring rehabilitation

Local native vegetation found on the riverbank includes Swamp Oak – *Casuarina glauca* associated with the endangered ecological community Swamp Oak Floodplain Forest of the NSW North Coast listed under schedule 2 of the *Biodiversity Conservation Act 2016*. Other species identified onsite include the Fig (*Ficus* sp), Red Cedar – *Toona ciliata*, Tuckeroo – *Cupaniopsis anacardiodes*, Forest Red Gum – *Eucalyptus tereticornis*, Cottonwood Hibiscus – *Hibiscus tiliaceus*, Brown Kurrajong – *Commersonia bartamia*, Acacia sp., and Mangrove sp. All mangrove species are protected under the *Fisheries Management Act 1994*. Council has responsibilities under *Biodiversity Conservation Act 2016* and *Fisheries Management Act 1994* to manage the land in accordance with these Acts.

The vine weed Coastal Morning Glory – *Ipomoea cairica* has infested the existing riparian vegetation and requires ongoing control.

A Camphor laurel - *Cinnamomum camphora* measuring over three metres is also located on the riverbank. It is listed under the North Coast Regional Strategic Management Plan as a Species of Concern in North Coast LLS Region. Removal of this mature tree may pose a risk to the existing building and its foundations, and bank stability, therefore, should be left in-situ for the purpose of asset protection. Any emergent seedlings will be controlled to prevent further infestation.

3.2 Public Facilities and Infrastructure

Public facilities and infrastructure currently built on the land include: The Lower Clarence Arts and Crafts Centre, public amenities, picnic shelters, a pontoon, cane punt and ferry, and a community-based Arts & Craft Centre located in the centre of the land parcel. See Appendix 4: Ferry Park Reserve: Infrastructure location on the Reserve.

3.2.1 Community-based visitor and retail space

The building occupies approximately 760 square metres of the Reserve area (Figure 3.3). It originated for the purpose of an arts and crafts office, studio and gallery, information centre and restaurant to meet the needs of the community and tourists travelling the Pacific Highway. The Lower Clarence Arts and Crafts Association raised \$50,000 with matching grants from both Commonwealth and State Governments towards the construction of the building. The building was officially opened in February 1994 as the Lower Clarence Arts & Crafts Centre.



Figure 3.3: Arts & Craft Centre, Ferry Park

The centre consists of two independent areas coming under separate lease agreements, a general visitor information display and internal toilet facilities. The restaurant area consists of a commercial grade kitchen with servery, and a common eatery area and rear verandah. The arts and crafts area consists of a gallery, studio, office and storeroom.

An unstaffed visitor information portal currently exists inside the Gallery section of the building along the wall separating the two lease areas. This visitor information section consists of a large map of the Clarence Valley, a video presentation of the attractions of the Council area and local tourist pamphlets. This Information portal is outside the current lease agreements and is managed by Council. LCACA volunteers currently provide a service to visitors using the portal that ask for further information on the local area and tourist attractions.

Increased patronage during peak seasons has highlighted a number of issues. For example the size of the cold room facilities in the restaurant and the internal toilet facilities don't meet the current user demands during these periods. The Lower Clarence Arts and Crafts Association have also identified a lack of storage space. This maybe addressed in a future refurbishment along with other needs identified in Council's *Cultural and Community Facilities Plan (2009)*.

LCACA members have also expressed concern over uncertainties that the new Woolgoolga to Ballina Pacific Highway upgrade and the possible development of a service centre at the Maclean interchange may cause

to visitor numbers at the centre and to the Lower Clarence communities. LCACA members have suggested that the Ferry Park Reserve be presented to the wider community as a unique ‘gateway’ to the Lower Clarence.

Building Condition

Council’s Asset Register details that the condition of the centre and each of its components as being in predominately good condition (Table 3.1).

In general the building is in good condition and appears structurally sound. There has been some structural movement which could be attributed to ground changes from moisture content. The disability access ramps are in poor condition showing signs of wear and weathering which requires renovation or replacement to meet safety regulations and reduce ongoing maintenance.

Table 3.1 Arts & Craft Centre Asset Register report

Component Type	Asset Type	Condition ¹	Renewal Date
Sub-Structure	Buildings Non Specialised	2	2054
Structure	Buildings Non Specialised	2	2044
Floor Coverings	Buildings Non Specialised	2	2034
Fit-Out	Buildings Non Specialised	2	2053
Roof	Buildings Non Specialised	1	2065
Serv - Electrical	Buildings Non Specialised	2	2050
Serv – Hydrological	Buildings Non Specialised	2	2050
Serv - Mechanical	Buildings Non Specialised	1	2031
Serv - Security	Buildings Non Specialised	2	2025

Note: 1

Grade	Condition	Description
1	Very Good	Asset is new or near new. All components are in excellent condition, no damage to any major or minor components. Only planned maintenance required.
2	Good	All components are in good condition, no major damage to major components, and minor damage to minor components. Only minor maintenance required, plus planned maintenance.
3	Fair or Moderate	All components are still in good working condition but showing signs of wear and tear. No major damage to major components, minor damage to minor components. Significant maintenance required.
4	Poor	Major components require repair work, minor components may need replacing. Minor damage to major components and significant damage to minor components. Significant renewal/rehabilitation required.
5	Very Poor	Asset is unserviceable. Significant damage to major components. Physically unsound and/or beyond rehabilitation.

3.2.2 Public Amenities

Public amenities are located on the south-east side of the main building. They were constructed for the purpose of a rest area for general community use and tourists travelling the Pacific Highway. It occupies forty square metres of the Reserve area (Figure 3.4). The public amenities consist of two male, three female and one disabled toilet cubicle/s. It is constructed of concrete flooring and colorbond steel materials.



Figure 3.4: Public Amenities

Amenities Condition

Council's Asset Register details that the condition of the public amenities and each of its components as being in good overall condition (Table 3.2). There is some fading of the Colorbond construction materials and internally look dated. Renovation or replacement is required in the future to meet user demands. Amenities are to be maintained at the regional service level to ensure cleanliness during peak holiday times.

Table 3.2 Public Amenities Asset Register Report

Component Type	Asset Type	Condition ¹	Renewal Date
Sub-Structure	Buildings Specialised	2	2068
Structure	Buildings Specialised	2	2041
Roof	Buildings Specialised	2	2050
Serv – Elect	Buildings Specialised	2	2050
Serv – Hydr	Buildings Specialised	2	2050

1 – Refer Table 3.1 (Note: 1) for explanation of condition grades

3.2.3 Picnic Shelters

Three picnic shelters are located on the Reserve (one on the northern and two on the southern side of the centre) (Figure 3.5). They were constructed for the purpose of a rest area for general community use and tourists travelling on the Pacific Highway. Each picnic shelter occupies approximately eight square metres of the Reserve area and seats approximately six persons. They are constructed on a cement slab from timber, steel and Colorbond materials. Picnic shelters currently do not meet access requirements under the *Disability Discrimination Act 1992 (DDA)*



Figure 3.5: Picnic Shelters (South to North)

Picnic Shelter Condition

Council's Asset Register details that the condition of the public shelters as being in good overall condition (Table 3.3). The northern shelter has some damage to the colorbond roofing. The shelters are dated and will require renovation or replacement in the future to meet DDA requirements and user demands.

Table 3.3 Picnic Shelters Asset Register Report

Component Type	Asset Type	Condition ¹	Renewal Date
Picnic Shelters	Recreational Asset	2	2031

1 – Refer Table 3.1 (Note: 1) for explanation of condition grades

3.2.4 Infrastructure

All infrastructure constructed on the reserve are related to community and visitor-based uses which receives high patronage each day, increasing in peak holidays times. Infrastructure includes sealed internal roads, with concrete kerb and guttering to manage water flows and three car parking areas. Internal lighting is constructed in association with the road, parking and park areas. Welded wire mesh fencing has been constructed around the perimeter boundary with Cameron Street and the Pacific Highway for public safety, and in sections of the foreshore to reduce visitor impacts to riparian vegetation and for visitor safety. Concrete footpaths are constructed to provide safe and disability access to the centre and amenities.



Figure 3.6: Site infrastructure

Infrastructure Condition

Council's Asset Register details that the condition of the infrastructure onsite as being as in good condition (Table 3.4). An exception however, exists with the internal sealed roads and carparks being rated 'fair to moderate'. These surfaces will require an increase in maintenance schedules or full resurfacing to reduce ongoing regular maintenance.

Table 3.4 Infrastructure Asset Register Report

Component Type	Asset Type	Condition ¹	Renewal Date
Fences – Perimeter Fences	Recreational Asset	2	2030
Internal Sealed Roads and Carparks	Recreational Asset	3	2024
Concrete Kerb and Guttering	Recreational Asset	2	2049
Park Lighting	Recreational Asset	2	2028
Internal Street and Carpark Lighting	Recreational Asset	2	2028
Signage – Ferry Park Signage	Recreational Asset	2	2028
Concrete Footpaths	Recreational Asset	2	2037
Concrete Hardened Surfaces	Recreational Asset	2	2049
Monuments and Memorial – Flagpoles x 2	Recreational Asset	2	2030

1 – Refer Table 3.1 (Note: 1) for explanation of condition grades

3.2.5 Pontoon

A pontoon has been constructed on the western side of the Reserve (on the eastern bank of the South Arm of the Clarence River) (Figure 3.7). The pontoon was constructed in 1996 for the purpose of a recreational structure for water-based activities, such as boat mooring and fishing. It is managed by Council pursuant to domestic waterfront licence #LI302542 under the *Crown Land Management Act 2016* and *Crown Land Management Regulation 2018*.



Figure 3.7: Pontoon

Pontoon Condition

Council's Asset Register details that the condition of the Pontoon and each of its components as being in good overall condition (Table 3.5).

Table 3.5 Pontoon Asset Register Report

Component Type	Asset Type	Condition ¹	Renewal Date
Piles	Infrastructure	2	2085
Pontoon	Infrastructure	2	2034
Walkway	Infrastructure	2	2050

1 – Refer Table 3.1 (Note: 1) for explanation of condition grades

3.2.6 Cane Punt and Ferry

Cane Punt No. 6 is located on the south west end of the Arts & Craft Centre. Former Ashby Ferry is located adjacent to the eastern side of the main building (Figure 3.8).

The Ashby Ferry was used for transport between Maclean and Ashby until a larger ferry was purchased in 1974 and ultimately Ashby was connected by a bridge to Warregah Island. In June 1981, the Maclean Rotary Club had the ferry placed on a flood free mound on the reserve. The ferry is constructed with a metal cabin and hull, with wooden decking and guard rails.

The Maclean Rotary Club also had the cane punt located on the site later the same year. Cane punts operated on the Clarence River until 1976 when road transport became the primary use of transporting cane in the Clarence Valley. The cane punt is constructed with steel sides and a wooden hull.



Figure 3.8: Cane Punt No. 6 and former Ashby Ferry.

Cane Punt and Ferry Condition

Council’s Asset Register details that the condition of the cane punt and ferry as being in ‘very poor’ condition (Table 3.6). The structures have now deteriorated to the point where significant major work is required to make good. Removal and relocation of both structures to Lawrence Museum has been recommended. Both items are listed under the CVLEP as heritage item I194. To remove the structures will require development consent. On removal an interpretive display outlining the story of the river, the use and role of the cane punt and history of the former Ashby Ferry will be erected.

Table 3.6 Cane Punt and Ferry Asset Register Report

Component Type	Asset Type	Condition ¹	Renewal Date
Monuments and Memorials – Heritage Cane Barges	Recreational Asset	5	-
Monuments and Memorials – Heritage River Ferries	Recreational Asset	5	-

1 – Refer Table 3.1 (Note: 1) for explanation of condition grades

4.0 TENURES AND APPROVALS

4.1 Authorisation of Leases, Licences or Other Estates

The LG Act requires that any lease or licence of community land must be authorised by a PoM. In addition, the lease or licence must be for purposes consistent with the categorisation and zoning of the land. The maximum period for leases or licences on community land permitted under the LG Act is 30 years¹. Section 46A[3] states a lease or licence for a term exceeding 5 years may be granted only by tender in accordance with Division 1 of Part 3, unless it is granted to a non-profit organisation.

If a lease or licence is anticipated, then public notice should be given in accordance with the requirements of the Act. Where a lease arrangement has been entered into with Council for community land, subleasing the land must be in accordance with the requirements of Section 47C of the LG Act and Clause 119 of the *Local Government (General) Regulation 2005*.

This PoM authorises existing leases and licence agreements until the end of their current term. The leased or licensed areas may be renewed or changed in future. The leased or licensed areas may also be reconfigured in the future to reflect changes in the use of the land and/or facilities and the needs of the community.

4.1.2 Existing lease agreements

There are currently two leases held over the centre on Lot 434 DP 823599. The Lower Clarence Arts and Crafts Association (LCACA) hold a lease over part of the centre for the purpose of Gallery, Studio and Office. Oliver's Ferry Park PTY LTD holds a lease over the remainder of the centre for the purpose of Restaurant. Both the LCACA and Oliver's lease are due to expire on 29 March 2020.

This PoM also authorises Council to grant new leases, licences or any other estates for community land covered under this PoM for purposes and uses which are identified or consistent with those in Table 4.1.

Arrangements for which a short-term casual licence may be granted include:

- Public speeches, meetings, seminars and presentations, including educational programs.
- Functions and Events (including weddings, corporate functions, launches, community gatherings and similar activities).
- Displays, exhibitions, fairs, fashion parades and shows.

¹ Requires Ministerial consent. The maximum term for which a council may grant a lease or licence of community land, including any options for renewal is 21 years.

- Concerts and other performances, including both live performances and film (cinema and TV).
- Broadcasts associated with any event, concert, or public speech.
- Engaging in an appropriate trade or business delivering a public address, community events; auctions, markets and similar activities.

Fees for short-term casual bookings will be charged in accordance with our adopted Fees and Charges.

Table 4.1: Purposes for which long-term leasing, licensing and other estates will be granted

Type of Arrangement Authorised	Facilities covered	Purposes for which long-term leasing, licensing and other estates will be granted
Lease	Community buildings, facilities and land	<p>Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the area to support the activity.</p> <p>Sympathetic, compatible uses may include:</p> <ul style="list-style-type: none"> – child care or vacation care – health or medical practitioners associated with the relevant facility (e.g. nutrition, physiotherapy) – educational purposes, including libraries, education classes, workshops – cultural purposes, including concerts, dramatic productions, and galleries – recreational purposes, including fitness classes; dance classes, and games – kiosk, café and refreshment purposes – commercial retail uses associated with the facility (e.g. sale or hire of therapeutic goods).
Licence	Community buildings, facilities and land	<p>Sympathetic, compatible uses including:</p> <ul style="list-style-type: none"> – social purposes (including child care, vacation care) – educational purposes, including libraries, education classes, workshops – café/kiosk areas.
Other Estates	Community buildings, facilities and land	<p>This PoM allows Council to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the <i>Local Government Act 1993</i>.</p> <p>Estates may be granted across community land for the provision of pipes, conduits, or other connections under the ground for the connection of premises adjoining the community land to a facility of the Council or other public utility provider that is situated on community land.</p>

Note: The granting of a lease or licence is an important step in using community land, but there may be other requirements relevant to any proposed use. For example, the refurbishment of a kiosk may also require development consent under the *Environmental Planning and Assessment Act 1979*. Any interested person should check carefully to make sure they are aware of all relevant requirements.

4.2 Approvals for Activities on the Land

Section 68 of the *Local Government Act 1993* specifies a range of activities where approvals are required to be obtained from Council. These are often in addition, or ancillary to, standard development application (DA) requirements and are known as 'section 68 approvals'.

Section 68, Part D specifies activities requiring approvals on 'community land' that include:

- Engage in a trade or business
- Direct or procure a theatrical, musical or other entertainment for the public
- Construct a temporary enclosure for the purpose of entertainment
- For fee or reward, play a musical instrument or sing
- Set up, operate or use a loudspeaker or sound amplifying device
- Deliver a public address or hold a religious service or public meeting.

5.0 BASIS OF MANAGEMENT

5.1 Role of Community Land

Classification as 'community' land reflects the importance of the land to the community. Generally, it is land intended for public access and use, or where other restrictions applying to the land create some obligation to maintain public access (such as dedication under s94 of the EPA Act). This gives rise to the restrictions in the Act, intended to preserve the qualities of the land. As such, community land:

- Cannot be sold;
- Cannot be leased, licensed or have any other estate granted over the land for more than 30 years (ministerial consent required for periods over 21 years); and
- Must have a plan of management prepared for it.

5.2 Management of Community Land

The management of community land is governed by the categorisation of the land (by way of a PoM), and the core objectives established for the category of community land. In essence, categorisation establishes the public purpose(s) for which the community land will be used.

Ferry Park Reserve is categorised as General Community Use under s36I of the LG Act. The foreshore area is categorised as Natural Area under s36I which is further categorised Foreshore under s36N of the Act.

The guidelines for categorising land as 'General Community Use', 'Natural Area - Foreshore' and the core objectives for the management of the land are set out in Table 5.1, 5.2 and 5.3 respectively.

Table 5.1 Guidelines for, and core objectives of community land categorised as General Community Use

(1) Guidelines	(2) Core objectives
<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>	<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: <ul style="list-style-type: none"> (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

(1) cl106, *Local Government (General Regulation) 2005*

(2) s36I, *Local Government Act 1993*

Table 5.2 Guidelines for, and core objectives of community land categorised as Natural Area

(1) Guidelines	(2) Core objectives
<p>Land should be categorised as a natural area under section 36(4) of the Act if the land whether or not in an undisturbed state possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.</p>	<p>(a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and</p> <p>(b) to maintain the land, or that feature or habitat, in its natural state and setting, and to provide for the restoration and regeneration of the land, and</p> <p>(c) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and</p> <p>(d) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <u>Biodiversity Conservation Act 2016</u> or the <u>Fisheries Management Act 1994</u>.</p>

(1) cl102, *Local Government (General Regulation) 2005* (2) s36E, *Local Government Act 1993*

Table 5.3 Guidelines for, and core objectives of community land further sub-categorised as Foreshore

(1) Guidelines	(2) Core objectives
<p>Land that is categorised as a natural area should be further categorised as foreshore under section 36(5) of the Act if the land is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.</p>	<p>(a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and</p> <p>(b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.</p>

(1) cl111, *Local Government (General Regulation) 2005* (2) s36N, *Local Government Act 1993*

Note: Council must manage community land according to these core objectives. Any activities or uses of the land should be consistent with the core objectives for that category of land. Additional objectives which support the above core objectives are included in Section 6 Management Strategies and Performance Measures.

6.0 MANAGEMENT STRATEGIES AND PERFORMANCE MEASURES

The LG Act requires a plan of management to identify objectives and performance targets for the subject land, including specific actions and assessment criteria (s.36[3]). These criteria, including the priority placed by Council on the action, the timeframe in which individual actions need to be completed by and the Council Section tasked with its implementation are set out in the following matrices.

Terms used in the matrices are defined as follows:

Objective	The end towards which Council efforts are directed <i>Supporting Core Objectives:</i> The <i>Local Government Act 1993</i> requires community land to be used and managed in accordance with the Core [Management] Objectives – refer Table 5.1, 5.2 & 5.3
Strategies/Actions (for achieving objectives)	The tactic to be employed in achieving the objective
Performance Measures	How Council proposes to assess the extent to which stated actions have been implemented and achieved.
Priority	<u>Category 1:</u> These actions are those that can be implemented immediately or very soon after the adoption of the plan of management. They are policy or procedural matters and require minimal or no capital/non-recurrent funding. <u>Category 2:</u> These actions are those that require funding and are principally concerned with improving public safety, maintenance and improvement matters and protecting or conserving the values of Council’s network of parks and reserves. The timing of their implementation would be dependent on the availability of funds from Council. <u>Category 3:</u> These actions are capital improvement items or items requiring a significant injection of funds. The timing of their implementation would be dependent on appropriations made by Council or from other sources.
Timeframe	The timing by which the action is anticipated to be completed within the date of adoption of the plan: <i>Short-term:</i> 1 to 3 years <i>Mid-term:</i> 3 to 7 years <i>Long-term:</i> 7 to 10 years <i>On-going:</i> continuous implementation
To be actioned by	The (work) section of Council responsible for implementing the action (refer section 5.1, 5.2 & 5.3) for further details of the Council sections for implementing parts of this plan of management)

Table 6.1: Management objectives, actions and performance measures ‘General Community Land’

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
GCU#1 Provide facilities and services on the land to meet current and future needs of the community	Consult, liaise and engage with the community to determine range of community facilities and services to be provided on the land	<ul style="list-style-type: none"> Key stakeholders are identified and encouraged to participate in the decision-making process Community views and needs are considered and incorporated into the development of specific community facilities and services 	#1 On-going	<ul style="list-style-type: none"> Community Development
	Consider and strategically plan the range of facilities and services to be provided on the land	<ul style="list-style-type: none"> Concept plans are developed to ensure best use of available land prior to further development Range of facilities proposed complement suite of services (to be) provided on the land 	#1 On-going	<ul style="list-style-type: none"> Community Development Strategic Planning Open Spaces & Facilities
	Ensure community facilities are multi-purpose and flexible to a range of appropriate uses where feasible	<ul style="list-style-type: none"> A range of compatible community, social, tourism and other activities are provided and managed in consultation and partnership with user groups and the community 	#2 On-going	<ul style="list-style-type: none"> Community Development
GCU#2 Facilities and structures built on the land have regard for environmental sustainable design, resource use and maintenance	Incorporate general community use character, expected use and environmental sustainability features into building and structure design (or re-design) specifications	<ul style="list-style-type: none"> Facilities and structures are built to relevant Australian Standards Energy and water sensitive urban design principles are incorporated into facilities and structures 	#3 On-going	<ul style="list-style-type: none"> Finance & Asset Planning Unit Open Spaces & Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	Develop and maintain a cyclical or preventative building maintenance program that reflects the usage needs of the facilities	<ul style="list-style-type: none"> ▪ Maintenance plans are developed and implemented in accordance with Council's Asset Management plan noting that some responsibility may be passed onto tenants ▪ All maintenance to be undertaken in a cost effective and competitive manner ▪ User satisfaction is regularly measured to identify and correct maintenance issues that arise 	#1-2 On-going	<ul style="list-style-type: none"> ▪ Finance & Asset Planning Unit ▪ Open Spaces & Facilities
	Public facilities to be maintained at Regional Facilities service level standards	<ul style="list-style-type: none"> ▪ Maintenance complies with Councils service level standards 	#1 On-going	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities
GCU#3 Facilities and structures provide positive contribution to public amenity, safety and use	Design, build and renovate facilities and structures to enhance the amenity of the land, relative to expressed and anticipated needs and safety considerations	<ul style="list-style-type: none"> ▪ Facility and structure design addresses expected usage: Australian Standards for accessibility; Crime Prevention through Environmental Design (CPTED) requirements and guidelines. Adherence to SEPP (Coastal Management) and the <i>Disability Discrimination Act 1992 (DDA)</i> ▪ Surveys are undertaken to measure community satisfaction with facility/structure amenity, safety and use ▪ Visitor numbers are assessed prior to development to ensure facilities meet demands 	#2 Mid-term	<ul style="list-style-type: none"> ▪ Finance & Asset Planning Unit ▪ Community Development ▪ Strategic Planning ▪ Open Spaces & Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
GCU#3 Facilities and structures provide positive contribution to public amenity, safety and use (continued)	Construct and maintain safe public access to all facilities and structures relative to desirable vehicular and pedestrian access routes, and to enable suitable disability access	<ul style="list-style-type: none"> ▪ CPTED principles are incorporated into design and construction of facilities and structures and adhere to DDA requirements ▪ Pedestrian and vehicular access routes are regularly audited to ensure facilities and car parking areas are universally accessible and safe ▪ Access and safety issues are prioritised and rectified within reasonable timeframes 	#1-2 Short-term	<ul style="list-style-type: none"> ▪ Finance & Asset Planning Unit ▪ Community Development ▪ Open Spaces & Facilities ▪ Civil Services
	Formulate and implement risk management plans for facilities and structures	<ul style="list-style-type: none"> ▪ Facility inspections and audits are undertaken at regular intervals ▪ Risk management issues are prioritised and rectified within reasonable timeframes 	#1-2 On-going	<ul style="list-style-type: none"> ▪ Finance & Asset Planning Unit ▪ Community Development
	Minimise the potential for and the actual occurrence of vandalism of community facilities and structures	<ul style="list-style-type: none"> ▪ A reporting system is developed and implemented to respond promptly to damage or vandalism ▪ Maintenance regularly undertaken to reduce motivational factors for vandalism ▪ Vandalism issues are rectified within reasonable timeframes 	#1-2 On-going	<ul style="list-style-type: none"> ▪ Finance & Asset Planning Unit ▪ Community Development ▪ Open Spaces & Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	Provide and maintain landscaped gardens and suitable mowed grassed areas for the visual enhancement and safe use of the land	<ul style="list-style-type: none"> ▪ CPTED principles are incorporated into design and construction of landscaped garden and grassed areas; and DDA requirements are adhered to ▪ Surveys are undertaken to measure community satisfaction with visual amenity of landscaped gardens and grassed areas ▪ Ground maintenance undertaken to meet seasonal requirements. 	#1-2 On-going	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Community Development
	Provide and maintain suitable directional signage	<ul style="list-style-type: none"> ▪ Signage installed within suitable timeframes upon adoption of PoM ▪ Internal signage limited to directional signage to facilities ▪ Suitable educational interpretation to minimise impacts on amenity and ongoing maintenance 	#2 Mid-term	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities
GCU#4 Development and use of facilities and structures are within available financial resources of Council	Ensure costs to develop, redevelop and maintain assets are sustainable within resources available to the Council and the community	<ul style="list-style-type: none"> ▪ Full life cycle costs are considered and budgeted for ▪ Maintenance and operational costs are reduced 	#1-2 On-going	<ul style="list-style-type: none"> ▪ Finance & Asset Planning Unit ▪ Open Spaces & Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	Funding allocations and fees and charges are considered in the preparation of Council's Annual Operational Plan	<ul style="list-style-type: none"> Facilities operated and maintained at minimal cost to Council Costs are passed on to users where reasonable 	#2 On-going	<ul style="list-style-type: none"> Finance & Asset Planning Unit Community Development Open Spaces & Facilities
GCU#5 The granting of leases, licences or other estates are consistent with the objects of this Plan of Management and the requirements of the <i>Local Government Act 1993</i> and other relevant legislation	Leases, licences and other estates granted over the land or facilities on the land are granted in accordance with the provisions of this Plan of Management, relevant legislation and Council policies	<ul style="list-style-type: none"> Uses that involve lease, licence or other estates on the buildings or land are considered in order to maximise community and visitor benefits Annual and periodic review of leases, licences or other estates issued are undertaken to ensure efficiency, equity and consistency with this plan of management, Council policy and with the <i>Local Government Act 1993</i> 	#1 On-going	<ul style="list-style-type: none"> Corporate Governance Community Development Property
	Ensure any user wanting to undertake activities not covered under the original development consent(s) is required to submit a development application for Council's consideration	<ul style="list-style-type: none"> All applications for use of the land are assessed against the community benefit of proposal, relevant legislation and the provisions of Council's LEP prior to approval for use being given 	#1 On-going	<ul style="list-style-type: none"> Development Services Community Development Property
	Ensure that the facilities usage fees and charges structure is in line with current community rates for not-for-profit organisations	<ul style="list-style-type: none"> A review of rental based on 'community' market valuation rates is undertaken on a regular basis A review of the fees and charges structure 	#1-2 On-going	<ul style="list-style-type: none"> Finance & Asset Planning Unit Community Development

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
		for community facilities casual and permanent hire arrangements is undertaken on a regular basis		<ul style="list-style-type: none"> Property
GCU#6 Give priority to activities and uses that are community-based (under lease agreement and under the provisions of this PoM)	Ensure that at least half the use of the centre is by community organisations or organisations providing a community service	<ul style="list-style-type: none"> An evaluation and selection process of tenants and hirers that is linked to needs identified in Council's social and other plans is established 	#1 On-going	<ul style="list-style-type: none"> Community Development
GCU#7 Consider constraints such as flooding when undertaking future development, renovating or siting new facilities	Ensure any future development considers the NSW Government Flood Prone Land Policy and Council's Floodplain Risk Management Plans	<ul style="list-style-type: none"> Flood Plain Development Manual and Risk Management Guidelines used when designing any future works on the Reserve Compliance with Council's DCP provisions has been undertaken 	#3 Long-term	<ul style="list-style-type: none"> Finance & Asset Planning Unit Open Spaces & Facilities
	New and renovated facilities and structures such as toilet blocks, shelters and interpretation be designed appropriately and/or located above flood level	<ul style="list-style-type: none"> Assess potential flood impact on structures prior to installation and renovation of facilities 	#2 Mid-term	<ul style="list-style-type: none"> Finance & Asset Planning Unit Open Spaces & Facilities
GCU#8 Ensure that occupation for infrastructure encroaching on externally controlled lands is formalised	A domestic waterfront licence will be maintained under the <i>Crown Land Management Act 2016</i> and <i>Crown Land Management Regulation 2018</i> for structures on Crown land foreshore	<ul style="list-style-type: none"> A current domestic waterfront licence is in place 	#1 On-going	<ul style="list-style-type: none"> Property

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	The existing carpark encroachment on road reserve is formalised	<ul style="list-style-type: none"> The encroachment is rectified or an agreement formalised 	#1 Short-term	<ul style="list-style-type: none"> Property
GCU#9 Allow for the removal and relocation of Cane Punt No. 6 and former Ashby Ferry without impacting safety of visitors and damage to existing facilities and infrastructure	Ensure the removal and relocation of heritage items (Cane barge No. 6 and former Ashby Ferry) abides by the Council's LEP (under clause 5.10(2)) and other relevant legislation	<ul style="list-style-type: none"> DA2017/0775 obtained for Punt and Ferry removal (resolution from Council meeting held on 16 October 2018 (Item No. 14.127/18)) 	#2 Short-term	<ul style="list-style-type: none"> Development Services
	Ensure that the removal of the cane barge and ferry do not impact on visitor safety and damage existing facilities and infrastructure	<ul style="list-style-type: none"> Installation of barricades around work site to restrict visitors to the area Signage located in suitable locations to warn visitors of works in progress Inspection is undertaken by Council staff during the removal to ensure safety measures are met to visitors, facilities and infrastructure 	#2 Short-term	<ul style="list-style-type: none"> Open Spaces & Facilities
	Rehabilitation of lands on removal of the ferry and punt abides by Council policies and meets the needs of the community and visitors	<ul style="list-style-type: none"> CPTED principles are incorporated into design and construction of all new facilities and infrastructure, landscaped gardens and grassed areas Survey undertaken to measure community satisfaction with visual amenity of landscaped and grassed areas 	#2 Short-term	<ul style="list-style-type: none"> Open Spaces & Facilities Community Development

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<p>Provide educational interpretive display on the history of Ashby Ferry and Cane Punt No. 6 as part of land rehabilitation works</p>	<ul style="list-style-type: none"> ▪ The history of Ashby Ferry and Cane Barge No. 6 will use reliable historic records as the basis for content for any educational interpretive display ▪ Ensure 'Interpreting Heritage Places and items Guidelines' are used when designing the educational interpretation display ▪ Location and design of educational interpretive display takes into account potential flood impacts 	<p>#2 Short-term</p>	<ul style="list-style-type: none"> ▪ Strategic Planning ▪ Open Spaces & Facilities ▪ Community & Industry Engagement

Table 6.2: Management objectives, actions and performance measures 'Natural Areas - Foreshore'

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
NAF#1 To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area	Ensure the natural area is managed in accordance with the <i>Biodiversity Conservation Act 2016</i> , <i>Fisheries Management Act 1994</i> , <i>Biosecurity Act 2015</i> and abides by Council's Biodiversity Strategy and Riparian Action Strategy	<ul style="list-style-type: none"> ▪ A site assessment will be undertaken and management strategy drafted for the management and maintenance of the natural area to ensure ecosystem function is maintained/restored within a reasonable timeframe upon adoption of the PoM ▪ The management strategy will include best practice management for rehabilitation, revegetation and weed control strategies suitable for the natural area. ▪ Consultation with local traditional owners has occurred with all works proposed within the inter-tidal area of the riparian zone 	#1 Short-term	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities
NAF#2 To maintain the land, or that feature or habitat, in its natural state and setting	Protect the aesthetic, heritage, cultural, recreational, educational and scientific values of the land	<ul style="list-style-type: none"> ▪ Consider these values when re-designing or 'developing' in natural areas or on the adjacent 'General Community Use' area 	#2 On-going	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities
NAF#3 To provide for the restoration and regeneration of the land	Restrict visitor access to encourage regeneration of the natural area in moderate condition	<ul style="list-style-type: none"> ▪ Suitable fencing to restrict visitor access to revegetation areas has been installed within a reasonable timeframe ▪ Undertake regular inspections, management and maintenance as outlined in the management strategy 	#2 Mid-term	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	Restrict visitor access and undertake revegetation in areas of the foreshore that have become degraded	<ul style="list-style-type: none"> Suitable fencing to restrict visitor access to revegetation areas has been installed within a reasonable timeframe Revegetation strategy as outlined in the <i>Biodiversity Strategy and Riparian Action Strategy</i> has been implemented Works within the inter-tidal area of the riparian zone have been completed in consultation with local traditional owners 	#2 Mid-term	<ul style="list-style-type: none"> Open Spaces & Facilities
	Implement weed control to meet requirements under the <i>Biosecurity Act 2015</i>	<ul style="list-style-type: none"> Undertake regular inspections, management and maintenance as outlined in the management strategy Undertake regular weed control measures as outlined in the management strategy 	#1 On-going	<ul style="list-style-type: none"> Open Spaces & Facilities
NAF#4 To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion	Provide designated access points to enable visitors to use the foreshore area without eroding the ecological values of the natural area	<ul style="list-style-type: none"> Encourage visitors to use the existing pontoon facility as access to the foreshore area by erecting directional signage Pontoon use and maintenance as per licence requirements 	#2 Mid-term	<ul style="list-style-type: none"> Open Spaces & Facilities Civil Services
	Discourage access from existing picnic shelters to foreshore area	<ul style="list-style-type: none"> Suitable fencing will be installed to prevent access to sensitive areas of the foreshore 	#2 Mid-term	<ul style="list-style-type: none"> Open Spaces & Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
NAF#5 To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Biodiversity Conservation Act 2016</i> or the <i>Fisheries Management Act 1994</i>	Ensure any provisions of a recovery plan or threat abatement plan over lands in the natural area are met	<ul style="list-style-type: none"> ▪ Identify any provision of threatened species and/or ecologically endangered community listed in a recovery plan or threat abatement plan on the natural area in the management strategy 	#1 Short-term	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities
NAF#6 To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area	Visitor access will be restricted from sensitive, regeneration and revegetation areas	<ul style="list-style-type: none"> ▪ Suitable fencing will be installed to prevent visitor access to sensitive areas of the foreshore 	#2 Mid-term	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities
	Designated access points will be provided to access foreshore area through existing infrastructure	<ul style="list-style-type: none"> ▪ Access to the pontoon will be highlighted through suitable signage and walkways 	#2 Mid-term	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities
NAF#7 To facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use	Encourage the use of the existing pontoon for visitor access to the foreshore area and for mooring for suitable watercraft	<ul style="list-style-type: none"> ▪ Install suitable fencing to minimise impacts to the foreshore area while directing visitors to the pontoon through signage ▪ Strategically place signage to minimise impact on visual amenity of the foreshore area 	#2 Mid-term	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities

7.0 PLAN REVIEW AND CHANGE

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

The performance of this PoM will be reviewed on a regular basis to ensure the land and buildings are well maintained and provide a safe environment for the public. Strategic reviews of this PoM will occur at 5 and 10 year intervals.

The Appendices to this PoM may be updated from time to time, reflecting significant changes to the condition of the community land, or to reflect changes in the legislation.

The community will have an opportunity to participate in reviews of this PoM as part of the Council meeting cycle.

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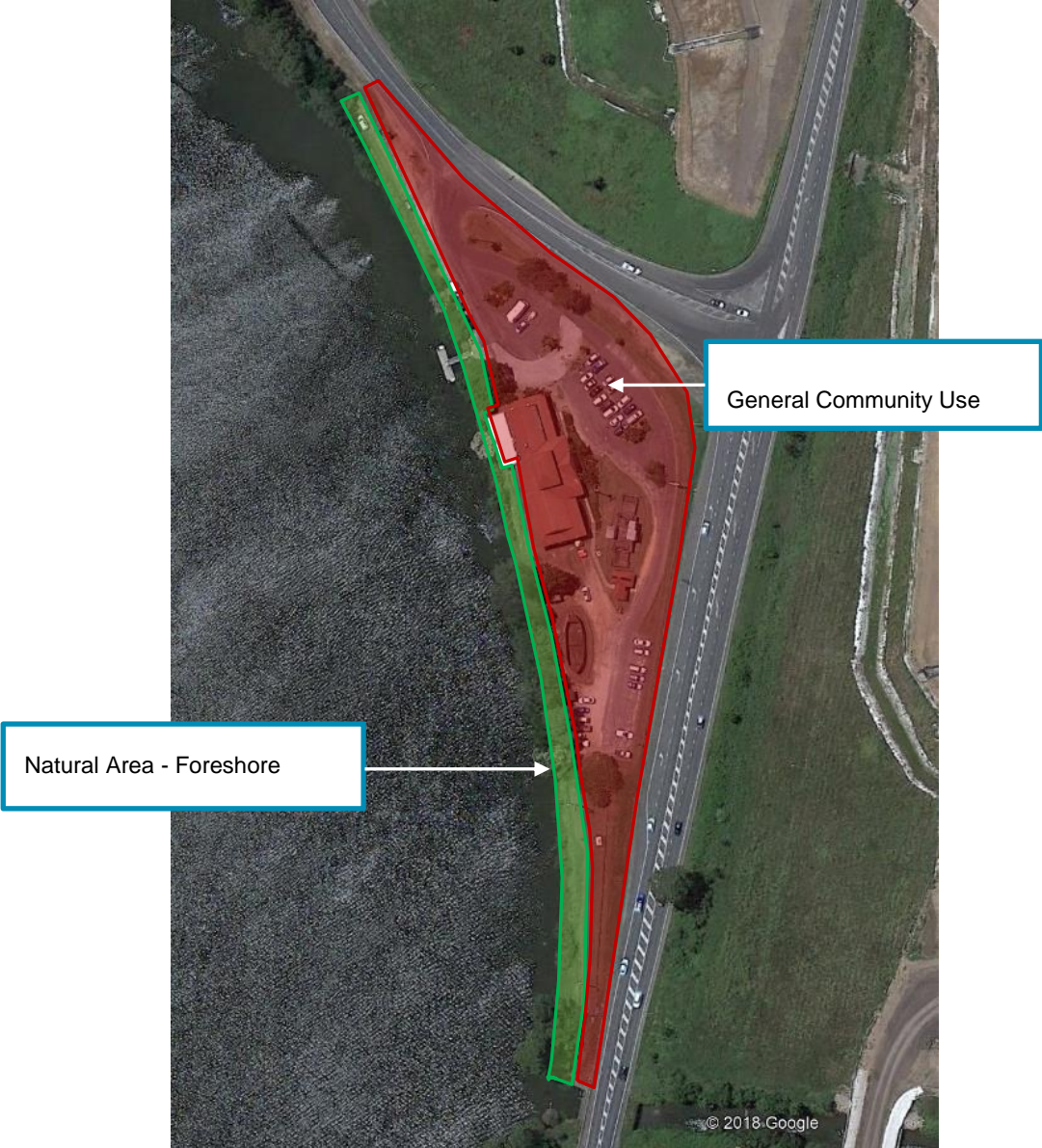
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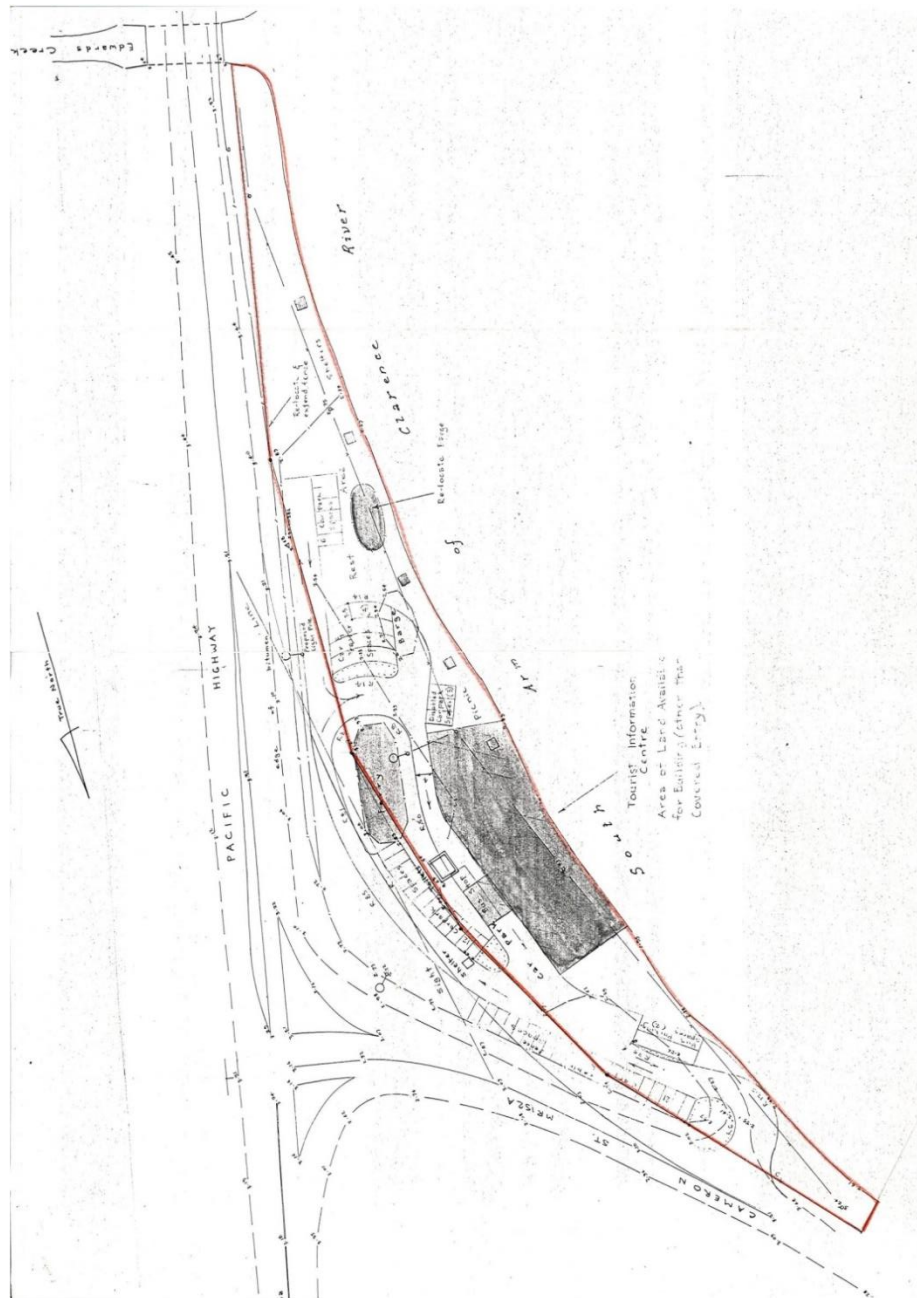
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APPENDICES

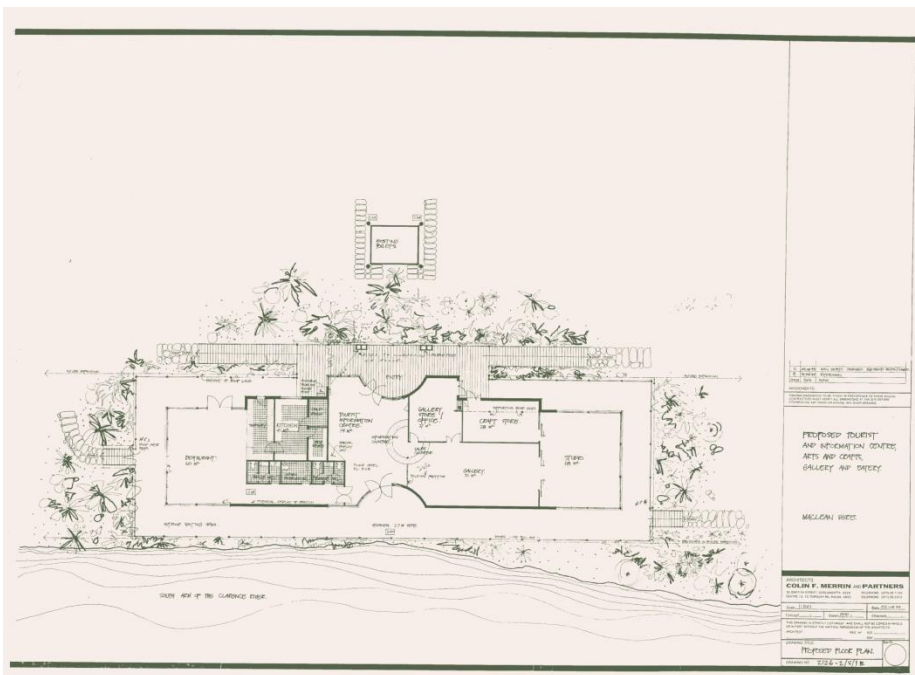
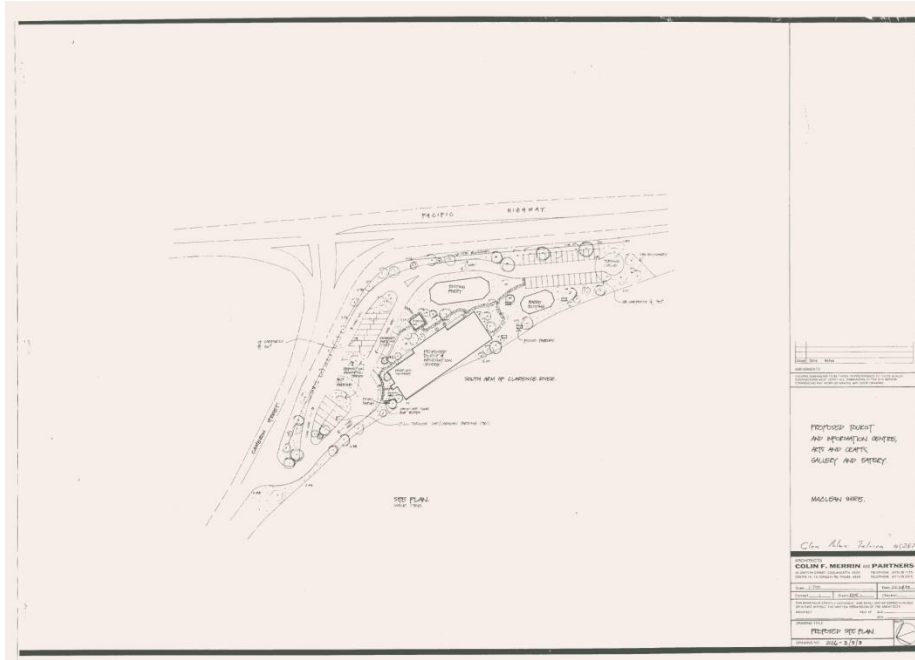
Appendix 1: Ferry Park Reserve – Proposed Land Categorisation



Appendix 2: Plan of RTA Road Closure



Appendix 3: BA297/93 Ferry Park Site Plan and Building Plan



Appendix 4: Ferry Park Reserve – Infrastructure Location

