

ITEM 1

GLENIFFER BRAE PLANNING PROPOSAL AND WOLLONGONG BOTANIC GARDEN  
PLAN OF MANAGEMENT AND MASTER PLAN

On 3 April 2017 Council considered a report on submissions following the exhibition of the draft Planning Proposal to permit a Function Centre use of Gleniffer Brae site and the draft Plan of Management for the Wollongong Botanic Garden. Council resolved to submit an updated Draft Gleniffer Brae Keiraville Conservation Management Plan to the NSW Heritage Council for endorsement, and defer the finalisation of the draft Planning Proposal and adoption of the Plan of Management for the Wollongong Botanic Garden pending the outcome of the Conservation Management Plan process.

On 23 July 2018 Council resolved to exhibit the draft Wollongong Botanic Garden Master Plan which occurred in August 2018.

The NSW Heritage Branch has not endorsed the revised Gleniffer Brae Keiraville Conservation Management Plan. This has delayed the progression of the draft Planning Proposal, the use of the Gleniffer Brae site for functions, the finalisation of Wollongong Botanic Garden Plan of Management and Wollongong Botanic Garden Master Plan. It is recommended that Council resolve to finalise the draft Planning Proposal, despite the unresolved objection of the Heritage Branch and adopt the Plan of Management.

#### RECOMMENDATION

- 1 Planning Proposal PP-2015/5 for the proposed Function Centre use of Gleniffer Brae site (Lot 3 DP 252694) be referred to the NSW Department of Planning, Industry and Environment for finalisation and the making of an LEP amendment, with an unresolved objection from the NSW Heritage Branch
- 2 The Wollongong Botanic Garden Plan of Management be adopted and finalised.
- 3 The endorsement of the Gleniffer Brae Conservation Management Plan by Heritage NSW continue to be progressed, to inform the Wollongong Botanic Garden Master Plan.
- 4 The Wollongong Botanic Garden Master Plan be reported to Council for consideration following the endorsement of the Gleniffer Brae Conservation Management Plan by Heritage NSW.

#### REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

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

#### ATTACHMENTS

- 1 Location Plan
- 2 Wollongong Botanic Garden Plan of Management

#### BACKGROUND

The Wollongong Botanic Garden consists of Lots 1-3 DP 252694, Lot C DP 385943 and Lot F DP 390257 located between Murphys Avenue, Robsons Road and Northfields Avenue, Keiraville and includes heritage listed Gleniffer Brae and the Kooloobong Sporting Oval (Attachment 1). The Botanic Garden has an area of 27 hectares. The area is zoned RE1 Public Recreation under the Wollongong Local Environmental Plan (LEP) 2009. All the land within the Botanic Garden is classified as community land and categorised as an area of cultural significance. A Plan of Management (PoM) for the entire Botanic Garden was adopted in 2006 which replaced an earlier 2002 PoM that was just for Gleniffer Brae.

The Botanic Garden PoM area was once the home of Arthur Sidney Hoskins, one of the founders of the Australian Iron and Steel works at Port Kembla. Hoskins lived on the property between 1939 and 1949.

Hoskins was civic minded and desired that Gleniffer Brae be used for educational purposes and that the surrounding acreage would become a botanical garden once his family no longer used the residence.

The eastern part of the Botanic Garden was transferred to Council in 1951 and the Botanic Garden officially opened in 1971. The western portion, including Gleniffer Brae and Kooloobong Fields, was purchased by the Sydney Church of England Girls Grammar School (SCEGGS) in 1954/55. In 1978 Council acquired the western portion from SCEGGS.

Until 2009 Council ran an events function centre from Gleniffer Brae. This use ceased in 2009 following a service review. The Botanic Garden PoM allowed for the issue of casual short-term licenses for the function centre portion of Gleniffer Brae for a period no longer than 7 days.

Kooloobong Fields (located on Lot 2 DP252694) has been licensed to the University of Wollongong since the early 1990's. On 3 September 2018, Council endorsed a Planning Agreement with the University that includes upgrades to Kooloobong Fields including synthetic turf.

The Wollongong Conservatorium of Music has leased parts of the Gleniffer Brae House and all of the former SCEGGS's school buildings and auditorium since the early 1980's. The current lease expires in 2023. All the Conservatorium leased buildings are located within Lot 3 DP 252694.

On 8 September 2014, Council resolved that:

- 1 *A Call for Proposals process, as outlined in the report, be undertaken to receive submissions from interested parties for use of the area not currently under lease by the Conservatorium of Music at Gleniffer Brae.*
- 2 *Submissions made in response to the Call for Proposals process must demonstrate how they address each key community value as documented in the report.*
- 3 *A further Council report be prepared detailing the outcomes of the Call for Proposals process and any associated costs and recommendations for Council's consideration.*
- 4 *The report referred to in Part 3, be subject of a Councillor Briefing Session before it comes to Council.*

On 24 August 2015, Council considered a report on the Call for Proposal process for the future use of the portions of the historic Gleniffer Brae House and grounds not leased to the Wollongong Conservatorium of Music. Three (3) proposals were received and were reviewed, scored and ranked by the Assessment Panel, based on criteria developed to align with the values of the site and identified through an extensive period of consultation with stakeholders earlier in 2014.

All three future use proposals required amendment of the Wollongong Botanic Garden PoM (2006) and the Wollongong LEP 2009 to implement. Additionally, it was identified that all three proposals would benefit from updated heritage controls to support their day to day management. Council resolved that:

- 1 *The outcomes of the Call for Proposals process be noted.*
- 2 *A review of the Botanic Garden Plan of Management and Gleniffer Brae Conservation Management Plan commence as a matter of priority.*
- 3 *Council receive an update report before the end of the 2015 calendar year.*
- 4 *The draft Plan of Management and Conservation Management Plan be reported to Council for endorsement prior to exhibition.*
- 5 *A draft Planning Proposal be prepared to add 'Function Centre' as a permissible use in the RE1 Public Recreation zone for the Gleniffer Brae site through a Schedule 1 amendment and referred to the NSW Department of Planning and Environment for Gateway determination prior. The exhibition of the draft Planning Proposal occur concurrently with the draft Botanic Garden Plan of Management.*
- 6 *Letters be sent to the Call for Proposals submitters advising them that a Tender process will be required and will be undertaken following the review of the Plan of Management and finalisation of the Planning Proposal.*

- 7 *In the interim period, the part of Gleniffer Brae not under lease by the Conservatorium of Music be authorised to be used for uses consistent with the current Plan of Management and planning controls.*

The draft Planning Proposal was referred to the NSW Department of Planning and Environment and a Gateway determination was received on 27 November 2015. Consistent with the Council resolution, the exhibition of the draft Planning Proposal was deferred and occurred with the other documents, from 26 October 2016 to 9 December 2016.

On 10 October 2016, Council considered a report on the draft Wollongong Botanic Garden Plan of Management (2017), draft Gleniffer Brae Conservation Management Plan and the draft Planning Proposal. Council resolved that:

- 1 *The Draft 2016 Amendments to the Plan of Management for the Wollongong Botanic Garden (including Gleniffer Brae and Kooloobong Oval), Keiraville be exhibited for a minimum period of 42 days.*
- 2 *The Gleniffer Brae, Keiraville Conservation Management Plan Review by Architectural Projects Pty Limited August 2016 be exhibited concurrently with the Draft Amendments to the Plan of Management.*
- 3 *The draft Planning Proposal to add 'Function Centre' as a permissible use in the RE1 Public Recreation zone for the Gleniffer Brae site be exhibited concurrently with the draft amendments to the Plan of Management and revised Conservation Management Plan.*
- 4 *A Public Meeting and a Gleniffer Brae Open day be held during the exhibition period.*
- 5 *Following the exhibition period a report on submissions be presented to Council to enable the draft Plan of Management, Conservation Management Plan Review and draft Planning Proposal to be finalised.*

The draft Plans for the Wollongong Botanic Garden were exhibited from 26 October 2016 to 9 December 2016. As a consequence of the exhibition 17 submissions were received. A Public Hearing was held on 22 November 2016.

On 3 April 2017, Council considered a report on the exhibition, public hearing and submissions received. Council resolved that:

- 1 *The issues raised in submissions be noted.*
- 2 *The Draft Gleniffer Brae Keiraville Conservation Management Plan Review as amended (Attachment 5 of the report) be forwarded to the NSW Heritage Council for endorsement.*
- 3 *A further report be submitted to Council seeking to finalise the draft Planning Proposal and adopt the Plan of Management for the Wollongong Botanic Garden once the outcome of the application process to seek NSW Heritage Council endorsement for the Conservation Management Plan for Gleniffer Brae is known.*

On 23 July 2018, Council considered a report on the draft Wollongong Botanic Garden Master Plan. The draft Master Plan takes a 20-year horizon, and has proposed the following Vision:

*The Wollongong Botanic Garden is a Regional Botanic Garden of Excellence meeting the diverse visitor experience and expectations of the community at the local level, whilst making a valued contribution at a global level through our work in Horticulture, Plant Conservation and Environmental Education.*

The draft Master Plan incorporates the following future projects subject to detailed design, consultation, approvals and funding:

- A major new public entry to the site from Northfields Avenue, incorporating a remodeled operational and administration area to enrich the visitor arrival and orientation experience whilst also providing an active interface with the multiple activities of Botanic Garden (visitor services, administration, depot and nursery, education, The Friends)

- New Café and toilet facility near the Duck Pond
- Café restaurant in refurbished Cratloe Cottage (Discovery Centre educational service to be relocated)
- Options for increased parking and vehicular circulation along the Paulsgrove Street boundary
- Upgraded entry at Murphy's Avenue carpark
- Refurbished Sir Joseph Banks Glasshouse facility as a 50 year anniversary project in 2021
- Completion of Stages 2 and 3 of the Rainforest Walk (Stage 1 completed 2018)
- Gleniffer Brae Functions and parking upgrade

Council resolved that:

- 1 *The draft Wollongong Botanic Garden Masterplan be exhibited for a minimum 28 day period.*
- 2 *Following a review of submissions received and the need for any amendments, the draft Wollongong Botanic Garden Masterplan be reported back to Council.*
- 3 *Key stakeholders be formally thanked for their initial input into the draft document, and advised of the public exhibition period.*
- 4 *Upon final adoption of the Masterplan a Councillor Briefing Session be held to consider any consequential amendments to Section 10.7 Certificates on surrounding properties and potential boundary adjustments and property acquisitions.*

The draft Master Plan was exhibited from 6 August to 3 September 2018 and 564 submissions were received. On 29 July 2019 a Councillor briefing occurred on the issues raised in submissions.

#### **Gleniffer Brae Conservation Management Plan review:**

To inform the review of the Wollongong Botanic Garden Plan of Management, Architectural Projects Pty Ltd prepared an updated Conservation Management Plan titled "Gleniffer Brae, Keiraville Conservation Management Plan Review August 2016".

A Conservation Management Plan (CMP) ensures best practice in managing a heritage place from routine maintenance through to proposing changes by clearly guiding maintenance and conservation priorities.

The Architectural Projects review of the existing 2001 Conservation Management Plan confirms and updates the cultural heritage significance assessment and adds additional historical information and new conservation policies to protect the cultural heritage significance of the place. The review includes additional historical information gained from a 2002 Oral History with the Hoskins children and details the more recent history relating to Council's search for appropriate uses to activate more areas of the site. The review also includes an updated 10 year maintenance schedule for Gleniffer Brae House, the Doll's House, Gardener's Shed and significant landscape elements.

On 2 December 2016, the Heritage Division of the Office of Environment and Heritage (OEH) recommended that the amended CMP be submitted for endorsement by the NSW Heritage Council prior to Council finalising the draft Planning Proposal or PoM.

On 7 January 2017 a letter was sent to the Heritage NSW requesting that they re-consider their objection to the draft Planning Proposal, whilst at the same time indicating Council's willingness to progress the endorsement of the CMP.

In light of submissions received during the 2016 exhibition, minor changes to the CMP were made and endorsed by Council on 3 April 2017. On 3 May 2017, the amended CMP was submitted to the NSW Heritage Council for endorsement.

Since 2017 there has been on-going assessment of the draft CMP by Heritage NSW and a number of revisions and amendments have been made to the draft document to enable its approval by the NSW Heritage Council.

It appears that Heritage NSW supports the proposed Function Centre use of Gleniffer Brae site, however continues to object to the Planning Proposal until the CMP is endorsed.

The endorsement of the CMP is still required as it will guide any future Development Application of the use of Gleniffer Brae House and its curtilage, will be required for the section 60 application, will include approval exemptions for minor works, and will enable Council to pursue State Government funding opportunities.

The lack of endorsement of the CMP by the NSW Heritage Council has delayed the finalisation of the draft Planning Proposal for a Function Centre use, Wollongong Botanic Garden PoM and Wollongong Botanic Garden Master Plan. As there does not appear to be concern with the use of Gleniffer Brae for functions, Council officers propose that the Planning Proposal and PoM be progressed regardless of the objection from Heritage NSW. The NSW Department of Planning, Industry and Environment will assess the objection as part of their review and plan-making process.

## PROPOSAL

The delay in obtaining the NSW Heritage Council's approval of the Gleniffer Brae Conservation Management Plan has left the Council managed rooms within Gleniffer Brae unused, delayed the finalisation of the draft Planning Proposal, delayed the finalisation of the Wollongong Botanic Garden PoM and delayed the finalisation and implementation of the Wollongong Botanic Garden Master Plan.

It is proposed that the draft Planning Proposal and draft PoM be finalised. It is proposed that the draft Master Plan be finalised after the endorsement of the CMP by NSW Heritage Council.

### Draft Planning Proposal

The draft Planning Proposal seeks to insert the following clause into Schedule 1 Additional Permitted Uses of the Wollongong Local Environmental Plan 2009:

#### **24 Use of certain land at Murphys Avenue Keiraville**

- (1) *This clause applies to land at Murphys Avenue, Keiraville, being Lot 3, DP 252694.*
- (2) *Development for the purposes of a function centre is permitted with development consent.*

There are no proposed map amendments to Wollongong Local Environmental Plan 2009 as a result of this draft Planning Proposal.

In 2016 Council exhibited a draft Planning Proposal for the proposed use of Gleniffer Brae as a function centre, reinstating a use that previously existed. No community submissions objected to the proposed function centre use at Gleniffer Brae, however there were concerns expressed at wanting to have specific details determined, noise levels, parking requirements, building attributes which were not present in either the draft PoM or draft CMP.

The proposals to better link the Botanic Garden with Gleniffer Brae were generally supported. There were concerns about lack of detail regarding specific ways to increase the public's access to the parts of Gleniffer Brae with the highest heritage value and questions regarding the need for financial viability versus community benefit.

On 3 April 2017, Council considered a report on the submissions received during the exhibition of the draft Planning Proposal, and resolved (in part) that:

- 3 *A further report be submitted to Council seeking to finalise the draft Planning Proposal and adopt the Plan of Management for the Wollongong Botanic Garden once the outcome of the application process to seek NSW Heritage Council endorsement for the Conservation Management Plan for Gleniffer Brae is known.*

It is recommended that Council request the NSW Department of Planning, Industry and Environment to finalise the Planning Proposal for the Function Centre use, noting the unresolved objection from the Heritage NSW.

### Wollongong Botanic Garden Plan of Management

A Plan of Management is required for community land in accordance with the *Local Government Act 1993* and should be reviewed and updated on a regular basis to meet the needs of the community. The



draft Wollongong Botanic Garden PoM (2017) proposed to update the original 2006 Plan in the following manner:

1. Values relating to plant conservation and future uses of Gleniffer Brae were added.
2. The Action Plan was updated to include the development of a future Botanic Garden Masterplan that better incorporates and links Gleniffer Brae as part of Wollongong Botanic Garden displays and services and locates significant future improvements with the community's involvement. The future Botanic Garden Masterplan would provide an opportunity to engage in long term goal setting with the community and would be subject to future Council endorsement.
3. The amendments identify the improvements made at the Botanic Gardens since the making of the 2006 PoM and made slight PoM Area Zone Map changes including:
  - The installation of the all abilities playground, the Towri Centre, the Rose Garden' Rotunda and the Palmetum are included in the PoM.
  - Reducing the six PoM area zones, to four zones. Zone 5 was a specific designated location for building a new Music Conservatorium Auditorium and has been removed. If included in a future Botanic Gardens Masterplan, an auditorium could still be built, but there is no longer a requirement to site it in a specific location. Zone 6 was for the Weed Crew area and has been incorporated into Zone 1 because it now includes the Palmetum. The Depot or Nursery PoM area is now located in Zone 4 instead of Zone 1. Zone 1 is now the Botanic Garden's Garden area.
4. The PoM permissible uses and developments table was updated to allow a function centre use to Gleniffer Brae for more than a short term, casual use. The Plan provides for the long term possibility that the areas occupied by buildings built in the 1970s surrounding the Manor House and Sorensen Gardens may be demolished, so that the heritage values of the Manor House and Sorensen Gardens can be enhanced and better incorporated into the rest of the Botanic Garden. Demolition could also better suit the needs of the Conservatorium of Music or other suitable future uses in line with PoM values and the CMP review by Architectural Projects.
5. Allow for the adaptive reuse of Gleniffer Brae that upholds the heritage values of the Manor House and provides for its activation.
6. Enables Council to grant casual, short, medium or long-term licenses or leases up to the legislated maximum of 30 years for all permissible uses and developments.

The majority of submissions received during 2016 commented on the draft PoM. One submission objected to the possibility, that the SCEGGS school buildings could be demolished. Another submission asked for detailed building assessment to be undertaken by Council prior to any consideration of demolishing the school buildings and another requested onsite acknowledgement of the role of the school and its buildings, if demolition were to occur. It is noted that demolition of the SCEGGS buildings is not currently proposed and further work would need to be undertaken prior to this being considered. The PoM allows for this as a possibility in the future.

In 2017 the draft PoM was amended in response to submissions. The changes made in the PoM and highlighted in yellow (Attachment 2) with minor clarifications to address public access and community benefit. Only minor administration amendments have been made since 2017, such as updating the date and references to legislation.

It is recommended that the Wollongong Botanic Garden Plan of Management be adopted.

### **Wollongong Botanic Garden Master Plan**

On 23 July 2018, Council resolved to exhibit the draft Master Plan which occurred from 6 August to 3 September 2018. 25 persons attended the on-site information session. 564 submissions were received during the exhibition period, which included 494 online responses, 66 emails, one letter and three feedback forms.

On 12 June 2019, a Councillor briefing was held on issues raised during the exhibition of the draft Botanic Garden Masterplan.

A number of amendments are proposed to be made to the draft Master Plan as a consequence of issues raised in submissions and the estimated cost of Plan implementation. As the draft Master Plan is linked to the CMP, it is proposed that the Master Plan be finalised following the endorsement of the CMP by Heritage NSW.

## CONSULTATION AND COMMUNICATION

The draft Planning Proposal, Gleniffer Brae Conservation Management Plan and Wollongong Botanic Garden Plan of Management were exhibited from 26 October 2016 to 9 December 2016. As a consequence of the exhibition period 17 submissions were received.

The draft Wollongong Botanic Garden Master Plan was exhibited from 6 August to 3 September 2018 and 564 submissions were received.

## PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 Goal “We are a Healthy Community in a Liveable City”. It specifically delivers on the following:

| Community Strategic Plan   | Delivery Program 2018-2022   | Operational Plan 2020-21   |
|--|--|--|
| Strategy   | 4 Year Action  | Operational Plan Actions   |
| 5.5.2 A variety of quality public spaces and opportunities for sport, leisure, recreation, learning and cultural activities in the community | 5.5.2.3 Develop a Regional Botanic Garden of Excellence<br>5.5.2.4 Provide statutory services to appropriately manage and maintain our public spaces | Facilitate the future uses of Gleniffer Brae<br>Complete the minor review of the Botanic Garden Plan of Management |

## FINANCIAL IMPLICATIONS

The preparation of the Gleniffer Brae CMP and draft Wollongong Botanic Garden Master Plan has cost \$174,000. The review of the PoM and draft Planning Proposal was undertaken using in-house resources.

## CONCLUSION

The draft Planning Proposal to permit Function Centre Use within Gleniffer Brae site and the draft Wollongong Botanic Garden Plan of Management were exhibited from 26 October 2016 to 9 December 2016. The draft Wollongong Botanic Garden Master Plan was exhibited from 6 August to 3 September 2018. The documents have been unable to be progressed and finalised due to delays Heritage NSW endorsing the Gleniffer Brae Conservation Management Plan.

Council has made reasonable steps to address the issues raised by Heritage NSW over a number of years. It is considered appropriate not to delay the Planning Proposal and Plan of Management any longer.

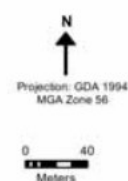
It is recommended that Council resolve to finalise the draft Planning Proposal, despite the unresolved objection of the Heritage Branch and adopt the Wollongong Botanic Garden Plan of Management.





Plan of Management Area (POM)  
attachment 1

Subject site







PLAN OF MANAGEMENT  
  
FOR  
  
THE WOLLONGONG BOTANIC  
GARDEN (including Gleniffer Brae and  
Kooloobong Oval), Keiraville

July 2020

*Plan of Management for Wollongong Botanic Garden*

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| 1   |               |               | 2017 review and update. Minor additional amendments in 2020 |

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*Plan of Management for Wollongong Botanic Garden*

## 1 INTRODUCTION

Council adopted a Plan of Management for ~~Gleniffer Brae Wollongong Botanic Garden (including Gleniffer Brae and Kooloobong Oval)~~ on ~~16 December 2002~~ 4 December 2006 which has now been superseded by this Plan of Management (POM). ~~for the Wollongong Botanic Garden.~~ This POM covers Gleniffer Brae, Kooloobong Oval and the Botanic Garden.

The common link between these areas is Arthur Sidney Hoskins, who played a prominent role in pioneering the steel industry in the Illawarra. The land covered by this plan of management was all owned by AS Hoskins and used by him for his family home between the years of 1939 and 1949. Hoskins was civic minded and desired that Gleniffer Brae be used for educational purposes and that the surrounding acreage would become a botanical garden once his family no longer used the residence. Over a number of years that is what happened over this land.

### Gleniffer Brae

The Gleniffer Brae Manor House was built in 1939 for Arthur Sidney Hoskins. Gleniffer Brae was acquired by Wollongong City Council in 1979 and since this time has been a major focus for music education in the City of Wollongong, due to its lease to the Conservatorium of Music. The Manor House has ~~also previously~~ operated as a function centre for many years, ~~but this use ceased during 2009.~~ There is a Conservation Management Plan for Gleniffer Brae. ~~which is in the appendix and forms part of this POM.~~

### The Wollongong Botanic Garden

The Wollongong Botanic Garden is situated in Keiraville and is bounded by Murphys Avenue, Robsons Road and Northfields Avenue and was officially opened to the public on 2 January 1971 and had 6,000 visitors that year. The Garden's Designer, University of NSW Professor Peter Spooner said "*The Garden should be educational, recreational, scientific as well as aesthetic*"

The Garden has lived up to its purpose and more. Over ~~200,000~~ 450,000 people visit annually. Some visitors stroll or picnic among the beautiful array of plant specimens, from both tropical and temperate regions, some attend community festivals and concerts, and some take part in environmental education workshops. In fact, many couples start their married life together by having their wedding in the ~~gardens or at Gleniffer Brae Garden.~~

### Generally

Wollongong City Council has prepared a Plan of Management to ensure that any future use of Gleniffer Brae and the Botanic Garden maximises and encourages community use of these facilities whilst at the same time conserving the historical and environmental conservation significance of the site and retaining the general amenity of the area. Future development and management of Gleniffer Brae will be guided by the ~~draft~~ Conservation Management Plan ~~(Tropman and Tropman 2004 Architectural Projects 202046)~~ for Gleniffer Brae ~~or the CMP as endorsed by the Heritage Council.~~ It is also important to demonstrate a respect for the history and purpose of the Botanic Garden in guiding future development.

The Plan of Management for this area of Community Land has been prepared in accordance with the provisions of the Local Government Act 1993 with the aim of providing a framework to guide the future management of the site. The management strategies of the plan are based on

*Plan of Management for Wollongong Botanic Garden*

analysis and assessment of the site's physical, cultural, environmental, historical, recreational and economic values in relation to current and future uses.

## **2 WHAT IS A PLAN OF MANAGEMENT?**

A plan of management is a document that provides a framework for the management and use of areas of community land. The plan enables management to proceed in an efficient and sustainable manner, helps reconcile competing interests, identifies priorities for allocation of available resources and facilitates public understanding.

Periodic revision of the plan of management also enables changing social, economic and ecological conditions to be taken into account as they arise and where necessary, the plan can be amended to reflect these changes.

## **3 AIMS OF THIS PLAN OF MANAGEMENT**

- Identify the significant values of the planning area;
- Identify the issues associated with these values, and the associated usage demands;
- Establish management objectives to address the identified issues and then develop appropriate management strategies to ensure the maintenance and enhancement of the values of the planning area;
- Provide a comprehensive management plan which will guide the future use of the site through the achievement of the defined outcomes;
- Ensure that the use of the planning area is compatible with the surrounding environment and the historical value of the site and will not detract from the existing qualities of Gleniffer Brae and the Wollongong Botanic Garden.

## **4 THE PLAN OF MANAGEMENT PROCESS**

The preparation of this plan of management has been undertaken following an identified process.

### **Collection of Information and Definition of Issues**

- Analysis of the site and the determination of the site's opportunities and constraints
- Assessment of relevant legislation, previous studies and relevant documents
- The establishment of management objectives for the plan of management area

*Plan of Management for Wollongong Botanic Garden*

- Definition of relevant issues and the existing situation

**Development of the Preferred Management Approach and the Preparation of the Plan**

- The establishment of desired outcomes to satisfy the aims and objectives of the plan and the needs of the community and stakeholder groups
- Establishment of detailed strategies and supporting actions
- Preparation of the draft plan of management document.

**Exhibition and Making of the Plan**

- Exhibition of the draft plan of management document ~~and referral to the Minister for National Parks and Wildlife~~
- Consideration of public comment and subsequent amendment (as warranted)
- Adoption of the plan of management by Wollongong City Council
- Periodic review and amendment of the plan.

## 5 THE STUDY AREA

### Location

Wollongong Botanic Garden is located in the suburb of Keiraville, on the foothills of Mount Keira and includes Gleniffer Brae ~~and Kooloobong Oval~~. The site fronts Robsons Road to the west, Murphys Ave to the south, and Northfields Avenue to the north. The site is owned by Wollongong City Council

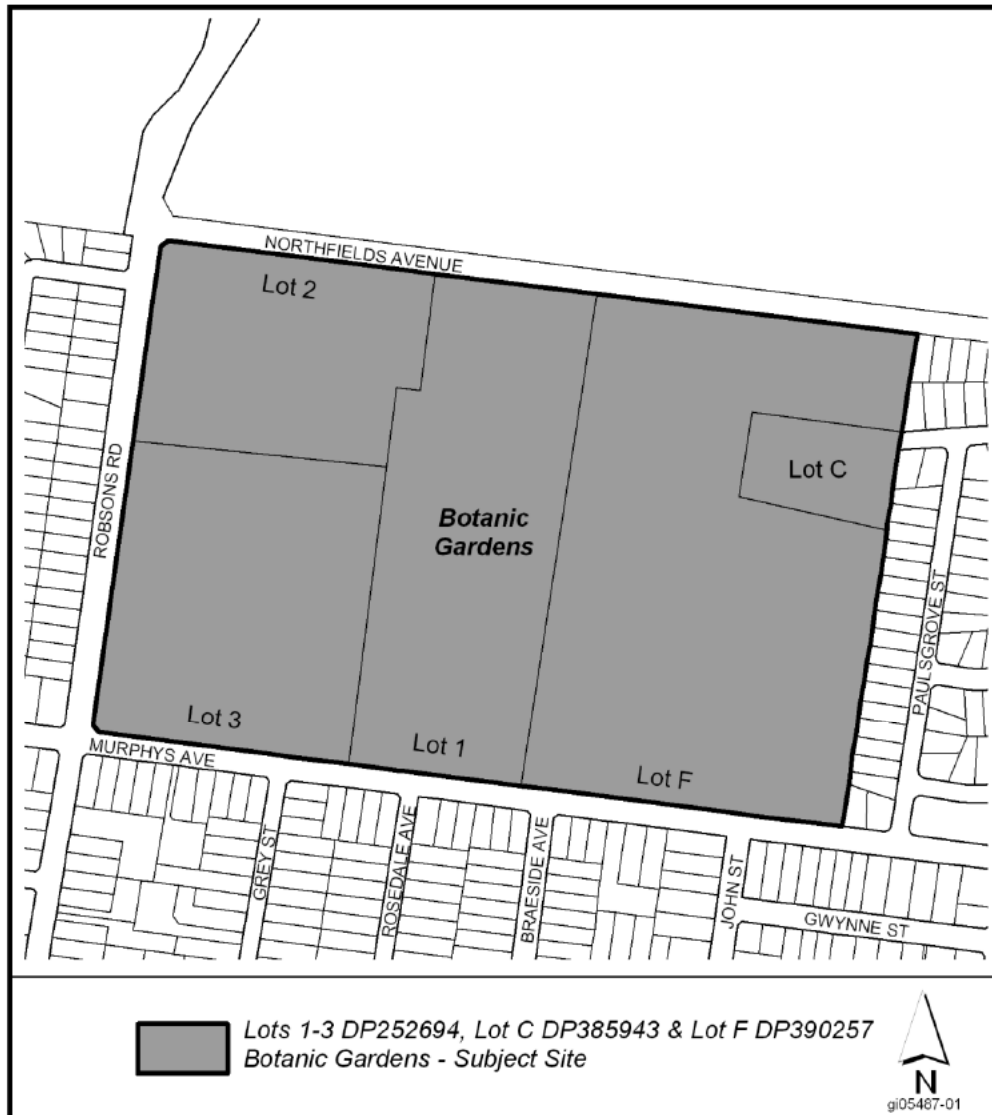
### The Area Covered by the Plan of Management

The area covered by the Plan of Management for Wollongong Botanic Garden includes Lot 1, lot 2 & lot 3 DP 252694, as well as Lot F DP 390257 and Lot C DP 385493. The area is shown as Figure 1.



*Plan of Management for Wollongong Botanic Garden*

**Figure 1. Botanic Garden Plan of Management Area**



**Lots 2 & 3 subject to the Heritage Council of NSW Listing see the Appendix Figure 5A.**

*Plan of Management for Wollongong Botanic Garden*

## 6 HISTORY OF GLENIFFER BRAE AND THE WOLLONGONG BOTANIC GARDEN

### Gleniffer Brae

The site of Gleniffer Brae was originally part of a Crown grant of 1000 acres to Robert and Charles Campbell in 1841. The land went through a number of different ownerships until 1928 when 75 acres was purchased by Arthur Sidney Hoskins, a founder of the Australian Iron and Steel works at Port Kembla.

Arthur Sidney Hoskins was born in 1892 and joined his family's steel business firm in 1907. He became joint managing director with his elder brother, Charles in 1924 and was directly involved with the move of the company to Port Kembla and the erection of the new works.

Building of the Tudor style manor house began in 1937 and was completed in 1939. Mr Hoskins commissioned his brother-in-law, Geoffrey Loveridge, to design Gleniffer Brae Manor House and had the gardens designed by Paul Sorensen. The name was derived from a small village in Scotland, the birthplace of Mrs Hoskins' grandfather.

With the death of Sidney, part of the property was donated for use as a Botanic Garden while the house and remaining grounds were sold to the Sydney Church of England Girls Grammar School in 1954. The church operated the girl's school known as SCEGGS, until The Illawarra Grammar School began co-ed classes on the grounds in the 1970's ~~nineteen-seventies~~. The school grounds were acquired by Wollongong City Council in 1979.

Since 1980, part of the manor house, the school buildings and auditorium have been occupied by the Conservatorium of Music under lease from Wollongong City Council. The remainder of the manor house and surrounding gardens ~~have had~~ operated as a function venue by Wollongong City Council ~~but this use ceased from June 2009~~.

Gleniffer Brae has been listed as a heritage item under the:

- State Heritage Register (SHR Listing No. 00557)
- ~~Illawarra Regional Environment Plan (No. 1) (reason- the REP has been repealed)~~
- Wollongong City Council Local Environment Plan 2009 (Listing No. 5940);
- National Trust of Australia Register;
- ~~Register of the National Estate; and (deletion is proposed because it no longer has legal status)~~
- Royal Australian Institute of Architects Register of Significant Buildings.

The Heritage Council of New South Wales found Gleniffer Brae to meet the following criteria of the State Heritage Register in determining the level of significance of the site:

- a. Historical Significance – Gleniffer Brae is intimately associated with that period of the Illawarra's history which saw the beginning of major economic development. Sidney Hoskins, for whom the house was built, was instrumental in the establishment of the Illawarra steel industry and made a significance contribution to the community life of Wollongong.

*Plan of Management for Wollongong Botanic Garden*

- b. Aesthetic Significance – Gleniffer Brae exhibits a high quality of craftsmanship in the fabric of the original buildings with the detailing representing the finest in Australian building skills of the inter-war period and this is enhanced by the fact that its original fabric is more or less intact. The open space and grounds around the house contribute to the full appreciation of the scale and design of the house and add to its attractiveness.
- c. Rarity – There is nothing else in the City of Wollongong comparable to this house, particularly from the 1930's.

**Conservation Management Plan 2001 for Gleniffer Brae and 2016 Review**

A conservation management plan (CMP) for the Gleniffer Brae Manor House was ~~has been~~ prepared by Tropman and Tropman Architects for Wollongong City Council in 2001. The conservation management plan provides a detailed history of Gleniffer Brae as well as an architectural assessment of the manor house and gardens and their historical significance. It also provides recommendations for the future uses and conservation management procedures for the manor house and gardens ~~and is listed in the appendix as part of this POM.~~ In 2016 Architectural Projects reviewed and updated the 2001 Tropman and Tropman CMP to include historical updates from a 2002 Oral History from the Hoskins children, updated fabric condition analysis and updated conservation management strategies. The resulting CMP by Architectural Projects will guide Council's future management of the heritage values of Gleniffer Brae. The Architectural Projects CMP is titled "Gleniffer Brae, Keiraville Conservation Management Plan Review August 2016" and will be submitted to the NSW Heritage Council for endorsement in 2017. As of June 2020 requested additional information has been included in the draft CMP, but the endorsement by the Heritage Council is still pending. An endorsed A draft or endorsed CMP will guide Council's future management of the heritage values of Gleniffer Brae.

**The Botanic Garden**

The Wollongong Botanic Garden owes its existence to the civic mindedness of Mr. Hoskins, the determination of Council Staff and the dedication of volunteers. A detailed history can be found by reading "Wollongong Botanic Garden- A Story of Beauty and Diversity" by Dena Leighton (2002).

In 1954, the Sydney Anglican Diocese bought the Gleniffer Brae grounds for the purposes of a girls grammar school and a memorandum of agreement was finalised with Council for approximately 32 acres of land extending from Murphys Avenue to Northfields Avenue for the purposes of a Botanic Garden. It would take many years to see the dream of Mr. Hoskins become a reality; the Botanic Garden did not open to the public on a regular basis until 2 January 1971.

Mr. Hoskins had a reliable and loyal gardener for Gleniffer Brae, named Eric Winter. Mr. Hoskins gave his gardener 2.5 acres of land on the eastern boundary of his property that included a house built in 1921 named Cratloe, which stands today as the Botanic Garden Discovery Centre. Council purchased the land in 1966, from the owner that bought it off Mr. Winter.



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In 1976, a financial crisis forced The Sydney Church of England Girls Grammar School (SCEGGS) to sell nearly 15.5 acres to Council, and in 1978, the remaining grounds, including Gleniffer Brae were acquired by Council. ~~passed into Council's possession via a notice of resumption.~~

So Council owned all the land that now comprises Gleniffer Brae, the University Soccer Fields (Kooloobong Oval), and the Botanic Garden by 1978.

### **Development and Purpose of the Wollongong Botanic Garden**

On 10 December 1959, Mr. R.H. Anderson, Chief Botanist and Director of the Royal Botanic Garden, Sydney, visited the Keiraville site and declared that the site was a good one and recommended that expert advice would be needed to prepare a design for the garden. Ultimately, the expert was Professor Peter Spooner of the University of New South Wales.

Spooner came up with the idea of a geographically based **zonal** garden layout; this was unusual. Plants were grouped according to their country of origin rather than the more usual botanic family groups. The 8 countries that were part of Spooner's layout were:

- Australasia
- Indonesia and Malaysia
- Pacific Islands
- Europe
- India
- Africa
- China and Korea
- The Americas

Later when the Botanic Garden lands were expanded and Council had hired Deane Miller as Parks and Gardens Controller and Director of Wollongong Botanic Garden it was determined that the geographical based garden concept was not working well and that a habitat planting system would better suit the expanded site.

Habitat planting is regarded as the most natural system. The needs of the different species complement each other; they take up different portions of nutrients; their roots reach different levels; some need sun and other grow in the shade. In the Garden, it was possible to develop microclimates- from the exposed dryland of the highest hill, to stone-filled gullies and open grassland. The habitat planting system was incorporated over the existing geographical base, where needed some areas were totally reconstructed and some remained untouched.

In 2020, the Botanic Garden continues to display some of the original zonal collections, and many of the later habitat collections as well as significant taxonomic collections – collections based on Plant families. Like many Botanic Garden across the world, Wollongong's contemporary plant collection focus is evolving toward collections with a specific conservation focus, where plants under threat in natural habitat are held in botanic garden collections essentially as insurance against the extinction in the wild. Recent examples are the Towri Bushucker Garden constructed in 2012 representing local native plants that were traditionally used by the Aboriginal people for food, medicine and shelter, and the Palmetum or palm garden completed in 2015 and containing more than 1000 individual specimens, many of which are

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under critical threat in the wild. In addition, there is a new entry on Robsons Road to a new Rain Forest walk completed in 2018. Today, the Botanic Garden includes a wide variety of gardens which are shown in Figure 4A at the end of this document.

### **Aboriginal Heritage**

The site of the Botanic Garden has not been identified as an Aboriginal Heritage Site. Sensitive in the draft Aboriginal Development Control Plan. Although this is the case, the potential for the site to be of Aboriginal significance cannot be ruled out and protocols under the National Parks and Wildlife Act 1977 should be followed with respect to any items of Aboriginal significance being located on the site. Wollongong City Council has certain procedures for consultation with the local Aboriginal community regarding Aboriginal heritage and these procedures will need to be followed should any sites of significance be identified.

## **7 STATUTORY REQUIREMENTS**

### **The Local Government Act 1993**

The Local Government Act 1993 provides Council with statutory requirements with respect to the classification, categorisation, and management of Community Land. The Act provides that Council owned land, classified Community, can only be used in accordance with -:

- a) The Plan of Management applying to the land;
- b) Any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land; and
- c) The provisions of Part 2, Division 2 of the Local Government Act 1993.

### **Category of Community Land**

Pursuant to Chapter 6 Division 2 Section 36(4) of the Local Government Act 1993, the area of Council land included in this plan of management is categorised as “culturally significant”.

The Core Objectives of Community land categorised “culturally significant” are -:

1. 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.
2. Those conservation methods may include any or all of the following methods:
  - 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,
  - 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,

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- c) The reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,
- 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),
- 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.

The area covered in this plan of management is deemed culturally significant due to its historical ties to Arthur Hoskins, **The State Heritage Listing of Gleniffer Brae** and its use as a significant regional Botanical Garden.

#### **Environmental Planning and Assessment Act 1979**

The Environmental Planning and Assessment Act 1979 (EP&A Act) forms the framework for planning within NSW. The EP&A Act sets up environmental planning instruments which provide a basis for development control at a state wide (State Environmental Planning Policy-SEPP), regional (Regional **Environmental Plans such as the Illawarra Shoalhaven Regional Plan -REP**) and local level (Local Environmental Plans-LEP and Development Control Plans- DCP).

While this plan of management determines the permitted uses for this area of community land, any development that is to take place on this site still requires assessment under Part 4 of the EP&A Act as part of the development application process, **unless exempted under SEPP provisions**. Consent granted by Council must be in accordance with the planning instruments gazetted for the area.

#### **Heritage Act 1977**

The NSW Government introduced the Heritage Act in 1977 to identify and conserve heritage in the state. The act was amended ~~in~~ with the *Heritage Amendment Act 1998*. Among other things, the amendment created the State Heritage Register.

Gleniffer Brae is listed as a heritage item of State significance by its inclusion on the State Heritage Register (**SHR Listing No 00557**). It is therefore subject to the provisions of the Act which specifically apply to listed items. Any development proposed within the listing boundary of Gleniffer Brae must therefore have the consent of the NSW Heritage Office, the administrator of the Act.

## **8 EXISTING FACILITIES/USES AND CURRENT LEASES/LICENCES**

Generally, the grounds of the Botanic Garden are used for cultivating plants, passive recreational activities and the hosting of private and public events/social functions such as, but not limited to, weddings, community festivals or theatre through the granting of short term casual licences\*.



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Walking and bus tours of the Botanic Garden are available, run by either Botanic Garden staff or volunteers from the Friends of the Botanic Garden.

Existing development includes pathways and park furniture/amenities to facilitate public enjoyment the area. Existing longer term Leases or Licences are listed below by the relevant building/feature.

**Gardens**

Rose garden, lawns, azalea bank, Flowering Trees and Shrubs, succulent, dryland, Australian Open Forests, endangered species, bog and moraine, Middle Creek, woodland, open forest, East Coast Australian ~~Hawarra~~ Rainforest, wet sclerophyll, dry sclerophyll, exotic rainforest, herb, conifer collection, Temple Garden, Bush Tucker Garden and Palmetum. Visitors stroll through these gardens for enjoyment and education. The fig lawn is also used for community events such as Cinema.

**Botanic Garden Built Structures**

Japanese bridge and pavilion, Woodland gazebo, duck pond, Sir Joseph Banks Plant House, IMB Rotunda, Mercury Fountain, Rose Garden gazebo, BBQ facilities, All Abilities Playground and Rainforest amphitheatre.

The amphitheatre is used for the holding of public and private performances/productions through the granting of a short term casual licence. The use of the amphitheatre is restricted to the existing stage and surrounding embankment. The amphitheatre is a wood stage structure covering around 100 square metres.

The Sir Joseph Banks Plant House provides a controlled environment and currently displays a collection of cacti and tropical plants.

**Administration Building and Library**

Located off Northfields Ave, this one storey building is the administration centre for Botanic Garden staff and provides visitor information services. It has a tea room, toilet and 5 offices. ~~The library adjoins the Administration Building and is an open plan room with area to conduct courses and meetings.~~ There is a 8 6 (includes 1 disabled space) car space sealed parking area to service the administration building, use is restricted to authorised persons only.

**Towri Centre**

Located off Northfields Ave, the Towri Centre was constructed in 2012 as a purpose built volunteer training facility, and has accessible ramps and amenities, kitchen, and meeting space for 15 – 30 people with an additional covered deck space that can hold up to 60 people. The Towri centre is used by the Friends of the Botanic Garden for meetings, by Bushcare volunteers for training, as a place to learn about Aboriginal cultural use of plants and is also booked as a venue for Children's Birthday Parties.

**Seed Store**

The seed store is a demountable building which houses a collection of seeds and data on that collection. It is located between the depot and the administration car park.

**Discovery Centre**

This building is off the Madoline Street entrance and was originally the residence of the gardener for the Gleniffer Brae Manor House. The house was originally named Cratloe. It ~~was renovated over 20 years ago~~ has been renovated and is now used as an environmental education centre for

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~~the Friends of the Botanic Garden and visitors~~ for students and the general community. The Friends of the Botanic Garden ~~hold monthly meetings~~ have an office at the Centre and school groups visit the Centre on a regular basis. There is a ~~unsealed~~ sealed car park off Madoline Street which can accommodate up to 25 cars, that is used most heavily when the Discovery Centre is in use.

***Botanic Garden Depot and Nursery***

The Depot is located off Northfields Ave and is used by staff for storage of plant and materials for the Garden and as a work area. It consists of soil bins, soil loader, various plant and tool cages. Attached to the depot is the staff lunch room, mower and fertiliser shed and also the nursery. The nursery consists of two glasshouses, a shade house and nursery work area used to cultivate plants.

***Greenplan Hut/Green Plan Area***

The Greenplan hut is used on Greenplan days as office space and a storage area. The Greenplan parking area is unmarked and has the capacity to hold 47 cars (includes 1 disabled space). It is located near the depot/nursery and includes the parking area next to the Kooloobong Oval.

***Weed Crew Building***

~~This building is used as the lunch room and amenities for the weed crew. It is located near the Madoline Street entrance to the Garden and also functions as a store area for green waste. This building is within the weed crew area which is currently fenced and not used by the general public. (the area has been returned to the Botanic Garden as a display area – Palmetum)~~

***Toilets***

There are public facilities located south east of the Northfields Avenue entrance and just inside the Murphys Avenue entrance available for use by staff and visitors.

***Kooloobong Oval and Amenities Building***

These two playing fields are located in the north west corner of the property and are currently licenced to the University of Wollongong for formalised sporting activities. There is a temporary grandstand, amenities block and carpark on site. The carpark is also used by customers to Council's Greenplan program.

***Parking to Visit Botanic Garden***

Formal access to the Botanic Garden is off Murphys Avenue where there is an unmarked asphalt sealed carpark which accommodates 35 30 cars, including 2 disabled carparking spaces. There is also overflow parking available along Murphys Avenue. There is unmarked parking at the Madoline Street Entrance for 20 cars (1 additional disabled space is line marked). These spaces are for authorised groups/persons usually related to events at the Discovery Centre. There is also some dedicated bicycle parking available at the Murphys Avenue carpark.

***Gleniffer Brae Buildings***

***Manor House and Courtyard***

The house is a single story English Tudor style residence with a flat over the garage. It is used for the teaching, studying and performing of music in those areas shown as hatched in figure 2 It is also was previously used for the holding of public and private functions and exhibitions,

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and as classrooms, offices and dormitories during the SCEGGS occupancy in those areas shown as unhatched in figure 2 and the courtyard.

***Manor House Garage***

This garage is shown as room 20 of the Manor House in Figure 2. It provides for storage of function equipment and maintenance equipment by Council.

***Gardens and lawns surrounding Manor House***

There are original stone and brick walls and terraces, a fountain, sandstone driveway, gate pillars and a dolls house. These gardens and lawns are available for public access in conjunction with other functions and exhibitions at the Manor House at all times during Botanic Garden opening hours.

***Garden Shed***

This is a timber shed with tile roof that was built as part of the original estate. It is used for the storage of equipment used for the maintenance of Gleniffer Brae and the Botanical Gardens.

***Music Recording Laboratory (Old Soils Testing Laboratory)***

This building is currently leased by the Conservatory of Music (the Con) for the purposes of teaching, studying, and performing music. It is a split level brick building first built as part of the girls school then used by Council as a soils testing laboratory.

***Double Storey School Building and Single Storey School Building***

These brick, multi room structures were built during the time Gleniffer Brae served as a private girl's school. They are currently leased out by the Con for the purposes of teaching, studying and performing music.

***Auditorium***

This is a 1970's brick building was the former school library consisting of one large room around 13 x 12 metres with two small auxiliary rooms. It is currently leased by the Con for the purposes of teaching, studying and performing music.

***Old Caretaker's Residence***

The old caretaker's residence was originally brought from Mangerton and placed on site as the residence for the headmistress of the girl's school around 1960. After the closure of the school, the house was occupied by Council's caretaker until 1992. It was previously leased by Council as a private residence on a six monthly lease basis in the recent past and has been vacant since approximately 2005.

***Gleniffer Brae Car Parking***

The car parking available at Gleniffer Brae consist of asphalt car parking marked for 35 cars with overflow parking of reinforced concrete grassed over for approximately 25 cars, providing a total number of parking spaces of 54 (4 of these are disabled spaces). There is a small Conservatorium Staff car park off Robsons Road that can accommodate 10- 9 cars, that currently does not meet public safety requirements and has been closed since 2015. It does not form part of the area leased to the Conservatorium, despite the past use by staff. It is planned to consider the future of this area as part of an overall masterplan for the Botanic Garden.

**\*Short Term Casual Licences** are those permitted by the Local Government (General) Regulation 2005. In relation to this plan of management, Council may grant a short term casual licence for the following:



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- (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

## 9 BASIS FOR MANAGEMENT

### Key Values of Wollongong Botanic Garden Plan of Management Area

These key values for the POM area have been derived in consultation with key stakeholders, including the Friends of the Botanic Garden and from the draft 2020 Gleniffer Brae Draft Conservation Management Plan (~~Tropman and Tropman, 2004~~). The values are also reflective of the values incorporated in the Future Uses of Gleniffer Brae reports to Council on 24 August 2015 and 8 September 2014. In addition, the values express Council's commitment to the purposes of a regional Botanic Garden of Excellence.

### Future Uses of Gleniffer Brae Manor House Community Values

- Uses of part or all of Gleniffer Brae Manor House and the lawns that are new after the making of this plan should:
  - maintain or enhance its heritage values
  - be financially viable
  - provide community access to Gleniffer Brae
  - enhance the tourism potential of Gleniffer Brae
  - be compatible with existing users/tenants
  - improve the security of Gleniffer Brae and the Botanic Garden
  - link to and integrate with the Botanic Garden

### Environmental and Conservation Values

- The Botanic Garden's primary purpose is to display and conserve living collections of plants.
- Plant collections reflect the history of the garden including original plantings, through to current day collections developed in response to contemporary global challenges including climate change response and loss of natural habitat.



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- The Botanic Garden is underpinned by ecological sustainability principles, and promotes the use of local flora within the region via the Greenplan program, and aims to conserve regionally threatened flora through ex-situ (out of natural habitat) collections management.
- The garden is recognised regionally as a site of Horticultural excellence.
- The Botanic Garden has a lead role in educating the community about plant conservation, and sustainability principles.

***Historical Values***

- Gleniffer Brae and the Wollongong Botanic Garden is associated with the Hoskins family, pioneers of the steel industry and responsible for its creation and development at Port Kembla.
- Gleniffer Brae is associated with architect Geoffrey D. Loveridge, who received recognition for his work.
- Gleniffer Brae and its gardens are associated with the development of secondary, tertiary and music education in the Illawarra.
- Gleniffer Brae's garden was designed by prominent landscape designer Paul Sorensen.
- The estate forms the basis of a large scale municipal botanic garden.

***Aesthetic Values***

- Gleniffer Brae was a well-designed residential estate which was selected for its topographical setting. Even though the garden, designed by Paul Sorensen - a landscape designer who has received recognition for his works, was confined to four acres immediately surrounding the house, the ~~Sorensen-garden setting~~ extends beyond to the area now known as the Botanic Garden.
- Gleniffer Brae, the house, landscape and associated items constitutes an attractive element of the University/Botanic Garden precinct.
- Gleniffer Brae constitutes a fine example of Inter-War Period and English Tudor or Elizabethan Revival style of architecture, influenced by English Architecture and has a very distinctive character.
- Gleniffer Brae constitutes an example of outstanding craftsmanship.
- The gardens constitute an integral part of the design and setting of Gleniffer Brae. These were designed by Paul Sorenson, a landscape designer who has received recognition for his works.

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- Views from Gleniffer Brae span across Wollongong City to the Ocean. **The Escarpment forms the backdrop to the Wollongong Botanic Garden.**
- The Botanic Garden is a nationally recognised garden composed of various terrestrial gardens, landscape settings and abundant floral and fauna life with linked pathways for visitors to pursue education and recreation.

**Social Values**

- The Botanic Garden is a key Regional community and tourist facility supporting a range of visitor experiences to local, regional, and international visitors.
- Wollongong Botanic Garden, including Gleniffer Brae, has been associated with Arthur Sidney Hoskins who was prominent in pioneering the steel industry in the area.
- Gleniffer Brae has been associated with the life of the community and the area, **ie as evidenced by later and current educational and past function uses.**
- The Botanic Garden is still held in high esteem by the local community who have a demonstrated ongoing interest in its conservation and management. The Friends of Wollongong Botanic Garden, formed in 1981, are an interested group of **citizens volunteers** who assist in the promotion and development of the Garden.
- ~~The Botanic Garden, including Gleniffer Brae, is a key community and tourist asset.~~

**Management Objectives**

- To ensure the conservation of plant species faced with the threat of extinction within the South East Region of NSW.
- To be a leading agency in educating and promoting the importance of plants and wider sustainability initiatives to the community
- To protect and enhance the heritage values of the site.
- To establish and promote a unique public space which makes provision for a range of activities which are appropriate to the **environmental and conservation**, historical, social and aesthetic values of the site and are complementary to each other.
- To encourage community understanding and appreciation of the historical and cultural significance of Gleniffer Brae
- Develop, expand and promote the Botanic Garden as a key community and tourist asset.
- To continue the sporting activities at Kooloobong Oval until the Botanic Garden is developed to such a stage as the land is needed for Botanic Garden purposes

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## Management Outcomes

- The protection, enhancement and interpretation of the historical qualities of the site.
- The establishment of a public space that caters for a wide range of activities appropriate to the site.
- **Gleniffer Brae and the Wollongong Botanic Garden are managed as one significant community and tourist asset with outstanding heritage value.**

## 9 IMPLEMENTATION AND MONITORING

### Permissible Use/Development and Lease/Licence Table

(see figure 6- Botanic Garden Plan of Management Area for zones at the end of this document)

| Building or Structure and Area Of BG and GB        | Permissible Use or Development or Lease/Licence   | Scale and Intensity   |
|--|---|---|
| Future Friends of Botanic Garden Facility (Zone 1) | <ul style="list-style-type: none"> <li>• To construct a new building within zone 1 in a location and of a design that is approved by Council. The <b>visitor information</b> facility will provide a place for the Friends of the Botanic Garden to meet <b>and greet botanic garden visitors</b>, display/store items of interest and to allow them to run a small ancillary <b>gift shop retail-operation</b> to generate income for Friends related projects.</li> <li>• <b>The Future Friends Facility may be combined with a kiosk/café and/or public toilets</b></li> </ul> | <b>In accordance with a future design process. Approximately 60m2</b>   |
| Administration Building and Library (Zone 1 or 4)  | <ul style="list-style-type: none"> <li>• General Administration, provides visitor information</li> <li>• Storage of books and information relating to the BG, place for public and private meetings and courses</li> <li>• <b>Demolition and redevelopment or</b> Refurbishment and maintenance of building to suit permissible uses</li> </ul>   | <b>Demolition and redevelopment in accordance with a future design process or</b> Refurbishment within building footprint |
| Seed store (Zone 4)                                | <ul style="list-style-type: none"> <li>• <del>Store and study collection of seeds and data information</del></li> <li>• <b>Development of regional</b> Seed store and seed processing laboratory</li> <li>• Refurbishment and maintenance of building to suit existing and permitted use.</li> <li>• Construction of new facility.</li> </ul>   | Approx 50m2 for seed storage facility   |

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| Building or Structure and Area Of BG and GB                    | Permissible Use or Development or Lease/Licence  | Scale and Intensity   |
|--|--|---|
| Depot (Zone 4)   | <ul style="list-style-type: none"> <li>Storage of plant and materials and used as a work area by Council</li> <li>Storage of function equipment and maintenance equipment by Council.</li> <li>Lunch room for council staff</li> <li>Refurbishment and maintenance of buildings to suit existing and permitted use.</li> <li>Extension of the main depot structure</li> <li>Installation of washdown facility using recycled water</li> <li>Installation of fuel bowser</li> <li>Demolition and redevelopment or Refurbishment and maintenance of building to suit permissible uses</li> <li>Installation of temporary structures as an interim measure to meet operational needs of the Botanic Garden</li> </ul> | Existing Main Depot Structure may extend to 3,500m <sup>2</sup> or Permanent Redevelopment structure in accordance with a future design process |
| Nursery (Zone 4)   | <ul style="list-style-type: none"> <li>Houses and cultivates plants</li> <li>Nursery work area</li> <li>Installation of water recycling facility</li> <li>Expansion of plant standing areas</li> <li>Refurbishment and maintenance of building to suit use</li> </ul>  | 4,000m <sup>2</sup> for nursery areas/structures  |
| Towri Centre (Zone 1)  | <ul style="list-style-type: none"> <li>Use as a volunteer training and meeting facility</li> <li>Use for hire for private bookings</li> <li>Use for hosting education programs</li> </ul>  | Maintenance, refurbishment within existing building footprint   |
| Green plan hut (Zone 4)  | <ul style="list-style-type: none"> <li>Office space and storage area</li> <li>Sale of Botanic Garden items</li> <li>Refurbishment and/or redevelopment and maintenance related to permitted use</li> </ul>   | Refurbishment within building footprint or redevelopment in accordance with a future design process.  |
| Sir Joseph Banks Glasshouse (Zone 1)                           | <ul style="list-style-type: none"> <li>Display collections of plants requiring glasshouse environment</li> <li>Refurbishment and maintenance of building</li> </ul>  | Refurbishment within building footprint   |
| Northfields Avenue (Zone 1) and Murphy Avenue Toilets (Zone 1) | <ul style="list-style-type: none"> <li>Refurbishment and maintenance of building including disabled access improvements</li> <li>Demolition if new toilets are to be built as part of the redevelopment of the area subject to demolition</li> </ul>   | Refurbishment within building footprint<br><br>Replacement of demolished toilets according to future Botanic Garden                             |



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| Building or Structure and Area Of BG and GB                      | Permissible Use or Development or Lease/Licence  | Scale and Intensity   |
|--|--|---|
|  |  | Masterplan  |
| <del>Weed Crew Building and Fenced Area (zone 6)</del>           | <ul style="list-style-type: none"> <li><del>• Lunch room and amenities for BG staff, especially the weed crew</del></li> <li><del>• Conversion to a toilet/amenities block</del></li> <li><del>• Storage Area</del></li> <li><del>• Future Parking Area for Botanic Gardens</del></li> </ul>   | <del>Improvements only within currently fenced in area (the area known as zone 6)</del>   |
| Garden and Lawn Sections of BG, including Duck Pond (Zone 1)     | <ul style="list-style-type: none"> <li>• Cultivating plants and leisure area</li> <li>• Passive Recreation</li> <li>• Environmental, Heritage and Cultural Education Programs such as, but not limited to, plant conservation techniques, appreciation for Aboriginal Cultural use of plants and the importance of the Hoskins family to Wollongong</li> <li>• Weddings, picnics, social functions, tours</li> <li>• Development to enhance the exhibits/plants/open areas for enjoyment by the public (for example, the installation of boardwalks in the Rainforest Section, installation of accessible children's garden play area, improvement of shelters, pathways, etc)</li> <li>• Granting of short term casual licences for private or public functions or events consistent with Botanic Garden values</li> <li>• <del>Starlit</del> Outdoor cinema</li> </ul> | Suitable to the environment of the Botanic Garden   |
| Discovery Centre (Zone 1)  | <ul style="list-style-type: none"> <li>• Environmental education programs, meeting and activity area</li> <li>• Café/restaurant use</li> <li>• Maintenance of the building, Refurbishment, including sympathetic expansion of building and/or outside covered area to suit use as education centre and/or café restaurant. The Education Centre and/or Restaurant/Café may include a small shop facility.</li> <li>• Granting of a lease or licence for café/restaurant use</li> </ul>   | <del>Refurbishment in accordance with a Botanic Garden masterplan. including expansion not to exceed 30% of existing footprint. Any shop/retail operation would be ancillary to the education centre or restaurant/café and would not exceed 15% of the area of the facility.</del> |
| Future Newly Constructed Botanic Garden Restaurant/Café (Zone 1) | <ul style="list-style-type: none"> <li>• New Construction of a restaurant/café facility with ancillary retail shop relating to Botanic Garden visitors.</li> <li>• The granting of a lease or license for a café/restaurant</li> <li>• The granting of a license for a Botanic Garden related retail facility</li> </ul>   | <del>The new restaurant/café in accordance with a future design process. cannot exceed 500 square metres in area. Any retail portion could not exceed 15% of the total area of the building.</del>  |
|  |  |   |

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| Building or Structure and Area Of BG and GB   | Permissible Use or Development or Lease/Licence   | Scale and Intensity  |
|---|---|--|
| Amphitheatre (zone 1 )  | <ul style="list-style-type: none"> <li>Events/Educational Activities</li> <li>The holding of public and private performances/productions and events or education activities and the granting of short term casual licence for those purposes</li> <li>Refurbishment and maintenance of structure, including the installation of electricity and composting toilets</li> </ul>   | Capacity to hold 1,500 people  |
| Kooloobong Oval, Amenities Building (zone 2) and the parking area that is across both (zone 2) and (zone 4) | <ul style="list-style-type: none"> <li>The playing of formalised sporting activities and use of associated amenities building to support that purpose</li> <li>The granting of a licence or licences for formalised sporting activities</li> <li>The granting of a licence for parking within zone 1 and zone 2</li> <li>Development of regional herbarium and laboratory facility</li> <li>Expansion of existing BG Depot/Nursery operations</li> <li>Expansion of Botanic Garden Living Collections</li> <li>Granting of a licence for the regional herbarium and laboratory</li> </ul> | <p>Regional herbarium facility up to 1,100m<sup>2</sup></p> <p>Expansion of BG Depot/Nursery operations to a maximum of 70% of zone area</p> <p>Use of Sporting fields, and amenity block to remain at current scale and intensity (ie 2 playing fields and associated uses) with acknowledgment there is scope to allow more community sport use of the existing two fields through careful operational field management.</p> <p>Parking to a scale that allows for the use in Zone 2 as a sporting fields and/or the development of the herbarium facility. Parking could also expand into zone 4 from zone 2 as long as the provision of the nursery and depot functions were able to continue.</p> |
| BG Car parks – Murphys Avenue (zone 1),   | Murphys Avenue and Madoline Street car parks provide parking for park visitors. Madoline Street Car park could be used for Bus parking after redevelopment.   | <p><del>Murphys Ave—up to 50 car parking spaces</del></p> <p><del>Madoline Street—up to</del></p>  |

*Plan of Management for Wollongong Botanic Garden*

| Building or Structure and Area Of BG and GB   | Permissible Use or Development or Lease/Licence   | Scale and Intensity  |
|---|---|--|
| <p>Northfields Ave (zone 1),</p> <p>Madoline Street (zone 1)</p> <p>Kooloobong Oval/Green Plan (zone 2)</p> | <p>Northfields Avenue car park provides parking BG staff and other authorised persons</p> <p>It is permissible to improve, maintain or expand the general parking for the Botanic Garden in these areas</p>   | <p><del>30 car parking spaces</del></p> <p><del>Northfields Ave — 8 car parking spaces</del></p> <p>Within these parking areas there are a total of 107 spaces in 2016, an increase in car parking spaces would be in accordance with a future Masterplan Process.</p> |
| Robsons Road Cottage (zone 3)   | <p>Environmental education programs, meeting room and activities area (Relocation of Discovery Centre to this cottage)</p> <p>Administrative function/offices for BG/GB activities management <del>or to support an adaptive reuse of the Manor House or to support better integration as an area within the Wollongong Botanic Garden</del></p> <p>The granting of a lease or licence for the purpose of a educational/administration facility <del>or supportive adaptive reuse of the Manor House or to support better integration as an area within the Wollongong Botanic Garden</del></p> <p><del>Demolition and redevelopment of area for a permissible use or refurbishment, maintenance and construction of the building to suit its permitted uses. Construction is for the expansion of the existing building for non residential purposes only. The area can also be used for open space.</del></p> <p><del>To lease the cottage as a private residence</del></p> | <p><del>Redevelopment, Refurbishment, maintenance and expansion up to double the size of existing footprint in accordance with a Council Endorsed Botanic Garden Master Plan</del></p> <p><del>Residential lease for a 12 month period or less</del></p>               |
| Gleniffer Brae Manor House and Courtyard (zone 3)   | <p>The teaching, studying and performing of music and the granting of a lease/licence for those purposes in <del>that part of</del> the manor house <del>shown hatched in figure 2</del> for a maximum period of <del>21</del> 30 years.</p> <p>The holding of public and private functions and / or other uses consistent with the values of Gleniffer Brae <del>exhibitions in those areas unhatched in figure 2 and the</del></p>  | <p><del>Those rooms shown as hatched in figure 2 are to be used for teaching/studying and performing music</del></p> <p><del>Those areas unhatched in figure 2 and the courtyard</del></p>   |

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| Building or Structure and Area Of BG and GB            | Permissible Use or Development or Lease/Licence  | Scale and Intensity   |
|--|--|---|
|  | <p><del>courtyard</del>. The granting of a short term casual licence, or longer term licence or lease for those purposes for a duration of no longer than <del>7 days</del>. 30 years as a maximum. Longer lease or license terms require public benefit and/or significant private investment. Lease or license terms longer than 21 years require Minister's consent in accordance with section 47 (5)(b) of the Local Government Act 1993.</p> <p><del>The only</del> Permitted development is the maintenance, and refurbishment, and adaptive reuse of the building in accordance with the Conservation Management Plan and the NSW Heritage Council (<del>Tropman and Tropman, 2004</del>)</p> <p>A function is defined as "any ceremonious public or social gathering or occasion"</p> <p>Adaptive Reuse is one that will uphold the heritage values of the Manor House and provide for its activation and is one that is approved by the NSW Heritage Council. Granting a lease or license for an adaptive reuse is permissible for a short, casual, medium or long term use not to exceed 30 years. Longer lease or license terms require public benefit and/or significant private investment. Lease or license terms longer than 21 years require Minister's consent in accordance with section 47 (5)(b) of the Local Government Act 1993.</p> | <p><del>are to be used for public and private functions/exhibitions</del></p> <p>Suitable to the heritage and future use values of Gleniffer Brae and in accordance with the Conservation Management Plan, with general public access to areas of highest heritage value to occur up to ten times a year, along with appropriate heritage value education provided.</p> |
| Manor House Garage (zone 3)                            | <p>Storage of <del>Function equipment and maintenance</del> equipment by Wollongong City Council</p> <p><del>The only</del> Permitted development is the maintenance, and refurbishment and adaptive reuse of the building in accordance with the <del>draft</del> draft 2020 Conservation Management Plan and the NSW Heritage Council (<del>Tropman and Tropman, 2004</del>)</p>   | That area shown as room 20 of the Manor House in Figure 2   |
| Gardens and Lawns Surrounding the Manor House (zone 3) | Use of Gardens and lawns for public and private functions and / or other uses consistent with the values of Gleniffer Brae <del>and exhibitions</del> and the granting of short term casual licence, or longer term licence or lease for those purposes for a duration of no longer than <del>7 days</del> .—30 years as a maximum. Longer lease or license terms require public benefit and/or significant private  | All gardens and lawns are available for public access <del>in conjunction with other functions and exhibitions</del> during Botanic Garden opening hours.   |



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| Building or Structure and Area Of BG and GB   | Permissible Use or Development or Lease/Licence   | Scale and Intensity   |
|---|---|---|
|   | <p>investment. Lease or license terms longer than 21 years require Minister's consent in accordance with section 47 (5)(b) of the Local Government Act 1993.</p> <p>The only Permitted development is maintenance of the gardens and lawns to conserve their heritage and aesthetic value and development to support adaptive reuse of the Manor House in accordance with the draft 2020 Conservation Management Plan and the NSW Heritage Council.</p> <p>Also permitted are the creation of better links to the other areas of the Botanic Garden through items such as, but not limited to, signage and public pathways that do not harm the heritage values of the Manor House and Sorensen Gardens.</p>  | <p>Linkages with the other areas of the Botanic Garden to be in accordance with a Council endorsed Botanic Garden Masterplan</p>  |
| Garden Shed (zone 3)  | The storage of equipment used for the maintenance of Gleniffer Brae and the Botanic Garden. The only permitted development is the maintenance of the building to conserve its heritage value and adaptive reuse in accordance with the draft - draft 2020 Conservation Management Plan and the NSW Heritage Council.  | This use is restricted to within the footprint of the existing building   |
| Old Soils Testing Laboratory<br>And<br>Single Story School Building<br>And<br>The double Story School Building<br>And<br>Existing Auditorium (zone 3) | <p>The teaching, studying and performing of music and the granting of a lease/licence or licences for those purposes or for other purposes suitable to future adaptive reuse of Gleniffer Brae and/or other social, community or educational purposes.</p> <p>Refurbishment and maintenance of the buildings to suit purposes of teaching, studying and performing of music</p> <p>Demolition of any former SCEGGS buildings if they are no longer leased and return area to garden and lawn, and/or development of new appropriate building(s) to ensure future adaptive reuse of Gleniffer Brae Manor House and the granting of a lease/licence or licences for those purposes. On site acknowledgement of the role of the SCEGGS buildings is required if demolished</p> | <p><del>This use is restricted to within the footprints of the existing buildings:</del></p> <p>Redevelopment to be in accordance with a Council endorsed Botanic Garden Masterplan. The aim of a future redevelopment would be quality purpose built building(s) of a lesser scale than the existing buildings with parking (if necessary) newly sited to benefit the heritage values of the Manor House and with substantially increased green space.</p> |
| Possible New Auditorium   | A new auditorium can be built in Zone 5 if the design of the auditorium can meet NSW Heritage Office  | The new structure could not exceed 1½ times the   |

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| Building or Structure and Area Of BG and GB   | Permissible Use or Development or Lease/Licence   | Scale and Intensity   |
|---|---|---|
| <del>(Zone 5)</del>   | <del>Requirements and obtain the approval of both Council and the NSW Heritage Office. The existing auditorium must be demolished if a new one is built. Additionally, Council must approve of any new auditorium's concept and design.</del>   | <del>area of the existing auditorium.</del>   |
| Gleniffer Brae Car parks – Murphy's Road (Main Car park) And Robsons Road Car park (zone 3) | Vehicle parking to accommodate the use of the facilities at the Botanic Garden and Gleniffer Brae.<br><br>Maintenance and redevelopment of these areas for car parking purposes or purposes to support adaptive reuse of the Manor House in accordance with the draft 2020 Conservation Management Plan and the NSW Heritage Council or support the purposes of the Botanic Garden. | <del>This use is restricted to the parking of no more than 150 vehicles for both car parks.</del> Current vehicle capacity is 63 parked cars. (9 of these spaces are in the Robson Road car park which is not in use – because of condition)<br><br>Limited capacity exists for increasing parking if part of a Council endorsed Botanic Garden Masterplan. |

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## 10 ACTION PLAN

| Management Issue                                  | Objectives and Performance Targets  | Means of Achievement  | Manner of Assessment  |
|---|---|---|---|
| Recreation Services in Botanic Garden (BG)        | <p>Enhance the recreation experience of visitors</p> <p>Increase the number of visitors to the Botanic Garden by <del>20%</del> 10 % in the next 5 year period from 2016 level of 450,000</p>                       | <p>Provide <del>more unique</del> event opportunities in the <del>Garden park</del></p> <p>Provide more amenities such as, <del>but not limited to,</del> new <del>educational facility, playground equipment, and</del> café and restaurant, better public toilets, an information kiosk and infrastructure to facilitate events</p> | <p>Tracking of visitor numbers and use of Customer Satisfaction Surveys</p> <p>Progress towards the development of the new amenities at the Gardens by securing Council and Non Council funds for those purposes</p> <p>Rate of progress on construction of those amenities</p> |
| Education <del>s</del> Services in Botanic Garden | <p>Raise awareness and knowledge of environmental issues through educational programs at the BG</p> <p>Increase the number of participants in the educational programs at the BG</p> <p><del>Increase the</del></p> | <p>Improve the Discovery Centre Facilities</p> <p>Include environmental education in the BG signage and interpretation</p> <p>Increase the number of education programs/tours provided by BG staff</p>  | <p>Tracking of visitor numbers and use of Customer Satisfaction Surveys</p> <p><del>Rate of progress towards development of improved Discover Centre</del></p>  |

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| Management Issue                            | Objectives and Performance Targets  | Means of Achievement  | Manner of Assessment   |
|---|---|---|--|
|   | <del>number of persons using BG services such as the Horticultural Advisory Service or those attending tours and seminars</del>   |   | <del>Progress towards linking the use of the Discovery Centre with the Amphitheatre to enhance the learning experience</del>   |
| Conservation Services in the Botanic Garden | <p>Have the BG play a pivotal role in the conservation and enhancement of Wollongong's environment and biodiversity</p> <p>Increase the ongoing greenplan, seed collection, contract growing, and bushcare activities of BG</p> <p><del>Increasing Ex-Situ conservation activities for threatened species within SE NSW Bioregion</del></p> | Continuation and expansion of conservation services in the Botanic Garden   | <p>Tracking the number or amount of seed collected, trees/plants provided to community members</p> <p>Number of bushcare services provided annually by BG staff</p> <p><del>Progress towards the funding and building of the regional herbarium</del></p> <p><del>Tracking number of threatened species under management actions</del></p> |
| Asset Management                            | To have safe, attractive buildings, features, and   | Refurbishment/Maintenance in accordance with the <del>Draft</del> Conservation Management Plan <del>2004</del> for Gleniffer Brae | Amount of work completed in accordance   |



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| Management Issue  | Objectives and Performance Targets   | Means of Achievement  | Manner of Assessment   |
|---|--|---|--|
|   | artworks that are appropriate for their use and that reflect their history throughout the Botanic Garden and Gleniffer Brae  | Ongoing improvements to the Gardens assets<br><br><b>Completion of the Botanic Garden Masterplan</b>  | with the <b>2001 CMP</b> .<br><br>Number of physical improvements in the Gardens   |
| Inappropriate uses of Gleniffer Brae and surrounding gardens                  | To ensure that permitted uses of the site are compatible and consistent with the heritage values of the site.<br><br>To ensure that no inappropriate use is permitted<br><br><b>Views from the Manor House are more consistent with era of Hoskins</b> | Ensure that the leases/licences are specifically conditioned<br><br>Ensure use of the site is consistent with the lease/licence conditions and also complies with the terms of development consent where applicable<br><br><b>Consider expanding the NSW Heritage Conservation Order and/or amending the local listing under the LEP to part of Lot 1 DP 252694 to enable better management of views from the Manor House. The existing NSW Heritage Council Listing is in the Appendix as Figure 5A.</b> | Undertaking of regular inspections of the site to ensure that all activities are authorised.<br><br>Regular liaison with lessee<br><br>Reporting of activities quarterly as part of the Council's Corporate Review<br><br><b>Undertake the LEP review or make formal request to NSW Heritage Council</b> |
| Ensuring the remaining grounds and buildings of Gleniffer Brae are maintained | To ensure that an appropriate maintenance program is developed<br><br>To ensure the amenity of the area and integrity of the buildings is  | Implementation of the recommendations of the Conservation Management Plan ( <del>Tropman and Tropman 2001</del> ).<br><br>Ensure resources are committed to a programmed maintenance schedule for the site<br><br>Ensure use of the site is consistent with lease/licence conditions and  | Review the amount of unscheduled maintenance and ensure that any maintenance of the site is undertaken in accordance with the  |

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| Management Issue  | Objectives and Performance Targets  | Means of Achievement   | Manner of Assessment  |
|---|---|--|---|
|   | maintained.   | this plan.   | Conservation Management Plan<br>(Tropman and Tropman 2004).   |
| The historical significance of Gleniffer Brae is promoted | Educate visitors to the site and the general community of the historical significance of the site<br><br>To ensure that visitors have an understanding of the historical significance of the site   | To provide interpretive devices/displays within the curtilage of the site<br><br>Provide appropriate material to visitors and the community promoting the site | The degree of interest in the historical significance of the site<br><br>On site interpretation<br><br>Visitor surveys, number of hits on BG website<br><br>Track sales/promote of Dena Leighton book about Botanic Gardens |
| Appropriate use of amphitheatre                           | The use of the amphitheatre is undertaken in a manner that does not cause undue disturbance to local residents<br><br>To ensure that use of the amphitheatre is appropriate for the site and compatible with surrounding uses and residents | Ensure that appropriate facilities are provided to cater for open air performances/productions/seminars  | Number of complaints received regarding operating the amphitheatre  |

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| Management Issue  | Objectives and Performance Targets  | Means of Achievement   | Manner of Assessment   |
|---|---|--|--|
| Better integration between Gleniffer Brae and the rest of the Botanic Garden now and into the future as uses may change | <p>The community no longer sees a distinction between Gleniffer Brae and the Wollongong Botanic Garden, they are managed as one significant community and tourist asset with outstanding heritage values</p> <p>To establish and promote a unique public space which makes provision for a range of activities which are appropriate to the historical, social and aesthetic values of the site and are complementary to each other. New commercial activities and developments would be financially viable and appropriately sited in line with PoM values</p> | <p>Developing better linkages between Gleniffer Brae and the existing Garden areas operationally and through capital improvements.</p> <p>Promotion of the Sorensen Gardens as a Botanic Garden public display</p> <p>Development of Masterplan for entire Botanic Garden area with new linkages, quality amenity, buildings, plant collections and food offerings to support visitors to the Gardens.</p> | <p>Council endorsement of a Botanic Garden Masterplan that was developed with the community through extensive community engagement. Capital Improvements within the Botanic Garden are ongoing in accordance with the PoM and the future Masterplan.</p> |
| Aboriginal Heritage Values  | Define and  | Prepare a preliminary Aboriginal   | Completion of  |

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| Management Issue | Objectives and Performance Targets                                   | Means of Achievement   | Manner of Assessment  |
|------------------|--|--|---|
|                  | Interpret Aboriginal Heritage Values to increase community awareness | Cultural Heritage Assessment to inform future master planning, development and site interpretation | preliminary Aboriginal Cultural Heritage Assessment report. (An Aboriginal Archaeological Survey was undertaken by AMBS Ecology and Heritage in 2019 as Attachment C to the draft 2020 CMP) |

**Performance Assessment and Review**

As required under the Local Government Act 1993, it is necessary for Council to monitor and evaluate the success of this plan of management. This will ensure that the implementation of the plan is achieving the plan's specified objectives and strategies. The performance of this policy is measured against the degree to which it meets objectives/targets as set out in the Action Plan.

This plan of management is also subject to periodical review to ensure that changes which may affect the management of the area are taken into consideration in the plan.



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## 11 REFERENCES

Dena Leighton (2004) Wollongong Botanic Garden – A Story of Beauty & Diversity

Tropman and Tropman Architects (2001), Draft Gleniffer Brae Manor House Conservation Management Plan, Sydney, NSW.

Friends of Wollongong Botanic Garden (1986) Wollongong Botanic Garden, A History. Wollongong City Council

Architectural Projects Pty Limited. “Gleniffer Brae, Keiraville Draft Conservation Management Plan Review June 2020”

Future Uses of Gleniffer Brae Council Reports 8 September 2014 and 24 August 2015

## 12 APPENDIX

## MAPS AND OTHER DOCUMENTS RELATING TO BOTANIC GARDEN AND GLENIFFER BRAE

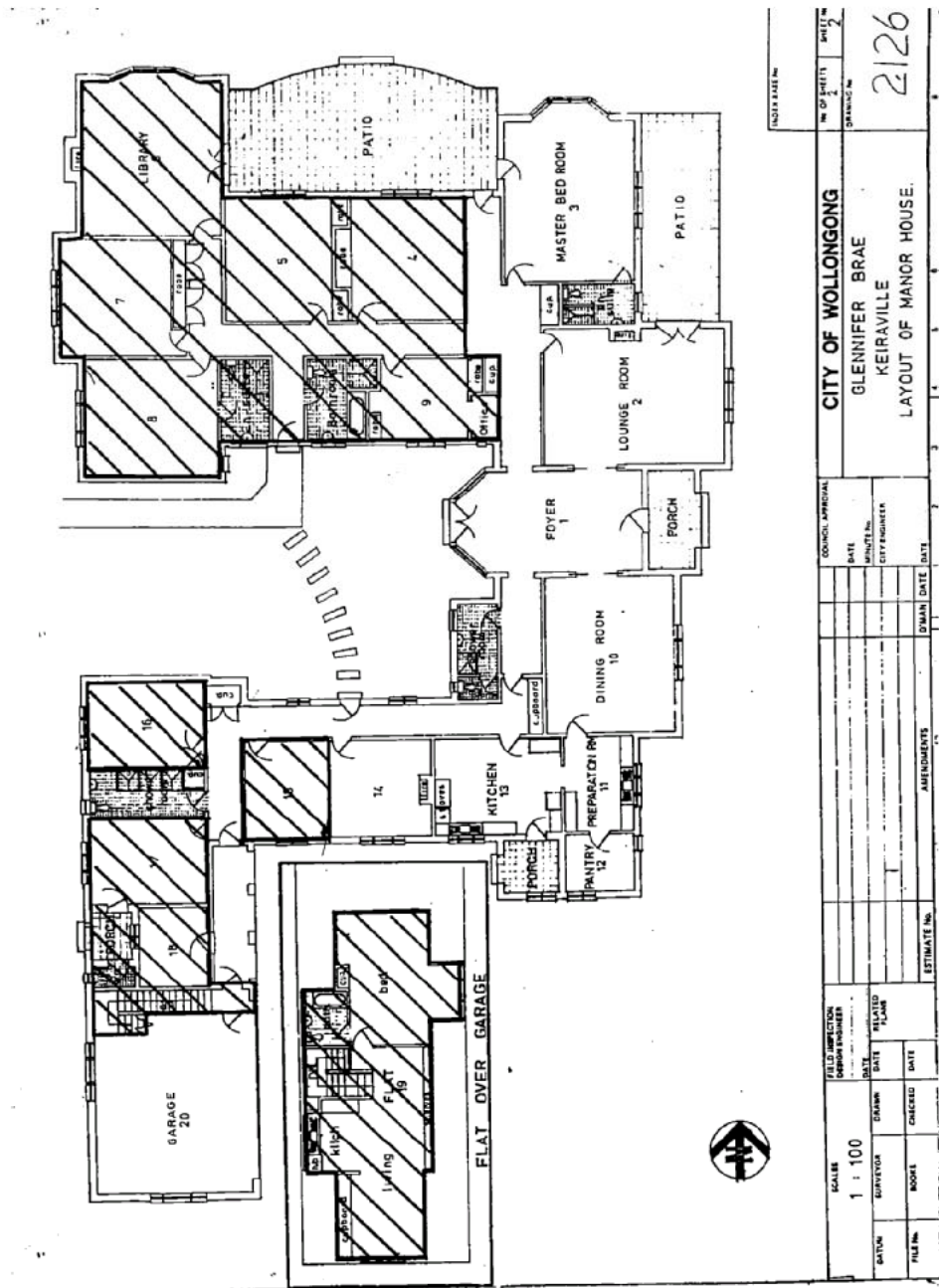


Figure 2. Plan of Gleniffer Brae Manor House. Hatched area shows rooms occupied by Conservatorium of Music under lease from Wollongong City Council.

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Figure 3 – Gleniffer Brae Buildings and Grounds

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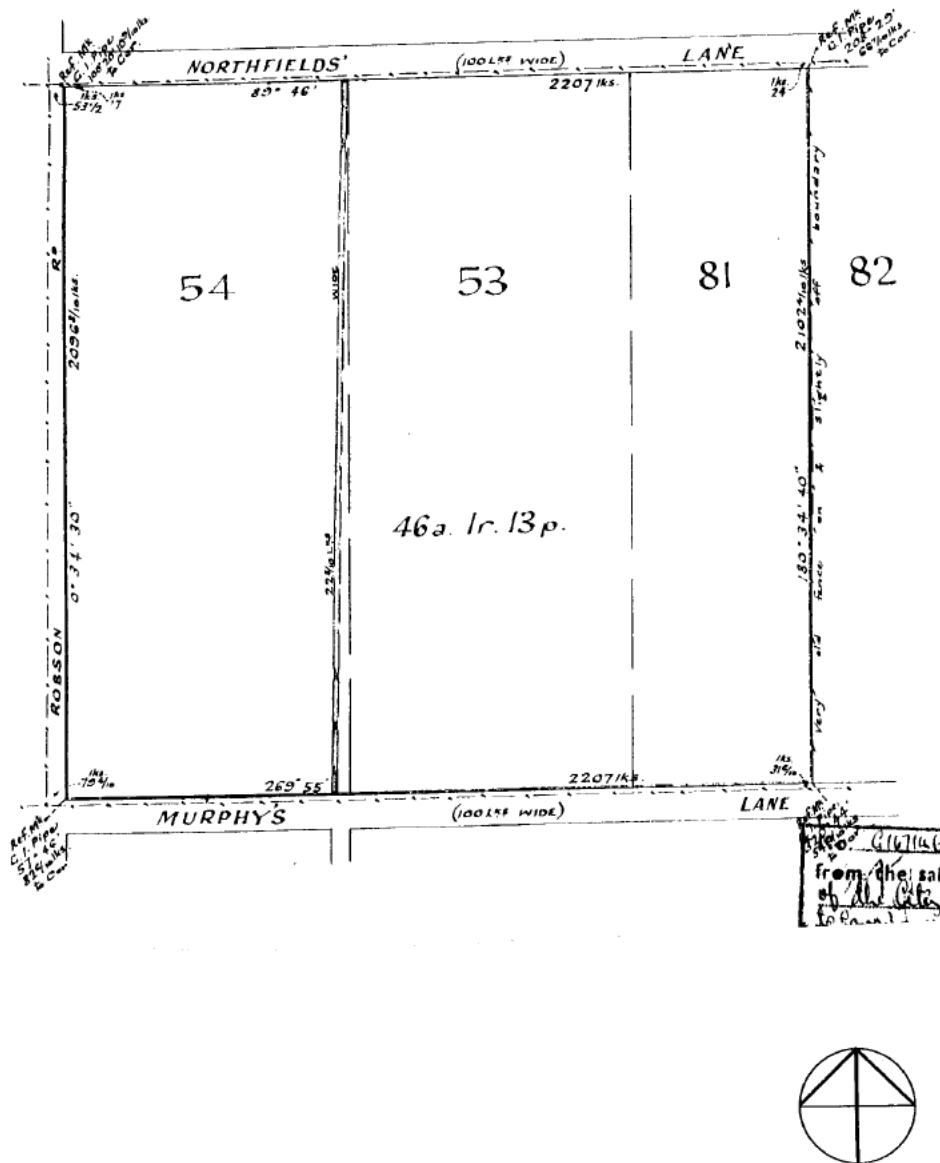


Figure No.4: Certificate of Title of Mrs Madoline Hoskins' land at Keiraville, 1937. The house was erected in the south-west corner.



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FIGURE 4A – Current map of garden type



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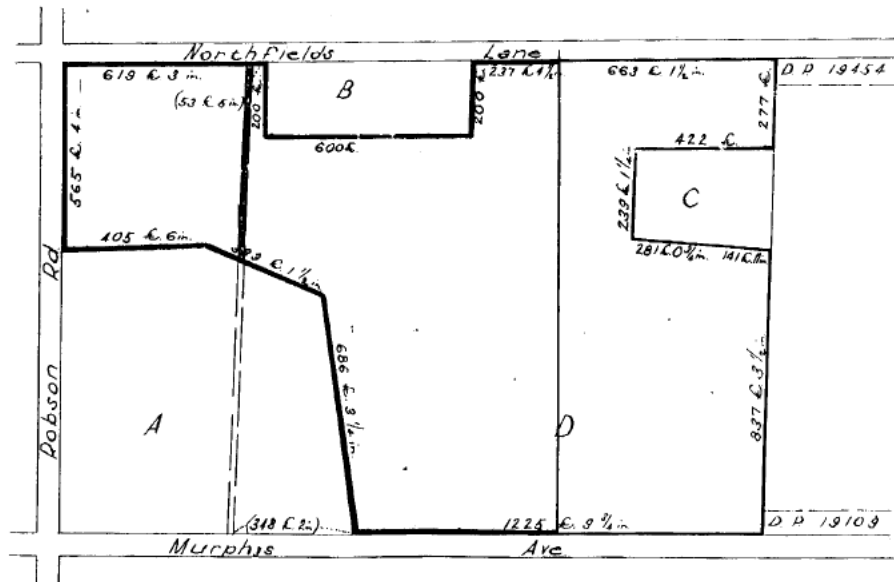


Figure No.5: Certificate of Title of Greater Wollongong City Council of the former joint Hoskins estates, 1954.

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FIGURE 5 A Heritage Council of NSW Listing of Gleniffer Brae

| HERITAGE COUNCIL OF NEW SOUTH WALES |                                 |
|-------------------------------------|---------------------------------|
| PLAN                                |                                 |
| UNDER THE HERITAGE ACT, 1977        |                                 |
| Description                         | <i>Lots 2 and 3 D.P. 252694</i> |
|                                     | <i>'Gleniffer Brae'</i>         |
| Mun/Shire/City                      | <i>Wollongong</i>               |
| Locality                            | <i>Keiraville</i>               |
| Parish of                           | <i>Wollongong</i>               |
| County of                           | <i>Camden</i>                   |

Scale *1:400*

SUBJECT LAND SHOWN THUS:

|   |   |
|---|---|
| THIS IS THE PLAN REFERRED TO IN <del>INTERIM</del> /PERMANENT CONSERVATION ORDER No. <i>557</i> |   |
| N.S.W. GOVERNMENT GAZETTE No. <i>41</i> OF <i>26.7.88</i>                                       | PLAN APPROVED<br><i>[Signature]</i><br>for SECRETARY HERITAGE COUNCIL |
| FILE <i>H.C. 32/68</i>  | DRAWN BY <i>B.E.B.</i>  |
| PLAN NUMBER H.C. <i>1183</i>  |   |

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**FIGURE 6 – ZONE MAP OF BOTANIC GARDEN PLAN OF MANAGEMENT  
AREA FOLLOWS ON NEXT PAGE**



