

ITEM 4 POST EXHIBITION: HELENSBURGH PARK CROWN RESERVES PLAN OF MANAGEMENT

On 18 July 2022, Council resolved to seek approval from NSW Department of Planning and Environment – Crown Lands (DPE – Crown Lands) to exhibit the draft Helensburgh Park Crown Reserves Plan of Management (PoM) for public comment. That approval was received in June 2023. The draft PoM was exhibited from 19 July to 30 August 2023 with 50 submissions received by Council.

Many submissions were concerned that the draft PoM represented a final position about the future Helensburgh Community Centre and Library without appropriate community consultation about the detail of the proposal, which is not the case. The addition of a Crown reserve purpose of “community purposes” and a “general community use” categorisation over part of the reserve in the PoM will enable this site to be considered along with other options.

Following consideration of the submissions received, several amendments to the document are proposed. It is recommended that Council seek the Minister’s consent to adopt the amended PoM under the *Crown Land Management Regulation 2018*.

RECOMMENDATION

- 1 The draft Helensburgh Park Crown Reserves Plan of Management be amended in the following manner (also shown in highlighted text in Attachment 3) –
 - a Council Policies, Supporting Documents, legislation, Departmental names, licences and Plan of Management development process references be made current and spelling, grammar, formatting errors corrected.
 - b Addition of section 1.2 “Council’s Management Approach” to provide further emphasis on the roles of both Council and the community in the management of Council parks, sporting fields and community facilities informed by Council’s endorsed Sportsgrounds and Sporting Facilities Strategy 2023-2027 and Places for the Future Social – Infrastructure Future Directions Plan 2023 – 2036 in relation to Council’s Community Strategic Plan.
- 2 The amended draft Helensburgh Park Crown Reserves Plan of Management (Attachment 3), be referred to the NSW Department of Planning and Environment – Crown Lands as a delegate for the Minister for Lands and Property, to obtain consent to adopt the amended Plan of Management under clause 70B of the *Crown Land Management Regulation 2018*.
- 3 If consent to adopt the Helensburgh Park Crown Reserves Plan of Management is granted, the General Manager be delegated authority to adopt the Helensburgh Park Crown Reserves Plan of Management as approved under clause 70B of the *Crown Land Management Regulation 2018* pursuant to section 40 of the *Local Government Act 1993* in accordance with section 3.23(6) of the *Crown Lands Management Act 2016*.
- 4 Once adopted, a copy of the adopted Helensburgh Park Crown Reserves Plan of Management be forwarded to the NSW Department of Planning and Environment – Crown Lands.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Location Plan
- 2 Summary of Submissions
- 3 Revised Draft Helensburgh Park Crown Reserves Plan of Management

BACKGROUND

A Plan of Management (PoM) under the *Crown Land Management Act 2016* (CLM Act) guides management, development, and use of the Crown Reserve in accordance with its public purpose or purposes. The application of community land categories available under the *Local Government Act 1993* (ie park, sportsground, general community use, natural area, and area of cultural significance) sets core objectives to further inform uses and leasing / licencing activities. A PoM also nominates permissible uses and developments which are consistent with the reserve purpose(s) and the community land category. Other processes are in place to consider specific decisions that relate to the future development or use of reserves.

Charles Harper Park, the Helensburgh Memorial Public Pool and Rex Jackson Park/Oval

Charles Harper Park, the Helensburgh Memorial Public Pool, and Rex Jackson Park / Oval are Council managed facilities located in two Crown Reserves called Helensburgh Park. The Park is Crown land where Council is the Council Crown Land Manager under the *Crown Land Management Act 2016* (CLM Act). Council is required to use and manage Crown land in accordance with its public purpose or purposes under the CLM Act. Additionally, under the CLM Act, a plan of management is required to be prepared for Charles Harper Park, the Helensburgh Memorial Public Pool and Rex Jackson Park/Oval for the first time. The CLM Act commenced on 1 July 2018 and replaced the now repealed *Crown Lands Act 1989*.

Draft Helensburgh Park Crown Reserves Plan of Management Area

A draft PoM has been prepared for the Helensburgh Park Crown Reserves which include Charles Harper Park, the Memorial Public Pool and Rex Jackson Park/Oval (Attachment 1). The entire PoM area is Crown land, identified as Helensburgh Park Crown Reserve Numbers 500345 and 500340.

The two reserves are located to the north of the Helensburgh Town Centre and south of the Garrawarra State Conservation Area and cover a combined area of just over 14 hectares. The public purpose or purposes that apply to each Crown reserve are dictated by the Minister, through the DPE - Crown Lands, by the terms of a Crown reserve gazettal. Both Crown reserves have the same existing public purpose of "Public Recreation".

The public purpose gazettal and land details are summarised in the table below for the draft PoM area -

Crown Reserve	Lots	Area
Reserve No. 500345 Helensburgh Park	Lots 517 & 940 DP 752033	11.89ha
Reserve Purpose: Public Recreation	Lots 7065 & 7066 DP 1031042	
Gazettal date: 29/3/1892	Lot 7306 DP 1142241	
Includes the majority of Rex Jackson Park, all of Charles Harper Park and all of the Helensburgh Pool.		
Reserve No. 500340 Helensburgh Park	Lot 7076 DP 96784	2.19ha
Reserve Purpose: Public Recreation		
Gazettal date: 8/10/1898		
Includes the Tennis Courts and Cricket Ground.		
Total Area		14.08ha

Within the PoM area, all the land is zoned RE1 Public Recreation under the Wollongong Local Environmental Plan (LEP) 2009. The RE1 Public Recreation zone permits a range of uses including recreation areas (eg playgrounds), recreation facilities (eg sporting fields and pools) and community facilities.

CLM Act draft Helensburgh Park Crown Reserves PoM Development

To meet CLM Act requirements, a draft PoM was prepared for the two Crown Reserves (500340 and 500345), commonly known as Charles Harper Park and Rex Jackson Park/Oval, including the Helensburgh Memorial Public Pool. Key points for the development of the draft PoM follow -

- On 29 October 2018, Council resolved to classify the two Helensburgh Park reserves as Community Land with an initial single Community Land Category of “sportsground”, consistent with the reserve purpose of public recreation. This report to Council proposed classification and an initial single community land category for 51 Crown Reserves including the two Helensburgh Park reserves. At that time a single initial category was required, despite the reserve having multiple functions and uses. Applying any other community land categories to the Crown Land at Helensburgh Park was required to be done through a PoM process under the CLM Act.
- On 14 March 2019, DPE - Crown Lands approved the classification of the two Helensburgh Park reserves as Community land with an initial single Community Land Category of Sportsground. This approval of classification and initial single community land category was for 46 Crown reserves in total.
- From 8 October 2019 to 8 November 2019, Preliminary Community Consultation – Planning for 46 Crown Reserves was undertaken in accordance with Council’s resolution of 27 May 2019. The exhibited document - “Planning for 46 Crown Reserves” contained key information about each Crown reserve and was provided for the community to consider along with proposed community land categories.
 - For Helensburgh Park Crown Reserve 500345 the categories of Sportsground, Park and Area of Cultural Significance were proposed.
 - For Helensburgh Park Crown Reserve 500340 the category of Sportsground was proposed.
 - The information on the two Helensburgh Park reserves was viewed 28 times in that period and 1 submission was received stating “*Would appreciate maintenance and upkeep of tennis courts for the community to use safely*”. This information is contained in Appendix 6 of the exhibited draft PoM.
- From May – June 2020 the draft Helensburgh Town Centre Plan and Streetscape Master Plan was exhibited. A total of 58 submissions for the Town Centre Plan were received. Thirty-two (32) of thirty-six (36) online submissions supported the provision of an integrated community hub.
- On 26 October 2020, the Helensburgh Town Centre Plan and Streetscape Masterplan was reported to Council and adopted with the Helensburgh Town Centre Implementation Plan noted.
 - Prior to the adoption of the Town Centre Plan, a new Helensburgh Public Library was introduced into Council’s Delivery Program (part of Council’s Community Strategic Plan).
 - The report to Council included a variety of Strategies and Actions and noted several projects completed in 2018 – 2020 in Helensburgh -
 - Along with the receipt of a \$1.6 million Resources for Regions grant in 2019 as a contribution towards the upgrade of the Helensburgh Town Centre streetscape, improved pedestrian crossing points, a new north-south footpath for Charles Harper Park and an upgrade to northern car park at Rex Jackson Oval (near the netball courts).
 - Lodging a generic Events Development Application for Rex Jackson Park, providing opportunities for Markets in Helensburgh Town Centre and surrounding open spaces.
 - A key walking connections project and a public art project were also included in the Council report.
 - The Helensburgh Town Centre Plan introduced the concept of an integrated Community Facility (Community Centre and Library) and noted that Council was investigating several sites. This is still the case in 2023.

- Ministerial approval of a Helensburgh Park PoM which includes a proposal to locate a HCCL within the area categorised as general community use is necessary to allow further investigations.
- In July – August 2021, Council sought community views on what facilities should be incorporated into a combined Community Centre and Library. The scale and scope of the proposed Community Centre and Library would be integral to considering what potential location could be suitable.
- On 17 November 2021, Council officers discussed the need for the Helensburgh Community Centre and Library with DPE - Crown Lands staff who advised that a Community Centre and Library development would be consistent with a Crown reserve purpose of Community Purposes. A Community Centre and Library would not be consistent or ancillary to a Public Recreation purpose.
 - To consider the possibility of building a Community Centre and Library within Helensburgh Park Crown Reserves 500340 and 500345, a draft PoM would need to be prepared permitting such a possible development and requesting that an additional public purpose of Community Purposes be applied (through the PoM process) to the Reserves.
 - DPE - Crown Lands advised that under the CLM Act, that the Minister could not approval any request for an additional Crown reserve purpose if applying an additional purpose would “materially harm” the Crown reserves for their existing public purpose.
 - Information relative to “material harm” assessment under section 2.14 (3) of the CLM Act was required to be in the draft PoM for the Minister to consider.
- On 18 July 2022, Council considered a report on the draft PoM for Helensburgh Park. The draft PoM proposed an additional Crown reserve public purpose of Community Purposes be applied to a part of both reserves and that existing and future uses and developments for the existing public purpose of Public Recreation were permitted. Council resolved that –
 - 1 *The draft Helensburgh Park Crown Reserves Plan of Management be referred to the NSW Department of Planning and Environment – Crown Lands –*
 - a *as the landowner, as required by section 39 of the Local Government Act 1993;*
 - b *for Ministerial consent to exhibit the draft Plan of Management as required by clause 70B of the Crown Land Management Regulation 2018; and*
 - c *for Ministerial consent to apply the additional Crown reserve purpose of “community purposes” under section 3.38 of the Crown Land Management Act 2016, to enable the development and operation of a new Helensburgh Community Centre and Library facility.*
 - 2 *Following the receipt of approval by the Department as landowner and the Minister’s consent, the draft Helensburgh Park Crown Reserves Plan of Management be exhibited for a minimum period of 42 days.*
 - 3 *A further report be submitted to Council on the community feedback received following the exhibition period.*


The draft PoM referred to the Minister for consent to exhibit, proposed that a new Helensburgh Community Centre and Library (HCCL) could be located somewhere within the area categorised as “general community use” under the draft plan. The exact location of the facilities within the large area categorised as “general community use” is subject to future site selection, feasibility assessments, design processes and consultation to prepare a development application.

An example concept was provided in Table 8 of the draft PoM to enable the required assessment of material harm under section 2.14(3) of the CLM Act which is required to add an additional Crown reserve public purpose. This may have created some confusion reflected in submissions. Many submissions stated that the draft PoM did specify an exact location without adequate community consultation. This issue is further addressed later in the report.

DPE - Crown Lands Approval to Exhibit Amended Draft PoM - 9 June 2023

On 9 June 2023, DPE - Crown Lands issued approval for a revised draft PoM to be exhibited.

The DPE - Crown Lands did not require the exact location of any proposed HCCL to be illustrated in the draft POM. However, DPE - Crown Lands did require that the area that could be considered (the area categorised as ‘general community use’ under the draft PoM) to be reduced. Council was required to remove any “general community use” category that applied to Crown reserve Number 500340. Text was also changed to remove references to applying an additional purpose to Reserve 500340 in the assessment of material harm information in the draft PoM. The change in “general community category” (eg the area shaded purple) is shown in the following table.

Approved by Crown Lands (9/6/23)	Submitted for Approval by Council (18/7/22)
<p>Area categorised as “general community use” (eg shaded purple) – only in Reserve No. 500345</p>	<p>Area categorised as “general community use” (eg shaded purple) – across Reserves 500340 and 500345</p>
	

The draft PoM was exhibited from 19 July to 30 August 2023. The exhibition arrangements are detailed in the Consultation and Communication section of this report.

PROPOSAL

This report will consider the issues raised in submissions. Fifty (50) submissions were received which are summarised in Attachment 2. Of the submissions -

One (1) was from a government agency namely -

- NSW Rural Fire Service - indicating that the draft PoM should clearly indicate that Charles Harper Park is an identified “Neighbourhood Safer Place” as per the Illawarra Bush Fire Risk Management Plan and that the site is legislated under the *Rural Fires Act 1997* to be maintained as such and has obligation upon Council. The draft PoM as amended in Attachment 3 includes this information. Council has been and will continue to operationally manage Charles Harper Park as a ‘Neighbourhood Safer Place’.

One (1) was from a community group, namely -

- Neighbourhood Forum 1 – NF 1 was provided an extension until 20 September 2023 to provide a submission. Their submission provided a strong objection to the draft PoM as noted below.

Forty -eight (48) were from individuals.

Of the 50 total submissions received -

- Eight (8) requested improvements to the swimming pool and / or the heritage building be retained.
- Five (5) requested an outdoor basketball court.

- Two (2) submissions supported the HCCL proposal.
- 38 submissions raised concerns or objected / opposed the HCCL proposal including NF1.
 - Four (4) including NF 1 calling for the draft PoM in its entirety to be rejected in favour of landscape masterplan level details on how future recreational sporting improvements can be made within the PoM area
 - Common issues regarding concerns or reasons for outright objection/rejection relate to -
 - Lack of parking.
 - Condition of surrounding roads.
 - Loss of open space.
 - Impact on the heritage/community value of the Helensburgh Memorial Pool and wider heritage precinct.
 - Lack of community consultation as it has been perceived by the submitters that the inclusion in the draft PoM of *Table 8 “Example Site of Community Centre Library Facility Integrated with Pool”* conveys that Council has already decided on the building form, scale, and location of a HCCL.
 - Proposing an alternate location for the HCCL (either the current Library site or the current Community Centre site or the former Police Station site)

Should the HCCL proposal within the PoM area proceed to a design and assessment process in the future, these issues can be further addressed.

Table 8 was provided solely to examine if the HCCL proposal could meet the requirement “not likely to materially harm” Crown Reserve 500345 for its existing Crown reserve purpose of ‘public recreation’ by the addition of “community purposes” to the part of Crown Reserve Number 500345 categorised as “general community use” in PoM figure 3.

Crown Reserve Helensburgh Park Number 500345 was gazetted over 131 years ago on 29 March 1892 with the public purpose of “public recreation”. The Crown reserve system is an output of the colonial era of NSW. To address modern standards, modern legislative responsibilities, and court decisions, it is imperative that difficult, complex matters, such as fine grain but significant differences, between a Crown reserve public purpose of “Hall” verses “Community Purposes” verses “Public Recreation” are explored in accordance with the CLM Act.

Only the Minister, through DPE – Crown Lands, can make those fine grain determinations regarding the meaning and application of a particular Crown reserve purpose over another “Crown reserve purpose” in relation to Crown land.

In relation to the submissions received the draft PoM has been amended in the following manner and shown as yellow highlighted text in Attachment 3 in this report -

- PoM section 1.2 Council’s Management Approach – Our Wollongong Our Future has been added.
 - This new section includes details on Our Wollongong Our Future including the Delivery Program, Operational Plan, Resourcing Strategy, Progress Reports and the Supporting Documents – ‘Sporting Facilities Strategy 2023 -2027’ and ‘Places for the Future – Social Infrastructure Future Directions Plan 2023 – 2023” as a number of submissions requested improvements and strategic planning in relation to sporting facilities and community facilities and these supporting documents address these matters.
- The Rex Jackson Equal Access Footway Project Consultation Plan has been included as an Appendix as it does indicate a possible Stage 2 (footway from south of the skatepark to Waratah Street) as Stage 1 has been completed already. This could be considered in future updates to Council Infrastructure Development Program.
- Charles Harper Park is noted as a “Neighbourhood Safer Place” in the PoM Appendix 1 Key Legislation as per the submission by the NSW Fire Service.

Many of the issues raised in opposition to the HCCL are beyond the scope of the PoM because -

- A PoM is an enabling document with other processes of Council designed to determine future capital improvements such as, but not limited to -
 - landscape masterplans or
 - submitting grant proposals to Council's Sporting Facilities Grants Program or
 - submitting development applications for minor improvements within the capacity of an existing licence holder
 - Council included the HCCL proposal in the draft PoM to enable the Minister, through the DPE – Crown Lands, to determine if such a development could be considered as to not materially harm the use of the Crown Reserve 500345 for its existing public purpose of "public recreation" in the meaning of section 2.14 (3) of the CLM Act.
- The draft PoM meets the requirements of the CLM Act and will enable Council to manage the land and grant longer term tenures.
- The existing Helensburgh Community Centre is Crown Land and would face the same need for a site-specific PoM requesting an additional Crown reserve purpose of "community purposes" to be applied to that Crown reserve to enable consideration of locating a HCCL at that location. The Minister, not Council, is the decision maker in regard to whether or not an additional Crown reserve purpose would materially harm the use of the Crown reserve for its existing public purposes. In the case of Helensburgh Community Centre Crown Reserve Number 500332 there are existing public purposes of Hall and War Memorial.

CONSULTATION AND COMMUNICATION

The draft PoM was exhibited from 19 July to 30 August 2023. The exhibition was advertised by -

- 19 July – 30 August 2023 - Information available at the Public Notice, Community Land and Our Wollongong pages of Council's website.
- 753 letters sent to surrounding landowners and 330 emails sent to community members who participated in past consultations regarding what facilities were required in a future Community Centre and Library facility, Aboriginal community members and Lease and Licence holders.
- Newspaper notice on 9 August 2023 in the Illawarra Mercury.
- Two information drop-in sessions were held -
 - 29 July at Charles Harper Park – attended by 25– 30 people over the 2-hour period.
 - 5 August at Helensburgh Library – attended by 20 – 25 people over the 2-hour period.
 - Additional hard copies provided to the library for loan as result 5 August session.
- 9 August Yarning Time attended (afternoon).
- 9 August NF 1 meeting attended (evening) – submission period extended to 20 September for NF1.
- Council webpage received 661 visits and 273 copies of documents were downloaded.
- Earlier Notifications were provided under the *Native Title Act* and *NSW Aboriginal Land Rights Act* to -
 - South Coast People Native Title Tribunal: NC2017/003 via NTSCORP.
 - NSW Aboriginal Land Claim No 42492 Notification – NSW Aboriginal Land Council and ILALC.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1 We value and protect the Environment. It specifically delivers on core business activities as detailed in the Land Use Planning Service Plan 2023-24.

RISK MANAGEMENT

Adopting the PoM will increase Council's legislative compliance with the CLM Act, reducing regulatory risk.

FINANCIAL IMPLICATIONS

The PoM provides that activities and developments are permissible subject to meeting other legislative requirements and Council policies but does not in itself create new financial obligations on Council. Possible capital improvements would be subject to consideration in future Delivery Programs and Operational Plans. The cost of developing the draft PoM was part of existing operational budgets within Council.

CONCLUSION

The draft Helensburgh Park Crown Reserves Plan of Management has been exhibited for community input. Minor changes are proposed to the draft Plan of Management that do not require further public exhibition.

It is recommended that the draft Plan of Management as amended be referred to DPE - Crown Lands for review and permission to adopt in accordance with the *Crown Land Management Act 2016*.



Helensburgh Park Plan of Management Area Map

POM Area

500340 Crown Reserve

500345 Crown Reserve

Drawn By: J Lewis
Date: 03.10.23



Date of Aerial Photography: 2023



Gis ref: Helensburgh Park POM Area 2023.mxd

Attachment 2

Draft Helensburgh Park Crown Reserves Plan of Management Summary of Submissions

No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
1	NSW Rural Fire Service	Please be advised that Charles Harper Park is an identified "Neighbourhood Safer Place" as per the Illawarra Bush Fire Risk Management Plan. This site is legislated under the Rural Fires Act 1997 to be maintained as such and has obligation upon Council	1.1 Council currently maintains and will continue to maintain Charles Harper Park as per the Illawarra Bushfire Fire Risk Management Plan and the <i>Rural Fires Act 1997</i> . Reference to the <i>Rural Fires Act 1997</i> is listed in Appendix 1 to the draft Helensburgh Park Crown Reserves Plan of Management (PoM). To make it clearer, the draft PoM as amended in Attachment 3 includes direct reference to Charles Harper Park being identified as an "Neighbourhood Safer Place" as per the Illawarra Bush Fire Risk Management Plan.
2	Neighbourhood Forum 1	Neighbourhood Forum 1, at its meeting on 13 September 2023, unanimously passed a resolution to reject the draft Plan of Management for the Helensburgh Park due to the lack on any real community consultation, the proposal to build a new Helensburgh Community Centre and Library (HCCL) without any details being provided to the community of the proposed design and the substandard development of the plan for the sporting centre of the 2508 community. a. More details are required to fully evaluate the PoM. The PoM mentions many items without any details. Example is the proposed design for the combined centre but no details are provided. b. Total lack of meaningful community consultation on the PoM. Two very short pop-up events and attendance at one NF1 meeting is not real community engagement. WCC has had over 9 months since the PoM was submitted to engage with the 2508 community.	2 NF 1's rejection is noted. 2.1 Lack of real community consultation: The draft PoM has been exhibited for public comment in accordance with the requirements of the <i>Crown Land Management Act 2016</i> (CLM Act) and the <i>Crown Land Management Regulation 2018</i> . Community engagement activities during exhibition period were described in the Consultation and Communication section of the Council report. 2.2 Proposal to build a new Community Centre and Library without any details being provided: A site-specific PoM like the draft Helensburgh Park Crown Reserves PoM is required to identify the scale and intensity of permitted possible future uses and developments in a general way that is consistent with any express authorisation of granting leases and licences contained within the PoM. The draft PoM satisfies the requirements under the CLM Act and Local Government Act. The draft PoM permits both <i>Activities or uses and development on the land (new or existing) that are consistent with the Crown</i>

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No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
		<p>c. Area of the PoM is used by the full 2508 community and not just Helensburgh community and has to support in to the future the total community of 2508.</p> <p>d. The memorial pool and building were built by community and the mine and represents our history. It is a memorial pool, and the community has indicated many times in the past that the community wants the history associated with the pool and its dedication to remain a key part of the town's history and not damaged.</p> <p>e. The bike track is not addressed and there is no management of any future hazard as has occurred recently with the dumping of polluted fill.</p> <p>f. The PoM is not to a high standard similar to the quality of other Councils PoMs.</p> <p>g. No details on the future recreation facilities and how these would be managed.</p> <p>h. No details on the existing scenic quality of the area and landscape features including heritage.</p> <p>i. No consider on connectivity and relationship to the town centre and other items the community uses now and in to the future around the PoM area.</p> <p>j. Building community centre at the pool would diminish this area and detract from what is a heritage precinct as pool, pub, post office are all contained within a heritage cartilage and depict the old feel of the town. Losing this is not acceptable to the community.</p> <p>k. PoM needs to provide details on the new recreation facilities and analysis that demonstrates how these new buildings will respond to the memorial pool and its buildings, the existing scenic quality of the area, landscape features including heritage, the pub, post office and sporting facilities.</p>	<p><i>reserve purpose of Public Recreation and Community Purposes with the intent to meet existing and emerging needs as they arise in the future.</i> The scale for each public purpose is different under the draft PoM.</p> <p>The draft PoM permits a new HCCL (a Community Purposes development) between 1,400 m² to 2,000 m² or a Community Centre, Library and Pool Amenities Block not to exceed 2,300 m² subject to obtaining development consent and consistent with the following additional scale and intensity constraints -</p> <ul style="list-style-type: none"> • <i>Consistent with the intended function of the land, public safety, the known constraints and the wider community context and future needs.</i> • <i>Compatible with existing or future leases or licenses, development consents or other approvals if they are in force at the time of the change in an existing activity, use or development is proposed.</i> • <i>Accords with a Council Supporting Document in effect at the time of the change in an existing activity, use or development is proposed.</i> • <i>Compliant with any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land and Council Policies in affect at the time of the change in an existing activity, use or development is proposed.</i> • <i>At any one time (now or in the future) – All community purposes activities, uses and developments (taken in culminative total) are not to exceed 2 % of the entire PoM area (2,800 m²) and are not to occur outside of the area categorised as “general community use” in figure 3 unless it is a short-term casual event with no permanent structures upon the land.</i> <p>The draft PoM also identifies in <i>Table 12 High Level Considerations</i> that possible project steps could include to “engage a design team (engineers, heritage professionals, architects for example) who will prepare more detailed design</p>

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No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
		<p>l. PoM does not offer a future car park management strategy for future increases in the use of the sporting facilities.</p> <p>m. There is no analysis of the impact of a combined Community Centre and Library of neighbouring residents.</p> <p>n. PoM does not have any traffic analysis on traffic movements both current and future projected for increase in sporting facilities and the proposed Community Centre and Library</p> <p>o. The PoM does not give any consideration to the social history of Charles Harper Park and the social uses from the community over the decades.</p> <p>p. PoM does not consider any impact from the proposed new Police station.</p> <p>q. There is no future planning of facility upgrading for sporting facilities or possible change in sporting facilities required by the community.</p> <p>r. Council does not have a parking strategy for the town centre of Helensburgh including the area of the PoM.</p> <p>s. History related to the existing Community Centre is incorrect – the centre has not been fully functional for over 12 years due to Council's lack of maintenance / solution to the water problem under the main hall caused by Council building the youth centre on the front of the main building with no consideration to the drainage issue already designed in to the original main building.</p> <p>t. Council overall approach to the community of Helensburgh and surrounding suburbs has been piece meal and not a town plan for the overall 2508 area.</p>	<p><i>plans and consult with community on those plans”, followed by “A development application based on those plans will be lodged”.</i></p> <p>Issues raised throughout the submission relate to issues to be addressed after a Plan of Management is adopted under the CLM Act and if a site within the PoM area is chosen by Council as the future location of the proposed HCCL.</p> <p>2.3 Substandard development of the plan for the sporting centre of the 2508 community -</p> <ul style="list-style-type: none"> • The draft PoM is not designed (or legislatively required) to be a sportsground masterplan for Rex Jackson Park. • The draft PoM permits existing and future uses and developments consistent with the Crown reserve purpose of “public recreation” and includes in <i>Table 14 PoM Action Plan</i>- <ul style="list-style-type: none"> ○ “4.1.1 Continue to maintain the PoM area to a standard that encourages the community to exercise, engage in organised sport, be social and enjoy their surrounding open space and parkland” ○ “4.2.3 Sports facilities in the PoM area are managed in accordance with the Sportsground and Sporting Facilities Strategy 2017 – 2021 (amended to 2023 – 2027 in attachment 3) or its successor”. • The draft PoM as amended in Attachment 3 include an additional PoM section 1.2 <i>Council’s Management Approach – Our Wollongong Our Future</i> that provides more details on Council’s Community Strategic Plan, the Delivery Program, Annual Plan and the related Supporting Documents for Sports and Community Social Infrastructure planning.
Individual Submissions (Topics)			

No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
3	Individual	<ul style="list-style-type: none"> The Helensburgh Pool needs to be retained as a 25 m outdoor pool or upgraded to a 50 m outdoor pool with 10 lanes and have an interactive kid's pool. 	3.1 There are no plans to downsize the current 25 m pool.
4	Individual	<ul style="list-style-type: none"> The library space and community centre looks incredibly small. We have lost our community centre which was an amazing size. This does not look as functional. Disappointing. 	<p>4.1 The draft PoM permits a combined HCCL between 1,400 m² to 2,000 m² in area to be built within the area.</p> <p>4.2 A future design/development application process would occur to determine the HCCL location, building form and relationship with surroundings.</p>
5	Individual	<ul style="list-style-type: none"> Keep the Community Centre and the Library in their current locations or build the HCCL on the Library site using the land purchased for a library – don't make the elderly walk from one end of Walker Street to the other – Cowper Street is busy with bus route and bus finds it hard to turn out as it is – Saturday parking for sports overflowing – road does not have kerb and guttering – are you planning to move the walking path around the oval we just got? Come have a look – we don't have enough parking in Town. What does Council want to do with the land the current facilities are on? Everyone should have been letter box dropped about the proposed changes. Someone from Council come up and survey on a weekend to see how facilities are being used and the impacts of a HCCL Fence is needed around the Charles Harper Park play area – with child proof lock Toddler pool should remain not replaced with a splash pad It's frustrating now when you go to the pool and squad have lanes blocked out for private use for a business, this isn't benefiting the community as a whole. Do they pay a fee? 	<p>5.1 The matter of where a new Library or new Library and Community Centre is to be located is still being considered by Council. If Council determines to build on Crown land a PoM is required. Both the draft Helensburgh Park Crown Reserves PoM and the 32 Crown Reserves PoM provide options for Council to consider. The existing library site (including the adjoining land) has bushfire considerations when compared to both the existing Community Centre site and the site near the Helensburgh Memorial Pool. The existing Community Centre (currently disused) is constrained by its Crown reserve purposes, underground water issues and adjoining development. Additional investigation is required for all the possible sites under consideration by Council. The community's feedback on the draft 32 Crown Reserves PoM is another part of those additional investigations and will be the subject of another / separate report to Council.</p> <p>5.2 The draft Helensburgh Park Crown Reserves PoM has been exhibited for public comment in accordance with the requirements of the CLM Act and the <i>Crown Land Management Regulation 2018</i>. Community engagement activities during exhibition period were described in the Consultation and Communication section of the Council report.</p>

No	Submitter Details	Summary of Submission	Comments
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		<ul style="list-style-type: none"> Build a lap pool. The community of Helensburgh fund raised and have been promised a 50m pool for over 40 plus years and this still hasn't happened. 	<p>5.3. Requests for fencing for the Charles Harper Park play area have been referred to Council's Property and Recreation Division for consideration. It should be noted that Council operates 493 parks, 65 sports fields, 220 playing fields, 7 outdoor fitness stations, 9 turf wickets, 154 playgrounds and Russell Vale Golf Course across the Wollongong Local Government Area.</p> <p>5.4 Council talked with the community in April and May 2023 regarding proposed Helensburgh Pool upgrades planned for 2024/25. Council is still evaluating and reviewing feedback received. These comments have been provided to the project team.</p> <p>5.5 The draft PoM does provide for the granting of a licence for swimming coaching at the Helensburgh Memorial Pool as it is consistent with a Public Recreation Crown reserve purpose. Council's Leases and Licences of Council Owned and Managed Land, Buildings and Public Roads Policy is a relevant consideration.</p>
6	Individual	<ul style="list-style-type: none"> The proposal looks like a compromise, jamming in new facilities in an area not really equipped for it. For both a community centre and library it looks like it will be quite small. The existing community centre and the library are on significant parcels of land. In particular, the current community centre would seem like an excellent place to build the new facility. I'd like to know what Counsel proposes to do with the land the old Community Centre and Library resides on. 	<p>6.1 The draft PoM permits a combined HCCL between 1,400 m² to 2,000 m² in area to be built within the area.</p> <p>6.2 A future design/development application process would occur to determine the HCCL location, building form and relationship with surroundings.</p> <p>6.3 The matter of where a new Library or new HCCL is to be located is still being considered by Council. If Council determines to build on Crown land a PoM is required. Both the draft Helensburgh Park Crown Reserves PoM and the draft 32 Crown Reserves PoM provide options for Council to consider.</p> <p>6.4 The existing library site (including the adjoining land) has bushfire considerations when compared to both the existing Community Centre site and the site near the Helensburgh Memorial Pool. The existing Community Centre (currently not is use) is constrained</p>

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			<p>by its Crown reserve purposes, underground water issues and adjoining development.</p> <p>Additional investigation is required for all the possible sites under consideration by Council. The community’s feedback on the draft 32 Crown Reserves PoM is another part of those additional investigations and will be the subject of another / separate report to Council.</p> <p>6.5 Council has no authority to sell any Crown Land. The currently disused Helensburgh Community Centre is built partially on Crown land and Council owned land that also contains part of the Helensburgh Health Centre.</p> <p>6.6 Council has not yet determined a particular future use of the land occupied by the current Helensburgh Library. It remains open to Council to locate either a new library or a new Community Centre and Library on the land. It remains open to use the land for parking or any other purpose in accordance with a future resolution of Council. The land is classified as “operational” land and therefore is managed in accordance with Council resolutions. A PoM is not required for “operational” land.</p>
7	Individual	<ul style="list-style-type: none"> The Helensburgh Soccer Club lease has been updated and is now current. There is no strategy to work with the ten different sporting clubs that use the precinct to find out their needs and requirements to cater to an expanding community. A simple first step would be to assist in a single DA application for all the small projects (like replacing storage containers with sheds or a variety of other matters) at Rex Jackson Ovals so that funding can be sought from State and Federal grants. It would be fantastic if WCC worked with the clubs to assist in getting DA approval in place for better facilities. 	<p>7.1 The draft PoM (Attachment 3) has been updated regarding the Helensburgh Soccer Club tenure.</p> <p>7.2 Additional information has been added to the draft PoM in relation to Council’s endorsed Sportsgrounds and Sporting Facilities Strategy 2023 -2027. It is the strategy for all Council sporting asset management and future planning. Council operates 65 sports fields, 220 playing fields, 7 outdoor fitness stations, 9 turf wickets and Council licences 22 sports fields to volunteer or semi-professional sporting clubs.</p> <p>7.3 The draft PoM does not propose a specific location within the area categorised as “General Community Use” (shaded purple) in the draft PoM <i>Figure 3 Community Land Categories Map</i> for parking for the HCCL. The example concept shown in draft PoM</p>

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		<ul style="list-style-type: none"> The PoM's focus on the Community Centre and Library misses the opportunity to develop the other facilities in the precinct. There is no discussion of the incomplete Rex Jackson Equal Access Footway project. There is an electrical main supply board for the precinct where proposed parking is for the HCCL 	<p><i>Table 8 Example Site of Community Centre Library Facility Integrated with Pool</i> was provided to enable an assessment of material harm in accordance with the CLM Act. Using a Crown reserve for an additional public purpose (under some circumstances) could materially harm the use of the Crown reserve for its original public purpose and therefore could not be granted under the CLM Act by the Minister.</p> <p>7.4 The community consultation plan for the Rex Jackson Equal Access Footway project has been included as an Appendix in the draft amended PoM (Attachment 3). Currently only Stage 1 of the works has been funded and built. Stage 2 would be subject to future decisions of Council.</p> <p>7.5 A future design/development application process would occur to determine location, building form and relationship with surroundings, including the location of existing electrical main supply board or other utilities.</p>
8	Individual	<ul style="list-style-type: none"> Locating a HCCL near the Helensburgh Memorial Pool is not a good idea because of the lack of parking, the prospect of drainage problems and it will change in the character of the area leading to conflicts between users of the different sport, park and community facilities, particularly at peak weekend times of use. Supports idea of combining the CC and Library in a new facility just not within the PoM area 	8.1 Opposition to the proposed HCCL location near the pool is noted. See comments 4.1, 4.2, 5.1, 6.1, 6.2, 6.3, 6.4.
9	Individual	<ul style="list-style-type: none"> Please consider locating the HCCL in the area west of the pool – there seems to be enough land and would not lead to the loss of existing parking. 	<p>9.1 Council does not have the ability to consider locating the HCCL west of the Pool as the DPE – Crown Lands required that the draft PoM reduce the area that is categorised as 'general community use' to the area shown shaded purple in Figure 3.</p> <p>9.2 If the reference to "west of the Pool" was meant to indicate the land parcel that contains the Helensburgh Police Station, Council does not own or manage this land.</p>

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10	Individual	<ul style="list-style-type: none"> I don't think this is a good idea. I've never heard of a pool and library together. Keep them the way they are now. 	10.1 Council has a co-located public pool and library/community centre at Corrimal. See comment 5.1.
11	Individual	<ul style="list-style-type: none"> After reviewing such a detailed and comprehensive report I offer the following comments: What is the current area of the existing Community Centre and Library? I am trying to determine if we are gaining or losing capacity. Will the pool/car park be closed during construction? If so where do people park, especially on weekends for sport. What is the current pool car park capacity and what will it be after the construction, when the facility first opens. What is the current capacity of the library car park? Parking is a huge issue within Helensburgh and only getting worse as council continues to allow units to be built. Currently you would be lucky to find a spot in the pool car park, especially on weekends due to sport and the relocation will only intensify the problem, which will have adverse impact of the elderly. The report states the final design will be subject to site constraints, budget etc, has the council undertaken any preliminary work? and if so what were the results. What will happen with the existing community center and library? Also did council buy the vacant block of land next to the library, with the intention of building a new library and community centre. If so why the change of plans, because of building restrictions? It states in the report that this is occurring to meet legislative requirements, which come into effect 1 July 2018. So why the 5 years delay and what is the Council's process in determining 	11.1 The questions relate to development application-level detail. Council will not proceed with further feasibility investigations and further consultation with the community to arrive at development application-level site location, building form, constraints assessment, details until there is an adopted CLM Act PoM that provides for such a possible future development. Council must seek the Minister's consent, through DPE – Crown Lands, to adopt a CLM Act PoM. The Minister will not provide consent to adopt a draft PoM if it is "likely to materially harm the use of the land for its reserve purpose" under section 3.23(10) of the CLM Act. Building a HCCL is a "community purposes" Crown reserve purpose; it is not a 'public recreation' purpose. The draft PoM process, if successful, would provide Council with the level of certainty required to further invest time and resources into this proposed location for the HCCL. See comments 4.1, 4.2, 5.1, 6.1, 6.2, 6.3, 6.4.

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		<p>which project is undertaken first. Noting that Corrimal, Dapto and Thirroul are already completed.</p> <ul style="list-style-type: none"> • Were there any other sites that were considered? • Are there any indicative timeframes and budget at this stage?. I ask as the town is still be impacted by the work that started 12 months ago 	
12	Individual	<ul style="list-style-type: none"> • Access to the Pool garage by Northern Illawarra Neighbour Aid (NINA) needs to be maintained or an alternative garage provided in any proposal to change the current use of the area. • The new Community Centre and Library should be built on the Council land in Walker Street where the current temporary library building is together with the adjacent council-owned block. It is ludicrous to say that this site is excluded because of fire risk when it is adjacent to an existing apartment block with an additional apartment block being built alongside it. Why were these apartments built if there is an excessive fire risk at that site? 	<p>12.1 The Pool garage is ancillary development to the Pool Amenities block built in 1969-1971. A long-term tenure agreement for NINA Community Transport Bus parking to the exclusion of the garage being available to support the operation of the Helensburgh Memorial Pool, would not be consistent with the Crown reserve purpose of Public Recreation.</p> <p>12.2 The draft PoM under section 3.3.2.2 <i>Crown Land Management Regulation 2018 Clause 31</i> states, "Under section 2.20 (3) of the <i>CLM Act</i> "A short-term licence may be granted even if the purpose for which it is granted is inconsistent with the purposes for which the Crown land is dedicated or reserved." Subject to Council's Leases and Licences of Council Owned and Managed Land, Buildings and Public Roads Policy and Council's Allocation of Community Facilities to Community Groups Policy it may be open to Council to consider appropriate shared use of the Pool garage under a short-term license.</p> <p>12.3 Development within Bushfire Prone Land or Bushfire Prone Land Buffer is subject to appropriate building standards. Development Consent DA2009/1608 for the apartment block was granted by the NSW Land and Environment Court of NSW in 2011 under the bushfire protection standards applicable at that time.</p> <p>12.4 See Comment 5.1</p>
13	Individual	<ul style="list-style-type: none"> • I feel the current library site would have been better suited for its purpose. 	<p>13.1 Opposition to HCCL noted. See comments 12.3, 4.1, 4.2, 5.1, 6.1, 6.2, 6.3, 6.4.</p>

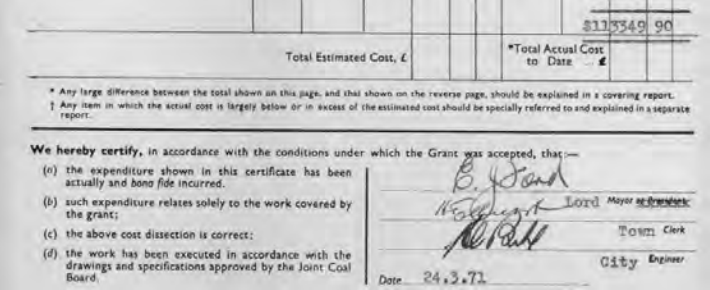
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		<ul style="list-style-type: none"> • A Library at the Swimming Pool site would not have the quietness and serenity that a Library needs with the constant noise from Football Matches and Training nights right next door. There is hardly enough parking at the swimming pool now during the warmer months of the year let alone in the future. • As a firefighter with 40 years' experience, the Whitty Gully is a remnant Rain Forest gully, and you cannot even control burn the bushland behind the old library site. It has been tried many times to control burn behind homes on Hume Drive with little success owing to its density and dampness. If we have a major fire like the 2001 Christmas Day Fires the whole town would be a FLAME area. • Council's FLAME reason does not add up when you are approving more buildings less than 50 mtrs along Walker Street now. • A building built at Road Level off Walker St. would allow for plenty of off-road parking underneath. Parking has become a major problem in Walker St since its upgrade. • There is less parking now in Walker St. than we had before the upgrade yet each year we have more vehicles trying to find parking in the Main St shopping area. (Angle parking on the western side would have improved the parking situation) 	
14	Individual	<ul style="list-style-type: none"> • The existing library site on Walker Street appears large enough, jointly with the neighbouring property purchase, to build a new Library and Community Centre. • Rectify the natural spring and water issues....a new Joint Library and Community Centre could be built in its place...it may be more expensive – but the land is there already, and it makes sense to use the land that has already been appointed for its existing use. 	14.1 The current disused Community Centre is built partially on Crown land and partially on Council owned land. Incorporating a library function within Crown Reserve 500332 would require a site-specific PoM to add an additional Crown Reserve purpose of "Community Purposes". It could be open to Council to consider a library use that occurs on the land Council owns as that land (Lot 9 Section 6 DP 758513) is classified as "operational" land and no PoM is required. It is noted that part of the Helensburgh Health

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		<ul style="list-style-type: none"> • Has anyone considered the new work that is being undertaken at the swimming pool? How will this be affected if new construction takes place for the New Community Centre and Library? • Helensburgh Pool is actually the War Memorial Pool – any modification to the pool will have to obtain suitable authority from a War Memorial authority. • The elderly do not want to walk any further to access a Community Centre and Library near the pool – it isn't actually the Centre of town. • Major modifications were made around the Walker Street main street because of the international UCI Cycle Race – we absolutely appreciate these works, but you can see that Council do not appoint much work to this area easily. • Why has Thirroul received a brand new, state of the art library – when Helensburgh has a “temporary demountable library” since 1982? 	<p>Centre is also built on Lot 9 Section 6 DP 758513 so the land available for a different use is limited.</p> <p>The matter of where a new Library or new HCCL is to be located is still being considered by Council. If Council determines to build on Crown land a PoM is required. Both the draft 32 Crown Reserves PoM and the draft Helensburgh Park Crown Reserves PoM provide additional options (besides the existing Library site and adjoining land) for Council to consider.</p> <p>The library site (including the adjoining land) has bushfire considerations when compared to both the existing Community Centre site and the site near the Helensburgh Memorial Pool. The currently disused Community Centre is constrained by its Crown reserve purposes, underground water issues and adjoining development.</p> <p>Additional investigation is required for all the possible sites under consideration by Council. The community's feedback on the draft Crown Reserves PoM for 32 Reserves is another part of those additional investigations and will be the subject of another / separate report to Council.</p>
15	Individual	<ul style="list-style-type: none"> • Helensburgh community has not been consulted over this suggestion and until approved by the community there is no necessity to include this change in the draft Helensburgh Park Crown Reserves Plan of Management. There are many reasons why it is a poor location and there are many better alternatives. Consideration of this proposal should be done in conjunction with Council's proposals for the existing Community Center and Library sites and the land adjacent to the existing Library. Council needs to demonstrate that the loss of the pool site to existing use would be outweighed by future benefits. • A statement in the proposal to provide “adequate parking” does not fill us with confidence. Proposed parking along the 	<p>15.1 The draft PoM has been exhibited for public comment. Council is now considering the submissions on the draft PoM.</p> <p>15.2 In relation to other locations please refer to reply 14.1.</p> <p>15.3 The draft PoM permits a HCCL between 1,400 m² and 2,000 m² in area. Taking the larger building area of 2,000 m², only 1.68% of Crown Reserve Number 500345 is being affected. The current Pool Amenities is 300 m² and it may not be affected by the HCCL, or it may be upgraded as part of a HCCL/Pool Amenities facility. Refer to comment 11.1 as well.</p> <p>15.4 Council manages its public pools through the Future of Our Pools Strategy 2014 to 2024. There are no current plans for a 50m pool at Helensburgh. The draft PoM envisages the Pool facilities to be maintained or upgraded.</p>

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		<p>eastern side of Walker Street to the north is poor planning and potentially dangerous. Proposed parking on the western side would involve open space loss and tree removal.</p> <ul style="list-style-type: none"> Finance to construct the pool was raised in part by the community and an area was set aside sufficient to build the 25m pool that exists today but also enough to construct a 50m pool in the future should this be thought appropriate. Already some land has been excised to build the exercise area which, while beneficial, compromises the original intent. This proposal is even more against the intent of the pool environment. Demolish the existing Community Centre, address the drainage problems, rebuild the Community Centre incorporating a new library, parking to be sited on Walker Street land Council owns servicing both the Community Centre Library and the shopping centre likely to be the best and cheapest option. Another option is to use the Community Centre site as open space, as additional parking or sold and developed – if the Community Centre/Library or if a separate library is built on vacant Walker Street land. 	<p>15.5 Parking would be addressed through a development application process.</p> <p>15.6 A 25m pool was constructed from 1969 to 1970 with a Joint Coal Board grant of \$4,000 which Council provided \$76,000 in approved contribution. With the entire project costing a total of \$113,349.90. (Estimated as \$1,513,039 in 2023).</p> <div data-bbox="1198 624 1912 1361"> <p>Job No. MSW237 Work Construction of Swimming Pool, Amenities Building and Ancillary Works at Helensburgh</p> <p>Final Certificate No. 2 Expenditure up to 31st Dec. 1970 Date Work Commenced</p> <p>Amount of Grant approved by Joint Coal Board ... £ 4,000</p> <p>Amount of Council's Approved Contribution ... £ 76,000</p> <p>Total ... £ 80,000</p> <p>Number of men employed at date of this certificate:— By Contractors</p> <table border="1"> <thead> <tr> <th rowspan="2">ITEM OF PLANT</th> <th rowspan="2">Weight, Size or Capacity</th> <th colspan="2">PERIOD</th> <th rowspan="2">Rate of Hire (in accordance with Board's approved schedule per day)</th> <th colspan="2">TOTAL</th> </tr> <tr> <th>From</th> <th>To</th> <th>No. of days</th> <th>£</th> <th>s. d.</th> </tr> </thead> <tbody> <tr> <td>Wages</td> <td>26448</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Metal or Gravel</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sand</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Tar or Bitumen</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Cement</td> <td>33594</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Concrete Pipes</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Tools</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Payments to Contractors</td> <td>27737</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plant hire (see statement)</td> <td>3053</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other Charges (see statement)</td> <td>22515</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5"></td> <td>Total, £</td> <td>3053 75</td> </tr> <tr> <td colspan="5">Less residual value of tools (To be given with Final Certificate)</td> <td></td> <td></td> </tr> <tr> <td colspan="5">§ TOTAL EXPENDITURE</td> <td></td> <td>113349 90</td> </tr> </tbody> </table> <p>* The approved rates of hire cover depreciation, interest, allowance for idle time, insurance, storage and repairs and in the case of lorries, fuel and driver's wages also. Plant hire should not be charged for Saturdays, Sundays, or Public Holidays, unless the plant is used on those days. The cost of fuel and wages of operators should be charged directly to the work in the case of plant, but not in the case of lorries.</p> <table border="1"> <tbody> <tr> <td>1. Construction of Pools</td> <td>65192</td> <td>73</td> </tr> <tr> <td>2. Water Treatment Plant</td> <td>5905</td> <td>84</td> </tr> <tr> <td>3. Lighting</td> <td>3276</td> <td>30</td> </tr> <tr> <td>4. Landscaping, seating & etc.</td> <td>5073</td> <td>99</td> </tr> <tr> <td>5. Car Park</td> <td>5017</td> <td>79</td> </tr> <tr> <td>6. Amenities Building</td> <td>25871</td> <td>25</td> </tr> <tr> <td>7. Opening Expenses</td> <td>10</td> <td>00</td> </tr> </tbody> </table> </div>	ITEM OF PLANT	Weight, Size or Capacity	PERIOD		Rate of Hire (in accordance with Board's approved schedule per day)	TOTAL		From	To	No. of days	£	s. d.	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			 <p>15.1 Council has no authority to sell Crown land.</p>
16	Individual	<ul style="list-style-type: none"> It is with disbelief that this parcel of land the library is situated on now is in a FLAME zone. If this eastern side of Walker Street is a FLAME zone how come more development is proceeding along the eastern side of the street? Council this is a conflict of interest to this zoning and building on the eastern side of Walker Street should not be a FLAME ZONE. I was living in Undola Road below the eastern side of Walker Street in 2001 when the bushfires that came in from Picton to Helensburgh and Stanwell Tops on the Western and Southern sides. The eastern section of Helensburgh is rainforest and did not burn even though it was rained with ash. The Rural Fire Brigade has never been able to control burn in Camp Gully that I know of. My objection is this area is for sport orientation which has limited parking now for sport and general use. We are in winter and the pool carpark has limited parking places now as it is being used by business customers and shoppers. The existing Helensburgh Library site being on a slop can have a lot of undercover parking to be made available, not only 	16.1 See comments 12.3, 4.1, 4.2, 5.1, 6.1, 6.2, 6.3, 6.4.

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		for the proposed activity but extra parking for the center of the town. Since Council has done more and more added landscaping to Walker and Parkes Streets more and more parking spaces have been lost. The lack of parking in Helensburgh has become a major concern for shoppers from the area as our shopping complex is visited by not only Helensburgh but Otford, Darkes Forest, Stanwell Tops and Stanwell Park as well.	
17	Individual	<p>Why can't the library be built on the land it is on now in Walker street? or the block next door which council purchased?</p> <p>I don't like the idea of taking the open space which we all enjoy and dumping a building there put it on the main road Walker Street. I disagree with this proposal.</p>	17.1 Opposition Noted. See comment 5.1
18	Individual	<ul style="list-style-type: none"> A bigger pool. 	18.1 See Comment 15.6 .
19	Individual	<ul style="list-style-type: none"> I agree that a permanent library/community hall is good use of the land. The location is also perfect for a staging area in the event of an incident such as fire. I would suggest having a dedicated area within the proposed building for police, fire and ambulance services to occupy in the event of an incident. Small offices similar to Sutherland fire control centre would be suitable. 	19.1 Support for the HCCL location is noted.
20	Individual	<ul style="list-style-type: none"> I am just worried about the amount of green space that will be taken away. It's a lovely park and is used for lots of parties and picnics. 	20.1 See comment 5.1, 4.1, 4.2.
21	Individual	<ul style="list-style-type: none"> The plans for the shared community centre, library and pool look great, however I see potential issues with parking on the street adjoining (Walker St > Robertson St). These streets are used as an alternate thoroughfare through town. The road is quite narrow in parts, particularly near intersections and curves, and I see as a potential hazard when the parking is placed along this street, particularly on the corner of Walker 	21.1 Support of HCCL is noted. Parking and thoroughfare issues can be addressed at any development application phase.

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		and Robertson (cars cut this corner currently). Additionally, there is also no curb side path, so people walk the road on the road regularly (nearby path takes longer to walk and therefore not used). It would be my recommendation therefore to widen the road and add a footpath on the residential side of this street to avoid any safety concerns.	
22	Individual	<ul style="list-style-type: none"> It's surprising to see, that there has been little thought to providing an outdoor basketball court to be included within the scope. The benefit to the community, relative to the size of the area and space that it would take it up, a basketball court would be an immense positive impact to the local community and surrounding suburbs. Basketball is a sport that has a huge uptake amongst young and old, boys and girls, and requires very little additional equipment and is very popular in schools. In other suburbs where there are outdoor courts, you often see many people playing on these every day of the week. In a town such as Helensburgh, where there are limited activities for younger people, providing an outlet for basketball, would be a great benefit. Please, PLEASE, take some time to consider adding a court to this proposal as it is something this town very much wants (as seen on our local Facebook help groups). 	<p>22.1 An outdoor basketball court is consistent with the Crown Reserve public purpose of “public recreation” that applies to both Crown reserves (500340 and 500345) under this PoM.</p> <p>22.2 At Council’s meeting of 9 October 2023 Council resolved to fund 8 projects under the 2023/24 Sports Grant Program. It was noted in the report to Council (Item 3 – Sports Grants Program Assessment Outcome 2023/2024) that while other applications were not funded -</p> <p><i>“Further Recommendations of SFRG At its meeting of 29 August 2023, all grant submissions received under the 2023-2024 grants program were discussed by SFRG members present. In addition to the top 8 listed projects recommended for funding, several other submissions were deemed of merit for future capital funding consideration despite receiving a lower ranking and exceeding funding reserve allowance. The SFRG unanimously resolved to also include details of unfunded projects in the Council Report to highlight priority/need of projects, and to raise possibility of works being introduced as capital projects in next IDP allocations.</i></p> <ul style="list-style-type: none"> <i>Russell Vale Junior Football Club Lighting Upgrades \$81,790.</i> Helensburgh Netball Club Construction of a dual netball/basketball court \$100,000. <i>Balgownie Junior Football Club New portable goals* \$27,000.</i>

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			<ul style="list-style-type: none"> • <i>Coniston Football Club Incorporated Fence Replacement \$21,450.</i> • <i>Figtree Football Club Water Refill Station \$9,021.</i> • <i>Wollongong Wolves Football Club Field Improvements \$38,065.</i> <p>22.3 Helensburgh Netball Club and basketball users should review Council's Infrastructure Delivery Program when it is next exhibited for public comment for the 2024/25 financial year in line with the 9 October 2023 report extract above.</p>
23	Individual	<ul style="list-style-type: none"> • Putting it on Facebook only targeted some of the Community and was biased toward the elderly who are not computer literate...submission date should be pushed back until such times relevant information is distributed to each household. • The decentralizing of the proposed structures to the very northern fringe of the CBD does not seem feasible...Many elderly residents have downsized to units in the Centre...the proposed move is just taking amenities further out of their reach. • If designated patron parking is put in the new facility location it further reduces resident parking spaces. • The location in front of the swimming pool has not been well planned; this area is for sporting, recreation, and park...Community building should be kept more in the centre of town...Council has suitable land in Walker Street. • We have only been presented with one option to comment on...Council has made up its minds with feasibility studies already done with any community consultation... • Community was told that the land next to the existing Library in Walker Street was purchased to build a new Library and Community Centre...this land is more than adequate and located centrally, for what is proposed...still waiting for the 	23.1 Opposition to the HCCL is noted. See comments 2.1, 12.3, 4.1, 4.2, 5.1, 6.1, 6.2, 6.3, 6.4.

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		removal of the old community centre...to be told what will happen to that land ... <ul style="list-style-type: none"> If the Walker Street site is not suitable then the rate payers need to be told what is going to happen to that land". 	
24	Individual	<ul style="list-style-type: none"> The HCCL would have a negative impact on homes nearby. These streets are already full of parked cars due to development of townshouses, duplexes, etc. I would like to know why the current site of the Helensburgh Library and the original Community Centre are not being utilised. What is going to happen to these sites? 	24.1 Opposition to HCCL Noted. See comments 4.1, 4.2, 5.1, 6.1, 6.2, 6.3, 6.4.
25	Individual	<ul style="list-style-type: none"> Reject the PoM in its entirety – needs more detail and consultation. Building community centre at the pool would – <ul style="list-style-type: none"> Diminish this area and detract from what is a heritage precinct as pool, pub, post office are all contained within a heritage cartilage and depict the old feel of the town. Losing this would kill our town. Equally alarming is the potential for the proposed changes for a new centre to adversely affect local businesses along the main street adjacent to the planned community centre. The potential reduction in parking spaces and any subsequent disruptions could jeopardise the livelihoods of these establishments. A thriving business ecosystem is symbiotic with a vibrant community, and any plan that could compromise this balance demands thorough consideration. <ul style="list-style-type: none"> Negative impact to neighbouring residents, loss of significant mature paperbark trees in the pool carpark area. Drainage issues along Robertson Street / Walker Street and no kerb and gutters resulting - 	<p>25.1 See comment to the NF 1 submission.</p> <p>25.2 The draft PoM only applies to Crown Reserves 500340 and 500345. The draft Crown Reserves PoM for 32 Crown Reserves applies to the Crown Reserve 500332 named Helensburgh Community Hall. The Library site is operational land and a PoM is not required for operational land owned by Council.</p> <p>25.3 Council has no authority to sell Crown land.</p> <p>25.4 The matter of where a new Library or new HCCL is to be located is still being considered by Council. If Council determines to build on Crown land a PoM is required. Both the draft 32 Crown Reserves PoM and the draft Helensburgh Park Crown Reserves PoM provide options for Council to consider before making a determination. The current Community Centre is built partially on Crown land and partially on Council owned land. Incorporating a library function within Crown Reserve 500332 would require a site-specific PoM to add an additional Crown Reserve purpose of "Community Purposes". Council could consider a library use on the adjoining Council owned land (Lot 9 Section 6 DP 758513) which is classified as "operational" land and no PoM is required. It is noted that part</p>

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		<p>additional cost to ensure new parking is offset from loss at pool site.</p> <ul style="list-style-type: none"> - The pool is our one and only site that we all cherish on hot summer days. The memorial pool and building was built by community and the mine and represents our history. <ul style="list-style-type: none"> • Any development should be towards the tradies side, so that morning sun is retained, while also not to create overlooking from library from above for the kids and mums privacy. • Screening from westerly and south westerly winds would be preferable and may be conducive to relocating the community centre to the west at the police site. • PoM doesn't address the future use of existing library and community centre sites (don't sell them). • Address the bike track – future manage this asset - contamination management such as asbestos. • Address parking - Carparking strategy and active transport strategy. • Address new recreation facilities and analysis that demonstrates how these new buildings will respond to the memorial pool building, the existing scenic quality of the area and landscape features including heritage. PoM needs to consider connectivity and relationship to the town centre and future plans for sports buildings, netball, soccer, footy sheds, new basketball, baseball, etc and how these clubs will be considered in the long-term plan to ensure their ultimate success and growth as a sporting community who underpin this entire crown land precinct and our reason we live and play sport here. • Consider connectivity and relationship to the town centre. 	<p>of the Helensburgh Health Centre is also built on Lot 9 Section 6 DP 758513 so the land available for a different use is limited.</p> <p>As noted in the PoM, both the Helensburgh Community Centre and the Helensburgh Health Centre are built on Crown land (Crown Reserves 500332 and 1000263 respectively) and Council owned land being Lot 9 Section 6 DP 758513.</p> <p>Again, Council does not have the authority to sell any part of Crown Reserve 500332 (the Crown land the Community Centre is built on) or any part of Crown Reserve 1000263 (the Crown land the Helensburgh Health Centre is built on).</p> <p>Council has the ability to sell land (subject to Council resolutions) it owns which is classified as "operational" land. Lot 9 Section 6 DP 758513 is partially occupied with the Helensburgh Health Centre (the remainder is on Crown Reserve 1000263). The "Future Directions" in the Information Schedule for Crown Reserve Number 1000263 contemplates future discussion with State Government on formalising the long-standing use of the Health Centre.</p> <p>25.5 Council does not own or have management authority over the Police Station site.</p>

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		<ul style="list-style-type: none"> • PoM needs to be delivered to a high standard similar to the quality of other Councils PoMs. • Police station site is the ultimate location for community centre given it is co located with other sporting precincts, pool, playground, can accommodate additional on street parking if made 45 degree. Being adjacent to play space, club, pool and sporting precinct , this is conducive to drawing in people from all ages into the facility while supporting the activation of the centre. Co locating a police station and other community facilities such as ambulance or even a community fire safety hub would ensure efficiency in cost and long-term asset management. The community want to see analysis of why and why not that the police station site isn't suitable. <ul style="list-style-type: none"> - Stop the handover of the police station site to the land council as this is a massive lost opportunity for our town given other sites are not feasible. • Building a community centre in the town near existing library would create traffic issues. • Our Wollongong Our Future 2032 strategic management plan - a key objective - the retention of 'the unique character of the Wollongong LGA' - a key piece of the town's essential charm stems from the unfettered pedestrian access from shops to pool and parks and pubs. It is ill-considered that we haphazardly thrust community centre and library into an area that offers good parking, easy access to free pool, and pleasing space of eyesight over playing fields and bush. • The community want to see analysis of 'why' and 'why not' that the current unusable community centre, bushfire prone library sites and recently purchased land next to butchers, police station site that is currently in the courts for handover to the Aboriginal Land Council, 'is' or 'is not' suitable for a future community centre site. 	

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		<ul style="list-style-type: none"> • Work with Marianne Stewart the local MP given her election promise of a 'new local police station' to devise a joint plan between state government and local government to deliver a partnership agreement for a community centre that will future proof our community for the next 30 - 60 years. • Deliver the new community centre to be similar to that of Thirroul library. <ul style="list-style-type: none"> - In line with the community consultation results. - Inline with the vision for the town centre masterplan. - Please reconsider your pre conceptual plans in the PoM which are being viewed as a 'tick box'. <ul style="list-style-type: none"> • Residents are left with no community centre due to 'poor access' and 'moisture' issues in existing building. • A library site which is bushfire prone and not up to standards (although adjacent sites have been purchased by Council with others being developed as we speak. • What is Council's policy on selling off Crown Land? Is the Police Station site crown land? In our information sessions, it was stated that Council cannot sell Crown land? • Thank you for reading and for your understanding as to why the community is wanting answers and long-term plans for our town. We are a small community, with limited opportunity and land parcels, hence this letter and concerns as to the long-term plans for our livelihood which is in your hands. 	
26	Individual	<ul style="list-style-type: none"> • Desperately need basketball facilities, perhaps adjoining the netball courts. • I think the current community centre and adjacent Illawarra health and preschool would be a far better option for the placement of the community centre and library. It would provide greater connectivity to the existing retail precinct, 	26.1 See Comment 22.1 regarding basketball court. 26.1 See Comment 5.1

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		opportunity to facilitate underground parking and topshop housing.	
27	Individual	<ul style="list-style-type: none"> • I feel the library/community centre new location would cause great traffic jams especially on a weekend where the soccer and football ovals are overly congested already. The structure/state of the road would not cater for the extra traffic as it isn't suitable for the traffic on it already due to the lack of guttering etc. - The pool car park is often full weekdays as overflow from people shopping and competing business around town or visiting the park/cafes. 	27.1 Parking and street design could be addressed by any future design process/development application.
28	Individual	<ul style="list-style-type: none"> • I reject outright any kind of draft plan that affects the historical Helensburgh pool and its surrounding infrastructure. - This is a hugely important "living gift" to the town, funded by the town for the town and the heart of the township through opening season. - Helensburgh's tightknit community history is fundamental to the town's culture and what makes it unique/attractive. - The pool land area cannot be reduced, nor the front entrance be changed/removed to accommodate a larger community library area. - This would break the agreement the town built the pool on and irreversibly destroy a cultural jewel and invaluable town asset. • The proposals for replacement parking are also completely at odds with local foot traffic patterns. All areas marked are used by runners, walkers, sporting teams from 5am to 9pm every day. They cannot be pushed onto an ever-decreasing space. • I absolutely welcome a library/community centre of size and quality to those in other Wollongong townships e.g. Thirroul, Warrawong. 	28.1 Please see comments for the NF 1 submission and 7.3, 15.6, 25.5.

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		<ul style="list-style-type: none"> • There is currently no-where other than cafes to meet, talk, present classes e.g. engage with our local history/culture/geography, work or study for townfolk across all generations. • Our library has been "temporary" for my whole life in Helensburgh and preceding that, with current resources at lower quality than they've ever been. • I support finding the right location for this important building to take our community forward - I am not convinced every single option has been explored with full transparency on options made available to the community for consideration with Council. <ul style="list-style-type: none"> - We expect and are entitled to deeper consultation and detail on current options. - Negotiate to use Crown land on the western side of the pool, next to the current police station be considered. It is within the CBD area and close to parking and central town assets. I would like to see if it can meet the size/design requirements. • What I'd really like is a town meeting with all options on the table and clear explanation of the pros/cons of each. I have no doubt a consensus can be reached together. 	
29	Individual	<ul style="list-style-type: none"> • Would love basketball courts and an outdoor ping pong table. 	See comment 22.1 – would apply to ping pong table.
30	Individual	<ul style="list-style-type: none"> • Can we please get a basketball court for Helensburgh. 	See comment 22.1.
31	Individual	<ul style="list-style-type: none"> • I support stopping the handover of the police station site to the land council given other sites are not feasible. <ul style="list-style-type: none"> ○ Police station site is the ultimate location for community centre. Co locating a police station and other community facilities such as ambulance or even a community fire 	See comment 25.5.

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		<p>safety hub would ensure efficiency in cost and long-term asset management.</p> <ul style="list-style-type: none"> o Want to see analysis of why and why not that the police station site isn't suitable. why has council supporting the sale of the police site at the expense of the community? 	
32	Individual	<ul style="list-style-type: none"> • I am against the idea of a new community centre in the pool car park. <ul style="list-style-type: none"> o There appears to be no thought given to the placement at all, other than there being a small pocket of land to potentially use. The new site is located in a recreational area with surrounding historical areas (including the memorial pool, Charles Harper monument and park, the old pub, post office & miner statue) o Placing a new building here would not only ruin the village style, relaxing feel of the area there would also be problems with parking and increased traffic, especially when the sports fields and pool are being used. o The new site is also too far from the from the main hub of town. o The site of the current library and adjoining block as is the current site of the community centre. 	<p>32.1 Opposition noted.</p> <p>32.2 See comment 25.4 for use of the current Community Centre site for HCCL.</p>
33	Individual	<ul style="list-style-type: none"> • I have read the Draft POM but have been unable to find any information regarding proposed use of the current council sites ie current Library, current Community Centre and other council owned land on Walker St. 	<p>33.1 The current Library location is operational land, and a PoM is not required.</p> <p>33.2 See comments 14.1, 25.2, 25.3, 25.4.</p>
34	Individual	<p>A good location for basketball court(s) would be shared use of the existing Netball Club area -</p> <ul style="list-style-type: none"> • Helensburgh is screaming out for a basketball court, there are easily 100+ backyard hoops in town, yet no proper-court, half-court or ring. 	<p>34.1 Please see 22.1 and 22.2 comments relative to Basketball.</p> <p>34.1 The suggested improvements have been referred to Council's Property and Recreation.</p>

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		<ul style="list-style-type: none"> • Ideally, in this location (near netball courts) in the Longer-Run, I would like to see the following - <ul style="list-style-type: none"> ○ 2-4 multi-use Netball/Basketball courts. ○ An addition half court. ○ A small height ring for children (to ensure the public can go and shoot hoops and it being less likely all courts are taken with organised games or practice). Other improvements generally - <ul style="list-style-type: none"> • Somewhere to setup a slackline (as no trees nearby). • A pickle ball court (one of the fastest growing sports worldwide). • A teqball table (like the have concrete ping-pong tables in parks). • Bouldering but connected to monkey bars/ninja warrior/parkour inspired features. • Flat smooth concrete for learners, especially children, to practice bike riding, scooter riding, skateboarding, inline and quad skating. • Also some "plaza based skate features". (helensburgh skatepark is great but by todays standard its concrete is not that smooth, and it is mainly transition with a few street features scattered around the outside. <ul style="list-style-type: none"> ○ An alternative place more oriented towards beginners and children would complement the current park, add the features that tend to currently be missing, and improve safety 	
35	Individual	<ul style="list-style-type: none"> • The town has unique character, and the building siting and design needs to reflect that. I support a location within the Helensburgh Park Precinct on the surface, connecting the 	35 See comments 14.1, 25.2, 25.3, 25.4.

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		<p>shopping and sporting precincts. I think it could become the heart of the town.</p> <ul style="list-style-type: none"> • However, there is a lot being crammed into a small space! Is it even feasible with those building footprints? Surely further acquisitions are required to achieve all of this! The village character needs to be retained, and it doesn't look like it will be with such small curtilages to buildings. • I do not support the PoM for this reason, firstly. There are 3 lots at the end of Walker St...the existing library site, the community building site, and the vacant lot which I believe was acquired for purpose of the new library. • We must understand the future of these sites in order to comment on the proposal properly. We need to understand the whole picture in order to comment meaningfully. It feels like we are losing a lot of land in main street and even more at the pool, for little gain. 	
36	Individual	<ul style="list-style-type: none"> • There would not be enough parking for all the existing and the new HCCL. Cowper street for example will become absolutely packed as it's already used as overflow and you can only park on one side of the street currently and it's a bus route. This will create chaos and make the street an undesirable location for existing residents. This plan has not done its due diligence to take into account all these other factors that will impact on local residents' quality of life. • Why is the community centre not going in the centre of town where the current one is? It seems like this plan is a way for council to use other land so they can sell off the current community centre land and make a quick buck without any consideration for residents and what's right for the town. • I hope council does some more investigation into this plan to come up with something which would be more feasible and a 	36 See comments 14.1, 25.2, 25.3, 25.4.

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		better outcome for all than this current one which is lacking and does not value add to the character of the town.	
37	Individual	<ul style="list-style-type: none"> • I have read the draft Helensburgh Park crown reserves plan of management, and whilst I can understand the need for a new community centre and library ,I am strongly opposed to the plans for it to be situated on, and including the current pool and attached car parking area - I am largely basing my concerns on the parking arrangements you are proposing for this development. <ul style="list-style-type: none"> ○ I have seen multiple near collisions as it is configured currently but with decreased parking this will amplify the problem. • I am concerned that the proposed building will impact on the Charles Harper memorial • It appears to me that the planned building will not be as big as the current community centre/library/and pool amenities building. • There had always been the belief in town that we would eventually get a 50-metre pool but that obviously has gone down the drain! • I read through the July 22 council meeting and noted that the general community use shaded area took in the whole pool area plus the road near Tradies and further down Walker Street to the trees. Is there a reason this has changed? • Finally, I'm concerned that this process is not as transparent as it appears and that when the first drafts came out where you were considering various sites that your minds were made up to go ahead with this site no matter what. • I don't believe that this is the best option for our town and I hope that others feel the same and that you listen to local 	37 See comments 7.3, 7.5, 15.5, 25.5.


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		residents rather than some designer who popped into town for a brief study.	
38	Individual	<ul style="list-style-type: none"> • I am writing to express my deep concern and strong objection to the (PoM). The significance of Helensburgh Park, Charles Harper Park, and the Helensburgh Memorial Pool to our community is profound, both in terms of historical value and cultural identity. The heart of our opposition lies in the conviction that these spaces hold a unique and integral place in our community's fabric. • The notion of altering, or worse, diminishing their character is met with utmost resistance. The prospect of losing the quality and unique character of a free, council-operated, community-funded swimming pool that has brought families together for generations is disheartening. As a young family, the accessibility to such a pool was a compelling factor in our decision to make this area our home. • The seamless connection between the park, pool, post-office, local pub, and playing fields has enriched our experience and created an environment in which lasting memories can be forged. • Potential impact on the existing facilities and amenities, such as the park and pool, has raised valid concerns. It is disconcerting that the proposed PoM does not provide a clear assurance against disruption to these vital spaces. • The ease of movement between these spaces, characterised by a harmonious flow, is a quintessential part of the charm that defines a town like Helensburgh. Any changes that hinder this fluid interaction and compromise the community's gathering areas warrant our collective objection. 	<p>38.1 There is no proposal to close the Helensburgh Pool or charge admission in the draft PoM.</p> <p>38.2 See also comments 2.2, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 15.5 in relation to the proposed HCCL.</p> <p>38.3 The draft PoM does not apply to the existing Helensburgh Community Centre site.</p>

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		<ul style="list-style-type: none"> • Additionally, the PoM's vagueness surrounding the fate of the former community centre / library space is unsettling. ...transparency and open dialogue about such decisions is needed. • The potential reduction in parking spaces and any subsequent disruptions could jeopardise local business. • Furthermore, the limitations of the feedback process in terms of timing and accessibility are concerning. • It is imperative to underscore a fundamental principle in this matter: the intrinsic purpose of crown land. Crown land is a precious resource reserved for public benefit and the greater common good. A slapdash and hurried approach to planning, without greater consideration of other, more harmonious proposals for development, is worrisome in the extreme. The imperative that crown land be prioritised for endeavours that enhance public life resonates profoundly here. While the demand for a vibrant community centre and expanded library space is obvious and vital, why would we reduce the sanctity of one precious resource for want of another? I urge you towards a less degradative solution to providing necessary community resources; a solution that contributes to the town's distinctive appeal rather than diminish it. • The proposed PoM changes must undergo more rigorous scrutiny against this backdrop. The alteration of public spaces should not come at the cost of erasing historical and cultural heritage, nor at the expense of disrupting the peaceful coexistence of residents, businesses, and natural elements. The alteration of the landscape must align seamlessly with the ideals of public benefit and the common good. Let us remember that the utilisation of crown land is a stewardship entrusted to us, one that resonates across generations. 	

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		<ul style="list-style-type: none"> The proposed PoM carries the potential to significantly alter the very essence that defines Helensburgh's unique identity. As residents who deeply value our community's heritage, charm, and interconnected spaces, we believe in the importance of preserving these attributes for generations to come. We earnestly request a more inclusive, transparent, and collaborative approach in the decision-making process that shapes the future of Helensburgh. 	
39	Individual	<ul style="list-style-type: none"> I am thoroughly opposed to the proposed changes. Robertson Street is not a main thoroughfare - the road doesn't even have guttering. The Community Centre and Library belong in the main road, not in a residential street that doesn't have the capacity to handle the increased traffic that relocating those facilities will bring. Leave the CC and Library where they are. In addition, the road has poor lighting, it just isn't suitable to cater for the upsurge in cars that will inevitably use it. Additionally, the football fields have limited parking, cars frequently park on the grass adjacent to the fields - space that will no longer be available. 	39 The opposition is noted.
40	Individual	The proposed site is one used for recreation and is not suitable for a Community Centre that would bring increased traffic onto a road that is not suitable to cater for the high traffic volume such a development would bring.	40 The opposition is noted. Parking and traffic would be considered if the proposal advances to the development application stage.
41	Individual	It is our respectful request that a heated 50 m pool be installed into the site so that yearlong use by adult and children, residents, school carnivals and safe enjoyment for physical activity could occur.	41 See comment 15.6.
42	Individual	<ul style="list-style-type: none"> Parking is an issue – the day of the meeting I attended in the park had the pool car park, local streets, soccer parking and 	42 See comments 2.2, 7.3, 7.5, 15.5, 25.4, 25.5.

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		<p>the bottom parking near the netball courts filled to capacity. Many functions and activities already happen in this area and the pool was not even open to add to the parking congestion. I have attached the photos I took on the day to demonstrate this.</p> <ul style="list-style-type: none"> • Some areas that the plan labelled for intended parking are not suitable because of the drainage problem when heavy rains occur. • Transport...buses regularly use this route and would struggle with negotiating the area and stopping at bus stops. • The memorial pool... a local community built pool needs to keep this charm and heritage. It is visited by many people from Helensburgh and surrounding areas and it would be a shame to see the aesthetics of it and the nearby park diminished by the intended buildings. • Available sites as an alternative...the purchase of the block next to the library and the current library site needs to be explained. <ul style="list-style-type: none"> ○ The fire risk is not an issue that negates using these sites. Technology and good building structures will mitigate the risk of fire. ○ The current police station site would also be ideal as there is plenty of room for extra parking nearby and this would flow to the Charles Harper Park playground allowing easy access for the elderly and parents with prams. • The plan itself lacks many details The community needs more information that is clear and concise. • There are many other issues around our local area that need immediate attention. eg the bike track, parks and playgrounds, road and pathways, cemetery maintenance. 	

No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
			
43	Individual	<ul style="list-style-type: none"> It is totally unfair that the majority of elderly people will be unable to access the community centre library that is proposed, as it is too far from the CDB amenities and many of them need assistance walking. Many elderly already live in the CBD near the existing closed Community Centre and near the existing library location so either location would be better than the location proposed under the draft Helensburgh Crown Reserves Plan of Management - <ul style="list-style-type: none"> It is the “Helensburgh Memorial Pool” rather than the referred “Helensburgh Public Pool” in the draft PoM. I am pleased that the PoM considers markets a high level consideration. parking is a huge problem in Helensburgh already so don't locate the HCCL there. 	43 Opposition to the proposed location of the HCCL near the pool is noted. See comments 4.1, 4.2, 5.1, 6.1, 6.2, 6.3, 6.4.

No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
44	Individual	<ul style="list-style-type: none"> • I object to the proposal to locate a future Helensburgh Community Centre and Library near the Helensburgh Memorial Pool contained in the draft plan of management. • Council should have maintained the existing Community Centre so there would be no reason to build a new one. • if a new Library was built on the existing site out of bricks etc the same as the units that are being built a couple of doors down, it should be approved” even with “Extreme Bushfire Danger”. • Why not make it into a carpark (the existing library location) because there is not enough parking”. 	44 The opposition is noted. See comments 2.2, 5.1.
45	Individual	<ul style="list-style-type: none"> • Please do not change Helensburgh Memorial Swimming Pool is anyway. It’s served the community well and should not be changed, only to ensure it’s current facilities are well maintained to continue offering this fantastic free community facility for many generations to come. • Where the proposed additional parking is located there is a huge drainage issue, no footpath, and is quite a dangerous area for additional parking to be located with loading in/out of vehicles. The road itself is quite narrow with no centre line therefore adding additional traffic to this area would be problematic and cause for concern. • By adding additional buildings to this green space you take away why we all love living here. We simply don’t want more buildings. • I believe we have enough current unused, non-maintained facilities in Helensburgh that should be upgraded in the first instance before new spaces/buildings are created and disturb the Helensburgh landscape. 	45 See comments 2.2, 7.3, 7.5, 15.5.

No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
46	Individual	<ul style="list-style-type: none"> Community should reject the PoM in its entirety and demand more detail and consultation with the community. PoM lacks details and doesn't address the future use of existing library and community centre sites. If these buildings are demolished community does not want these to be public spaces and not sold off to fund the new facilities. The memorial pool and building was built by community and the mine and represents our history. It is a memorial pool. Any development that detracts from this area will be rejected by the community. Any development should be towards the tradies side. Relocate the community centre to the west at the police site. PoM needs to address the bike track and how to manage this asset into the future include a long term plan for the mountain biking community and how the new community facility will facilitate their future needs. PoM needs to include initiatives for future Carparking strategy and active transport strategy. PoM needs to provide details on the new recreation facilities. Demonstrate how new buildings will respond to the memorial pool building, the existing scenic quality of the area and landscape and heritage features. PoM needs to consider connectivity and relationship to the town centre and future plans for sports buildings, netball, soccer, footy sheds, new basketball, baseball, etc. PoM needs to be delivered to a high standard similar to the quality of other Councils PoMs. Police station site may be the ultimate location for community centre. 	46 See comments 25.1, 25.2, 25.3, 25.4, 25.5.

No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
		<ul style="list-style-type: none"> • Building a community centre in the town near existing library would create traffic issues. • Building community centre at the pool would diminish this area and detract from what is a heritage precinct as pool, pub, post office are all contained within a heritage cartilage and depict the old feel of the town. Losing this would kill our town. carpark area. • Drainage issues along Robertson Street / Walker Street and no kerb and gutters resulting is additional cost to ensure new parking is offset from loss at pool site. • The community want to see analysis of 'why' and 'why not' that the current unusable community centre, bushfire prone library sites and recently purchased land next to butchers, police station site that is currently in the courts for handover to the land council, 'is' or 'is not' suitable for a future community centre site. • Stop the handover of the police station site to the land council • Deliver the new community centre to be similar to that of Thirroul library. • Residents are left with no community centre due to 'poor access' and 'moisture' issues in existing building, a library site which is bushfire prone and not up to standards. • What is Council's policy on selling off Crown Land? • We are a small community, with limited opportunity and land parcels and have concerns as to the long term plans 	
47	Individual	<ul style="list-style-type: none"> • I have little faith that my feedback will have any influence over what is probably already a foregone conclusion – generally I think these “community consultations” are a tick the box exercise and Council will proceed with whatever it is they want to do. 	<p>47.1 The opposition to the HCCL is noted.</p> <p>47.2 All submissions are being considered by Council prior to making any decision relating to the draft Helensburgh Park PoM.</p> <p>47.3 See comments 15.5, 25.3.</p> <p>47.4 Council does not have the authority to sell any Crown Reserve.</p>

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No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
		<ul style="list-style-type: none"> • I don't agree that the parklands/pool area is suitable for this proposed development. Please leave this area as it is. Why can't we JUST HAVE SOME OPEN SPACE THAT IS LEFT ALONE. • Helensburgh suffers from serious access issues due to nature of the road system layout. <ul style="list-style-type: none"> ○ Parkes Street is the main thoroughfare for entering and leaving Helensburgh. ○ Parkes Street is also the ONLY access for residents living in the sections of Helensburgh to the north-east from Hanley's pub to the railway station. This section of Helensburgh appears spread out and low density but is packed with sub-divisions. <ul style="list-style-type: none"> ▪ Parkes Street is therefore busy; it is busier in the weekday mornings and afternoons and on weekends. ▪ Encouraging and funnelling more traffic into the pinchpoint area of the Parkes Street/Hanley's Pub roundabout and surrounds (ie side-roads, parks/pool area) is ridiculous. ▪ It will destroy the amenity of the area for residents in that area and also destroy some of the last remaining space where people can enjoy a quietish open parkland and quieter carpark and pool area. • it is disingenuous of council to suggest that the two existing sites on Walker Street (library and community centre) are not viable options. <ul style="list-style-type: none"> ○ The community centre, for example would presumably be disposed of /sold to some other entity to develop, in which case they will no doubt find a solution to the mysterious "mould" and damp issues which have apparently stumped Wollongong Council. 	<p>The matter of where a new Library or new HCCL is to be located is still being considered by Council. If Council determines to build on Crown land a PoM is required. Both the draft 32 Crown Reserves PoM and the draft Helensburgh Park Crown Reserves PoM provide additional options, besides the existing Library site and adjoining land, for Council to consider.</p> <p>The library site (including the adjoining land) has bushfire considerations when compared to both the existing Community Centre site and the site near the Helensburgh Memorial Pool. The Community Centre is constrained by its Crown reserve purposes, underground water issues and adjoining development.</p> <p>Additional investigation is required for all the possible sites under consideration by Council. The community's feedback on the draft 32 Crown Reserves PoM is another part of those additional investigations and will be the subject of another / separate report to Council.</p> <p>47.5 Any allegations of corruption should be supported by evidence and reported to ICAC or the NSW Ombudsman.</p> <p>47.6 Helensburgh has had many civic improvement projects undertaken since 2020. The fact that disruption may have created some fatigue within the community is acknowledged.</p>

No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
		<ul style="list-style-type: none"> ○ To say the Library site is bushfire prone is stating the obvious – the entirety of Helensburgh is bushfire prone. Frankly, it would appear that perhaps these sites are more profitable to be sold off to developers, meaning that the remaining bit of quieter open space for Helensburgh residents will be built up and destroyed, dressed up as “for the benefit of residents”. I recall very well Wollongong Council’s history of corruption and sincerely hope those days are past. ● To make the point clear – there is benefit to retaining services in the town centre and leaving open space as relatively undeveloped open space but again, it seems that Councils just can’t leave things alone. ● Helensburgh has experienced disruptive works in the main street which commenced prior to the international bicycle race and continue to this day. We have council-works exhaustion – we’re over the disruption, the mess, the interference. The decision-making, design, communication and implementation of these projects do not inspire confidence. 	
48	Individual	<p>I do not agree with the proposal to build the new Community Centre building in Helensburgh in front of the pool. It would serve the community better if it was built on the land already purchased by council next to the existing library. There would be ample room for underground parking at the location in the side of the hill. The laneway would provide rear access for cars. The building could be designed to make the best of the afternoon sun.</p> <p>Helensburgh community will not benefit from all of our services being cramped into one location.</p>	48 See comment 5.1.
49	Individual	<p>I object to the fact that we have lost so much parking space in Walker Street, Parkes Street with the current upgrades and new crossings and also now with the suggestion of placing new community buildings in the Pool Carpark. Community Building</p>	49 See comments 15.5, and 5.1.

No	Submitter Details	Summary of Submission	Comments
Agency/Organisation Submissions			
		area moved further out to the fringes. The pool carparking is overflow parking for retail staff as they cannot park in the streets, then it is totally parked out on Sport days. I also object that the land was purchased (with ratepayers money) to construct new community facilities only to be told that you can't put the Library there. Those vacant blocks are still just sitting there 12 months after the bike races. Helensburgh needs a bit of consideration.	
50	Individual	We need fencing for the play equipment. The parking doesn't fit the sports needs right now. There is a lot of confusion over this draft PoM. Why can't be build it at the Community Centre or the Library site?	50 See comments 5.1 and 5.3.



Wollongong City Council

Draft Helensburgh Park Crown Reserves Plan of Management

Rex Jackson Park/Oval, Helensburgh Public Pool, Charles Harper Park

Document Control		
Revision Number	Adoption Date/In Force Date	Revision Details
1 st Draft to Exhibit, subject to Ministerial approval per Council Resolution 18 July 2022	N/A	Submitted to Department of Planning and Environment– Crown Lands on 11/8/2022 with page numbering and Table of Contents errors corrected with correct Table and Figure references and with Appendix 1 corrected by removing duplicate information about the CLM Act. Draft PoM Content remains same as reported to Council on 18 July 2022.
2 nd Draft to Exhibit, subject to Ministerial approval per Council Resolution 18 July 2022	N/A	Changes were made based on review by Department of Planning and Environment – Crown Lands from August 2022 to May 2023 to obtain authority to exhibit for public comment. Intent of Draft PoM remains same as reported to Council on 18 July 2022. Submitted to Department for further review on 25 May 2023. Obtained Ministerial approval to exhibit for public comment on 9 June 2023. The draft PoM no longer seeks to add an additional reserve purpose to both Crown reserves under this PoM; it only seeks to add an additional Crown reserve purpose to part of Crown reserve Number 500345 as described in this draft PoM approved for public comment.
3 rd Draft	N/A	Ministerial approval to exhibit for public comment was obtained on 9 June 2023 by Departmental Correspondence. Cover Design Updated for exhibition on 26 June 2023.
4 th Draft	N/A	Amended in light of Submissions reported to Council 30 October 2023 as Attachment 3

ACKNOWLEDGEMENT

We acknowledge the Traditional Custodians of the land on which this city is built, the Aboriginal people of Dharawal Country. We recognise and appreciate their deep connection to this land, waters and the greater community.

We pay respect to Elders past, present and those emerging and extend our acknowledgement and respect to all Aboriginal people who call this city home.

We recognise Aboriginal people as the first people to live in the area. We respect their living cultures and recognise the positive contribution their voices, traditions and histories make to this city.

In celebration of unity, culture, both traditional and contemporary we acknowledge the rich history of our local Aboriginal heritage.



Children's artwork in Charles Harper Park- imagination sparked by nature, history

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1. INTRODUCTION

Helensburgh Park, more commonly known as Rex Jackson Park or Oval and Charles Harper Park, provides facilities that accommodate a large range of sporting and recreational activities that are central to the Helensburgh community. The entire area is Crown land, consisting of two Crown reserves, each named Helensburgh Park with the Crown Reserve Purpose of Public Recreation. Each reserve has a different Crown reserve number (500340 and 500345) as shown in Figure 1. Combined the two reserves cover a land area just over 14 hectares.

1.1 Helensburgh Park Plan of Management Area





The Helensburgh Park Plan of Management (PoM) area shown in Figure 1 by the red outline includes the land parcels listed in Table 1, grouped by Crown Reserve Number. The PoM area does not include any privately owned land or any road reserve. Vehicle access to the PoM area can be from the following public roads:

- Blackwell Street, Boomerang and Waratah Streets on the western side
- Walker Street and Robertson Street on the eastern side

On the southern boundary the PoM area adjoins Parkes Street and to the north the PoM area adjoins the Garrawarra State Conservation Area. Parkes Street and the southern portion of Walker Street form part of the Helensburgh Town Centre so the PoM area is well connected to the centre of Helensburgh.

1.2 Council's Management Approach – Our Wollongong Our Future

 <p>Wollongong City Council Our Wollongong Our Future 2032 Community Strategic Plan Adopted 27 June 2022</p> 	<p>Council's Our Wollongong Our Future 2032 strategic planning documents include the Community Strategic Plan which details the community's vision, aspirations and goals for the future of Wollongong. It is an aspirational document that outlines the community's desired future for our Local Government Area.</p> <p>For Wollongong City Council, it is the central reference point for planning and prioritising services and resources for the community in the Delivery Program.</p> <p>The Community Strategic Plan is carefully prepared to balance the desires of the community, with population growth projections, current and future challenges and considers global, federal and state priorities, as well as regional plans. Council adopted Our Wollongong Our Future 2032 on 27 June 2022. Our Wollongong Our Future 2032</p>
<p>Our Wollongong Our Future 2032 is supported by:</p> <ul style="list-style-type: none"> • Our Resourcing Strategy 2032 which includes a Long Term Financial Plan; • Asset Management Strategy. • Workforce Management Plan and • an Information Management and Technology Strategy. 	

   	<p>Each year Council's response to the community's aspirations is detailed in a 4-year Delivery Program and 1-year Operational Plan that includes Council services, operational and infrastructure budgets and the Revenue Policy, incorporating rates, annual charges and fees.</p> <p>The Delivery Program and Operational Plan outlines how Council will contribute to the strategies within the Community Strategic plan for which it is responsible. Together, these documents set a clear policy and planning direction for Council in future decision making. Each year a draft Delivery Program and Operational Plan is exhibited for public comment, then the feedback is considered by Council before adoption. The Delivery Program and Operational Plan are the result of extensive research, engagement and data analysis each year.</p> <p>At the time of the making of this PoM, the Delivery Program 2022-2026 and Operational Plan 2023-2024 was adopted by Council on 26 June 2023 after considering submissions received from community members and organisations on the Draft Delivery Program 2022-2026 and Operational Plan 2023-2024 during the exhibition period of 5 April to 2 May 2023.</p> <p>The Infrastructure Delivery Program (IDP) 2023-2024 – 2026-2027 is part of the Delivery Program and Operational Plan. The IDP provides for how Council is planning to meet the building, operating and managing of over 5.5 billion worth of infrastructure assets that support a variety of services for our community based on the resources available each year. The Infrastructure Delivery Program is an investment plan in investigation and delivery of new, expanded, renewed and decommissioning of public infrastructure. Infrastructure assets managed by Council include:</p> <ul style="list-style-type: none"> • Footpaths and cycleways – • Local roads and car parks • Public swimming pools • Stormwater pipes and drains • Libraries and other community buildings • Playgrounds, parks and sports fields. <p><i>*An example of a past IDP project - Appendix 8 of this PoM shows an example of a completed footpath project (Stage 1 of the Rex Jackson Equal Access Footway Project).</i></p>
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Aquatic Services – A Service in Council's Delivery Program and Operational Plan

Wollongong City Council operates 17 patrolled beaches, two heated swimming pools at Dapto and Corrimal, six free public swimming pools located at **Helensburgh**, Thirroul, Western Suburbs (Unanderra), Continental Baths Wollongong, Port Kembla and Berkeley. We have nine ocean rock pools situated at Coalcliff, Wombarra, Coledale, Austinmer, Bulli, Woonona, Bellambi, Towradgi and Wollongong Gentleman's pool. Aquatic Services also provides ocean and pool lifeguard services and surf education programs.

In relation to the PoM area, the Council Supporting document that guides the strategic management of Council's public pools is the [Future-of-Our-Pools-Strategy-2014-2024](#). An

upgrade to Helensburgh Memorial Pool facilities in line with the Pools Strategy's Key Principles is planned according to Council's IDP at the time of the making of this PoM.

Parks and Sports Fields – A Service in Council's Delivery Program and Operational Plan

This service operates 493 parks, 65 sports fields, 220 playing fields, 7 outdoor fitness stations, 9 turf wickets and 154 playgrounds across the Wollongong Local Government Area and includes Russell Vale Golf Course. Provision of passive access to community parks and playgrounds, and affordable and equitable access to sports fields and facilities. Twenty-two sports fields are licensed by volunteer or semi-professional sporting clubs.

In relation to the sporting facilities within the PoM Area, the Council Supporting document that guides the strategic management of Council's sportsgrounds and sporting facilities is the [Sportsgrounds and Sporting Facilities Strategy 2023-2027](#). The strategy has been developed to provide strategic guidance for the management and planning of community sports and recreation in Wollongong over the next five years. The availability and effective management of Council's sport and recreation assets will be critical to ensure we can successfully cater for the existing and future sporting demands of our community.

The overall vision of this Strategy is to: *"Provide a diverse range of sustainable, functional infrastructure that supports active, safe and inclusive participation in sport and recreation across the City"*

A set of guiding principles have been developed to help provide the overarching direction for the future of sport in Wollongong:

- Inclusive and accessible
- Participation
- Sustainable
- Partnerships and collaboration
- Safe

A set of 10 key focus areas have been developed. These focus areas will guide the implementation of the Strategy and help to achieve the overarching vision of the document:

- Renew and enhance sports facility infrastructure
- Manage sportsground capacity issues
- Effectively plan and manage sportsground precincts
- Support safe and inclusive participation in sport
- Strategically plan for the development of new sports facilities
- Support female participation in sport
- Cater for emerging and unstructured recreation pursuits
- Strengthen partnerships with clubs and associations and leverage from effective collaboration
- Transition sportsgrounds and sporting facilities toward greater climate resilience
- Attract and support sporting events and tourism

The Sports Grants Program supports Council's Sportsgrounds and Sporting Facilities Strategy 2023-2027 by funding small and medium-sized projects that:

<ul style="list-style-type: none"> • Increase opportunities for people to participate in sport • Increase sportsground capacity and allow sites to be used for multiple sports and groups • Renew and enhance existing sporting infrastructure with a focus on gender equity, accessibility, and storage • Invest in infrastructure to support and accommodate emerging sports and independent recreational pursuits. <p>At the time of making this PoM, Council's Sports Grants Program seeks to provide financial assistance to sporting clubs and associations that utilise Council sportsgrounds. Council funds approved projects, with clubs and associations able to apply for a minimum of \$5,000 up to a maximum of \$100,000 to improve their facilities.</p> <p>The program is open to sporting clubs and associations that are:</p> <ul style="list-style-type: none"> • Incorporated • Not for profit • Based or operating within the Wollongong LGA on land categorised as 'sportsground' under Section 26 (4) of the Local Government Act (1993). <p>At its meeting of 9 October 2023 Council most recently allocated funding under the program in accordance with program guidelines and assessment of applications. Council considered an application from the Helensburgh Netball Club for the allocation of \$100,000 for the construction of a dual netball/basketball court. The application was unsuccessful this year. The club could re-apply in future years,</p> <p>9 October 2023 Report to Council 2023 2025 Sports Grants Program Assessment Outcome</p> <p>A plan of management is an enabling document but is not an allocator of financial resources.</p>
<p>Emergency Management A Service in Council's Delivery Program and Operational Plan</p> <p>The service provides support in the planning and preparation for significant emergencies that may impact the safety and security of residents and visitors to the city. Council works with the Rural Fire Service and Illawarra Shoalhaven Joint Organisation to minimise and mitigate the impact of bushfires on our communities.</p> <p>In relation to the PoM area, Charles Harper Park is an identified "Neighbourhood Safer Place" as per the Illawarra Bush Fire Risk Management Plan and Council maintains the "Neighbourhood Safer Place as required under this Act.</p> <p>Charles Harper Park meets the Neighbourhood Safer Places Guidelines for the identification and inspection of Neighbourhood Safer Places in NSW (see link NSP-Guidelines)</p>
<p>Community Facilities - A Service in Council's Delivery Program and Operational Plan</p> <p>This service manages and operates 56 Council-owned community facilities across the Wollongong Local Government Area. This includes Neighbourhood Centres, Senior Citizens Centres, Childcare Centres, Libraries, Community Centres and Community Halls. Council is planning for a new Community Centre and Library to meet the needs of the community in Helensburgh and surrounding suburbs.</p>

In relation to the PoM area, one possible location for a new Helensburgh Community Centre and Library (HCCL) is within the area categorised as “General Community Use” under this Plan of Management. Please Note: Being permissible under the PoM does not commit Council to any particular development or investment in a reserve but it does enable consideration of the identified uses and developments subject to relevant processes.

The strategic planning for Council managed foundational Community Facilities is through the Supporting document [Places-for-the-Future-Social-Infrastructure-Future-Directions-Plan-2023-2036](#) that has been informed by the earlier [Places-for-People-Social-Infrastructure-Planning-Framework](#).

The Places for the Future – Social Infrastructure Future Directions Plan: 2023-2036, applies the Places for People methodology to analyse existing and future social infrastructure priorities and opportunities across the Wollongong Local Government Area (LGA) to inform social infrastructure planning. It provides an evidence-based assessment of current and projected population trends and expected community demand, expectations and needs for community and cultural facilities.

It supports Council's drive for robust asset planning processes regarding the construction, renewal, or divestment of social infrastructure, for the purposes of:

- driving existing assets and resources to increase their contribution to public value;
- identifying opportunities to co-locate and diversify the use of assets; and
- increasing the capacity and efficiencies of facilities to improve 'soft' social infrastructure (service, program, activity and project) outcomes.

The 'Places for the Future' plan provides a detailed level of planning to support the goals of Wollongong City's Community Strategic Plan – Our Wollongong 2032 (2022).

It informs Council's decision-making in relation to the type and scale of Social Infrastructure required to service Wollongong residents over the next 10-14 years. While the plan flags future needs and recommended responses, it must be noted that, as with all Council capital planning, decision making for prioritisation and realisation of these recommendations rests with our Councillors, as representatives of the local community. Its implementation will be contingent on a variety of strategic and financial considerations and the parameters of Council's infrastructure delivery program (IDP).

In relation to the PoM area, Helensburgh is part of the Planning Area 1 that also includes Coalcliff, Darkes Forest, Lilyvale, Otford, Stanwell Park and Stanwell Tops. The Places for the Future provides Key Planning Considerations and provides information on the existing characteristics of existing Community Facilities within Planning Area 1. Under Places for the Future, one of the Proposed Future Directions is “Secure appropriate site for a new co-located community centre and library, investigate feasibility, develop scope “ in relation to a Helensburgh Community Centre and Library. This PoM provides one avenue for investigating feasibility of one potential location for the HCCL.

Please see POM Appendix 3 for information on more Council Supporting Documents. These are highlighted here as the most relevant for the Crown Reserve Purposes of Public Recreation and Community Purposes.

2. PURPOSE OF THE PLAN OF MANAGEMENT

The purpose of this Helensburgh Park Crown Reserves PoM is to meet legislative requirements under the Crown Land Management Act 2016 (CLM Act) which came into effect as of 1 July 2018. Council is the ‘Council Crown Land Manager’ under the CLM Act for the two reserves under this PoM. The State of New South Wales is the owner of the land. The CLM Act requires Councils to classify and manage certain Crown reserves as if they were “community land” under the Local Government Act 1993 (LG Act). The LG Act requires plans of management or PoMs over community land to guide its use by the public and its management by Council by applying one or more of the possible “community land categories” to land shown in Figure 2.

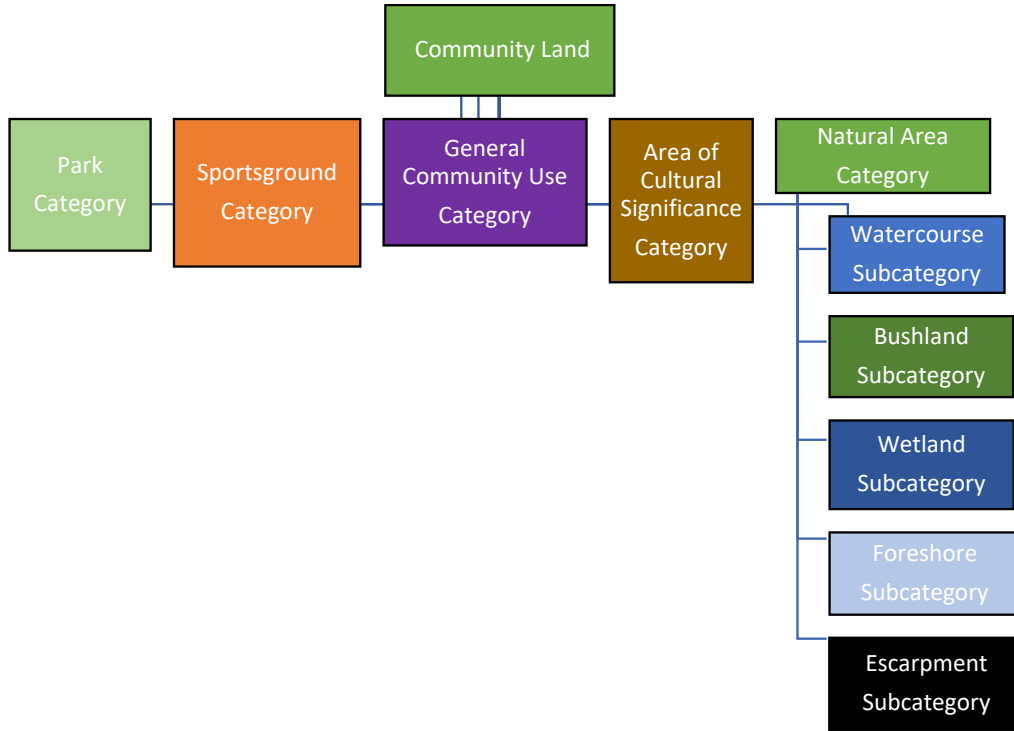
Table 1 Crown Reserves under this PoM – Existing Purpose & Land Parcels

Helensburgh Park Crown Reserve Number, Description, Area and Location	Existing Reserve Purpose	Land Parcels
<p>Number: 500345</p> <p>Description: The reserve includes the majority of Rex Jackson Park, all of Charles Harper Park and all of the Helensburgh Pool</p> <p>Area: 118,954 m² or 11.89 hectares.</p> <p>Location: In Figure 1 Crown reserve 500345 is shown with a blue outline. The reserve is north east of Blackwell Street, Waratah Street is the western boundary, with Walker Street on the eastern and Parkes Street on the southern boundaries.</p>	<p>Public Recreation</p> <p>Gazetted</p> <p>29 March 1892</p>	<p>Lots 517, 940 DP 752033</p> <p>Lots 7065-7066 DP 1031042</p> <p>Lot 7306 DP 1142241</p>
<p>Number: 500340</p> <p>Description: The reserve includes Tennis Courts, Cricket Ground, and an entrance and parking for both Rex Jackson Park, Charles Harper Park and the Helensburgh Pool.</p> <p>Area: 21,911 m² or 2.19 hectares</p> <p>Location: In Figure 1 this reserve is shown with a black outline. It is the smaller reserve with part of Park Avenue (up to the corner with Blackwell Street) is the western boundary. A small portion of the reserve’s southern boundary fronts the corner of Boomerang Street and Waratah Street.</p>	<p>Public Recreation</p> <p>Gazetted</p> <p>8 October 1898</p>	<p>Lot 7076 DP 96784</p>
<p>Total Land Area in PoM = 14.08 hectares all with a Public Recreation Purpose</p>		

Figure 1 Helensburgh Park PoM Area Map with Reserve Boundaries



Figure 2 Community Land Categories under the LG Act



2.1 CLM Act Initial Community Land Category

The CLM Act required that Council apply an “initial” community land categorisation before a PoM is made. Changes to the CLM Act “initial” categorisation can only be made by making a CLM Act PoM over the land. On 29 October 2018 Council resolved to classify all the Crown land under this Helensburgh Park PoM as community land with an CLM Act “initial” category of “sportsground”. On 14 March 2019, the DPIE- Crown Lands endorsed the “initial” community land category of “sportsground” for the reserve.

2.2 Additional Community Land Categories

Under this PoM, the community land categories of “sportsground”, “park”, “general community use” and “area of cultural significance” will be applied to land under this PoM to better correspond to the existing uses and developments and to provide for future possible uses and developments. The areas where the categories apply are shown in Figure 3. Each community land category has legislatively defined core objectives (from the LG Act) which guide Council’s management of the Crown land under this PoM. Leasing and licensing of the land under this PoM is to be consistent with the core objectives of the community land category that applies to the land and the Crown reserve purpose. The core objectives of the categories of “park”, “sportsground”, “general community use” and “area of cultural significance” are management objectives in the PoM Action Plan in section 4 of this PoM.

Figure 3 Community Land Categories under this PoM with Land Parcel Details

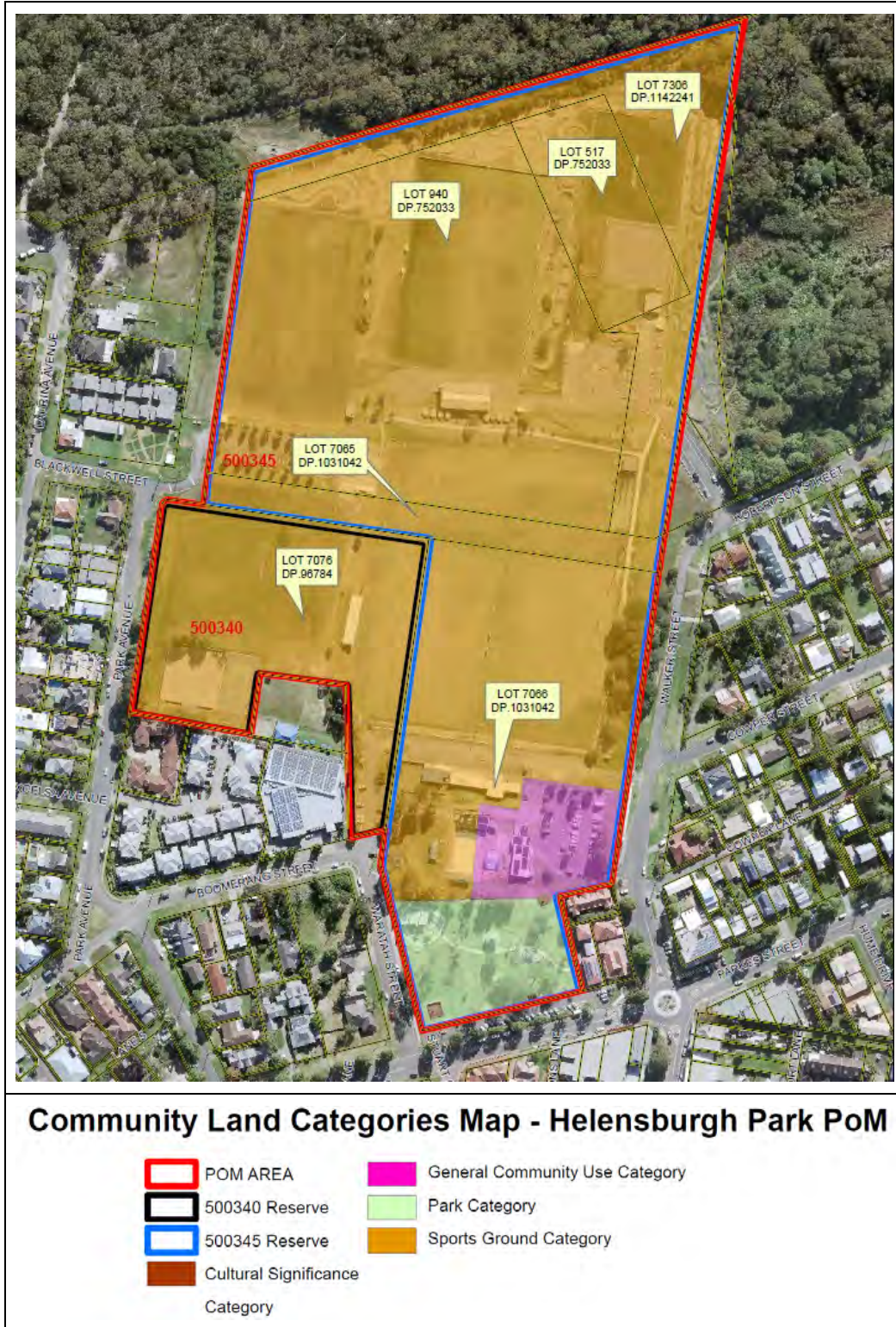


Figure 4 Existing Uses Developments



2.3 Meeting CLM Act Requirements

This PoM has been made under the CLM Act as shown in Table 2.

Table 2 Crown Land Management Act PoM Provisions

CLM Act PoM Requirement	Where in the PoM
Community land categories applied to the land in each Crown Reserve	Section 2.2 and Figure 3
Identified management objectives and performance targets for the land	Section 4 PoM Action Plan
A description of the condition of the land and any improvements on the land.	Section 3.1 – 3.1.3
Identifying the scale and intensity of future uses and developments	Section 3, Table 9
Express authorisations to grant leases or licences over the land that are related to the permitted uses and developments under the PoM	Section 3.3.2
Native Title Manager Review and Advice	Appendix 1 – Key Legislation Table – Native Title Act 1993 Table Entry
Minister approval to exhibit the draft CLM Act compliant PoM	Minister’s approval to exhibit the draft PoM granted on 9 June 2023
If applicable, a request to add an additional Crown reserve purpose to a Crown reserve under the CLM Act compliant PoM.	Sections 3.2 – 3.2.2.2- Request an additional purpose of ‘Community Purposes’ for part Helensburgh Park Crown Reserve Number 500345.
Exhibit the draft CLM Act compliant PoM for public comment	Public Comment / Exhibition Period – (minimum of 42 days). The Draft PoM is on exhibition from 19 July – 30 August 2023.
Report to Council on the results of the public comment/exhibition period for the draft CLM Act compliant PoM	<p>30 October 2023</p> <p>Depending on Council’s consideration of submissions received during exhibition of the draft CLM Act PoM, Council may resolve, subject to Ministerial consent:</p> <ul style="list-style-type: none"> to adopt the PoM without change change the draft PoM in a minor way and adopt the PoM change the draft PoM in a significant way and refer the amended draft PoM back to the Minister for authority to exhibition the amended draft PoM for a minimum of 42 days.

3. POM PERMISSIBLE USES AND DEVELOPMENT

A PoM can describe the permissible activities, uses and developments in a variety of ways. Under this PoM, Sections 3.1 – 3.3 describe permissible uses and developments.

Section 3.1 includes a broad description of the existing activities, uses and development on the land at the time of the making of this PoM. Leasing and Licensing information is also provided in this section.

Section 3.2 provides for new activities, uses and developments that are consistent with the existing Crown reserve purpose of “public recreation” or consistent with the proposed additional Crown reserve purpose of “community purposes” to be permissible under this PoM.

Section 3.3 brings the information together in the PoM Permissible Uses and Development Table with scale and intensity limitations.

Section 3.4 demonstrates the processes Council will follow if new permissible uses and developments occur within the PoM area or existing uses and developments change.

Being permissible in the PoM means that it is possible to consider, it is not a guarantee or right for it to happen.

3.1 Existing Activities, Uses and Developments

Rugby League, Cricket, Tennis, Netball and Football are all played in Rex Jackson Park. Charles Harper Park is south of the Helensburgh Pool and has recently updated playground facilities. The PoM land area consists of sportsgrounds, open spaces, trees and built improvements. It is generally used as a recreational area with active sporting fields. The built facilities on the land include:

War memorial	Cricket nets	Carparks
Mine memorial	Outdoor sports facility	Outdoor gym
Charles Harper Monument	Automated public toilet	Sport equipment storage building and container
Swimming pool facility	Water bubbler and tap	Mountain bike track
Skate park	Footpaths	Low wooden fences
Several sporting fields	Park benches	Shipping containers
Clubhouses	Outdoor gazebo	Bins
Grandstand	BBQ area	Lights
Netball courts	Playground with shade structures	

Figure 4 identifies many of the existing uses and facilities within the PoM area as of the time of the making of this PoM.

Figures 5 – 7 show the existing condition of the Charles Harper Memorial, the Miners Memorial, and the World War II monument. **These memorials and monument are categorised as an area of cultural significance under this PoM and include the land on which these improvements are occupying.**

The condition of the existing improvements on the land varies from poor to fair to good to new reflecting a combination of the improvement’s age, available resources of Council and of lease or license holders to carry out maintenance or capital improvements or respond to graffiti or other types of vandalism.

Recent improvements include shared way and pathway improvements linking Charles Harper Park to the Ruby Club/Stand and the Mountain bike track and new playground. In recent times failing parts of the Miners Memorial have been removed to reduce risk to the public until further works can be undertaken after obtaining the required approvals.

Table 3 Consents within the PoM Area and Appendix 4 Aerial Photography 1986/87 and 1977 give an indication of age of existing improvements/grounds.

This Plan of Management permits existing activities, uses and developments to meet community needs and (as they evolve over time) consistent with this PoM.

3.1.1 Current leases and licences

As of the time of the making of the PoM, the following leases or licenses were in effect as noted in Table 3:

Table 3 Current Lease and Licence Information

Ref	License or Lease Holder	Term	Permitted Use
TE143 R500345	Helensburgh Netball Club Inc.	1/7/2019-30/6/2029	Netball activities conducted as part of the Helensburgh Netball Club for community or charitable purposes but excludes any commercial and retail activities.
TE113 R500345	Helensburgh Tigers Rugby League Football Club Inc.	1/5/2009-30/4/2019 – holding over	Rugby League Activities. Amenities Building Canteen on the ground floor, first floor addition to the Amenities building and 4 light poles.
TE1596 R500345	Helensburgh Touch Football Club	1/7/2020 – 1/7/2025	Storage of playing equipment for touch rugby league games and training purposes. Shipping Container for Storage of Playing Equipment by Licensee: Helensburgh Touch Football Club
TE172 R500345	Helensburgh Little Athletics	18/8/2012 - 17/8/2017 – holding over	Use of shipping container for storage of Athletics gear
TE31 R500345 R500340	Helensburgh Thistle Soccer Club Inc and Helensburgh Junior Soccer Club	1/1/2016-31/12/2020 – was holding over – renewed agreement expires 31/10/2027	5 Lighting towers, grandstand, 2 shipping containers and compound area, amenities (public toilets, changerooms, canteen, office, referee room) , ticket office, storage shed and portable fence around senior playing field.
TE1264 R500340	Helensburgh Workmens Club Limited (Subject to DOCA)	1/9/2012-31/7/2022 - holding over	Access Way over Part Reserve Helensburgh Park

Ref	License or Lease Holder	Term	Permitted Use
TE30 R500340	Wollongong Tennis Courts Admin. Inc.	1/1/2000 – 31/12/2010 – holding over	Tennis facilities
TE1669 (site RJP01) R500345	A. Hawley	9/8/2021– 8/8/2022 – holding over	Community Fitness Trainer Site
TE1657 (site RJP02) R500340	A. Keighran	17/2/20– 16/12/2021 – holding over – renewed and now expires 31/9/2025	Community Fitness Trainer Site
Sites RJP03 & RJP04 R500345	Vacant		Community Fitness Trainer Site
TE 170 R500345 R500345	Crawchy's Swim School Pty Ltd (C. Osbourne)	27/9/2021- 24/4/2023 – expired to go to quotation soon	for Swimming Coaching
TE1593 R500345	Helensburgh Junior Rugby League Football Club	1/1/2016- 31/12/2020 – holding over	3 Shipping Containers for Club Storage
TE1599 R500345	Helensburgh Off Road Cycle Club	1/4/2018- 31/3/2023 holding over	for Helensburgh Off Road Cycle Track, Part of Rex Jackson Park

3.1.2 Consents within the PoM Area – Various Types

Table 4 provides a list of consents or activity approvals or permits within the PoM area from a review of Council records. It may contain approvals that are in force or expired but they are listed here as an example of typical existing activities, uses and developments within the reserve and the types of consents that were obtained to meet legislative requirements. Many pieces of legislation (or Acts) may apply to a single activity or development (see Appendix 1 for a list of legislation that commonly affects community Crown land). Within Table 4 is the following references:

- “DA” are Development Consents under the EP&A Act
- “LG” are Activity Approvals under Section 68 LG Act
- “DE” are related to Liquor Licensing laws (State responsibility)
- “PJ” are Council projects carried out under the State Environmental Planning Policy Infrastructure and Transport (2021) in compliance with a “Review of Environmental Factors”

Licences or permits other than property occupation (Licence Type)

- FP-2009/102 Helensburgh Junior Soccer Club Canteen (Food Business Permit)
- OS-2019/90 Helensburgh Pool Amenities (On-Site Wastewater Management)
- ES-2004/38 Netball Clubhouse (Essential Services)
- MFP-2016-89 The Morning Brew – Operates at various locations – Mobile Van (Only Available After 2pm) (Mobile Food Business Permit).

Table 4 Consents within the PoM Area – Various Types

Consents	Description	Land
DA-2017/695	Rainbow Run and Family Fun Day - one (1) event date per year for five (5) years - August/September Otford Public School P & C Association	Lot 7065 DP 1031042 Lot 517 DP 752033 Lot 7065 DP 1031042
DA-2018/725	Use of two (2) existing shipping containers for Little Athletics equipment storage	Lot 7065 DP 1031042
DA-2020/616	Generic event application for temporary events to a maximum of 52 days in any 12 month period	Lots 7065 and 7066 DP 1031042 Lots 517 and 940 DP 752033 Lot 7306 DP 1142241
LG-2016/95	Park mobile coffee van on either Rex Jackson Oval and/or Charles Harper Park Helensburgh - Coffee @ Urz	Lot 7065 DP 1031042 Lot 517 DP 752033
LG-2019/37	Mobile Service Centre - Service NSW	Lot 7065 DP 1031042
LG-2018/54	Rainbow Run and Family Fun Day- Otford Public School P & C Association	Lot 517 DP 752033
LG-2019/68	Rainbow Run event - Otford Public School P & C Association	Lot 7065 DP 1031042 Lot 940 DP 752033 Lot 7306 DP 1142241
LG-2020/3	Mobile Service Centre bus to provide government services to the community on various dates throughout 2020	Lot 7065 DP 1031042
PJ-3878/2019	Parkes Street - Pedestrian facility, Helensburgh-Council	Lot 7065 DP 1031042

Consents	Description	Land
DA-2013/378	The use of public open space for commercial fitness training- Council	Lots 517 and 940 DP 752033
DA-2017/1169	Completion and use of community mountain bike track Helensburgh Offroad Cycling Club Inc	Lot 517 DP 752033
DA-2020/46	Use of existing metal shipping container including attached timber framed awning with metal roof at Rex Jackson Park for use during the sporting season	Lot 517 DP 752033
DE-2016/186	Liquor Licence - charitable event/activity	Lot 517 DP 752033
DE-2017/51	Liquor Licence - Thistle Soccer Club Sporting Event	Lot 517 DP 752033
DE-2017/54	Liquor Licence - Sporting Event Soccer Club Room Sth	Lot 517 DP 752033
DE-2019/27	Liquor Licence - Notification of Sporting Events - Helensburgh (Thistle) Soccer Club Room Sth - Rex Jackson Park Helensburgh	Lot 517 DP 752033
DE-2019/30	Liquor Licence Transfer - Helensburgh (Tigers) Rugby League Club - Rex Jackson Park Helensburgh (Northern Building)	Lot 517 DP 752033
DE-2019/31	Liquor Licence (multi-function) - Helensburgh (Tigers) Rugby League Club - Rex Jackson Park Helensburgh (Northern Building)	Lot 517 DP 752033
DA-2009/1365	Demolition and extension to front verandah and new awning over verandah - Helensburgh Tigers Rugby League Club	Lot 940 DP 752033
DA-2009/842	Resurface two (2) existing courts and build two (2) new courts - Helensburgh Netball Club Inc	Lot 940 DP 752033
DA-2014/997/A	Use of existing shipping containers for storage of game and event equipment and use of temporary food stall during events- Helensburgh Tigers Rugby League Club	Lot 940 DP 752033
LG-2014/23 LG-2015/32	Coffee van at Rex Jackson Oval Saturdays 8am to 4pm- The Morning Brew	Lot 940 DP 752033
LG-2018/51 LG-2019/100 LG 2021/123	Community Event - use of community land to host community Christmas carols and family activities – 14 December 2019 - DA-2017/1102/A	Lot 940 DP 752033 Lot 7066 DP 1031042 Lot 7076 DP 96784
PJ-2473	Helensburgh Cricket Club Nets Upgrade – 2015 Council	Lot 7306 DP 1142241

Consents	Description	Land
BA-1973/3291	Tennis court and shed	Lot 7076 DP 96784
DA-2016/1394	Community Christmas carols on Saturday 17 December 2016 – Hope Church 2508	Lot 7076 DP 96784
DA-2017/1102/A	Community Event - use of community land to host community Christmas carols and family activities to 2024 on second Saturday in December – Hope Church 2502	Lot 7076 DP 96784

Figure 5 Charles Harper Monument



The Charles Harper monument bears the inscription:

"CHARLES HARPER Accidentally killed 4th August 1888 At his post of duty As Manager Of the Metropolitan Coal Company's Colliery, Helensburgh Aged 53 years Genial, Generous and Just This Stone was erected As a mark of honour to his memory By Miners that had been In his employment And Others Who esteemed him on account of His manly qualities."

3.1.3 History of Charles Harper Memorial

(Abridged from <http://www.historichelensburgh.org.au/charles-harper-memorial>):

During the month of October 1884, Mr. Charles Harper, regarded as the founding father of Helensburgh, and a crew of mining engineers and labourers, moved into the Helensburgh area to begin drilling for "Black Diamonds", that is, coal. They are believed to have been the earliest Europeans to settle in the area. They found an abundance of water available in Camp Creek and set up a drilling rig close by with which they drilled to a depth of 726 feet, but no coal. They tried again, moving the drilling rig more than a mile to the east, close by the 28 mile peg on the Illawarra Railway line which was being surveyed at the time. This time they were successful, locating a 12ft. 3in. seam at a depth of 1,100 feet. Satisfied with the location and the drilling, the beginnings of a township were laid out on the heights above the drilling area. This became known as Camp Creek but was later changed to Helensburgh.

On the 3rd of March 1886, Sir Norman Wisdom, who was to become the first chairman of the Metropolitan Coal Company, turned the first sod for the sinking of the main shaft, the diameter of which was 16ft. By 1888, ten trucks of coal per week were being shipped to Sydney. Tragedy struck on Saturday August 4th 1888 when Charles Harper, who was now the manager of the mine, was killed while supervising the installation of a winding engine in the air shaft. A wire rope, being used to haul the engine, snapped and hit Mr. Harper. He died a

short time later. Charles Harper was buried in the churchyard of St. Augustine's Anglican Church at Bulli. The Helensburgh cemetery was not to open until 1892. The mourners numbered in the hundreds, such was the esteem in which Charles was held by everyone who had dealings with him, both at the Helensburgh mine and at Clifton and Greta Collieries, mines which he had previously managed. His wife and nine children, six boys and three girls, along with hundreds of mourners, attended the service. Since there was still two years to go before the first train would travel from Sydney to Wollongong, Helensburgh locals and miners were forced to either walk or travel by buggy. The Mail coach now travelled along the Illawarra road, through Bluegum forest to Stanwell Park and along the coast road. Some locals caught the coach at the end of Cawley road, the buggies took the same path, but the miners walked up the rough track that later became Parkes Street and then the 20 miles to Bulli. The Miners Lodges at both Helensburgh and Clifton Collieries organised the collection of donations for a "fitting Memorial Stone" to be placed over Mr. Harper's grave. The stone column, with carved decorations and lettered marble face tablet, was duly erected and dedicated.

In 1983 St Augustine's Church at Bulli was about to do some rebuilding and this would result in some of the older grave stones and headstones being relocated. The Historical Society approached the church authorities and the National Trust to discuss the possibility of moving the Harper memorial stone to Helensburgh. The plan evolved to move the stone to Helensburgh Park and have the Park renamed "Charles Harper Park." Wollongong City Council and the National Trust agreed and Australian Iron and Steel Ltd. (BHP), owner operator of the Helensburgh mine, agreed to meet the cost of moving and renovating the memorial and the construction of an appropriate base for the Memorial Stone. The stonework was undertaken by local stonemason, Mr. Tom Nagle. The unveiling of the memorial became a focal point of the two weeks of Centenary Celebrations. Mr. Rex Jackson, the member for Heathcote, unveiled the memorial on Sunday 7 October 1984. Over 150 descendants of Charles Harper came from three states of Australia to join with hundreds of townspeople and visitors to witness the renaming of the Park and the rededication of the memorial.

Recommended management of Harper Monument from 2018 updated Statement of Significance:

Retain in situ and keep surrounding area clear and accessible to public. Any future additional elements should respect the priority of older elements and should not visually or physically dominate over them.

Figure 6 Miners Memorial



This memorial to mining is an additional interpretive element within Charles Harper Park. The Park itself (along with the Charles Harper Memorial and Pines and the WW2 memorial) is a locally listed Heritage Item under Wollongong Local Environmental Plan 2009 (LEP).

A site assessment on 31 January 2022 identified protruding metal rail spikes in the railway sleepers, deteriorated sheet metal and strapping comprising the carriages and deteriorated overhead beams.

Temporary fencing installed (in accordance with a Heritage Exemption under Clause 5.10(3) of the LEP) shortly after the site inspection will remain in place until measures appropriate to its heritage value are considered in consultation with the community stakeholders such as the Helensburgh Historic Society and the Helensburgh Lions Club and carried out when funding is made available in future budgets of Council.

Figure 7 War Memorial

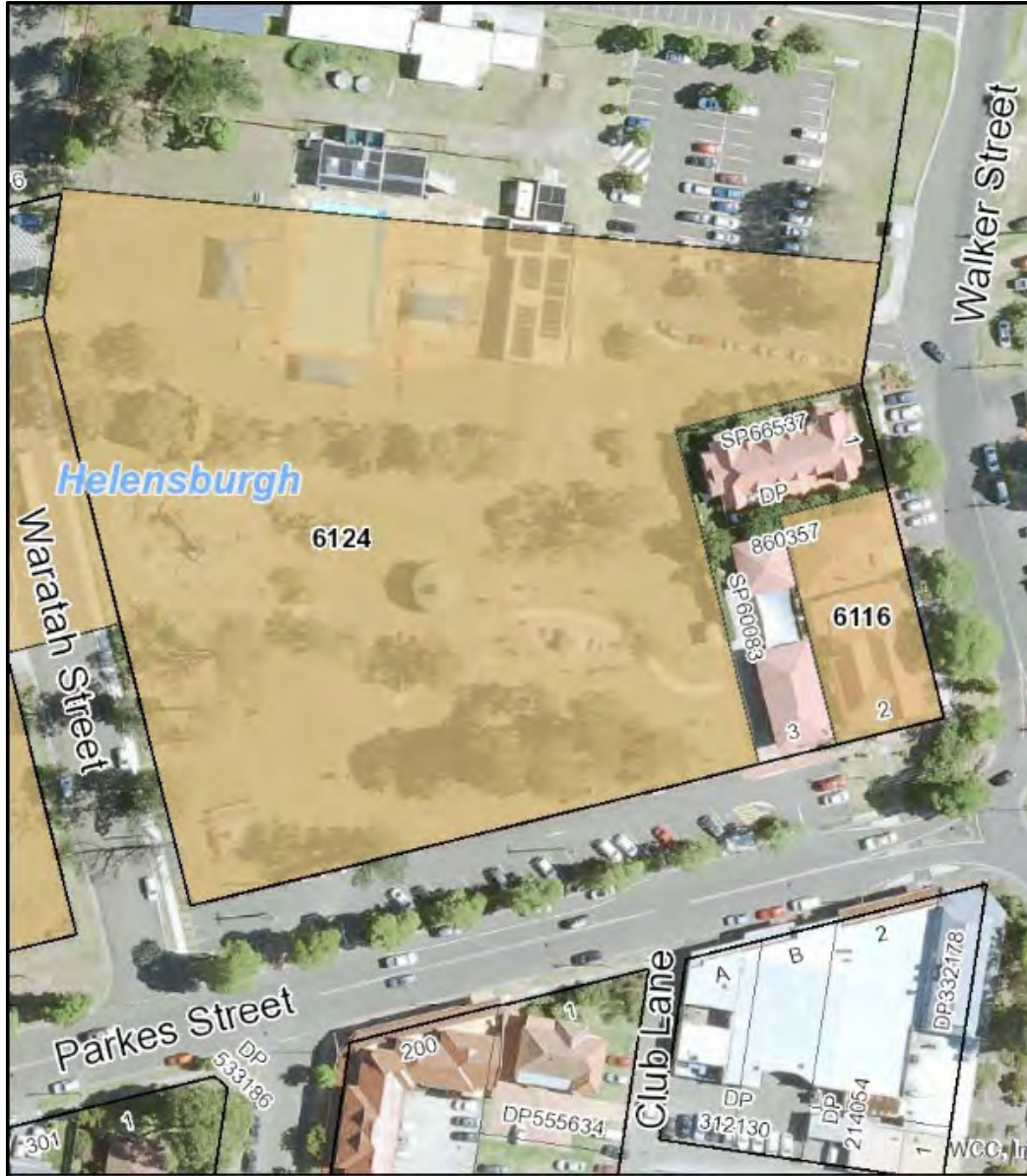


The war memorial consists of a stone wall clad in stone and a composition that presents a modern interpretation of a symbolically severed column, set on an elevated base. Metal plaques on the composition indicate that it was erected to commemorate soldiers - local residents who fought in WW2. Smaller individual plaques on the wall detail 36 names, each with rank, date of birth and death, and unit. These include veterans who died after the war as well as the soldiers died in battle

Explanation of Local Heritage Significance under the Wollongong 2009 LEP

Charles Harper Park (with its Harper Monument, Pine Tree plantings, WW2 war memorial and mining monument) is of significance for the Wollongong area for historical, social, and aesthetic reasons. The Park demonstrates the history of the township by commemorating persons, events and highlighting the pivotable role of mining. Socially, the park is more than an aesthetically pleasing urban parkland, it is where the community comes together and expresses its character and continues to be a place where people recreate, commemorate, and contemplate. This heritage item is number 6124 under the Wollongong 2009 Local Environmental Plan (LEP). The curtilage or setting of the Charles Harper Park heritage item extends to most of the Helensburgh Pool facilities and a portion of the carpark. Additional heritage assessments are triggered when new activities, uses or developments are proposed within the curtilage area of any heritage listed item within the Wollongong Local Government Area. Heritage listed items all have defined curtilage areas and occur on privately owned land and land owned by local, state, and federal governments. See Figure 8 for the curtilage area of Charles Harper Park - Heritage item 6124.

Figure 8 Heritage Item 6124 - Charles Harper Park Curtilage



3.2 New Activities, Uses and Developments

This Plan of Management permits new activities, uses and developments that meet community needs (as they evolve over time) consistent with this PoM.

3.2.1 Identified Need – Combined Community Centre and Library Facility

One of the identified needs of Helensburgh is a combined Community Centre and Library facility.

- In 2017 Council identified that a new library was needed and consulted with the community about what they were looking for in a new library. The existing Helensburgh library (57 Walker Street) is a small demountable structure from the 1980s on bushfire risk affected land.
- In 2019 during the development of the Council's 2020 – 2045 Helensburgh Town Centre Plan, the community told Council that a combined Community Centre and Library facility with adequate parking was needed. At the time the current Helensburgh community centre (26-26a Walker Street) had a flow of water under the subfloor that limited its use and required ongoing rectifications.
- In 2020 Council consulted with the community about what they would need in a new community centre.
- 2020 Helensburgh Town Centre Plan and Streetscape Masterplan.
- In 2021 Council talked with the community again to reconfirm community expectations of a combined Community Centre and Library Centre and to update them on the planning for the project.
- In May 2022 the Helensburgh Community Centre was closed permanently due to public health concerns relating to unprecedented mould growth during the continuous wet weather of late 2021 and into 2022. Council has undertaken many unsuccessful treatments to address damp over the last ten years.

The ideal site for a Combined Helensburgh Community Centre and Library is a location that is well visited by the public currently, outside of the bushfire prone land and buffer zones, and large enough to provide a fit for purpose community facility like those that are serving the communities of Corrimal, Dapto, Thirroul and are in the planning for Warrawong in line with Council's [Places-for-People-Wollongong-Social-Infrastructure-Planning-Framework-2018-2028](#).

Locating a new Helensburgh Community Centre and Library either integrated with new Pool amenities/office or co-located near the Helensburgh Pool facilities (within the area categorised as "General Community Use") would fit the ideal site criteria. This PoM proposes to permit such a needed facility. Advice from NSW Crown Lands advises that such as facility would not be consistent with a Crown reserve purpose of "public recreation" but would be consistent with a Crown reserve purpose of "community purposes" so information is provided in sections 3.2.2 -3.2.2.2. for the Minister to consider.

The siting and design of any future facility that would be enabled by the Plan of Management would appropriately respond to cultural context and Aboriginal cultural values.

3.2.2 Additional Crown Reserve Purpose needed to facilitate Combined Facility

Crown reserve purposes are set by the NSW Government, historically through notices in the NSW Government Gazette (i.e.: gazettal). Crown reserves are to be used in accordance with their Crown reserve purpose or purposes as set out in sections 2.12 and 2.13 of the CLM Act:

Under section 2.12 of CLM Act

"Dedicated or reserved Crown land may be used only for the following purposes—

- (a) *the purposes for which it is dedicated or reserved,*
- (b) *any purpose incidental or ancillary to a purpose for which it is dedicated or reserved,*
- (c) *any other purposes authorised by or under this Act or another Act.*

Under section 2.13 of CLM Act

Dedicated or reserved Crown land that is dedicated or reserved for use for more than one purpose may be used for any one or more of those purposes.

The reserves under this PoM have the same single “public recreation” purpose. As noted earlier, Council has been given advice from NSW Department of Planning and Environment - Crown Lands that while the public recreation purpose can support a wide variety of recreational, social, leisure and sporting activities and related developments; building a combined Community Centre and Library is not in keeping with the reserve purpose of public recreation.

Under **Section 2.14 of the CLM Act**, the Minister may authorise dedicated or reserved Crown land to be used for one or more **additional** purposes. To do so, the Minister must be satisfied the use of the land for the additional purpose would:

- be in the public interest and
- not be likely to materially harm the use of the land for any of the purposes for which it is dedicated or reserved – considerations relative to material harm include:
 - the proportion of the area of the land that may be affected by the additional purpose
 - if the activities to be conducted for the additional purpose will be intermittent, the frequency and duration of the impacts of those activities
 - the degree of permanence of likely harm and in particular whether that harm is irreversible
 - the current condition of the land
 - the geographical, environmental and social context of the land

Under this PoM, Council is requesting that the additional Crown reserve public purpose of “**Community Purposes**” be added to Helensburgh Park Crown Reserve number 500345 (see Table 5) as it is in the public interest and not likely to materially harm the use of the land for the existing purpose of “**public recreation**” (see PoM sections 3.2.2.1 and 3.2.2.2).

Table 5 Reserve Purpose and Land Parcels within Helensburgh Park PoM Area

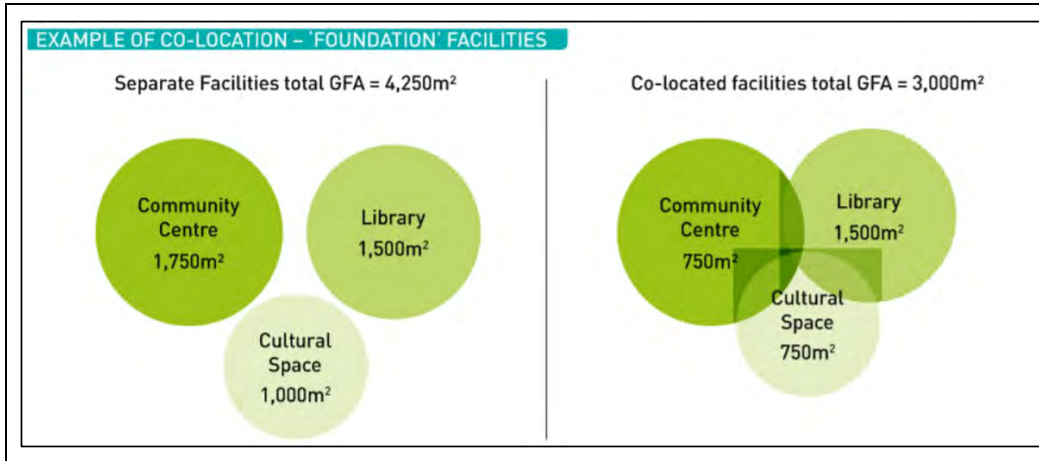
Helensburgh Park Crown reserve Number, Description, Area	Existing Reserve Purpose & Additional Reserve Purpose in accordance with sec. 3.38 of CLM Act by this PoM	Land Parcels and Location
<p>500345</p> <p>The reserve includes the majority of Rex Jackson Park, all of Charles Harper Park and all of the Helensburgh Pool and covers a total area of 118,954 m² or 11.89 hectares.</p> <p>In Figure 1 this reserve is shown with a blue outline.</p>	<p>Public Recreation</p> <p>Gazetted 29 March 1892</p> <p>Proposed Community Purposes</p> <p>In effect as of date of PoM adoption under the CLM Act (<i>date not yet known</i>)</p> <p>Adding this purpose to the reserve ensures: if a future Combined Helensburgh Community Centre and Library (HCCL) is built by Council and used by the community, it is in accordance with a Crown reserve purpose that applies to the land to comply with sec. 2.12 and 2.13 of CLM Act.</p>	<p>Lots 517, 940 DP 752033,</p> <p>Lots 7065-7066 DP 1031042,</p> <p>Lot 7306 DP 1142241</p>
<p>500340</p> <p>The reserve includes Tennis Courts, Cricket Ground, and an entrance and parking for both Rex Jackson Park, Charles Harper Park and the Helensburgh Pool. In Figure 1 this reserve is shown with a black outline. It is the smaller reserve with part of Park Avenue (up to the corner with Blackwell Street) is the western boundary. A small portion of the reserve's southern boundary fronts the corner of Boomerang Street and Waratah Street.</p>	<p>Public Recreation</p> <p>Gazetted 8 October 1898</p> <p>No additional Crown Reserve Purpose is requested under this PoM.</p>	<p>Lot 7076 DP 96784</p>

3.2.2.1 Combined Community Centre and Library is in the Public Interest

As outlined earlier in the PoM, the Helensburgh community needs a combined Community Centre and Library with modern disability accessible design and providing for a range of community offerings from student research to child story book times to Zumba classes as are available in Council's existing combined community centres at Corrimal, Thirroul, and Dapto.

There may be scope to integrate or co-locate with the Helensburgh Pool. The Corrimal Pool and the Corrimal Community Centre/Library is an example of such existing co-location. Co-located facilities have economies of scale and are a key tool described in Council's [Places-for-People-Wollongong-Social-Infrastructure-Planning-Framework-2018-2028](#) to meet changing community needs in relation to social infrastructure (Figure 12).

Figure 9 Co-location - Places for People Wollongong Social Infrastructure



Council’s Places for People Wollongong Social Infrastructure Planning Framework 2018-2028 links the elements of community, needs, services and activities with assets and facilities, recognising the relationship between the purpose of our infrastructure and its form, location and management. Places for People will provide the strategic direction and guiding principles for Council to identify where and when new assets are required and where and when existing assets should be renewed, re-purposed or retired.

Figure 10 lists the types of Social Infrastructure that the strategic planning framework addresses. Within the PoM area there are Sports Clubhouses and meeting rooms where the strategy applies and if a combined Community Centre and Library is built within the PoM area it will be in accordance with the framework’s guiding principles of Holistic, Fit for Purpose, High Quality, Strategic, Equitable and Sustainable.

An example of a facility developed in accordance with the framework’s principles is the district level Warrawong Community Centre and Library facility that is currently under the development assessment (DA-2021/1279). While the future Helensburgh community centre and library facility will be of a smaller scale than Warrawong, the planning and implementation process will be similar as they are both underpinned by the Council’s Social Infrastructure Framework.

Figure 10 People for Places Social Infrastructure Types



The future Combined Helensburgh Community Centre and Library will be a "Foundation" Social Infrastructure Facility. Council's Framework defines such facilities as follows:

"Foundation social infrastructure facilities are intended for wide community use, are utilised by the community on a daily basis and provide community spaces for a variety of activities...either managed and operated directly by Council or is managed on behalf of Council under a licence, by a community group."

Foundation social infrastructure facilities developed in line with the framework's principles are in keeping with the "objects" of the CLM Act and the "principles of Crown land management" set out in sections 1.3 and 1.4 of the Act (Table 6) and therefore are in the public interest.

Table 6 CLM Act - Objects and Principles of Crown Land Management

CLM Act section 1.3 – Objects of Act	CLM Act section 1.4 - Principles of Crown Land Management
<p>1.3 Objects of Act</p> <p>The objects of this Act are—</p> <ul style="list-style-type: none"> a) to provide for the ownership, use and management of the Crown land of New South Wales, and b) to provide clarity concerning the law applicable to Crown land, and c) to require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land, and d) to provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of New South Wales, and e) to facilitate the use of Crown land by the Aboriginal people of New South Wales because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land, and f) to provide for the management of Crown land having regard to the principles of Crown land management. 	<p>1.4 Principles of Crown land management</p> <p>For the purposes of this Act, the <i>principles of Crown land management</i> are—</p> <ul style="list-style-type: none"> 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, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

3.2.2.2 Combined Community Centre and Library – Material Harm Assessment

Throughout NSW, many Crown reserves have more than one Crown reserve purpose. Section 2.14 (3) of the CLM Act sets out relevant considerations for determining whether the use of the land for an additional purpose would be likely to materially harm its use for an existing purpose.







Table 7 includes the assessment of possible material harm in accordance with Section 2.14(3) of the CLM Act. The assessment is based on a new Helensburgh Community Centre and Library (not to exceed 2,000 m² in area) within the land categorised as an area of General Community Use under this PoM within Crown Reserve 500345. Depending on site constraints and available resources, an upgraded Helensburgh Pool Amenities and Lifeguard Office block may be incorporated bringing the community facility m² area up to a possible 2,300 m². Upgrading or replacing Pool facilities is compliant with the existing “public recreation” reserve purpose therefore the assessment is based on a facility of 2,000 m².

Table 7 Additional Purpose - Material Harm Considerations 2.14 (3) CLM Act

<p>CLM Act section 2.14 (3) – Considerations relative to Material Harm</p>	<p>Proposal to add “Community Purposes” as an additional Crown Reserve Purpose to Crown Reserve 500345 to enable the development and operation of a new Helensburgh Community Centre and Library facility</p>
<p>(3) Without limitation, the following considerations are relevant to the question of whether the use of dedicated or reserved Crown land for an additional purpose would not be likely to materially harm its use for an existing purpose—</p> <p>(a) the proportion of the area of the land that may be affected by the additional purpose,</p>	<p>The Combined Helensburgh Community Centre and Library Facility is to be a minimum of 1,400 m² up to a maximum of 2,000 m² – a range provides for opportunities that may arise if Council or Community Organisations obtain grant funds in the future. The bigger the future Community Centre and Library, the greater the costs, Council’s financial resources are finite.</p> <p>However, to calculate possible “material harm”, the maximum permitted land area occupation of 2,000 square metres for the proposed Community Centre and Library will be used. Crown Reserve Number 500345 has a land area of 118,954 square metres. The proposed Community Centre and Library would only affect 1.68% of Helensburgh Park Crown Reserve Number 500345.</p> <p>Parking for the proposed Helensburgh Community Centre and Library will be shared parking with the existing sporting and recreational facilities such as the pool, tennis, soccer, cricket. It is also planned to have additional shared parking developed, not on Crown reserve land, but on land that is road reserve under the Roads Act 1993 that is not part of the plan of management area. It is noted that if a co-location or integration with the Swimming Pool Amenities Block is part of the final design that the Community Centre and Library portion will still be a minimum of 1,400 m² in area up to a maximum of 2,000 m² in area. The existing Swimming Pool Amenities Block is 300 m² and is a use that is consistent with the “public recreation” purpose.</p>
<p>(b) if the activities to be conducted for the additional purpose will be intermittent, the frequency and duration of the impacts of those activities,</p>	<p>The library and community centre requiring the additional purpose would be a permanent structure, accessible to the general public providing a range of community services similar to other combined Community Centres/Libraries at Corrimal, Thirroul, Dapto and in the development application stage at Warrawong. Many of those activities are recreational in nature such as community exercise classes and meeting space used by community groups with a wide range of interests from Lego to table tennis to gardening. Some uses are in accord with the public recreation purpose as they involve active leisure pursuits.</p>
<p>(c) the degree of permanence of likely harm and in particular whether that harm is irreversible,</p>	<p>The life of the facility is expected to be 30 to 40 years. However, in the life of the State of NSW and therefore Crown land that is a short period of time and does not preclude the site of the combined centre being demolished at the end of its useful life and the area once again becoming a sportsground or park. Again, it is noted that many of the activities of a new Helensburgh Community Centre and Library are recreational in nature such as community exercise classes and meeting space used by community groups with a wide range of interests from Lego to table tennis to gardening. Some uses are in</p>

<p>CLM Act section 2.14 (3) – Considerations relative to Material Harm</p>	<p>Proposal to add “Community Purposes” as an additional Crown Reserve Purpose to Crown Reserve 500345 to enable the development and operation of a new Helensburgh Community Centre and Library facility</p>
	<p>accord with the public recreation purpose as they involve active leisure pursuits.</p>
<p>(d) the current condition of the land,</p>	<p>Using the example site location and configuration shown in Table 8, a co-located Helensburgh Community Centre and Library with Pool Facility – the condition of the land and the improvements on the land are poor to good reflecting the age of the Pool amenities block and the upkeep of the carpark.</p> <p>The PoM does not permit existing uses consistent with public recreation purpose (such as sporting activities) to be greatly impacted negatively by the new Community Centre and Library facility. While a site within the PoM area is not yet determined to the development consent level of detail, the area categorised as “general community use” under this PoM is the area that could accommodate such a community facility and the current condition of that land is explained in section 3.1.</p>
<p>(e) the geographical, environmental and social context of the land,</p>	<p>Helensburgh is situated on a ridgeline at the top of the Illawarra escarpment, in between the Hawkesbury Sandstone and Bundeena Plateau landscapes. The PoM area is located within an area of ‘Disturbed Terrain’. The Helensburgh regions natural landscape consists of a plateau of very low rolling rises and gently inclined slopes which is marked by rocky outcrops and is subject to high erosion and low soil fertility. The soils of the activity area of the example site shown in Table 8 are classified as disturbed, which generally include fill material, reburial of original soils and a high degree of sub-surface modification to a depth of at least 100cm. As the activity area contains disturbed soils, the level of permeability is unclear. Vegetation within the activity area has been cleared. Helensburgh Park is a highly valued area for the community and is marked by the continued gentrification of the area and renovation of local facilities. Recent improvements include an upgraded playground and a war memorial space. The activity area has seen the car park, infrastructure and facilities maintained, and new facilities have been constructed at Rex Jackson Oval to the immediate north-west of the activity area. As noted previously the community’s existing library and community centre are no longer fit for purpose and siting a combined facility within the area categorised as “general community use” addresses a number of community desires without encountering as many site constraints as are in other locations in Helensburgh.</p>
<p>(f) any other considerations that may be prescribed by the regulations.</p>	<p>As of present the Crown Land Management Regulation 2018 does not prescribe other considerations.</p>

Table 8 Example Site of Community Centre Library Facility Integrated with Pool

<p>One Possible Example of How a Combined Facility integrated with the Pool could be sited within the area categorised as an area of “general community use” within Crown reserve Number 500345. Site constraints, budget, legislative approvals will affect configuration.</p>	
	Site Area
	Combined Community Centre Library Facility Integrated with Upgraded Swimming Pool Amenities building footprint
	Additional Parking – Note: all parking will be shared with public recreation developments and some parking is within Road reserve.
	Replacing Parking lost by Facility location all shared with public recreation developments and some parking is within Road reserve.
	Charles Harper Monument – close to site area
	

One Possible Example of How a Combined Facility integrated with the Pool could be sited within the area categorised as an area of “general community use” within Crown reserve Number 500345. Site constraints, budget, legislative approvals will affect configuration.

The example site area (the orange outline) is close to the Charles Harper Monument that is categorised as an area of cultural significance. Information on Charles Harper and the related Heritage Item for the Charles Harper Park can be found in section 3.1.3 of this PoM. It is noted that the example building (the pink outline) is farther away from the Charles Harper Memorial.

Obtaining development consent for a Community Centre and Library is not a matter that can be pre-determined. **The example concept shown is demonstrative only for assessment purposes relative to proposing an additional Crown reserve purposed be considered by the Minister. Further consultation with the Helensburgh community and further professional advice will inform the building form and location within the PoM permissible constraints of being located within the area categorised as General Community Use in Figure 3 and to be within 1,4000 m² to 2,000 m² in area.**

Council has responded to similar circumstances when developing the Thirroul Community Centre and Library when faced with the magnificent tree on site. As shown in the picture below the design met the brief and legislative requirements. When in the main library a visitor feels as if they are a part of that tree.



Thirroul Community Centre and Library - Example of site appropriate design

3.3 Bringing It Together – Existing and New

Helensburgh Park is the largest developed public open space in Helensburgh. It plays a pivotable role in the life of the Helensburgh community and will continue to do so consistent with:

- this PoM
- applicable law (Appendix 1 - Legislation)
- Council Policies (Appendix 2)
- Council Supporting Documents (Appendix 3)
- Crown-land-2031: *State Strategic Plan for Crown land*

Table 9 PoM Permissible Uses and Development brings together the information in Sections 3.1-3.3 with scale and intensity limitations.

Table 9 PoM Permissible Uses and Development

Helensburgh Park PoM Permissible Purposes, Uses, and Developments	Scale and Intensity of PoM Permissible Uses and Developments
<p>1. Activities or uses and development or improvements on the land (new or existing) that are consistent with the Crown reserve purpose of public recreation are permissible with the intent of meeting existing and emerging needs as they arise in the future.</p> <p>Please note: All existing activities, uses and development in section 3.1 are examples that are consistent with the Crown reserve purpose of public recreation.</p>	<p>1.1 Consistent with the intended function of the land, public safety, the known constraints and the wider community context and future needs.</p> <p>1.2 Compatible with existing or future leases or licenses, development consents or other approvals if they are in force at the time of the change in an existing activity, use or development is proposed.</p> <p>1.3 Accords with a Council Supporting Document in effect at the time of the change in an existing activity, use or development is proposed.</p> <p>1.4 Compliant with any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land and Council Policies in affect at the time of the change in an existing activity, use or development is proposed.</p> <p>1.4.1 For example, a building partly or entirely located within the curtilage area of Local Heritage Item 6124 Helensburgh Park, Charles Harper Monument and Pines (Wollongong LEP 2009) requires an Historical Heritage Assessment (HHA) and possibly a Statement of Heritage Impact depending on the outcome of the HHA. The design of the future building would incorporate the recommendations in any future HHA or future Statement of Heritage Impact so that the impact would be mitigated or avoided. Figure 8 of this PoM shows the curtilage area of Item 6124. This example demonstrates compliance with the Environmental Planning and Assessment Act 1979 as Item 6124 is a local heritage item.</p>

Helensburgh Park PoM Permissible Purposes, Uses, and Developments	Scale and Intensity of PoM Permissible Uses and Developments
<p>2. Activities or uses and development or improvements on the land (new or existing) that are consistent with the Crown reserve purpose of community purposes are permissible with the intent of meeting existing and emerging needs as they arise in the future.</p> <p>Please Note: A Different Scale and Intensity measure (m²) have been developed to cover the possible ways the existing needs of the Helensburgh Community for a better Community Centre and modern Library could be met in the future.</p> <p>Being permissible in the PoM means that it is possible to consider, it is not a guarantee or right for it to happen.</p>	<p>Subject to the same scale and intensity limitations as 1.1 – 1.4.1 above</p> <p>And</p> <p>2.1 At any one time (now or in the future) – All community purposes activities, uses and developments (taken in culminative total) are not to exceed 2 % of the entire PoM area (2,800 m²) and are not to occur outside of the area categorised as “general community use” in figure 3 unless it is a short-term casual event with no permanent structures upon the land.</p> <p>2.1.1 A combined Helensburgh Community Centre and Library between 1,400 m² to 2,000 m² (see Section 3.2.2.2) – located within the area categorised as “general community use” in Figure 3 subject to development consent.</p> <p>Or</p> <p>2.1.2 A combined Helensburgh Community Centre and Library and Helensburgh Pool Amenities Block is not to exceed 2,300 m² (see PoM Section 3.2.2.2) - located within the area categorised as “general community use” in Figure 3 subject to development consent.</p> <p>Please Note: 2.1.1 and 2.1.2 are permitted as possible “community purposes” development under this PoM. Either 2.1.1 or 2.1.2 would be built, not both. Further community consultation through a future development application process will enable Council to determine the best built form.</p>
<p>3. Short term, casual purposes in accordance with the LG Act and CLM Act regulations</p>	<p>Subject to the same scale and intensity limitations as 1.1 – 1.4.1</p> <p>and</p> <p>Section 3.3.2.1 and 3.3.2.3 of this PoM.</p>

3.3.1 Express authorisation of leases and licences and other estates

The granting of bookings, licences, leases or of other estates relating to permissible uses, developments, activities, events (described in Section 3) is expressly authorised under this PoM, subject to meeting the relevant legislative requirements under the LG Act, the CLM Act and Council policies.

Bookings, leasing, licensing, granting of other estates (such as, but not limited to easements) of land or buildings can be for casual, short, medium or long term, not to exceed 30 years under this PoM.

3.3.2.1 Local Government (General) Regulation 2021 – Clause 116

It is noted that the Local Government (General) Regulation 2021 – Clause 116 prescribes the purposes for which a Council may grant a licence for a short-term, casual basis if the use or occupation does not involve the erection of any building or structure of a permanent nature:

- (a) the playing of a musical instrument, or singing, for fee or reward,
- (b) engaging in a trade or business,
- (c) the playing of a lawful game or sport,
- (d) the delivery of a public address,
- (e) commercial photographic sessions,
- (f) picnics and private celebrations such as weddings and family gatherings,
- (g) filming sessions,
- (h) **the agistment of stock (this is not permissible under this PoM)**

3.3.2.2 Crown Land Management Act 2016 Section 2.20 (3)

Under section 2.20 (3) of the CLM Act “A short-term licence may be granted even if the purpose for which it is granted is inconsistent with the purposes for which the Crown land is dedicated or reserved.”

3.3.2.3 Crown Land Management Regulation 2018 Clause 31

It is also noted that the Crown Land Management Regulation 2018 Clause 31 prescribes purposes for which a short-term licence (up to 1 year) may be granted under section 2.20 of the Act:

- (a) access through a reserve,
- (b) advertising,
- (c) **camping using a tent, caravan or otherwise - This is not permissible under this PoM unless the camping is related to a sporting or cultural event and for a period not to exceed temporary use provisions in the Wollongong LEP 2009 and subject to development consent.**
- (d) catering,
- (e) community, training or education,
- (f) emergency occupation,
- (g) entertainment,
- (h) environmental protection, conservation or restoration or environmental studies,
- (i) equestrian events,
- (j) exhibitions,
- (k) filming (as defined in the Local Government Act 1993),
- (l) functions,
- (m) **grazing, (this is not permissible under this PoM)**
- (n) hiring of equipment,
- (o) **holiday accommodation, (this is not permissible under this PoM)**
- (p) markets,
- (q) meetings,

- (r) military exercises,
- (s) **mooring of boats to wharves or other structures, (this is not applicable)**
- (t) sales,
- (u) shows,
- (v) site investigations,
- (w) sporting and organised recreational activities,
- (x) stabling of horses, **(this is not permissible under this PoM)**
- (y) storage.

3.4 What Could Change and How under this PoM?

What Council processes are in place when new permissible uses and developments are proposed within the PoM area or existing uses and developments are proposed to change?

A use that is permissible in the PoM means that it is possible to consider, it is not a guarantee or right for it to happen.

For all activities, uses, and improvements on the land through its development, there are considerations, assessments, applications and policies and procedures to ensure compliance with applicable legislation.

There is a wide range regarding level of consideration or assessment dependent on the circumstances. Tables 10, 11 and 12 illustrate some points across the range of consideration or assessment for activities that could occur on land under this PoM.

Table 10 Low Level Considerations - Individual

Low Level – Individual Considerations – “Do I walk the dog to Charles Harper Park today?” – Yes, because I have a leash and I know that Helensburgh Park is not an off-leash Dog park. “Do I ride my bike to Rex Jackson Oval?” – Yes, because I have a helmet and there is a share way and a mountain bike track.”



Walking the dog on a leash in a park or riding a bike on a shareway is at the **low level** of consideration because the person undertaking the activity can make the decision as it does not affect anyone else as long as the person obeys the regulations sign posted in the park or sportsground.

Table 11 Mid-Level Considerations - Individuals and Others

<p>Mid-Level Considerations – Individual and Others - <i>“I am helping the P&C organise this year’s Rainbow Run and Family Fun day this year. I am so glad there is already a development consent, I was told I just need to lodge an Activity Application with Council so we can use a loudspeaker on the day. Good thing that I can do it online”</i></p> <p>Or</p> <p><i>“I will contact Council on behalf of Little Athletics to see if it would be possible to build a storage shed in the place of the club’s storage container. I can send an email to Council as a start. I know we had to get development consent to put the storage container on site and we have a license over the land I think or is it the container?”</i></p>
<p>A community organisation holding a one day or half day event is at the mid level of consideration because the persons undertaking the activity can not make the decision without some kind of Council approval and it has the potential to affect others who are existing users of the reserve. Their rainbow run and family fun day will involve a potentially large number of people and could use land that is licensed or leased by another community group. It is only for brief period of time, but without consultation or assessment that half day event could be at a critical time for another user if not planned carefully - such as during an under an 11s grand final in football/soccer. In some cases a Council booking is appropriate or in the case of a Rainbow Run and Family Fun day by the Otford P&C it required development consent for 5 years and an annual Activity Application (see Table 3)</p>
<p>A community organisation wanting to place a more permanent structure on the land under this PoM also is at the mid level of consideration. While the group does have a license for the use of the container and development consent, a shipping container can be moved around the land or off the land with relative ease when compared with a shed that is affixed to the ground and would require another consent to demolish if the land was needed for another purpose. Additionally while they may seem like minor changes, the existing license agreement and development consent do not confer any other kind of rights to do anything but what the development consent and license agreement expressly state. Like the Rainbow run event, the persons requesting the change cannot make the decision without some form of Council approval and it has the potential to affect others who are existing users of the reserve.</p>

Table 12 High Level Considerations - Individuals and Others

High Level Considerations – Individuals and Others - *“I think Charles Harper Park is a great place to have markets on the weekends. Every Saturday morning would be great. I don’t know why the Council doesn’t have markets there already”*

Or

“Deciding where exactly within the PoM area the new Helensburgh Community Centre and Library is going to be built.”



Markets Discussion:

While the Helensburgh Town Centre Plan broadly nominates the brown oval area in Charles Harper Park as an area where the *“edges of the park will be enhanced to improve visual and physical connections”* and there are suggestions of events and markets

here and in the Town Centre, it would be a matter that would affect others who use the park on a regular basis, and it is within the curtilage of Heritage Item 6124 (see Figure 8). Events that happen to have a few market stalls are already a possibility within the PoM area under development consent DA-2020/616. Regular markets that are not ancillary to other events or activities of community clubs may not meet the Crown reserve purpose or scale and intensity requirements in the PoM Permissible Uses and Developments Table without careful planning and negotiation with other park users. The limitations may not make it a viable option for a commercial markets’ operator as depending on circumstances it may only be acceptable as a short-term (up to 1 year) use under section 2.20 of the CLM Act. If there is great interest in commercial markets by multiple operators an expression of interest or tender may be required to ensure a fair opportunity for access to being able to run markets in a popular area. **Regular on-going Markets** are a **high-level** consideration because it is a new activity with the potential to impact on existing users and consents must be obtained from Council to undertake the activity and the operator has to have a license to occupy the land on market days. Consents and licenses to occupy land are separate processes with no guarantee of a successful outcome.

High Level Considerations – Individuals and Others - *“I think Charles Harper Park is a great place to have markets on the weekends. Every Saturday morning would be great. I don't know why the Council doesn't have markets there already”*

Or

“Deciding where exactly within the PoM area the new Helensburgh Community Centre and Library is going to be built.”

Final Location of the proposed Helensburgh Community Centre and Library Discussion

To determine the final location within the area that is categorised as “General Community Use” within Crown Reserve Number 500345 for the Helensburgh Community Centre and Library, to meet the goal of opening the centre by mid-2028, the following project steps could be taken -

- Council will engage a design team (engineers, heritage professionals, architects for example) who will prepare more detailed design plans and consult with community on those plans.
- A development application based on those plans will be lodged
- The design will be completed through the DA assessment process
- If development consent is granted for a location within the area categorised as “General Community Use” within Crown Reserve Number 500345, then depending on whether the PoM has been adopted, construction may start straight away or have to wait until the PoM has been adopted.
- Completion and opening of Centre

The siting of a foundation facility such as a library is a significant capital investment and **is at a very high level** of consideration it will have impacts and benefits for up to 50 years for thousands of people.

4. PLAN OF MANAGEMENT ACTION PLAN

A Plan of Management is required to identify management objectives and performance targets for the land and in this PoM, these are found in the PoM Action Plan which includes both Tables 13 and 14. The Action Plan has been informed Council's Community Strategic Plan and the State Government's Strategic Plan for Crown Land.



Council has one Plan, the ten-year Community Strategic Plan (CSP), to guide all of its operations including management of community land.

Link: [Our-Wollongong-Our-Future-Community-Strategic-Plan-2032](#)



The NSW State Government has a ten-year vision for Crown land, to guide its management of Crown land directly and through others such as Council. Link:

[Crown-land-2031-State-Strategic-Plan-for-Crown-land](#)

The Priorities for the State under this Strategic Plan are -

- Strengthen community connections with Crown land
- Accelerate economic progress in regional and rural NSW
- Accelerate the realisation of Aboriginal land rights and native title in partnership with Aboriginal people
- Protect cultural heritage on Crown land
- Protect environmental assets, improve and expand green space and build climate change resilience

4.1 PoM Action Plan Management Objectives

Tables 13 and 14 form the Helensburgh Park PoM Action Plan.

Council will manage the land under this PoM towards these objectives:

Table 13 PoM Action Plan Management Objectives

#	Helensburgh Park Action Plan Management Objectives	Source
1	We value and protect our environment	Wollongong 2028 Goal
2	We have an innovative and sustainable economy	As above
3	We have a creative, vibrant city	As above
4	We are a connected and engaged community	As above
5	We have a healthy community in a liveable city	As above
6	To encourage, promote, and facilitate recreational, cultural, social and educational pastimes and activities	LG Act Core Objective for land categorised as Park
7	To provide for passive recreational activities or pastimes and for the casual playing of games	As above
8	To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management	As above
9	To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	LG Act Core Objective for land categorised as Sportsground
10	To ensure that activities are managed having regard to any adverse impact on nearby residences.	As above
11	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 in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and 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).	Core Objectives for land categorised as General Community Use
12	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. Those conservation methods may include any or all of the following methods:	LG Act Area of Cultural Significance Core Objective

#	Helensburgh Park Action Plan Management Objectives	Source
	<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 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><i>(A reference to land in the above includes reference to any buildings erected on the land)</i></p>	

Table 14 PoM Action Plan

Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Performance Measure (How Council can assess the performance of the means of achievement)
<p>1. We have an innovative and sustainable economy*</p> <p>*Objective fits with Park, Sportsground and General Community Use Core Objectives in Table 13</p>	<p>1.1. New and Existing Recreational, Social, and Community pursuits are successfully operating in line with council policy, lease or license terms and development consents</p>	<p>1.1.1 Continue the use of Helensburgh Park as a place to hold recreational, social and community events.</p> <p>1.1.2 Ensure that leasing and licensing of permissible uses and activities is current and in line with Council policies.</p> <p>1.1.3 Consider ways relevant Council Supporting Documents such as, but not limited to, the ones listed below can be applied to the PoM area consistent with the PoM Permissible Uses and Developments Table:</p> <ul style="list-style-type: none"> • Economic Development Strategy 2013-2023 • Play Wollongong Strategy 2014-2024 • Sportsground and Sporting Facilities Strategy 2023-2027. • Wollongong Social Infrastructure Planning Framework 2018-2028 <p>1.1.4 Provide sustainable assets for the community by recognising and considering the full cost of Council acquiring and operating assets throughout their lifecycle and managing these assets in line with the Council’s adopted strategic directions in order to respond to the needs of our community.</p>	<p>1.1.1.1 Number of community and social events held in the PoM area remains the same or increases from 2023</p> <p>1.1.1.2 Number of bookings, licenses, leases within the PoM area remains the same or increases from 2023</p> <p>1.1.1.3 A development application is lodged for a combined Helensburgh Community Centre and Library (2025-27)</p> <p>1.1.1.4 The design, services proposed, and operational needs of the Combined Community Centre and Library presented in the development application is value for money and of a high quality and durable standard to account for lifecycle and strategic directives.</p>

Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Performance Measure (How Council can assess the performance of the means of achievement)
<p>2. We have a creative, vibrant city*</p> <p>*Objective fits with Park, Sportsground and General Community Use Core Objectives in Table 13</p>	<p>2.1 Events held at within the PoM area are suitable for the setting and provide creative and vibrant opportunities for the community across a range of social, cultural, recreational, and sporting activities</p> <p>2.2 The creative infrastructure at Helensburgh Park is well maintained or improved (monuments, art works, heritage signage)</p>	<p>2.1.1. Same as 1.1.1 – Continue the use of Helensburgh Park as a place to hold community and social events.</p> <p>2.2.1 Regular maintenance and operational upkeep is ongoing within the PoM area and creative infrastructure is regularly inspected and appropriate maintenance undertaken in response to condition in consultation with the Asset Manager.</p>	<p>2.1.1.1 Same as 1.1.1.1 – Number of community and social events held in the PoM area remains the same or increases from 2023</p> <p>2.2.1.1 Maintenance Requests are carried out in a timely manner.</p>
<p>3 We are a connected and engaged community</p>	<p>3.1 The community is informed and has an opportunity to be engaged with</p>	<p>3.1.1 Exhibition of the draft PoM for public comment prior to finalising the PoM occurs.</p> <p>3.1.2 Leasing and licensing within the PoM area will meet the public exhibition requirements of section 47 and</p>	<p>3.1.1.1 Exhibition of the Draft PoM occurs, and comments are received and considered by Council</p>

Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Performance Measure (How Council can assess the performance of the means of achievement)
	events, plans, projects and uses at Helensburgh Park.	<p>47A of the LG Act and consider submissions made during exhibition of the leasing and licensing proposals</p> <p>3.1.3 For events and Infrastructure projects within the PoM area, information will be accessible via Council's website and social media outlets to keep the public informed.</p> <p>3.1.4 Development Applications (DAs) for uses, activities or developments within the PoM area will meet the public exhibition requirements of the EP& A Act and consider submissions made during exhibition.</p>	<p>3.1.2.1 Exhibition of leasing and licensing within the PoM area occurs and comments are received and considered by Council</p> <p>3.1.3.1 Information is posted on Council's website as events and infrastructure and projects</p> <p>3.1.4.1 DAs are exhibited for comment as required under the EP&A Act and submissions are considered by Council.</p>
<p>4 We have a healthy community in a liveable city*</p> <p>*Objective fits with Park, Sportsground and General Community Use Core Objectives in Table 9</p>	<p>4.1 Community members use Helensburgh Park for active and passive recreational and community pursuits</p> <p>4.2 same as 1.1 - New and Existing Recreational, Social, and Community pursuits are successfully</p>	<p>4.1.1 Continue to maintain the PoM area to a standard that encourages the community to exercise, engage in organised sport, be social and enjoy their surrounding open space and parkland.</p> <p>4.2.1 same as 1.1.2 - Ensure that leasing and licensing of permissible uses and activities is current and in line with Council policies.</p> <p>4.2.2 Manage playgrounds in the PoM area in accordance with the Play Wollongong Strategy 2014-2024 or its successor</p>	<p>4.1.1.1. People continue to use Helensburgh Park for their community, social, recreational, and sporting needs. Visitor numbers to Helensburgh Park remains the same or increases from 2023.</p> <p>4.2.1.1 same as 1.1.1.2 Number of bookings, licenses, leases within the PoM area remains the same or increases from 2023</p>

Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Performance Measure (How Council can assess the performance of the means of achievement)
	<p>operating in line with council policy, lease or license terms and development consents</p> <p>4.3 Helensburgh Park PoM area is more integrated and connected even more with the heart (Centre) of Town than in 2023.</p>	<p>4.2.3 Sport facilities in the PoM area are managed in accordance with the Sportsground and Sporting Facilities Strategy 2023-2027 or its successor.</p> <p>4.2.4 Community Facilities in the PoM area are managed in accordance with the Places for People Wollongong Social Infrastructure Planning Framework 2018-2028 or its successor.</p> <p>4.3.1 Implement the Helensburgh Town Centre Plan and Streetscape Masterplan</p>	<p>4.2.2.1 The number of visitors to the playground from increase from 2023 while amenity remains high.</p> <p>4.2.3.1 The number of participants in sport increase from 2023 numbers without a decrease in existing condition of grounds due to appropriate management.</p> <p>4.2.4.1. same as 1.1.1.3 - A development application is lodged for a combined Helensburgh Community Centre and Library (2025-27).</p> <p>4.3.1.1 Completed Town Centre Streetscape Masterplan projects increase the numbers of visitors to Charles Harper Park as it adjoins the Town Centre Plan area.</p>
<p>5. Core Objective of Area of Cultural Significance</p>	<p>5.1 The War memorial, Charles Harper Park Monument and Mine</p>	<p>5.1.1 The current levels of service provision be maintained or increased to respond as needed to incidents for the memorial and monuments.</p>	<p>Those who visit Charles Harper Park understand the heritage value of the monuments and memorial.</p>

Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement – Actions (How Council or the community can achieve the objective and performance targets)	Performance Measure (How Council can assess the performance of the means of achievement)
To retain and enhance the cultural significance of the area for past, present and future generations by the active use of conservation methods.	memorial are maintained to a high standard, free of graffiti, signs of poor maintenance or overgrown shrubs that obscure inscriptions.	<p>5.1.2 Public Art, Heritage Assets are managed in line with Creative Wollongong 2019-2024 and Council's Heritage Strategy 2023-2027 or its successor.</p> <p>5.1.3 Conservation methods may include any or all of the methods specified in section 36H of the Local Government Act 1993 or otherwise specified in a conservation management plan</p>	

4.2 Assessing Progress and Formal Review

Council reports on the progress toward implementing Wollongong 2028 quarterly. Wollongong 2028 encompasses all Council services, supporting documents and capital works. This PoM is a legislative enabling document rather than a supporting document as its primary actions from the PoM Action Plan can be achieved within existing operating and services levels and capital budgets. The Community Centre and Library that is enabled by this PoM's permissible uses and developments is already in Council's Delivery Program. Each Plan of Management developed by Council addresses a unique set of circumstances. While they all meet LG Act or CLM Act requirements, some are supporting documents with actions requiring consideration in future Council business proposal processes because they are unfunded and may constitute a new direction for Council in its management of the subject land.

This Helensburgh Park Plan of Management is proposed to be formally reviewed five years after its adoption to assess progress towards Action Plan performance targets and to address any changes in community needs or legislative requirements.

APPENDIX 1 – KEY LEGISLATION

The management of land is a complex interaction between governments and the community. Users of community land may be:

- residents
- out of town visitors or tourists
- community or commercial organisations.

All users of Helensburgh Park Crown reserves must comply with this plan of management and any relevant Council policy, supporting document, state or federal legislation and any booking, licences or lease agreement. Additionally, when in the PoM area, adhering to directives found in regulatory signage in Charles Harper Park or the tennis or rugby fields or on the Mountain Bike track is important for social cohesion and sustainability of Council's management of the area to an appropriate standard. As of the time of making this PoM, the key legislation affecting the use of Crown community land is listed in the Table below. It is not an exhausted list and is subject to change. In this Appendix a list of the key legislation that may affect land under this PoM is in the table.

Key Legislation	Description or Listing of Purposes or Objectives of Act
<p>Crown Land Management Act 2016</p> <p>Link to NSW legislation website:</p> <p>Crown Land Management Act 2016</p>	<p>Council is the Crown land manager of the Crown reserves described in this Helensburgh Park Plan of Management in accordance with the legislation and conditions imposed by the minister administering the Crown Land Management Act 2016.</p> <p>The use of the land under this plan of management must:</p> <ul style="list-style-type: none"> • be consistent with the purpose for which the land was dedicated or reserved • consider native title rights and interests and be consistent with the provisions of the Commonwealth Native Title Act 1993 • consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists • consider and not be in conflict with any interests and rights granted under the Crown Land Management Act 2016 • consider any interests held on title • the land must be used and managed in accordance with this PoM and it is noted that community land is subject to strict controls relating to leases and licences (sections 45, 46, 46A and 47) of the LG Act. <p>Proposed development that requires approval under part 4 of the EP&A Act, requires landowner's consent for a tenure holder to lodge a development application (DA) on Crown land, unless a development type is covered under section 2.23 of the CLM Act.</p> <p>Section 2.23 of the CLM Act has introduced low impact development types where the Minister responsible for the CLM Act is taken to have given landowner's consent on behalf of the Crown to make a development application (DA) under Part 4 of the EP&A Act.</p> <p>Section 2.23(2)I applies when a person makes a change from one land use to another form of land use on a property which, for the purposes of the Environmental Planning and Assessment Act</p>

Key Legislation	Description or Listing of Purposes or Objectives of Act
	<p>1979, that person has undertaken development. A change in land use includes a change in the use of a building.</p> <p>For land under this PoM: Section 2.23(2)(c) can be applied in the following circumstances:</p> <ul style="list-style-type: none"> • where Council or a Tenure Holder is the applicant, and • for Council, for a use or development of the land that is consistent with the reserve or dedication purpose and this plan of management or • for Tenure Holders (i.e. holders of a lease or licence), for a use of the land permissible under their licence or lease and this PoM. <p>If Section 2.23 of the CLM Act does not apply to the use or development, then Council or the holder of the lease or licence will need to contact the Crown Lands Office to obtain Owner's Consent to lodge the development application.</p>
<p>Local Government Act 1993 (LG Act)</p> <p>Link to NSW Legislation Local Government Act 1993</p> <p>Division 2 of the LG Act applies to the use and management of community land.</p>	<p>This Act affects the management of Crown Land to the extent authorised under the Crown Land Management Act 2016.</p> <p>The purposes of the LG Act 1993 are as follows—</p> <ol style="list-style-type: none"> a. to provide the legal framework for the system of local government for New South Wales, b. to set out the responsibilities and powers of councils, councillors and other persons and bodies that constitute the system of local government, c. to provide for governing bodies of councils that are democratically elected, d. to facilitate engagement with the local community by councils, councillors and other persons and bodies that constitute the system of local government, e. to provide for a system of local government that is accountable to the community and that is sustainable, flexible and effective.
<p>Environmental Planning and Assessment Act 1979 (EP&A Act)</p> <p>Link to NSW Legislation EP & A Act</p> <p>State Environmental Planning Policies (SEPPs), Local Environmental Plans (LEPs), Development Control Plans (DCPs) are made under the EP & A Act. The EP & A</p>	<p>The objects of this Act are as follows—</p> <ol style="list-style-type: none"> a. to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources, b. to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment, c. to promote the orderly and economic use and development of land, d. to promote the delivery and maintenance of affordable housing, e. to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats, f. to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),

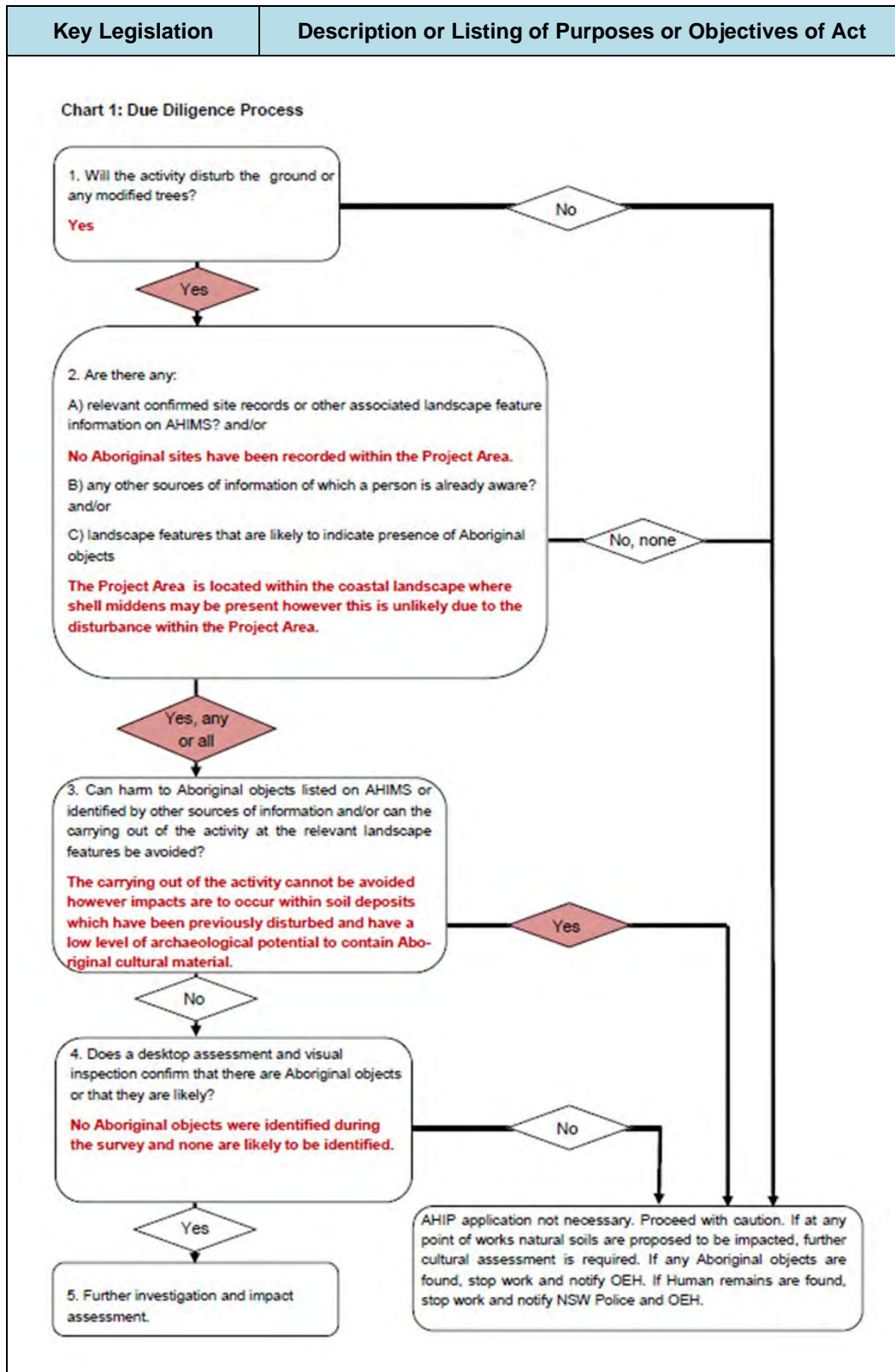
Key Legislation	Description or Listing of Purposes or Objectives of Act
<p>Act also dictates the development assessment and consent framework including infrastructure and environmental impact assessment if development consent is not applicable, for example when the SEPP(Transport and Infrastructure) 2021 is applicable.</p>	<ul style="list-style-type: none"> g. to promote good design and amenity of the built environment, h. to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants, i. to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, j. to provide increased opportunity for community participation in environmental planning and assessment.
<p>Coastal Management Act 2016</p> <p>Link: Coastal Management Act 2016</p> <p>The State Environmental Planning Policy (Resilience and Hazards – Coastal Management) 2021 assists in the implementation of this legislation to meet the many objects of the Act.</p>	<p>The objects of this Act are to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State, and in particular—</p> <ul style="list-style-type: none"> a. to protect and enhance natural coastal processes and coastal environmental values including natural character, scenic value, biological diversity and ecosystem integrity and resilience, and b. to support the social and cultural values of the coastal zone and maintain public access, amenity, use and safety, and c. to acknowledge Aboriginal peoples’ spiritual, social, customary and economic use of the coastal zone, and d. to recognise the coastal zone as a vital economic zone and to support sustainable coastal economies, and e. to facilitate ecologically sustainable development in the coastal zone and promote sustainable land use planning decision-making, and f. to mitigate current and future risks from coastal hazards, taking into account the effects of climate change, and g. to recognise that the local and regional scale effects of coastal processes, and the inherently ambulatory and dynamic nature of the shoreline, may result in the loss of coastal land to the sea (including estuaries and other arms of the sea), and to manage coastal use and development accordingly, and h. to promote integrated and co-ordinated coastal planning, management and reporting, and i. to encourage and promote plans and strategies to improve the resilience of coastal assets to the impacts of an uncertain climate future including impacts of extreme storm events, and j. to ensure co-ordination of the policies and activities of government and public authorities relating to the coastal zone and to facilitate the proper integration of their management activities, and k. to support public participation in coastal management and planning and greater public awareness, education and understanding of coastal processes and management actions, and

Key Legislation	Description or Listing of Purposes or Objectives of Act
	<p>i. to facilitate the identification of land in the coastal zone for acquisition by public or local authorities in order to promote the protection, enhancement, maintenance and restoration of the environment of the coastal zone, and</p> <p>m. to support the objects of the Marine Estate Management Act 2014.</p>
<p>The Biodiversity Conservation Act 2016 (BC Act)</p> <p>Link to NSW Legislation BC Act 2016</p> <p>Division 2 of this Act covers Biodiversity Stewardship agreements</p>	<p>The purpose of this Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development (described in section 6(2) of the Protection of the Environment Administration Act 1991), and in particular—</p> <p>(a) to conserve biodiversity at bioregional and State scales, and</p> <p>(b) to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations, and</p> <p>(c) to improve, share and use knowledge, including local and traditional Aboriginal ecological knowledge, about biodiversity conservation, and</p> <p>(d) to support biodiversity conservation in the context of a changing climate, and</p> <p>(e) to support collating and sharing data, and monitoring and reporting on the status of biodiversity and the effectiveness of conservation actions, and</p> <p>(f) to assess the extinction risk of species and ecological communities, and identify key threatening processes, through an independent and rigorous scientific process, and</p> <p>(g) to regulate human interactions with wildlife by applying a risk-based approach, and</p> <p>(h) to support conservation and threat abatement action to slow the rate of biodiversity loss and conserve threatened species and ecological communities in nature, and</p> <p>(i) to support and guide prioritised and strategic investment in biodiversity conservation, and</p> <p>(j) to encourage and enable landholders to enter into voluntary agreements over land for the conservation of biodiversity, and</p> <p>(k) to establish a framework to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity, and</p> <p>(l) to establish a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change, for calculating measures to offset those impacts and for assessing improvements in biodiversity values, and</p> <p>(m) to establish market-based conservation mechanisms through which the biodiversity impacts of development and land use change can be offset at landscape and site scales, and</p>

Key Legislation	Description or Listing of Purposes or Objectives of Act
	<p>(n) to support public consultation and participation in biodiversity conservation and decision-making about biodiversity conservation, and</p> <p>to make expert advice and knowledge available to assist the Minister in the administration of this Act.</p>
<p>The Rural Fires Act 1997 (RF Act)</p> <p>Link to NSW legislation: Rural Fires Act 1997</p> <p>Please Note: Charles Harper Park is an identified "Neighbourhood Safer Place" as per the Illawarra Bush Fire Risk Management Plan and Council maintains the "Neighbourhood Safer Place as required under this Act.</p>	<p>The objects of this Act are to provide—</p> <ol style="list-style-type: none"> a. for the prevention, mitigation and suppression of bush and other fires in local government areas (or parts of areas) and other parts of the State constituted as rural fire districts, and b. for the co-ordination of bush fire fighting and bush fire prevention throughout the State, and c. for the protection of persons from injury or death, and property from damage, arising from fires, and d. (c1) for the protection of infrastructure and environmental, economic, cultural, agricultural and community assets from damage arising from fires, and e. for the protection of the environment by requiring certain activities referred to in paragraphs (a)–(c1) to be carried out having regard to the principles of ecologically sustainable development described in section 6 (2) of the <i>Protection of the Environment Administration Act 1991</i>.
<p>The National Parks and Wildlife Act 1974 (NPW Act)</p> <p>NSW Legislation Link: NPW Act 1974</p> <p>Aboriginal Places are declared and managed in accordance with this legislation. This legislation also applies to the management of Aboriginal objects within or outside of a declared Aboriginal Place.</p> <p>Aboriginal Objects are known to be present on various land parcels under this PoM and may be present in unknown locations.</p> <p>See more information about investigating and</p>	<p>The objects of this Act are as follows—</p> <ol style="list-style-type: none"> a. the conservation of nature, including, but not limited to, the conservation of— <ol style="list-style-type: none"> i. habitat, ecosystems and ecosystem processes, and ii. biological diversity at the community, species and genetic levels, and iii. landforms of significance, including geological features and processes, and iv. landscapes and natural features of significance including wilderness and wild rivers, b. the conservation of objects, places or features (including biological diversity) of cultural value within the landscape, including, but not limited to— <ol style="list-style-type: none"> i. places, objects and features of significance to Aboriginal people, and ii. places of social value to the people of New South Wales, and iii. places of historic, architectural or scientific significance, c. fostering public appreciation, understanding and enjoyment of nature and cultural heritage and their conservation, d. providing for the management of land reserved under this Act in accordance with the management principles applicable for each type of reservation. e. (2) The objects of this Act are to be achieved by applying the principles of ecologically sustainable development.

Key Legislation	Description or Listing of Purposes or Objectives of Act
reporting on Aboriginal Cultural Heritage (in the following 3 pages of this table) in compliance with the NPWS Act –	f. (3) In carrying out functions under this Act, the Minister, the Chief Executive and the Service are to give effect to the following— <ul style="list-style-type: none"> i. the objects of this Act, ii. the public interest in the protection of the values for which land is reserved under this Act and the appropriate management of those lands.
<p>Investigating and Reporting on Aboriginal Cultural Heritage</p> <p>The following extracts on the next following pages illustrate the process for investigating Aboriginal Cultural Heritage in NSW in line with the National Parks and Wildlife Act 1974</p>	

Key Legislation	Description or Listing of Purposes or Objectives of Act
<p style="text-align: center;">Figure 1: The process for investigating and assessing Aboriginal cultural heritage</p> <pre> graph TD Q1[Have you determined if your proposed activity could harm Aboriginal objects or declared Aboriginal places?] -- NO --> R1[Refer to OEH's Due diligence code of practice for protection of Aboriginal objects in NSW.] Q1 -- YES --> Q2[Is further investigation required?] Q2 -- YES --> S2.2[2.2 Review the background information The background assessment should compile, analyse and synthesise previous information and relevant contextual information to gain an initial understanding of the cultural landscape. Refer to OEH's Code of practice for archaeological investigation of Aboriginal objects in NSW.] Q2 -- NO --> R1 S2.2 --> S2.3[2.3 Initiate ongoing consultation Begin consulting Aboriginal people. Consultation will continue throughout the investigation and assessment processes. Refer to OEH's Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010.] S2.3 --> S2.4[2.4 Identify and assess the cultural heritage values Identify what is important and why.] S2.4 --> S2.5[2.5 Assess harm Assess the harm of the proposed activity on the Aboriginal cultural heritage values associated with the area.] S2.5 --> S2.6[2.6 Avoid harm Work out how harm will be avoided, especially where significant Aboriginal cultural heritage values have been identified.] S2.6 --> D1[Harm cannot be avoided] S2.6 --> D2[Harm can be avoided] D1 --> S2.7[2.7 Minimise the impacts Work out how harm will be minimised.] D2 --> S2.8[2.8 Document your findings Prepare an Aboriginal cultural heritage assessment report.] S2.7 --> S2.8 S2.8 --> R2[Apply for an Aboriginal Heritage Impact Permit] S2.8 --> R3[Submit report to Aboriginal Heritage Information Management System within three months of completion] </pre>	
<p>Extract from Guide to investigating, assessing, and reporting on Aboriginal cultural heritage in NSW from NSW Government April 2011</p>	
<p>Link to Entire Report is below: Heritage NSW Guide-to-Investigating-Assessing-and-Reporting-on-Aboriginal-Cultural-Heritage-in-NSW</p>	
<p>A Chart about the Due Diligence Process referenced in the above diagram is on next page.</p>	



Key Legislation	Description or Listing of Purposes or Objectives of Act
	<p>Due Diligence reference above may result in requirements for further investigation under the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW applies.</p> <p>Code of Practice for Archaeological Investigation of Aboriginal Objects</p> <p>Figure 1: Requirements of the Code</p> <pre> graph TD R1[Review previous archaeological work – Requirement 1] --> R2[Review the landscape context – Requirement 2] R2 --> R3[Summarise and discuss the local and regional character of Aboriginal land use and its material traces – Requirement 3] R3 --> R4[Predict the nature and distribution of evidence – Requirement 4] R4 --> R5[Undertake an archaeological survey – Requirements 5 to 10 and additional requirements (where relevant)] R5 --> D[Is additional investigation required in order to interpret the Aboriginal history of the area being investigated, make assessments of the cultural heritage significance of the area, and to inform future planning decisions?] D -- Yes --> R14[Undertake archaeological test excavation – Requirements 14 to 20] D -- No --> R11[Document findings and interpretation of results in an Archaeological Report – Requirement 11] R14 -- OR --> N1[Where archaeological test excavation cannot be undertaken in accordance with this Code] R11 --> AHIP[Apply for an AHIP (where required)] N1 --> AHIP </pre> <p style="text-align: right; border: 1px solid black; padding: 5px;">For all archaeological investigations in NSW</p>
<p>The Heritage Act 1977</p>	<p>The objects of this Act are as follows—</p>

Link to entire Code of Practice document: [Code-of-Practice-for-Archaeological-Investigation-in-NSW](#). The Code of Practice Archaeological Investigations may result in the need to apply for an Aboriginal Heritage Impact Permit under the NSW National Parks and Wildlife Act 1974. For more information: [Applying-for-an-Aboriginal-Heritage-Impact-Permit-Guide-for-applicants](#)

Key Legislation	Description or Listing of Purposes or Objectives of Act
<p>State Heritage Items are to be managed in accordance with this legislation and its regulations, including minimum standards of care.</p> <p>NSW Legislation Link: Heritage Act 1977</p>	<ul style="list-style-type: none"> a. to promote an understanding of the State’s heritage, b. to encourage the conservation of the State’s heritage, c. to provide for the identification and registration of items of State heritage significance, d. to provide for the interim protection of items of State heritage significance, e. to encourage the adaptive reuse of items of State heritage significance, f. to constitute the Heritage Council of New South Wales and confer on it functions relating to the State’s heritage, g. to assist owners with the conservation of items of State heritage significance. <p>When an interim heritage order or listing on the State Heritage Register applies to a place, building, work, relic, moveable object, precinct or land, a person will need an approval under this Act to do certain things like, but not limited to, demolish a building, carry out any development on the land, (see section 57 of the Act)</p> <p>Under this Act the Minister can make interim heritage orders for items of State or local heritage significance. Council also has delegation to issue interim heritage orders under certain circumstances</p>
<p>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act – Federal legislation)</p> <p>Federal Legislation Link: EPBC Act</p>	<ul style="list-style-type: none"> 1. The objects of this Act are: <ul style="list-style-type: none"> a. to provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance; and b. to promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources; and c. to promote the conservation of biodiversity; and d. to provide for the protection and conservation of heritage; and e. to promote a cooperative approach to the protection and management of the environment involving governments, the community, landholders and indigenous peoples; and f. to assist in the cooperative implementation of Australia’s international environmental responsibilities; and g. to recognise the role of indigenous people in the conservation and ecologically sustainable use of Australia’s biodiversity; and h. to promote the use of indigenous peoples’ knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge.
<p>Fisheries Management Act 1994 (NSW legislation)</p> <p>Link:</p>	<ul style="list-style-type: none"> 1. The objects of this Act are to conserve, develop and share the fishery resources of the State for the benefit of present and future generations. 2. In particular, the objects of this Act include – <ul style="list-style-type: none"> a. to conserve fish stocks and key fish habitats, and

Key Legislation	Description or Listing of Purposes or Objectives of Act
<p>Fisheries Management Act 1994</p>	<ul style="list-style-type: none"> b. to conserve threatened species, populations and ecological communities of fish and marine vegetation, and c. to promote ecologically sustainable development, including the conservation of biological diversity, d. and, consistently with those objects— e. to promote viable commercial fishing and aquaculture industries, and f. to promote quality recreational fishing opportunities, and g. to appropriately share fisheries resources between the users of those resources, and h. to provide social and economic benefits for the wider community of New South Wales, and to recognise the spiritual, social and customary significance to Aboriginal persons of fisheries resources and to protect, and promote the continuation of, Aboriginal cultural fishing.
<p>Retail Leases Act 1994</p> <p>Link: Retail Leases Act 1994</p>	<p>The purpose of this Act is to be the authority on retail shop leases between the tenant and the landlord. Retail shop tenants and landlords must abide by the legislation when entering into leases and conduct themselves in accordance with the Act during the period of the lease.</p>
<p>Contaminated Land Management Act 1997</p> <p>Link: Contaminated Land Management Act 1997</p> <p>Council has a Contaminated Land Management Policy and an Unexpected Find Procedure to address legislative requirements.</p>	<ol style="list-style-type: none"> 1. The general object of this Act is to establish a process for investigating and (where appropriate) remediating land that the EPA considers to be contaminated significantly enough to require regulation under Division 2 of Part 3. 2. Particular objects of this Act are— <ul style="list-style-type: none"> a. to set out accountabilities for managing contamination if the EPA considers the contamination is significant enough to require regulation under Division 2 of Part 3, and b. to set out the role of the EPA in the assessment of contamination and the supervision of the investigation and management of contaminated sites, and c. to provide for the accreditation of site auditors of contaminated land to ensure appropriate standards of auditing in the management of contaminated land, and <p>(d) to ensure that contaminated land is managed with regard to the principles of ecologically sustainable development.</p>
<p>Native Title Act 1993</p>	<p>Native title is the name given to the traditional ownership of land and waters that have always belonged to Aboriginal people according to their traditions, laws and customs. The Native Title Act 1993 sets out how native title rights are recognised and protected.</p> <p>There is a Native Title Claim affecting the PoM area lodged pursuant to the Commonwealth (Cth) Native Title Act 1993 as follows:</p> <p>South Coast People: Tribunal No:NC2017/003 Federal Court No. NSD1331/2017.</p>

Key Legislation	Description or Listing of Purposes or Objectives of Act
	<p>Registered claimants have procedural rights under Native Title legislation if Native Title may be affected</p> <p>As a Crown land manager under the CLM Act, section 8.7 (1)(d) of the Act requires that Council obtain the written advice of Council's Native Title Manager that the draft PoM complies with the applicable provisions of the native title legislation.</p> <p>Council has received and considered written advice from Council's Native Title Manager in relation to the Helensburgh Park Plan of Management in accordance with Section 8.7 of the CLM Act.</p> <p>Council provided notice of the preparation of this draft PoM to South Coast People via NTSCORP on 7/7/22.</p> <p>If the draft POM obtains Ministers consent to publicly exhibit for public comment, another notice to the South Coast People seeking their comments on the draft PoM will be sent. Any comments received by Council by South Coast People will be considered.</p>
<p>NSW Aboriginal Land Rights Act 1983</p>	<p><i>“There are fundamental differences between land rights and native title. Land rights are rights created by the Australian, state or territory governments. Land rights usually comprise of a grant of freehold or perpetual lease title to Indigenous Australians. By contrast, native title arises as a result of the recognition, under Australian common law, of pre-existing Indigenous rights and interests according to traditional laws and customs. Native title is not a grant or right created by governments.”</i> (source: https://www.ag.gov.au/nativetitle)</p> <p>Aboriginal Land Councils constituted under the Aboriginal Land Rights Act 1983 (NSW) can claim Crown Land as compensation for historic dispossession of land and to support the social and economic development of Aboriginal communities. Broadly, Crown Land is claimable if it is not needed for an essential public purpose or being legally used and/or occupied at the time a claim is made. If a claim is successful, the relevant Crown Land parcel is transferred to the claimant Aboriginal Land Council as freehold title. An Aboriginal Land Claim was lodged that affects land under this PoM as follows:</p> <p>NSW Aboriginal Land Council, Claim Number 42492 Lodged 19 December 2016.</p> <p>Council notified NSW Aboriginal Land Council of the draft PoM on 7/7/22. A If the draft POM obtains Ministers consent to publicly exhibit for public comment, another notice to the NSW Aboriginal Land Council seeking their comments on the draft PoM will be sent. Any comments received will be considered. The existence of an undetermined claim over this land gives rise to the need for certain additional procedural steps to be undertaken before any lease or licence can be granted or before any development, which will change the physical condition of the land, can take place. Council will work cooperatively with the NSW Aboriginal Land Claim Investigation Unit and the NSW Aboriginal Land Council (the claimant). Council has no role in</p>

Key Legislation	Description or Listing of Purposes or Objectives of Act
	determining whether a particular parcel of Crown Land is claimable. However, in the case of Crown Land which Council manages, when requested, Council provides information to the Minister administering the Crown Land Management Act 2016 relating the way the land is used and/or occupied. For more information - https://www.aboriginalaffairs.nsw.gov.au/land-rights/land-claims

APPENDIX 2 – COUNCIL POLICIES

Council policies explain the way Council works and makes decisions. They are regularly updated. Please find below in the table a list of the Council policies likely to affect the use of land under this PoM. If the link does not work, the policy may have been updated or is no longer in effect because a new policy has been made under a new name. **All** of Council's current policies can be found on Council's website ([Wollongong City Council Policies](#)) –


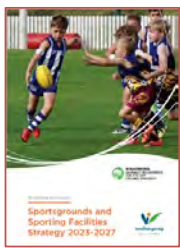

Council Policy Name/ Link to Document on Council Website	Year
Allocation of Community Facilities to Community Groups	2017
Asbestos-Management	2023
Asset-Management Policy	2022
CCTV Policy and Code of Practice	2022
Civil Works Notification	2018
Clothing Collection Bins on Council Land	2018
Clothing-Collection-Bins-on-Council-Land	2018
Commercial-Fitness-Training-Activities-on-Public-Open-Space	2022
Commercial-Surf-School-Activities-on-Foreshore-Public-Open-Space	2022
Community and Sporting Group Rentals	2018
Community Recognition Program	2018
Community-Engagement-Strategy	2023
Community-Participation-Plan-2023 for planning matters EP&A Act	2023
Compliance and Enforcement	2022
Council Property Management - Hardship Assessment Framework	2017
Dogs on Beaches and Parks	2019
Electric-Vehicle-Charging-Infrastructure-on-Council-Land	2023
Encroachment Policy	2019
Establishment and Maintenance of Alcohol-Free Zones on Public Roads and Footpaths	2022
Glass-Free-Areas	2016
Graffiti Management	2023
Leases and Licences of Council Owned and Managed Land, Buildings and Public Roads	2017
Legal Costs Payable by Lessees and Licensees of Council Premises other than Retail Premises	2015
Management of Community Halls, Community Centres, Senior Citizens Centres and Neighbourhood Centres	2022






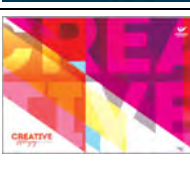
Council Policy Name/ Link to Document on Council Website	Year
Managing-Conflicts-of-Interest-for-Council-Related-Development	2023
Outdoor Dining	2022
Planning-Agreements Policy.pdf	2023
Public-Art	2016
Reduction or Waiver of Hire Fees for Community Rooms and Halls under the Direct Control of Council	2022
Request for Owners Consent for Development Proposals on Council Owned or Managed Land	2017
Risk Management Framework	2020
Shared-Sportfields	2022
Smoke-free-Recreation-Areas	2022
Sponsorship of Council Activities	2016
Sustainable Procurement Policy	2020
Unsolicited Proposals	2021
Volunteer Management	2018
Wollongong DCP 2009 - Chapter C6 - Events management	2010
Wollongong DCP 2009 Chapter E12 Geotechnical Assessment of Slope Instability	2021
Wollongong Local Environmental Plan 2009	2023
Wollongong-CBD-Night-Time-Economy Policy.pdf	2023
Wollongong-DCP-2009-Chapter-E10-Aboriginal-Heritage	2010
Wollongong-DCP-2009-Chapter-E11-Heritage-Conservation	2010
Wollongong-DCP-2009-Chapter-E13-Floodplain-Management	2020
Wollongong-DCP-2009-Chapter-E14-Stormwater-Management	2020
Wollongong-DCP-2009-Chapter-E16-Bushfire-Management	2013
Wollongong-DCP-2009-Chapter-E17-Tree-and-Vegetation-Management	2023
Wollongong-DCP-2009-Chapter-E18-Native-Biodiversity-Impact-Assessment	2023
Wollongong-DCP-2009-Chapter-E19-Earthworks	2017
Wollongong-DCP-2009-Chapter-E20-Contaminated-Land-Management	2017





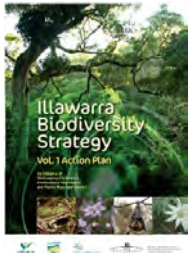

APPENDIX 3 – SUPPORTING DOCUMENTS




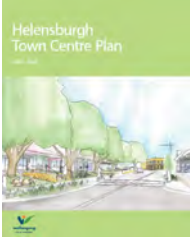
As noted throughout this PoM, Council’s many supporting documents and strategies associated with Wollongong 2032 guide Council’s management of community land.


As these supporting documents change in the future in accordance with Council resolutions this portion of this PoM will be administratively updated.

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	<p>Play spaces – both traditional playgrounds and natural focused play spaces.</p> <p><i>Link:</i> Play-Wollongong-Strategy-2014-2024</p>
	<p>Sportsgrounds – all types of playing fields and sports facilities.</p> <p><i>Link:</i> Sportsgrounds-and-Sporting-Facilities-Strategy-2023-2027</p>
	<p>Social Infrastructure - all types (including hard and soft social infrastructure) from community centres to surf clubs to libraries and the organisations that use them. The planning framework developed in 2018 has been applied to develop the 2023 future directions plan for Council foundation social infrastructure: libraries, community centres/halls and cultural facilities. It does not address supporting social infrastructure – facilities that are licensed to a specific community group or sporting groups.</p> <p><i>Links:</i> Places-for-People-Wollongong-Social-Infrastructure-Planning-Framework-2018-2028 Places-for-the-Future-Social-Infrastructure-Future-Directions-Plan-2023-2036</p>

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	<p>Pools – Not Heated, Heated and Ocean</p> <p><i>Link:</i> Future-of-Our-Pools-Strategy-2014-2024</p>
	<p>Animating Wollongong - Public Art Strategy 2022-2032</p> <p><i>Link:</i> Animating Wollongong - Public Art Strategy 2022-2032</p>
	<p>Public Toilets on Council managed land.</p> <p><i>Link:</i> Public-Toilet-Strategy-2019-2029</p>
	<p>Heritage listed Items on Council managed land (areas and buildings).</p> <p><i>The Heritage Strategy 2023 – 2027 was adopted by Council 9 October 2023</i></p>
	<p>Cycleways and Shared Paths - many of these are on community land as well as road or road reserve Adopted on 11 November 2020.</p> <p><i>Link:</i> Wollongong-Cycling-Strategy-2030</p>
	<p>Expressions of our arts culture, community connectedness and times of celebration</p> <p><i>Link:</i> Creative-Wollongong-2019-2024</p>

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	<p>Council’s Events Toolkit</p> <p>Council has developed the Events Toolkit as part of implementing the Creative Wollongong Strategy. Council has already development consent ready event sites. The Events Toolkit explains how to apply to hold an event in the Wollongong Local Government Area.</p> <p><i>Link:</i> organise-an-event</p>
  	<p>Council’s Role in creating a Sustainable Wollongong</p> <p>The Sustainable Wollongong 2030, Climate Change Mitigation Plan 2020 - 2022 and the Climate Change Adaption Plan 2022 guide the management of buildings, land and people in the response to climate change.</p> <p><i>Links:</i></p> <p>Sustainable-Wollongong-2030</p> <p>Climate-Change-Mitigation-Plan-2020</p> <p>Climate-Change-Adaptation-Plan 2022</p>
	<p>Council’s Natural Assets as they relate to our region</p> <p>(The Illawarra Biodiversity Strategy was a grant funded partnership plan with Shellharbour and Kiama).</p> <p><i>Links:</i> Illawarra-Biodiversity-Strategy-Volume-1 Illawarra-Biodiversity-Strategy-Volume-2</p>
	<p>Council’s Natural Assets in the Illawarra Escarpment</p> <p><i>Link:</i> Illawarra-Escarpment-Strategic-Management-Plan-2015</p>

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	<p>Tree and plants across the Wollongong Local Government Area Link: Urban-Greening-Strategy-2017-2037</p> <p>Not to impede the role of Charles Harper Park as a Neighborhood Safer Place as per the Illawarra Bush Fire Risk Management Plan. Council maintains the “Neighbourhood Safer Place as required under the Rural Fires Act 1997 (RF Act)</p>
	<p>Improving access to Council services and assets by persons with a Disability Council has a key role to support the creation of an inclusive city, meeting its obligations under the NSW Disability Inclusion Act 2014. Link: Disability Inclusion Action Plan 2020-2025</p>
<p>Vegetation Management Plans</p>	<p>Areas in need of targeted vegetation management and planning. Vegetation Management Plans can be created as a result of development consent conditions or a result of a Council plan or strategy. VMPs are often developed for areas of high community use like our patrolled beaches or of high environmental value such as riparian or wildlife corridors. These plans often guide actions on community land by volunteers, Council staff or contractors.</p>
	<p>Economic Development Strategy 2019 – 2029 <i>“Building a strong, diversified economy is a priority ...high-quality jobs that will retain and attract young people and university graduates. It will enhance the regions centres and public spaces and offer interesting cultural and recreational experiences that will increase the appeal of the region... to live, work and invest.”</i> Link: Wollongong-City-Council-Economic-Development-Strategy-2019-2029</p>
	<p>Helensburgh Town Centre Plan The plan aims to update plans and polices relating to Helensburgh, enhance connections between the town centre and Charles Harper Park, undertake main street renewal and plan for an integrated community hub. Links: Helensburgh-Town-Centre-Plan 2020-2045 Helensburgh-Streetscape-Master plan</p>

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	<p>Wollongong Community Safety Plan 2021-2025</p> <p>The 5 areas of focus under the Safety plan are:</p> <ol style="list-style-type: none"> 1. Property and Environment – Malicious damage including graffiti 2. Gendered violence – Domestic assault 3. Anti-social behaviour – assault non-domestic (alcohol related) and anti-social behaviour (ASB) including intimidation, stalking and harassment 4. Personal property – fraud, steal from a motor vehicle, motor vehicle theft 5. Perceptions – perceived and actual community safety. <p><i>Link:</i> Wollongong-Community-Safety-Plan-2021-2025</p>

APPENDIX 4 - AERIAL PHOTOGRAPHY OF POM AREA 1986/87 & 1977

Figure 11 Air photo 1986/87- Appendix 4

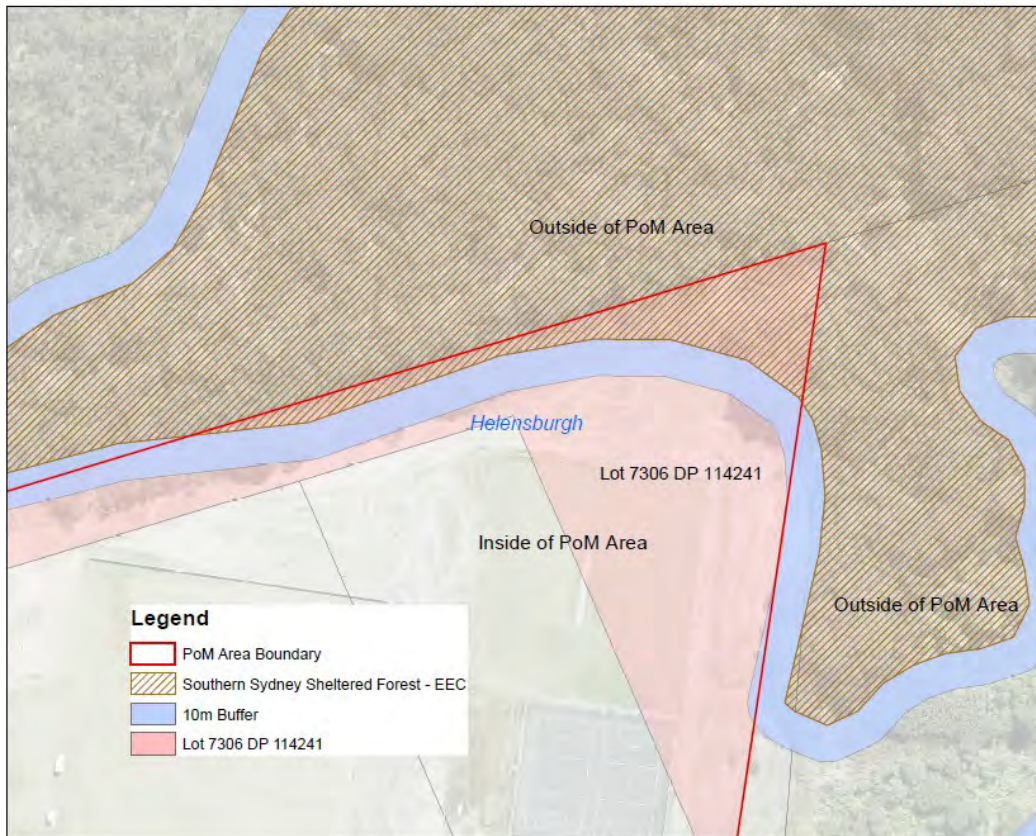


Figure 12 Air photo 1977 – Appendix 4



APPENDIX 5 – LOCATION OF SOUTHERN SYDNEY SHELTERED FOREST – ECOLOGICALLY ENDANGERED COMMUNITY

An Ecologically Endangered Community – the "Southern Sydney Sheltered Forest" is located in the north east corner of Reserve 500345.



Council undertakes management activities or make improvements on public land in accordance with a Review of Environmental Factors if undertaken under the Infrastructure SEPP or through a development application process, both of which would identify this constraint and instigate proper management controls for the safety of this vegetation community, regardless of the community land category applied to the land, taken as a whole Lot 7306 DP 114241 is used for recreational pursuits and the sporting fields are of long standing use – since 1986/87 upon review of aerial photography (see Appendix 4)

APPENDIX 6 - STAGE 1 PRELIMINARY CONSULTATION – PLANNING FOR 46 CROWN RESERVES

Council engaged with the community from 8 Oct 2019 to 9 Nov 2019 on proposed community land category mix for 46 Crown Reserves across the Wollongong LGA. Helensburgh Park Reserves were 2 of the 46. There were 28 views of the information on Helensburgh Park reserves on Council’s website and 1 submitter who said *“We use the reserve, park pool and sports grounds all valued areas in Helensburgh. We agree with categories. Would appreciate maintenance and upkeep of tennis courts for the community to use safely”*

46 CROWN RESERVES BY NAME, RESERVE NUMBER, LOCATION & PROPOSED COMMUNITY CATEGORY

CROWN RESERVE NAME (NUMBER)	LOCATION	PROPOSED COMMUNITY LAND CATEGORY MIX
1. ANDREW LYSAGHT PARK (1000384)	Cnr of Marine Dr & Crown St, Wollongong	<ul style="list-style-type: none"> • Area of cultural significance • General community use
2. WOLLONGONG RESERVE TRUST (84424)	9-11 Crown St, Wollongong	<ul style="list-style-type: none"> • Park • General Community Use
3. AUSTINMER BEACH AND RESERVES (89084)	Coastal reserve north of Mountain Rd & south of Headland Ave; includes Austinmer Beach	<ul style="list-style-type: none"> • Natural area foreshore • Park
4. AUSTINMER BOATHARBOUR, PINECOURT PARK (88873)	From 1B Headland Ave Austinmer to Scarborough Beach Reef Ave, Wombarra	<ul style="list-style-type: none"> • Natural area foreshore • Natural area bushland • Park • Sportsground • Area of cultural significance
5. BATTERY PARK RESERVE (72138)	Cliff Rd, Wollongong	<ul style="list-style-type: none"> • Area of Cultural Significance
6. BELLAMBI LAGOON (180029)	Slightly east of Birch Cres, Bellambi	<ul style="list-style-type: none"> • Area of Cultural Significance
7. BELLAMBI POINT RESERVE (88075)	Bellambi Point Reserve follows the coast from Bellambi to Woonona	<ul style="list-style-type: none"> • Area of Cultural Significance • Park • Natural Area Foreshore • Natural Area watercourse
8. BRIGHTON LAWN (40908)	81 Cliff Rd, Wollongong	<ul style="list-style-type: none"> • Park • General Community Use • Area of Cultural Significance
9. BULLI GATEWAY (1004388)	881 Princes Hwy, Maddens Plains	<ul style="list-style-type: none"> • General Community Use
10. BULLI PARK (580062)	Split in two areas by Trinity Rd. West are sporting fields. East is the beach. Bounded by Park Rd to the north and Ursula Rd to the South	<ul style="list-style-type: none"> • Sportsground • Park • Natural Area Foreshore

CROWN RESERVE NAME (NUMBER)	LOCATION	PROPOSED COMMUNITY LAND CATEGORY MIX
11. BULLI PASS SCENIC RESERVE (67711)	851 Princes Hwy (Cliffhanger) & 661 Princes Hwy (Sublime Point), Maddens Plains	<ul style="list-style-type: none"> • Natural Area Escarpment • General Community Use
12. BULLI ROCK POOL - REPLACED BY NEW POOL (37214)	The area of sand next to the current Bulli Rock Pool. The closest road is Trinity Row.	<ul style="list-style-type: none"> • Natural Area Foreshore
13. COLLINS PARK (88274)	The closest street to Collins Park is Carrington St, Woonona to the west.	<ul style="list-style-type: none"> • Sportsground • Natural Area Foreshore • Natural Area Watercourse • General Community Use
14. CORRIMAL MEMORIAL PARK (580087)	90 Railway St, Corrimal	<ul style="list-style-type: none"> • Sportsground
15. DARKES FOREST (80366)	302 Darkes Forest Rd, Darkes Forest	<ul style="list-style-type: none"> • General Community Use • Natural Area Bushland
16. FLAGSTAFF POINT (580103)	Located around Endeavour Dr, Wollongong	<ul style="list-style-type: none"> • Area of Cultural Significance • Park • Natural Area Foreshore
17. GLADSTONE PARK (580081)	Cnr of Northcliffe Dr & George St, Berkeley	<ul style="list-style-type: none"> • Park
18. HARRY MORTON PARK (70792)	North of Robertson St, Port Kembla	<ul style="list-style-type: none"> • Natural Area Bushland • Park
19. PROUD PARK (39863)	Adjacent south of Nixon Pl, Helensburgh	<ul style="list-style-type: none"> • Park
20. HELENSBURGH AND DISTRICT HISTORICAL SOCIETY MINE MUSEUM (72217)	78 Parkes St, Helensburgh	<ul style="list-style-type: none"> • General Community Use
21. {HELENSBURGH} PATRICK MCCARTHY HALL – DESTROYED BY FIRE (87211)	78 Parkes St, Helensburgh	<ul style="list-style-type: none"> • General Community Use
22. HELENSBURGH - PROPOSED POUND SITE (91278)	13 Nixon Pl, Helensburgh	<ul style="list-style-type: none"> • General Community Use
23. HELENSBURGH PRE-SCHOOL (90884)	26D Walker St, Helensburgh	<ul style="list-style-type: none"> • General Community Use
24. HELENSBURGH BABY HEALTH CENTRE (1000263)	26C Walker St, Helensburgh	<ul style="list-style-type: none"> • General Community Use
25. HELENSBURGH COMMUNITY HALL (500332)	26A Walker St, Helensburgh	<ul style="list-style-type: none"> • General Community Use
26. HELENSBURGH FLORA & FAUNA RESERVE (79561)	East of Oxley Pl, Helensburgh	<ul style="list-style-type: none"> • Natural Area Bushland

CROWN RESERVE NAME (NUMBER)	LOCATION	PROPOSED COMMUNITY LAND CATEGORY MIX
27. HELENSBURGH PARK (500340)	Part of Rex Jackson Park; western boundary of Park Ave.	<ul style="list-style-type: none"> • Sportsground
28. HELENSBURGH PARK (500345)	Majority of Rex Jackson Park and all of Charles Harper Park. North east of Blackwell St. Waratah St is the western boundary. Parkes St is the southern boundary and Walker St is its eastern boundary.	<ul style="list-style-type: none"> • Sportsground • Park • Area of Cultural Significance


APPENDIX 7 – THE HERITAGE ASSESSMENT EXECUTIVE SUMMARY


Excellence in your environment

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Environment and Heritage

**Historical Heritage Assessment
Helensburgh Library and Community Centre
Helensburgh, NSW**

Prepared for Wollongong City Council
Prepared by Niche Environment and Heritage | 13 July 2021





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Document control

Project number	Client	Project manager	LGA
6638	Wollongong City Council	Samuel Ward	Wollongong City LGA

Version	Author	Review	Status	Date
D1	Samuel Ward	Clare Anderson	Draft	11 June 2021
REVO	Samuel Ward	Sarah McGuinness	Final	13 July 2021

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Important information about your Report
Your Report has been written for a specific purpose: The Report has been developed for a specific purpose as agreed by us with you and applies only for that purpose. Unless otherwise stated in the Report, this Report cannot be applied or used when the nature of the specific purpose changes from that agreed. **Report for the sole benefit of Niche's client:** This Report has been prepared by Niche for you, as Niche's client, in accordance with our agreed purpose, scope, schedule and budget. This Report should not be applied for any purpose other than that stated in the Report. Unless otherwise agreed in writing between us, the Report has been prepared for your benefit and no other party. Other parties should not and cannot rely upon the Report or the accuracy or completeness of any recommendation. **Limitations of the Report:** The work was conducted, and the Report has been prepared, in response to an agreed purpose and scope, within respective time and budget constraints, and possibly in reliance on certain data and information made available to Niche. The analyses, assessments, opinions, recommendations, and conclusions presented in this Report are based on that purpose and scope, requirements, data, or information, and they could change if such requirements or data are inaccurate or incomplete. **No responsibility to others:** Niche assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with, or conclusions expressed in the Report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with, or conclusions expressed in the Report.

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Executive summary

Project outline and Aims

Niche Environment and Heritage Pty Ltd (Niche) was commissioned by Wollongong City Council (WCC) to undertake an Historical Heritage Assessment (HHA) in accordance with the provisions of the current panel contract titled T18/46 – Design & Technical Services Panel to Council, for the Helensburgh Library & Community Centre project, Helensburgh, New South Wales (NSW) (Figure 1) (hereafter referred to as the 'Activity Area').

The Activity Area is located partially within the curtilage of the locally listed item ID# 6124 *Helensburgh Park, Charles Harper Monument and Pines* (Wollongong LEP 2009).

The HHA has been undertaken to inform the design and outline constraints of the Activity Area and is a preliminary to a Statement of Heritage Impact (SoHI) which will assess the impacts to historical heritage values which could be a result of implementing the proposed designs. A desktop assessment of the statutory constraints, along with historical analysis and background research was undertaken to inform the HHA. This was coupled with a detailed site inspection to confirm the findings of the HHA. Once the designs are finalised, a SoHI will be necessary to support the DA approval for the Library and Community Centre building.

Results and Conclusions

It was found that the Activity Area has little archaeological potential, and is not assessed to have heritage significance overall, as it does not reflect the associations of significance connected to the history and cultural value of the local area. This is despite the fact that it is located within close proximity to the Charles Harper Monument, which has local heritage significance. Some elements within the Activity Area were found to be damaging heritage value, such as the amenities building and the pool's car parking infrastructure.

Based on the proposed design, the following potential heritage impacts were anticipated:

Construction Phase:

- Potential physical permanent damage through vibration or other processes to Charles Harper Park Monument
- Temporary moderate impact to views to the Charles Harper Park Monument
- Temporary impacts public amenities

Post-Construction Phase:

- Permanent moderate visual impacts to the Charles Harper Park/Monument

In order to mitigate these anticipated potential impacts the following design considerations are suggested to be explored for their viability for incorporation into the proposed design:

- **During Construction:** adequate fencing; vibration monitoring, along with a stop work procedure should levels be exceeded; a site induction for contractors to be prepared which explains the sensitive areas of nearby sites, consider how the construction plan will affect access to the Charles Harper Park and Helensburgh Memorial Pool.
- **Design Suggestions:** The following points are suggested for application to the design process of the proposed building:
 - use of landscaping as a device for linking the Monument with the new library building's façade,



- use of heritage interpretation to further link the complementary roles of the Library with the role of the Monument in educating the public of the importance of Charles Harper,
- the design of the library should carefully consider the height of the southern façade (see notes below), and employ design, finish and materials choice to minimise the impact of the south façade,
- the design should respect the priority of the older elements in the landscape, particularly the nearby Monument, but also reflect in the design the view to the distant hills.
- Design Notes on the heritage considerations of the height of the southern façade: restriction of height on this façade would be a better outcome for heritage values of the site, but the impact of the building on the nearby heritage would largely be governed by the design of the structure's façade. If this façade's design is sympathetic with the heritage item, a higher façade would be permissible from a heritage impact perspective. The opposite would be true of an intrusive or jarring design – in this case it would be necessary to reduce the overall height of the façade in order to lessen the heritage impact of the design. Therefore, while there is no explicit limit set by heritage considerations for the maximum height for the southern façade of the structure, it is considered preferable that this aspect of the design is limited within the bounds of practicality and reasonable understanding of how this façade will relate to, and appear from, the nearby heritage item.
- A Note on 'Sympathetic Design': New development in a landscape adjacent to an existing heritage item could be said to be best undertaken following the principle of conservation as described by the Burra Charter – *the Australia ICOMOS charter for the conservation of places of cultural significance* (Australia ICOMOS 2013). This principle does not require imitation or following inflexible design rules. A wide range of solutions may emerge for any design problem after careful analysis of surrounding buildings and *sympathetic* interpretation of their design elements. A successful design in these circumstances would be appropriate once considered under the following design criteria: *character; scale; form; siting; materials and colour; and detailing*. Further explanation of these terms can be found in the Heritage NSW guideline: *Design in Context: Guidelines for Infill Development in the Historic Environment* (Heritage NSW 2005)

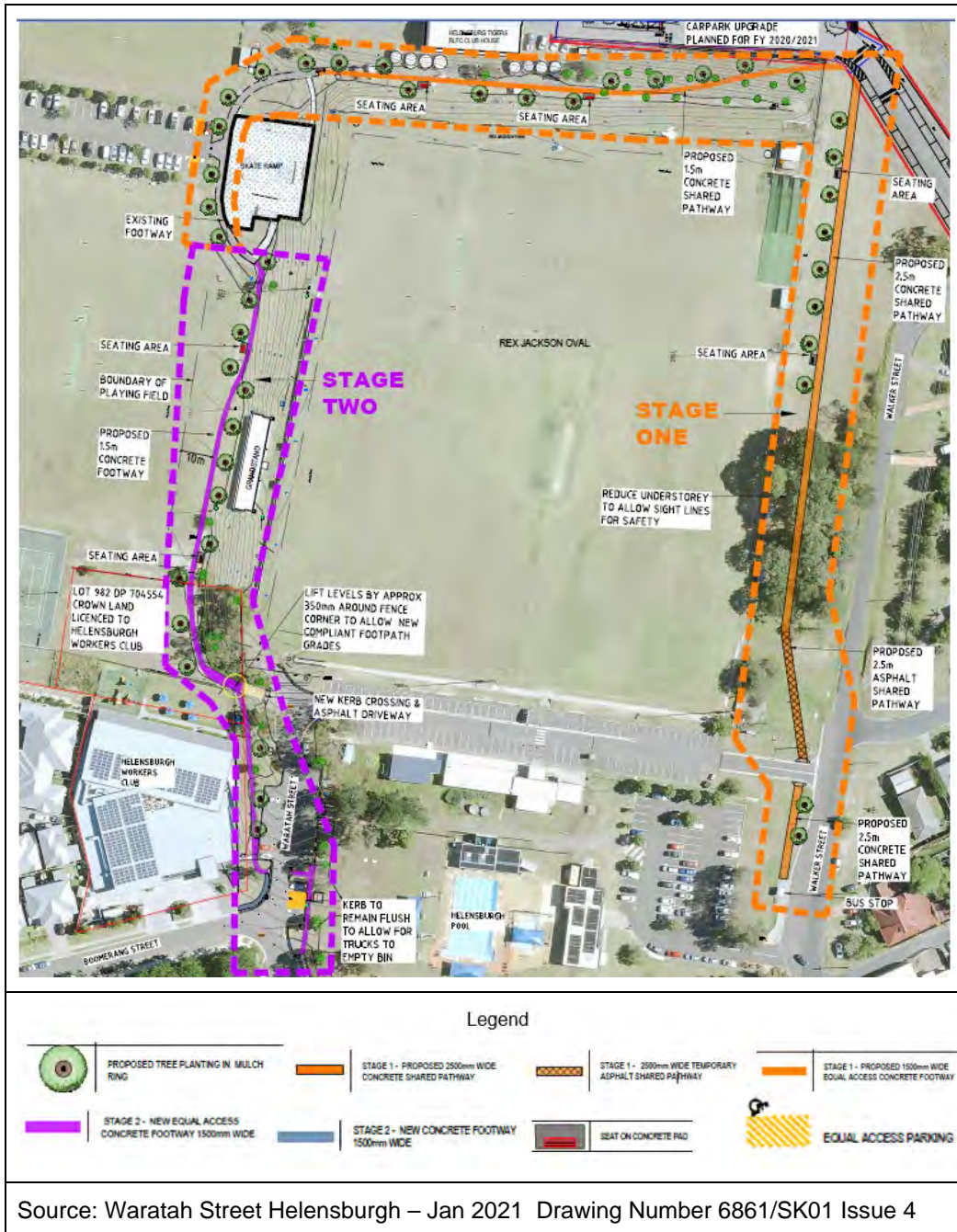
Recommended Actions

Based on the above conclusions, the following recommendations are proposed:

- That the current site is able to be utilised for the proposed development from a heritage perspective, should the suggested design considerations (see above) be used.
- That the suggested design considerations described above be incorporated into the design in order to minimise the impacts to the adjacent heritage item. Input from a heritage architect during the continuing design process could also be a potential cost-saving measure, allowing for consideration of heritage design requirements during building design.
- That once the design is finalised, a Statement of Heritage Impact must be prepared (based on this report) to support the development application for the proposed works. This HHA does not constitute an Heritage Impact Statement as the finalised designs have not been assessed.

APPENDIX 8 – REX JACKSON EQUAL ACCESS FOOTWAY PROJECT

Consultation plan extract: 2023 status: stage 1 done – stage 2 not yet funded.





From the mountains to the sea, we value and protect our natural environment and will be leaders in building an educated, creative, sustainable and connected community.

We value and protect our environment

We have an innovative and sustainable economy

Wollongong is a creative, vibrant city

We are a connected and engaged community

We have a healthy community in a liveable city

We have affordable and accessible transport