

ITEM 8 POST EXHIBITION - HILL 60 PORT KEMBLA CROWN RESERVE PLAN OF MANAGEMENT

On 6 May 2024, Council resolved to seek approval from the Department of Planning, Housing and Infrastructure – Crown Lands to exhibit the draft Plan of Management (draft PoM) for Hill 60 Crown Reserve (97344) for public comment. On 26 March 2025, Council received approval for the exhibition of the draft Plan of Management which occurred from 3 July 2025 to 1 September 2025 and resulted in 18 submissions being received.

The draft PoM sets out the framework for consideration of potential uses, development (including related potential leases or licences) as required under the *Crown Land Management Act 2016* for Crown community land. Decisions specific to the use, development and management of Hill 60 Crown Reserve, while needing to be consistent with the Plan of Management, are progressed through separate processes.

Following consideration of the submissions received, it is recommended that Council endorse an amended draft PoM (Attachment 3) and seek the Minister's consent to adopt the amended PoM under the *Crown Land Management Regulation 2018*.

RECOMMENDATION

- 1 The amended draft Plan of Management for Hill 60 Crown Reserve (97344) (Attachments 3 and 4), be endorsed and referred to the Department of Planning, Housing and Infrastructure – Crown Lands as a delegate for the Minister to obtain consent to adopt the amended Plan of Management under clause 70B of the *Crown Land Management Regulation 2018*.
- 2 If consent to adopt the Plan of Management for Hill 60 Crown Reserve (97344) is granted by Crown Lands, the General Manager be delegated authority to adopt the Plan of Management for Hill 60 Crown Reserve (97344) as approved under clause 70B of the *Crown Land Management Regulation 2018* pursuant to section 40 of the *Local Government Act 1993* and in accordance with section 3.23(6) of the *Crown Land Management Act 2016*.
- 3 Once adopted, a copy of the adopted Plan of Management be forwarded to the Department of Planning, Housing, and Infrastructure – Crown Lands and placed on Council's website.

REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Manager City Strategy (Acting)
 Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Plan of Management Area Map
- 2 Summary of Submissions
- 3 Amended draft Plan of Management for Hill 60 Reserve (97344) Document
- 4 Amended draft Plan of Management for Hill 60 Reserve (97344) Appendix Document

ACRONYMS USED IN REPORT

Abbreviation	Meaning
Government	
Crown Lands	Department of Planning, Housing and Infrastructure – Crown Lands
DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
DPHI	NSW Department of Planning, Housing and Infrastructure
LGA	Local Government Area

Abbreviation	Meaning
Legislation	
ALR Act	Aboriginal Land Rights Act 1983
CLM Act	Crown Land Management Act 2016
EP&A Act	Environmental Planning and Assessment Act 1979
Heritage Act	Heritage Act 1977 (NSW)
LG Act	Local Government Act 1993 (NSW)
NPW Act	National Parks and Wildlife Act 1974 (NSW)
NT Act	Native Title Act 1993 (Federal legislation)
Plans, Permits, Approvals (Applicable Act)	
AHIP	Aboriginal Heritage Impact Permit (NPW Act)
CMP	Conservation Management Plan (Heritage Act) (NPW Act)
LEP	Wollongong Local Environmental Plan 2009 (EP&A Act)
PoM	Plan of Management (LG Act)
SEPP	State Environmental Planning Policy (EP&A Act)

BACKGROUND

Hill 60 Crown Reserve PoM Area

Hill 60 Crown Reserve Number 97344 is located on the headland at Hill 60 in Port Kembla (Attachment 1). The Reserve was gazetted on 6 July 1984 for the purpose of Public Recreation. The Reserve consists of three lots – Lots 1, 3 DP 531524 and Lot 1 DP 614555. The Reserve includes the pathway to Fisherman's Beach but does not include the sandy beach area subject to wave action. The PoM area is accessed via Military Road and Gloucester Boulevard by vehicle and by the Ngaraba-Aan Cultural Trail on foot.

The Reserve is zoned RE1 Public Recreation under the Wollongong Local Environment Plan (LEP) 2009. The PoM area does not include the small portion of Council owned community land (Lot 3 DP 86079) adjoining Gloucester Boulevard. This land is separately covered under Council's Community Land Plan of Management 2022.

Plan of Management (PoM)

A PoM guides management, development, and use of a Crown Reserve in accordance with its public purpose or purposes. The application of community land categories available under the Local Government Act 1993 (i.e. park, sportsground, general community use, natural area, and area of cultural significance) sets core objectives to further inform uses and leasing / licencing activities.

A PoM also nominates permissible uses and developments which are consistent with the reserve purpose(s) and the community land category. Other processes are in place to consider specific decisions that relate to the future development or use of reserves. The preparation of a PoM for community land is an additional requirement that does not apply to privately owned land. Any development proposals on community land (as on privately owned land) need to be permissible through the land zoning land use table of the Wollongong LEP 2009, or through a State Environmental Planning Policy.

A use being permissible under a PoM, does not commit Council to any development or investment in a particular Crown reserve or Council owned community land area, but it enables consideration of the identified possible uses, developments and related possible tenures subject to relevant processes. A PoM is not intended to pre-empt future considerations of Council in relation to the allocation of resources.

Council Resolution of 6 May 2024 – Draft Plan of Management for Hill 60 Crown Reserve (97344)

On 6 May 2024 Council considered a report on the draft Plan of Management for Hill 60 Crown Reserve (97344). The Draft PoM includes the following five (5) aims-

- 1 To demonstrate legislative compliance with the PoM making provisions of the CLM Act 2016.
- 2 To set the framework for management and use of the reserve (by Council and by others) to be compliant with any applicable legislation that may apply to any PoM permitted future uses, developments and activities including issuing tenure agreements.
- 3 To continue to implement the Hill 60 Landscape Masterplan into the future so that more people know that this recreational land -
 - Has cultural significance for Aboriginal people for its past, present and future.
 - Has an extensive network of built forms from the WWII era.
 - Supports terrestrial and marine intertidal biodiversity values including native vegetation, beach and rocky shores.
 - Provides potential habitat for a range of native terrestrial and marine flora and fauna species, including threatened species.
- 4 To make the public aware that the area presents real hazards that are to be managed by the individual visitors to the reserve by their own choices related to their own actions because –
 - Hill 60 is a place where 6 rock fishers have drowned between 2021 and 2024.
 - Fishermans Beach is not a patrolled beach.
 - There is no development consent or licence agreement for use of the glider take-off point on the headland or for the landing area at Fisherman's Beach. This is in contrast to the way this use is regulated by Council at Bald Hill Lookout and Bell's Point in Austinmer.
 - Council has attempted to close the entrance to the military tunnels because it is not safe for the public to enter the tunnels in their current state.
- 5 To make people aware the area has environmental values that support frog habitat, native vegetation and biodiversity. Council supports these values by the current practices of -
 - Weed management – by aerial and other methods.
 - Involving the Aboriginal community in developing and implementing Vegetation Management Plans for areas that are of cultural significance to their community.
 - Careful and deliberate application of Asset Protection Zones for existing Council assets on the land that seek to address bushfire mitigation in a way that will have least impact on biodiversity and Aboriginal cultural values.

Council resolved that:

- 1 *The draft Plan of Management for Hill 60 Crown Reserve, Port Kembla be referred to the NSW Department of Planning, Housing and Infrastructure –Crown Lands:*
 - a *As the landowner, as required by section 39 of the Local Government Act 1993*
 - b *For Ministerial consent to exhibit the draft Plan of Management as required by clause 70B of the Crown Land Management Regulation 2018; and*
- 2 *Following the receipt of approval by the NSW Department of Planning, Housing and Infrastructure – Crown Lands as landowner and the Minister's consent, the draft Plan of Management for Hill 60 Crown Reserve be exhibited for a minimum period of 42 days.*
- 3 *A further report be submitted to Council on the community feedback received following the exhibition period.*

On 7 June 2024, the Draft Plan of Management for Hill 60 Crown Reserve (97344) was referred to Crown Lands as resolved by Council as noted above.

Hill 60 Landscape Master Plan

As noted by draft PoM Aim 3, implementing the Hill 60 Landscape Master Plan will continue as legislative approvals allow and resources are allocated through separate processes into the future.

The Landscape Master Plan applies to a much larger coastal area – extending to MM beach to the north and along the coastal edge near (but not including) the Port Kembla Pool to the south. An important Headland Precinct Accessible Viewing Project was completed in the PoM area by December 2024 in line with legislative approvals granted in 2021.

Accessible Viewing Area Project – Hill 60 Landscape Masterplan Implementation within the PoM Area

Council worked with the community and completed the following improvements by December 2024:

- Rebuilding the existing access road and carpark to create a new accessible viewing area with pedestrian access and accessible car parking.
- New kerbs and equal access footway connections up to the new high quality concrete viewing area, along with new safety railings around the viewing area and new bench seating.
- The large, pedestrian-friendly viewing area celebrates the expansive views of Fishermans Beach and the Five Islands and the rich history of the site with new interpretative signage and artwork created collaboratively.
 - The signage includes QR codes linking visitor smart phones to the Illawarra Stories website where stories told by Aboriginal Traditional Owners, custodians and knowledge holders connected to Hill 60 have been compiled to be easily shared.
 - The artwork ‘Hill 60 Dreaming’ by Uncle Steven Russell offers another view of the story of this significant headland and is a key feature of the viewing area.

Legislative Approvals to Implement the Hill 60 Landscape Master Plan

The Landscape Master Plan works completed in 2024 were undertaken in accordance with approvals granted in 2021. These 2021 approvals – an Aboriginal Heritage Impact Permit (AHIP) and a Heritage Act 1977 approval – are both conditioned by the Hill 60 Conservation Management Plan as approved by the Department of Climate Change, Energy, the Environment and Water – Heritage NSW. The Conservation Management Plan sets conservation policies and procedures to protect both the area’s Aboriginal and non-Aboriginal cultural and heritage values. During the exhibition period, DCCEEW supported the plan of management. This support is discussed later in the report.

Existing and new possible tenures, uses and developments under the PoM

Under the draft PoM, Council can consider granting tenures over the land for existing and future Master Plan related uses and developments, subject to compliance to all applicable legislation. Existing tenures include the Marine Rescue – Port Kembla Licence and the use of some of the PoM area for Illawarra Triathlon Club events 1 day a month during the triathlon season.

Some possible future licences through the PoM are listed below -

- Granting a licence for a future coffee van or mobile food truck in a dedicated parking spot.
- If there were appropriate short term filming proposals, it would be possible to consider granting a licence under the PoM, subject to legislative compliance.
 - Appropriate or suitable filming which has minimal impact upon the environment and locality.
 - Consultation with the Aboriginal community would be part of Council’s assessment of “suitable” filming.
- Consistent with Council requirements for hang gliding and para gliding at Bald Hill, the draft PoM requires gliding activities to obtain development consent and a licence agreement.
- Granting a licence for appropriate adaptive re-use of the military tunnels – pending further investigations regarding make safe options and other processes of Council.
 - Periodic use for heritage tours or filming related to historic or cultural values is suggested as in keeping with the special limitations on the land.

- Using the tunnels for a more intensive, regular use (for example recreational or tourist related use) would need to be sympathetic to the area's protected status under the National Parks and Wildlife Act 1974 and the Heritage Act 1977 and the Crown Reserve's Public Recreation purpose.
 - Until further investigations and other processes of Council are undertaken that result in a detailed adaptive re-use proposal to assess for legislative compliance, it is not possible to determine what adaptive re-use may occur on site in specific terms.
 - It would also be contingent on Council's ability to secure resources to progress and assess potential adaptive re uses.

Legislative compliance

Legislative compliance is an ongoing complex matter dependent on the location and type of activity or development or proposed tenure. The legislation which applies to land under the draft PoM includes, but is not limited to -

- *The Native Title Act 1993 (Commonwealth Legislation).*
- *The NSW Aboriginal Land Rights Act 1983.*
- *The NSW Local Government Act 1993.*
- *The National Parks and Wildlife Act 1974.*
- *The Heritage Act 1977.*
- *The Environmental Planning and Assessment Act 1979.*
- *Wollongong LEP 2009.*

For any possible use, development, management strategy or tenure under the draft PoM, it is only permissible to the extent that legislative compliance can be demonstrated.

Review by Crown Lands – Authority to Exhibit – Inclusion of May 2025 Gazettal in PoM

The review of the draft plan by Crown Lands occurred between June 2024 and March 2025. In March 2025, Crown Lands issued authority to exhibit the draft PoM with a requirement to include a planned Departmental gazettal of an "additional reserve purpose". On 23 May 2025 the Minister for Lands and Property gazetted an additional reserve purpose "Community Purposes" pursuant to section 2.14 of the Crown Land Management Act 2016 to the existing Marine Rescue – Port Kembla licence area. This additional purpose enables Council to consider granting a new tenure agreement to Marine Rescue under the draft Plan of Management. The "public recreation" public purpose remains across the entire Crown reserve, hence "Community Purposes" is the "additional" public purpose in terms of the CLM Act 2016.

The draft PoM was exhibited from 3 July 2025 to 1 September 2025 (60 days). The exhibition process resulted in 18 submissions (1 Government Department, 2 Community Organisations and 15 individuals). The sentiment from submissions included support for the PoM and suggestions for improvements within the area (which were outside the scope of the PoM).

The Consultation and Communication section of this report describes the steps taken to obtain the community's views on the draft PoM documents. The Proposal section of this report addresses how the community feedback was considered.

PROPOSAL

This report details the results of the public exhibition and comment period for the draft PoM and proposes to make minor updates to the exhibited draft PoM following staff's consideration of feedback received on the draft PoM documents. Generally speaking, the draft PoM was supported so only minor updates are proposed in response to the community's feedback. A Summary of Submissions document (Attachment 2) provides more details regarding each submission received by Council on the plan of management.

This section of the report provides a broad summary starting with the feedback provided by the DCCEEW who play an integral role in supporting the protection, conservation and management of both Aboriginal cultural heritage and environmental heritage through their administration of the Heritage Act 1977 and key parts of the National Parks and Wildlife Act 1974.

Department of Climate Change, Energy, the Environment and Water – Heritage NSW

DCCEEW identified the area's cultural and natural values and Council's existing approved plans (the Landscape Masterplan, Vegetation Management Plan, Conservation Management Plan and Aboriginal Heritage Impact Permit for example) when stating "*we have no major concerns with the draft plan*". DCCEEW also noted the requirement for actions under the plan to be consistent with the CMP and AHIP and the process for amending these, if necessary, in the future.

Response:

The PoM as exhibited permits possible activities, developments and related tenures only to the extent legislative compliance can be obtained. Reference to the existing 2021 approvals are made throughout the document, and the PoM appendix includes many extracts from the CMP document. An additional reference to the Heritage Act 1977 on page 9 has been added as shown in yellow highlight in the Updated draft Plan of Management for Hill 60 Reserve (97344) Document (Attachment 3).

Community Organisations

The *Illawarra Triathlon Club* requested that Council consider updating the Plan of Management with more information regarding the most current development consent for the seasonal triathlon events run by the organisation and asking for clarification on how best to meet requirements in relation to having a booking and a licence for the use of the area (conditions 8 and 9 of development consent DA-2015/1106/E) in the future under the plan of management.

Response:

Use of the PoM area is to comply with the PoM and any applicable legislative approvals such as DA-2015/1106/E for Triathlon events within the PoM area. Additional explanatory text has been added as shown in yellow highlight on page 29 to provide clarification on the matters raised by the club, providing options to consider subject to separate processes of Council that enable the same limited triathlon event use, but through either an annual licence or a longer tenure term. Currently, the Club enters into a Section 2.20 CLM Act Licence annually before the start of the season. A longer tenure term for same seasonal use could be considered.

Neighbourhood Forum 7 provided feedback that the draft Plan of Management lacked detail on WWII Military era assets with PoM area and more conservation actions were required to safeguard WWII era assets within the PoM area and along the larger Hill 60 precinct.

Response:

The Hill 60 Conservation Management Plan is a comprehensive document guiding asset management within the larger Hill 60 precinct that includes the State Heritage Register Listed Hill 60 / Illowra Battery (SHR 01492). Through the 600-page CMP all types of cultural and heritage values are protected including WWII military era improvements above and below ground. The CMP is the appropriate document to address the conservation of the area's heritage assets and is referenced in the PoM.

Individual Submissions

Council received fifteen (15) submissions from individuals. Each individual submission is provided in more detail in the Summary of Submissions (Attachment 2) to this report. Individuals were supportive of Council recent improvements on the headland (accessible viewing platform project), desired more improvements to continue in keeping with the 2015 Hill 60 Landscape Master Plan and many appreciated that the area had natural environmental attributes to retain, particularly Fishermans Beach. More walking and cycling trail improvements were desired over more car related improvements by some submitters.

Through all the submissions received, it was clear the community values Hill 60 and wants to continue working together to care for this significant area, telling its story and appreciating its coastal environment by continued implementation of the Hill 60 Landscape Masterplan, in accordance with the CMP. Many mentioned creating a way to have safe public access to the tunnels as a priority.

Response:

No changes to the PoM have been proposed in relation to individual submissions as generally speaking the PoM permits improvements requested in individual submissions, subject to other processes of Council. A PoM does not allocate Council resources.

The updated Draft Plan of Management (Attachment 3) and the updated Draft PoM Appendix document (Attachment 4) use highlighted yellow text to show where changes are proposed in light of consideration of the results of the public exhibition and comment period.

Some changes proposed have been made to reflect Council's adoption of Our Wollongong Our Future 2035 goals instead of Our Wollongong Our Future 2025 goals and to make other similar updates to referenced Council policies. Corrections in relation to formatting, grammar, spelling and how the existing development consent for triathlon activities is referenced have been proposed.

None of the proposed amendments change the aims or intent of the plan of management from what was exhibited. The community land categories applied to the land remain as exhibited, noting that the majority of the plan of management area remains categorised as an area of cultural significance. The draft plan of management as amended in Attachments 3 and 4 is suitable for consideration for referral back to Crown Lands and adoption as per the recommendations section of this report.

CONSULTATION AND COMMUNICATION

Council carried out a variety of engagement activities as described below:

- Let's Talk Project Engagement Page was live on 3 July 2025. Information on the Draft Hill 60 Crown Reserve Plan of Management was available through to 1 September 2025. There were 867 visitors to the project page and 388 documents were downloaded by visitors.
- On site Let's Talk Pop Up Event on 17 July 2025 11:30 am – 1:30 pm. 34 people attended.
- Email and Letter Notices (with a combined total of 2,100) were sent to stakeholders including -
 - Adjoining property owners, Neighbourhood Forums and Let's Talk Online Registered participants with interest in the southern suburbs.
 - Applicants of the South Coast Native Title Claimants via NTSCORP.
 - Registered Aboriginal Parties to the Hill 60 Landscape Master Plan AHIP.
 - NSW Aboriginal Land Council and Illawarra Local Aboriginal Land Council.
 - Chief Executive of Office of Environment and Heritage - Local Government Act 1993 36D(3)(d)(i).
 - Current license holders within the PoM area (NSW Marine Rescue – Port Kembla and Illawarra Triathlon Club Inc).
- Notice *published in the Illawarra Mercury Council Update*.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 2 – “We have well planned, connected and liveable places.” It specifically delivers on the following:

Community Strategic Plan 2035		Delivery Program 2025-2029	
Strategy		Service	
2.1	Urban areas are planned and well maintained to provide a healthy and safe environment for our community to live, work and play.	Land Use Planning	

RISK MANAGEMENT

The CLM Act requires Council to prepare a new PoM for Council managed Crown Reserves. The PoM will guide future uses of the Hill 60 headland and enable Council to issue tenures in accordance with the PoM for periods greater than 12 months subject to separate processes of Council.

FINANCIAL IMPLICATIONS

The PoM permits certain uses, activities and developments subject to meeting relevant legislative requirements and Council policies but does not in itself create new commitment or financial obligations on Council. The cost of developing the draft PoM was part of existing operational budgets within Council.

CONCLUSION

The draft Hill 60 Crown Reserve Plan of Management has been exhibited for public comment. Minor changes are proposed to the draft PoM that do not require further public exhibition. The Plan of Management acknowledges Council's careful measured commitment to safeguarding this significant headland while continuing to progress the Hill 60 Landscape Master Plan cooperatively with the community into the future.

Attachment 1 – Hill 60 Crown Reserve (97344) Plan of Management Area Map



Hill 60 Crown Reserve Number 97344

Legend Plan of Management Area & Crown Reserve Boundary

Drawn By: H. Jones	
Date: 13 March 2024	
Date of Aerial Photography: 2023	
	
GIS ref: Crown Reserve Category Map 97344 14-03-24	

Attachment 2 Summary of Submissions (18) – Draft Hill 60 Crown Reserve Plan of Management

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Table 1 Online Survey Submissions – Let’s Talk Engagement Page

Table 1 – Online Survey Submissions – Let’s Talk Engagement Web page					Table 1 Total: 10
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply	
1.	Resident of Port Kembla Decade Born: 1960-1969	The overall work that has taken place on Hill 60 Reserve is very pleasing to the eye! The carpark is great. The fences fantastic. It's great to see where the tunnels are and people can walk down to them still but not enter because they could be dangerous to leave open as sometimes there were puddles of water and glass everywhere so wasn't very pleasant to go inside. Thanks for leaving the barbeques and picnic tables. It's a pleasant place to meet up with friends. Hill 60 is an awesome place to check the ocean, surf, get the wind in your hair and for generally enjoying our beautiful Port Kembla!	Support	No change to the PoM proposed. Thank you for your support of Council's management of Hill 60.	
2.	Resident West Wollongong 1940-1949	I'm not all that familiar with Hill 60 and the immediate area but from what I know Council would appear to be on the right track.	Support	No change to the PoM proposed. Thank you for your support of Council's management of Hill 60.	

Table 1 – Online Survey Submissions – Let’s Talk Engagement Web page				
Table 1 Total: 10				
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply
3.	Resident Wollongong 1960-1969	Looks good. I would love to see foot traffic to the top of Hill 60 facilitated rather than people driving up. A stepped footpath from the reserve on Gloucester Blvd (across from the primary school) winding up through the bush to the summit of Hill 60 would be amazing. I'm sure it would attract tourists and become a regular exercise path for locals. It would be such an asset. Mindful of the cultural importance of this site to the local Aboriginal community, their support and involvement in this initiative would of course be required.	Support Suggested Future Improvement - a stepped footpath from Gloucester Blvd to the summit of Hill 60	No change to the PoM proposed. Thank you for your support of Council's management of Hill 60. The PoM permits the implementation of the 2015 Landscape Master Plan as resources are allocated over time (like including a project in the Delivery Program and Operational Plan City of Wollongong) and as obtained legislative approvals (like the 2021 AHIP and Heritage Act 1977 approvals) permit.
4.	Resident Coniston 1960 – 1969	The upper viewing building near the old helipad is very popular for whale and dolphin watching and also for interstate and overseas visitors but the amazing views of the lake, sea, mountains are being obscured more and more by overgrown trees. I even know of one businessman who sold up everything and retired to port Kembla from inland NSW because of the views. Whilst the lower viewing platforms are adequate, they are primarily for sea views whilst the upper platform is 360 degrees of amazing Illawarra. I also would like to mention that there is only 1 disability parking space which is often used by cars with NO Disability parking permit.	Views Disability Accessible Parking	No change to the PoM proposed. Hill 60 supports terrestrial and marine intertidal biodiversity values including native vegetation, beach and rocky shores and provides potential habitat for a range of native terrestrial and marine flora and fauna species, including threatened species. Parking issues during business hours can be reported to Council on 4227

Table 1 – Online Survey Submissions – Let’s Talk Engagement Web page				
Table 1 Total: 10				
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply
				7111. Parking issues at any time can be reported on line Traffic and Parking Issues City of Wollongong
5.	Resident Port Kembla 1950-1959	I fully support the public amenities and access improvements to Hill 60, thank you WCC. I would also like to request that the Ngaraba-aan Trail be extended and maintained, atm the area between the Seniors High School and the Hill 60 carpark, the trail passes through the Banksia scrub, 10 years ago it was a lovely walk through this small piece of natural coastal bush, now it is impassible with lantana, as is the trail behind the dunes past the Warrawong Industrial precinct to the Windang intersection mentioned on the map. I think there is scope to request for a new WCC Bush care group dedicated to Hill 60's natural areas, and particularly maintaining the Ngaraba-aan Trail, they would need either Council or contractors to clear the path and then formulate a volunteer group to assist maintaining this Cultural and recreational track. I want to stress, please use of suitable, local indigenous species in the 'native plantings' mentioned, no more Norfolk Pines, Wollongong has some wonderful trees and plants, please show them off.	Support Suggested future Improvement: extend the Ngaraba-aan Trail and maintain it	No change to the PoM proposed. Natural Areas management is permitted in the PoM as per legislative approvals (same as other Master Plan improvements). A PoM does not allocate the resources to undertake these projects. Thank you for your support of Council's management of Hill 60. Council actively manages 286 hectares of natural areas with 68 volunteer groups contributing efforts to Bushcare, Dunecare and Fiready programs (Delivery Program and Operational Plan City of Wollongong)
6.	Resident Woonona East	The plan is certainly a step forward in raising community awareness and developing a strategy for the use and enjoyment of a unique local landmark. The indigenous relevance, the military aspects and the unique geomorphological elements make this a very special site. Please upgrade access to the tunnels - this should be a site for field work for students at Stage 5 History level. I suspect if done well, schools will visit from far afield for combined Geography and History	Support Suggested Future improvement –	No change to the PoM proposed. The PoM permits improvements to the tunnels, but only to the extent that

Table 1 – Online Survey Submissions – Let’s Talk Engagement Web page					Table 1 Total: 10
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply	
	1950 – 1959	excursions. Ideally a maintained track from military road through to the northern point of fisherman's beach would add to the attraction.	make the tunnels safe for student educational opportunities	applicable legislative approvals can be obtained. A PoM does not allocate the resources to undertake these projects. The Delivery Program and Operational Plan City of Wollongong) is updated annually and explains what Council programs and projects are planned to achieve the goals of the Our-Wollongong-Our-Future-2035-Community-Strategic-Plan.pdf. Thank you for your support of Council's management of Hill 60.	
7.	Resident Port Kembla 1950-1959	It is great to see progress being made on the future of Hill 60 however this plan follows the 2015 Master plan which follows the 2000 Conservation Plan of Management which was redone around 2019. Unfortunately, other than for some basic work little has been done to make Hill 60 a place to encourage visitors and tourists. In my view the plan is limited in vision and areas that could be considered includes a board walk along the Gnaraba-aan trail, more information on the tunnels which is surprising that after so long nothing has progressed and a mobile coffee van at MM beach which enjoys a constant stream of walkers and visitors. The report notes the need for tree trimming to maintain the view and this is encouraged. Further Hill 60 has poor promotion at this stage which is understandable given the current state of play but with construction of a board	Support recent capital works Suggested Future improvement – do more to encourage visitors and tourists – facilitate foot traffic with a board walk along Ngaraba-aan	No change to the PoM is proposed. Thank you for your support of recently completed capital works at Hill 60. The PoM permits improvements to the tunnels, and other Hill 60 Master Plan improvements (including a potential coffee van in the headland precinct), but only to the extent that applicable	

Table 1 – Online Survey Submissions – Let’s Talk Engagement Web page				Table 1 Total: 10
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply
		walk, opening of the tunnels and other beautification projects it will be an asset for the Wollongong	Trail & Open Tunnels soon.	legislative approvals can be obtained. A PoM does not allocate the resources to undertake these projects.
8.	Resident Port Kembla 1950 – 1959	I would like to see the removal of the introduced biota and lantana scrub that is invading the area from the driveway that leads to Fishermans Beach and travelling north to the northern end of MM beach inclusive	Better Natural Areas management. Remove lantana scrub	No Change to PoM is proposed. Natural Areas management is permitted in the PoM as per legislative approvals (same as other Master Plan improvements). A PoM does not allocate the resources to undertake these projects.
9.	Resident Warrawong 1960 – 1969	Controlled burning of lantana is essential to remove non-native plants, promote growth of native vegetation and prevent uncontrolled fires in the future. This is a must do as a form of regular maintenance. Clearing of non-combustible rubbish is also made easier after burning undergrowth.	Better Natural Areas management – do controlled burning of lantana on a routine basis.	No Change to PoM is proposed. Natural Areas management is permitted in the PoM as per legislative approvals (same as other Master Plan improvements). A PoM does not allocate the resources to undertake these projects.
10.	Resident Port Kembla 1980 – 1989	There is no mention of encouraging bikes or active transport. With the rise in popularity of e-bikes making these otherwise 'challenging hills' accessible, some strategically placed bike racks in and around Hill 60, Fisherman's Beach, and MM Beach would be encouraging people to ride rather than drive.	Encourage bike or active transport at Hill 60.	Yes, PoM Appendix has been updated to include the Wollongong-Transport-Strategy-2025-2035.pdf adopted by Council on 15 Sept 2025. It supports active

	Table 1 – Online Survey Submissions – Let’s Talk Engagement Web page			Table 1 Total: 10
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply
				transport across the Local Government Area.

Table 2 On Site Event Submissions- Let’s Talk Pop Up Event - 17 July 2025

	Table 2 – On Site Event Submissions – Let’s Talk Pop Up Event - 17 July 2025 11:30 am – 1:30 pm			Table 2 Total: 3
No.	Submitter Suburb Decade born	Submitters either completed a hard copy survey during the event or took a hard copy survey away to complete. 35 people attended over the 2-hour Pop Up Event	Themes Present	Change PoM / Council Reply
1.	Resident Suburb not provided 1990 - 1999	I think this Hill 60 should be kept as an all-environmental place. Respecting the land and its history.	Environmental Value of Hill 60	No change in PoM is proposed. The aims of the PoM include its environmental values.
2.	Resident Suburb not provided 1990 – 1999	More Information and even guided tours so the community knows more about our past.	Learn more about the past history of Hill 60. Suggested Future improvement – guided tours and more information on site	No change in PoM is proposed. The PoM permits these types of activities, subject to other processes of Council and to the extent legislative approvals could be obtained. A PoM does not allocate the resources to undertake these projects.

Table 2 – On Site Event Submissions – Let’s Talk Pop Up Event - 17 July 2025 11:30 am – 1:30 pm					Table 2 Total: 3
No.	Submitter Suburb Decade born	Submitters either completed a hard copy survey during the event or took a hard copy survey away to complete. 35 people attended over the 2-hour Pop Up Event	Themes Present	Change PoM / Council Reply	
3.	Resident Mount Ousley 1940 – 1949 Resident Mount Ousley 1940 – 1949 Cont.	I believe from the Battery adjacent to the Port Authority Headquarters to the tip of Red Point should be considered as one precinct. Any further clearing of vegetation on Hill 60 should be limited to the 'control' of lantana and bitou bush. Anyone who has seen illustrations of ANZAC Cove would realise the similarity in appearance of Fisherman’s Beach so we should limit changes to this landscape. It is vital that Fisherman’s Beach remain free from further development. By its nature, Hill 60 is a naturally very breezy spot where summer nor’easters after midday are too strong for comfortable picnicking, so I don’t believe there is a need for additional facilities. Hang gliding and paragliding could be increased at Hill 60 I nominate Boiler Point as having the best potential for future development (as it is not exposed to the southerlies as much as Hill 60 summit and looking at pre-WWII aerial photos, the only sign of occupation appears to be a now partially buried concrete block house. Part of the present level grassed areas adjacent to the vehicular entry could provide the necessary additional parking. I believe the [community land category] of cultural significance should remain unchanged though entry to the “tunnel complex” is a vexing issue. I first went into the tunnels as a teenager in 1961 and I have taken my grandchildren through recently. I saw 3 graffiti artists arrive and enter the tunnels on 17 July. It would be disappointing if public access to the tunnels was to be permanently denied so I suggest that a turnstile be installed similar to the one at the entry point to the	Plan for a larger area – the Hill 60 Precinct, not the headland only. Suggested Future Improvements – Open Tunnels and install a turnstile similar to the one at the entry point to the eastern breakwater – with electronic controls Increase hang gliding and paragliding activity Make improvements in areas that are not subject to the southerlies Limit changes to landscape – keep Fisherman’s Beach like Anzac cove – Limit clearing of vegetation on Hill 60 to the ‘control’ of	No change in PoM in the PoM is proposed. The Hill 60 Landscape Master Plan itself covers the larger Hill 60 precinct. The Hill 60 Conservation Management Plan addresses the same larger area. Additionally, the foreshore along MM beach is a devolved Crown reserve and the Crown Land Management Act 2016 does not permit Council to prepare a plan of management over devolved Crown land. The Plan of Management does not apply to the sandy beach area of Fisherman’s Beach. The PoM applies to the boundaries of Crown reserve 97344. The PoM permits improvements that are consistent with the Hill 60 Master Plan, such as opening the tunnels - to the	

Table 2 – On Site Event Submissions – Let’s Talk Pop Up Event - 17 July 2025 11:30 am – 1:30 pm					Table 2 Total: 3
No.	Submitter Suburb Decade born	Submitters either completed a hard copy survey during the event or took a hard copy survey away to complete. 35 people attended over the 2-hour Pop Up Event	Themes Present	Change PoM / Council Reply	
	Resident Mount Ousley 1940 – 1949 Cont.	eastern breakwater and that it be electronically controlled remotely from the Marine Rescue base above so that while the base is unmanned the turnstile is locked. I acknowledge that this would not provide total control as I have seen the heavy-duty cyclone mesh on the breakwater turnstile cage cut by fishers determined to get across the breakwall regardless of weather conditions. In the larger precinct area, consider: - placing one of two 3.7" heavy anti-aircraft guns (that are currently in a residential area in Bowenfels near Lithgow - picture of structures provided) to the empty artillery platform [at Heritage Park] as added tourist attraction. Newcastle has Fort Scratchley and La Perouse has Bare Island Fort. At Bowenfels, it does not seem very popular with Tourist so contact the Council and ask about relocating one. - Along MM Beach/Gloucester Blvd – as part of the Bitou Bush control regime, plant Cabbage (Livistona) palms at intervals to enhance the land/beach scape.	lantana and bitou bush Install a 3.7" heavy anti-aircraft gun to the empty artillery platform [at Heritage Park] as a tourist attraction. Plant cabbage palms along MM beach	extent that legislative approvals can be obtained and subject to other processes of Council. A PoM does not allocate the resources to undertake these projects.	

Table 3 Email or Letter Submissions

Table 3 – Emails / Letters Submissions					Table 3 Total: 5
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply	
1	Resident Port Kembla Email	As a resident of Port Kembla (2505) and a frequent visitor to Fisherman's Beach, I feel strongly about preserving the untouched beauty of this very special area. Fisherman's Beach holds deep cultural and emotional value for locals like myself. Its raw, unspoiled landscape is rare and deserves protection. I appreciate the efforts being made to enhance access and honour its history, but I want to advocate for a minimal, respectful approach to change — one that lets the natural character of the area remain front and centre. I respectfully submit the following suggestions:  Preserve the Natural Landscape Please avoid major infrastructure near Fisherman's Beach. Soft footpaths, timber stairs, and minimal signage are more than enough. Let's keep the rugged, coastal energy that makes this place so unique.  Install Discreet Water Taps One addition I do support is the installation of simple water taps — low-profile and placed near access points — so that visitors can refill water bottles or rinse off sand. This would improve usability without disturbing the vibe.  Avoid Commercialisation I urge Council to reject any proposals for cafés, kiosks, or commercial operations near Fisherman's Beach. This area is sacred in its stillness. Locals value it as a quiet escape, not a tourist drawcard.  Honour Aboriginal Heritage Gently	Protect Fisherman's Beach Environmental Values – flora and fauna - no cafes or restaurants - natural looking signage if a necessity – Create more awareness of environment Involve the community more Suggested Improvements: Install water taps Better waste control – more bins	Community land categories are applied to community land through a plan of management to guide the use of the land, these categories are described and mapped in the PoM. Page 19 states the following: “Area of Cultural Significance (Brown Shading): <i>Applies to Ngaraba-aan trails, native vegetation areas, frog habitat, military tunnels currently closed to the public due to risk to public safety and coastal rock platform to the west.</i> Park (Green Shading): <i>applies to the car parks, planned stage 1 Master Plan viewing platform, current and future public toilets, future potential mobile food van or mobile small kiosk, hang</i>	
1	Resident Port Kembla Email Cont.				

Table 3 – Emails / Letters Submissions			Table 3 Total: 5	
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply
1 cont.		I support the inclusion of interpretive signage and art that reflects the deep Aboriginal history of this site — but ask that it be integrated using natural materials like timber or stone to avoid visual disruption.  Protect Local Ecosystems More care needs to be taken to protect native plants, wildlife, and dune systems. Consider gentle barriers or signage to educate visitors about preserving these ecosystems.  Rubbish & Erosion Management Some discreet bins and erosion control are welcome, as long as they don't involve large concrete structures. Minimalist solutions are key to maintaining the visual and environmental integrity of the site.  Engage the Community Please consider forming a “Friends of Fisherman’s Beach” volunteer group to involve locals in future care — including clean-ups, storytelling events, and cultural education. Fisherman’s Beach is not just a place — it’s an experience. It deserves a future that protects its soul while honouring its past. Thank you for considering my feedback. I appreciate the opportunity to contribute to a plan that will shape this beautiful reserve for generations to come.		gliding take off area and <i>the observation tower</i>. General Community Use (Purple Shading): <i>Applies to the building and area occupied by Marine Rescue as an emergency services provider.”</i> The PoM only permits a <u>“mobile food van or mobile small kiosk”</u> within the area that is categorised as “Park”. The “Park” category applies to a much smaller area and does not apply to land near Fisherman’s Beach. Both the Hill 60 Master Plan and the PoM acknowledge the area’s environmental values. You may have an interest in the Rise & Shine City of Wollongong. This is a volunteer focused environmental clean-up program of Council that

Table 3 – Emails / Letters Submissions					Table 3 Total: 5
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply	
				operates through out the Local Government Area.	
2	Resident East Corrimal Email	Two of the specified aims of the PoM relate to environmental values, protection of native flora and fauna and habitat. A significant amount of the site is covered by vegetation. The species list from the Illawarra Remnant Bushland Database – site 506 (https://irbd.com.au) shows that while there are many native plants on the site, there are also many weed species . The weed list is basically a summary of every type of bushland weed found in the Illawarra. As well as competing for space and other resources with native flora, weeds are less likely to provide for the needs of native fauna . - There have been reports of Flannel Flowers (<i>Actinotus helianthi</i>) in the area and they may be present on the site, this species is regionally rare and should be protected and encouraged if it is present. - A list of fauna on site was not available with the draft Plan of Management, but as the site is close to the bushland extending south behind Port Kembla Beach to the entrance of Lake Illawarra, it is likely that a range of native fauna are using the Hill 60 site and thorough day and night surveys should be conducted. Aim 5 specifies that weed management will be undertaken, “by aerial and other methods”. - For some of the species, the “other methods” will need to include hand weeding, a budget needs to be allocated for	Better Natural Areas Management Aboriginal Connection to site	No change to the PoM is proposed. The PoM describes how Council manages environmental restoration activities within the PoM area currently and also permits these activities into the future, subject to obtaining the relevant approvals and through other processes of Council since a PoM does not allocate resources. Further, disclosure of locations of protected flora or fauna or disclosure of protected heritage artefacts (of any era or type) could be against legislation or proposed conservation methods aimed at protecting the flora or fauna or heritage artefact. Therefore, the PoM does not include such information.	
2 Cont.	Resident East Corrimal Email Cont.				

Table 3 – Emails / Letters Submissions			Table 3 Total: 5	
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply
2 Cont.	Resident East Corrimal Email Cont.	the hire of professional bush regenerators to weed the site thoroughly. Aerial spraying is likely to be of limited effect where the weeds are below an established tree canopy and can also be indiscriminate in which plants it kills. • There are many native plant species on the site, once the majority of the weeds have been removed, the site could be used for educational purposes, by labelling the scientific and common names of the native plants. • I would also suggest providing educational signage about the Aboriginal uses of the plants and animals of the reserve and the reserve in general, such as the views from the top of Hill 60. I assume the Aboriginal people of Coomaditchee, whose parents and grandparents were displaced from Hill 60 during World War 2, will be making their own submission which would be more meaningful than anything I could come up with. • With its views up and down the coast and out to sea, Hill 60 would have been an important site for various activities for the Aboriginal community, including monitoring weather and bushfires and also marine food sources.		Over the last 12 years, through the Natural Areas Management delivery stream in Council's Delivery Program and Operational Plan City of Wollongong, there has been investment in the larger Hill 60 Precinct area under the Natural Areas Port Kembla Coastal Contract. Vegetation management activities, through the Natural Areas Management delivery stream, will continue into the future as resources permit. Council has been working with the Aboriginal community throughout the implementation of the Hill 60 Master Plan and this will continue.
3	Neighbourhood Forum 7 Organisation	Neighbourhood Forum 7 has resolved to include the conservation and management of the WWII Defence structures - extending from Battery Point through Hill 60 - in its annual submission to the Council's Infrastructure Delivery Program.	Better management of WWII era assets	The PoM and the Appendix has been updated with additional references to the Heritage Act 1977 (Attachments 3 & 4).

Table 3 – Emails / Letters Submissions					Table 3 Total: 5
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply	
	NF7 focuses on community concerns in the southern suburbs including Port Kembla and have meetings in Berkely.	Upon reviewing the Hill 60 Crown Reserve Draft Plan of Management, currently on exhibition, it is evident that the plan addresses certain aspects of the WWII Defences at Hill 60, with particular emphasis on the Hill 60 Tunnels. However, it appears to overlook other significant Illowra Battery structures dispersed around Boilers Point and Hill 60. These sites are of equal historical importance, and their omission raises concerns that Council may not be fully aware of the extent and precise locations of these heritage assets.		The Hill 60 Conservation Management Plan (CLM) addresses the locations noted in the submission, some of which are outside the PoM area. The PoM provides the level of detail required by the CLM and LG Act. The PoM is not a Conservation Management Plan or Asset Management Strategy.	
4	Illawarra Triathlon Club – Public Officer Organisation	The recently approved DA extension DA-2015/1106/E to 30/6/2030 has conditions for both park bookings with council and a license in accordance with the Crown Lands Act (See General Matters points 8 & 9 in the Notice of Determination). Could this be reconsidered with a view to minimising the requirements which would benefit both the club and council as well as reducing the cost to the club?	Improvements to Triathlon Event license and booking process and to how PoM maps show the activity are suggested.	The PoM has been updated (Attachment 3) with additional text describing current Triathlon seasonal events, by naming the map used in the PoM (A 2023/2024 License Area Map) and adding more details of the current seasonal use and license, indicating that a longer term is possible if at current scale and intensity.	
4 Cont.	Illawarra Triathlon Club Cont.	The PoM site map is not quite right. See 2025 Crown Lands Landowners Consent, Maps in DA extension application, Maps in NSW Heritage approval.			
5	Department of Climate	Conservation Programs, Heritage and Regulation	Support	Support noted. No Change as the PoM only permits	

Table 3 – Emails / Letters Submissions			Table 3 Total: 5	
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply
	Change, Energy, Environment and Water - (DCCEEW) Conservation Programs, Heritage and Regulation & Heritage NSW Organisation Government	As long as the area is managed for cultural and natural values, in line with existing approved plans (e.g. Master Plan, Vegetation Management Plan, Conservation Management Plan, AHIP etc.), then we have no major concerns with the draft plan. Heritage NSW: Any PoM actions will need to be consistent with: - the approved actions under the Hill 60 Conservation Management Plan (CMP) to safeguard heritage values of the State Heritage Register (SHR) listed ‘Hill 60 / Illowra Battery’ (SHR 01492) - the Master Plan AHIP (Aboriginal Heritage Impact Permit) issued for the site under the National Parks and Wildlife Act 1974 If Council wishes to change any of the approved actions under the CMP, then further consultation will be required with Heritage NSW and a new approval may be required. Also, the CMP forms part of the Master Plan AHIP. If Council seeks to change any of the approved activities under the AHIP, then an AHIP variation application needs to be submitted to Heritage NSW.	Heritage Conservation	activities, use, development to the extent legislative approvals can be obtained and already acknowledges the existing Conservation Management Plan, AHIP and Heritage Act 1977 approvals throughout the PoM and the PoM Appendix document.

Table 4 Summary of Provided Submitter Characteristics: Age, Suburb, Type

Table 4 Summaries of Submitter Characteristics by Feedback Tool (Online Survey, Onsite Event, Direct Letter / Email)					
Submitter Characteristics Descriptions: Age Range, Suburb and Type (Organisation or Resident) Included if Provided		Online Survey Submitter Totals	Onsite Event 17 July 2025 Submitters Totals	Letter / Email Submitters Totals	Cumulative Submitter Totals
Age	Born between 1990 and 1999 Age Range Estimate as 26 – 35 years	0	2	Not Provided	2 of 18 – 26 to 35 years age range
Age	Born between 1980 and 1989 Age Range Estimate as 36 – 45 years	1	0	Not Provided	1 of 18 – 36 to 45 years age range
Age	Born between 1970 and 1979 Age Range Estimate as 46 - 55 years	0	0	Not Provided	0 of 18 – 46 to 55 years age range
Age	Born between 1960 and 1969 Age Range Estimate as 56 – 65 years	4	0	Not Provided	4 of 18 – 56 to 65 years age range
Age	Born between 1950-1959 Age Range Estimate as 66 – 75 years	4	0	Not Provided	4 of 18 – 66 to 75 years age range
Age	Born between 1940 and 1949 Age Range Estimate 76 – 85 years	1	1	Not Provided	2 of 18 – 76 to 85 years age range
Age	Age Range Provided Totals	10	3	Not Provided	13 of 18 provided Age Range
Age	Age Range Not Provided Totals	0	0	5	5 of 18 did not provide Age Range
Sub	Suburb – Port Kembla	5	0	1	6 of 18 - Port Kembla

Table 4 Summaries of Submitter Characteristics by Feedback Tool (Online Survey, Onsite Event, Direct Letter / Email)					
Submitter Characteristics Descriptions: Age Range, Suburb and Type (Organisation or Resident) Included if Provided		Online Survey Submitter Totals	Onsite Event 17 July 2025 Submitters Totals	Letter / Email Submitters Totals	Cumulative Submitter Totals
Sub	Suburb – West Wollongong	1	0	0	1 of 18 – West Wollongong
Sub	Suburb – Wollongong	1	0	0	1 of 18 - Wollongong
Sub	Suburb – Coniston	1	0	0	1 of 18 – Coniston
Sub	Suburb – Woonona East	1	0	0	1 of 18 Woonona East
Sub	Suburb – Mount Ousley	0	1	0	1 of 18 – Mount Ousley
Sub	Suburb – East Corrimal	0	0	1	1 of 18 – East Corrimal
Sub	Suburb – Provided Totals	10 of 10 of Online provided suburb	1 of 3 Onsite Event provided suburb	2 of 5 letter/email provided suburb	13 of 18 provided suburb details
Sub	Suburb – Not Provided Totals	0 of 10 of Online did not provide suburb	2 of 3 Onsite Event did not provide suburb	3 of 5 letter/email did not provide suburb	5 of 18 did not provide suburb details
Org	Type – Organisation or Group Totals – DCCEEW – Government & NF 7 – Community & Illawarra Triathlon Club – Sporting	0 of 10 Online submitters were Organisations	0 of 3 Onsite Event submitters were Organisations	3 of 5 Letter/Email submitters were Organisations	3 of 18 are Organisations-
Res	Type – Resident Totals	10 of 10 Online submitters- Residents	3 of 3 Onsite Event submitters - Residents	2 of 5 Letter/Email Submitters - Residents	15 of 18 are Residents



Wollongong City Council

Plan of Management for Hill 60 Reserve



Acknowledgement

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

We pay our respects to Elders past, present and those emerging and extend our acknowledgement and respect to all Aboriginal people who call this city home. We recognise Aboriginal people as the first people to live in the area. We respect their living culture and recognise the positive contribution their voices, traditions and histories make to this city.

Under this Plan of Management ('PoM') for Hill 60 Crown Reserve Number 97344, the community land category of 'Area of Cultural Significance' has been applied to most of the reserve as a result of consultation with Aboriginal people traditionally associated with the land in accordance with the requirements of the *Local Government (General) Regulation 2021*¹. The comment below was provided during the consultation process. It describes connection to the land.

"The landscape of Hill 60 is an historic landscape with sacred sites. The connection our people have with this land gives our people their identity and sense of belonging. Country was, and still is to many, a place of learning."



View looking north at end of the path to Fisherman's Beach – showing Boilers Point

¹ Refer: section 112 of the Regulation. Consultation was carried out in March and April 2024.

Key information

This Plan of Management (PoM) has been prepared by Wollongong City Council (Council) and provides direction as to the use and management of Crown Reserve No. 97344, known as 'Hill 60'.

On 29 October 2018, Hill 60 was classified as 'community land' by Council resolution and later confirmed by the current Department of Planning, Housing and Infrastructure – Crown Lands (formally known as Department of Planning and Environment - Crown Lands)². The preparation of a PoM is required both under the *Crown Land Management Act 2016*³ (CLM Act) and the *Local Government Act 1993*⁴ (LG Act).

This PoM specifically addresses the ongoing management of Hill 60. It outlines the way the reserve will be used and provides the framework for Council to follow in relation to the authorisation of leases and licences over the reserve in accordance with the provisions of the CLM Act. This PoM also includes a separate appendix (Appendix Document) which contains – among other things – a review of relevant legislation and Council policies which will also affect how the Hill 60 Reserve may be used.

Document Control		
Document ID: Hill 60 Crown Reserve 97344 Plan of Management		
Revision Number	Adoption Date/In force Date	Revision Details
1 st Draft to Exhibit	N/A	6 May 2024 Council resolution to refer Draft PoM to Crown Lands seeking authority to exhibit for public comment
2 nd Draft to Exhibit	N/A	Draft PoM is updated for 2025 Exhibition Period by including 23 May 2025 Additional Crown Reserve Public Purpose Gazettal Information – Community Purposes applies to approximately 340 square metres of Crown Reserve Number 97344. Also, formatting and spelling corrections have been made. Updates to Council policies, projects and approvals have been made. More text explaining PoM Information schedule structure and some sub header rows has been added. These updates have not changed the intent of the PoM as reported to Council on 6 May 2024.
3 rd Draft	N/A	27 October 2025 Amended / Updated Draft reported to Council.

² Per correspondence dated 14 March 2019.

³ Refer: section 3.23, CLM Act.

⁴ Refer: section 36, LG Act.

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Introduction

This Plan of Management (PoM) applies to Crown Reserve No. 97344, known as 'Hill 60'. Hill 60 is located at the end of Military Road in Port Kembla. Vehicular access is via Military Road or Gloucester Boulevard. Hill 60 can also be accessed on foot via the Ngaraba-aan Cultural Trail.

The physical environment of the Reserve includes coastal rock platforms, sandy beach, steep rocky headlands and heavily vegetated areas at higher elevations. Hill 60 is dominated by the rocky headland of Boiler Point which rises steeply above Fisherman's Beach to a peak of 71 metres above sea level. Figure 1 outlines the extent of the area covered by this PoM, with information regarding existing uses and developments in the PoM area shown in Figure 2.

In 2015, Council endorsed the 'Hill 60 Conceptual Landscape Master Plan'. The Landscape Master Plan applies to Hill 60 (the PoM area) and to MM Beach (outside the area covered by this PoM). Under this PoM, Council will continue to manage the headland in accordance with the Landscape Master Plan. The Landscape Master Plan seeks to increase community understanding of the area's significance and to enhance the area when opportunity, legislative approval and community feedback are aligned. At the time of preparing this PoM, a project to establish an Accessible Viewing Area on Hill 60 had commenced. The project – a key part of the Landscape Master Plan – was informed by consideration of community feedback on the Consultation Plan that was exhibited for public comment in July 2023 (Figure 3).

The PoM is comprised of this document and the Appendix Document. The Appendix Document provides further details in relation to applicable legislation and contains photographs documenting the current condition of the reserve and any existing improvements.

Figure 1 Crown Reserve Number 97344 Hill 60 Plan of Management Area Map



Figure 2 Hill 60 Crown Reserve Number 97344 Existing Uses & Development Map



Figure 3 Consultation Plan - July 2023 - Engagement informs 2024 Hill 60 Landscape Master Plan Project



Purpose of the Hill 60 Crown Reserve Number 97344 Plan of Management

The purpose of this Plan of Management (PoM) is to comply with the *Crown Land Management Act 2016* (CLM Act) as Council manages the Hill 60 headland on a day-to-day basis and into the future. Hill 60 Crown Reserve Number 97344 is a Crown reserve where Wollongong City Council has been “appointed” the “Council Crown Land Manager” under the CLM Act.

A PoM is required for Crown reserves that are “appointed” to Council and are classified as “community land” Crown land. Council classified Crown reserve 97344 as “community land” in accordance with its resolution of 29 October 2018 and correspondence from the Department of Planning, Housing and Infrastructure – Crown Lands (DPHI – Crown Lands) dated 14 March 2019.

Preparing a Plan of Management under the CLM Act

As “community land”, the CLM Act requires Council to prepare a PoM for Hill 60 Crown reserve number 97344. The previous Crown Lands Act 1989 did not require a PoM.

This PoM has been prepared so that Council may:

- comply with the CLM Act by ensuring uses, developments and tenures permitted under this PoM accord with a Crown reserve purpose and core management objective of the relevant community land category as defined by the *Local Government Act 1993*
- continue to manage this Crown reserve as it has been doing (under the 1989 Act and now under the CLM Act 2016) by
 - implementing the 2015 Council adopted Hill 60 Landscape Masterplan
 - continuing existing uses of the land (and the related tenure agreements).

Under this PoM, implementing the Landscape Hill 60 Master Plan and continuing existing uses of the land is permitted, subject to legislative compliance and alignment with Council’s 10-year Community Strategic Plan *Our Wollongong Our Future 2035* ([Link to 2035 Plan](#)). The PoM Information Schedule identifies possible permissible uses and developments. This PoM is an enabling document, and all permissible uses and developments are subject to separate processes of Council in the future. Inclusion as permissible under this PoM provides Council an opportunity to consider an activity, use or development. It is not a right for the activity, use or development to happen.

Legislative Compliance

Legislative compliance is an ongoing complex matter dependent on the location and type of activity or development or proposed tenure. More legislation applies to land under this PoM than just the CLM Act (See separate PoM Appendix document), such as, but not limited to:

- *Native Title Act 1993 (Cth)* - Under this Act, there is a South Coast People: Tribunal No. NC2017/003 Federal Court No. NSD 1331/2017 claim that affects this land.
- *Aboriginal Land Rights Act 1983 (NSW)* – Under this Act, there is an NSW Aboriginal Land Council Claim (Number 42492 lodged on 19 December 2016) that affects this land.
- *Local Government Act 1993 (NSW)* – This Act applies to this land as permitted by the CLM Act.
- *National Parks and Wildlife Act 1974 (NSW)* – There is an existing Aboriginal Heritage Impact Permit (AHIP) issued under this Act that affects land under this PoM.

- *Heritage Act 1977 (NSW) – State Heritage Register Listing Number 01492 – Hill 60, Illowra Battery affects this land and a Local Heritage Item Number 61043 – Hill 60, Fisherman’s Beach, Boilers Point, and MM Beach affect this land. This Act sets parameters for heritage management.*
- *Environmental Planning and Assessment Act 1979 (NSW) – The Wollongong 2009 Local Environmental Plan 2009 (LEP) and numerous State Environmental Planning Policies (all made under this Act) affect this land.*

The separate Appendix document to this PoM provides information on the CLM Act and several separate pieces of legislation that may affect or regulate any possible use, development, management strategy or tenure that is permissible under this PoM.

For any possible permissible use, development, management strategy or tenure under this PoM, it is only permissible to the extent that legislative compliance can be obtained by following Council policies and standard operating procedures. Council’s policies, strategies and supporting documents that may affect land under this PoM are also in the separate Appendix document.

Our Wollongong Our Future 2035 – Community Strategic Plan

Our Wollongong Our Future 2035 represents the highest level of strategic planning undertaken by Council. Council has many other strategies and plans for specific focuses that are developed following planning and engagement. Council refers to its adopted strategies and plans as Supporting Documents. These direction setting documents support the development of the Community Strategic Plan, Council’s Resourcing Strategy, Delivery Program and Operational Plans. These documents include goals, strategies and actions specific to a project or location. However, until the actions are enabled through resourcing and included in the Delivery Program and Operational Plan, they remain aspirational. The Hill 60 Landscape Master Plan is a Council Supporting Document. The Master plan has been partially resourced to date, by inclusion in Council’s Delivery Programs and Operational Plans and by successful grant applications for outside funding.

The Hill 60 Landscape Master Plan

Council has been managing the Crown reserve Number 97344 in line with the Hill 60 Landscape Master Plan since 2015. The Landscape Master Plan was endorsed following consideration of comments from the public. Implementing the Master Plan has been in Council’s Delivery Programs and Annual Operational Plans in different project stages since 2015. It is a long-term plan applying to a much larger land area than this PoM. The Hill 60 Landscape Master Plan considers land along MM beach to the headland and along the coastal edge near (but not including) the Port Kembla Pool. The Master Plan area is the same area that is shown in red outline as the study area of the Hill 60 Reserve Conservation Management Plan (CMP) in Figure 5. The separate Appendix document has more information on the CMP.

The CMP provides policies and management strategies to safeguard the heritage values of the large Master Plan area and is an in-depth exploration of available historic records and discussions with people connected to the area. The CMP is a document over 600 pages long. The CMP forms part of both the Aboriginal Heritage Impact Permit (AHIP) and an approval under the *Heritage Act 1977* to implement the Hill 60 Landscape Master Plan. Council obtained the AHIP and Heritage Act approvals in 2021.

The Landscape Master Plan does not propose dramatic changes within the headland. Within the PoM area (Figure 1), the Hill 60 Landscape Master Plan seeks:

- To continue working with the Aboriginal community to further implement the Ngaraba-aan Cultural trail and to consider ways to better understand the Aboriginal cultural connection to the land and the context of the WWII era military use of the land on that connection.
- To provide for amenity improvements to facilitate the public's use of the area as a culturally significant coastal headland with a Public Recreation purpose. The Minister gazetted the Public Recreation purpose on 6 July 1984.

Rate of Implementation of Hill 60 Landscape Master Plan

It is unknown at the time of preparing this PoM, how much of the Hill 60 Landscape Master Plan will be delivered over the next ten years within Crown reserve number 97344. Council cannot fund the works alone and will continue seeking grant funds for Master Plan projects. Hill 60 is one of 493 parks managed by Council and the needs of parks are to be balanced with needs of the community for footpaths and cycleways, local roads, car parks, public swimming pools, stormwater pipes and drains, Libraries and other community buildings and sports fields.

Each year Council considers updates to its 4-year Delivery Program and 1-year Operational Plan to determine how to best work towards the goals of *Our Wollongong Our Future 2032* within available resources and the cooperative networks with communities and other levels of government. The Hill 60 Landscape Master Plan is an ambitious plan to facilitate use of the area by the public while understanding and accepting that there are special limitations on the development of the land (the AHIP is an example). These limitations ensure that the cultural significance of the land will remain in place for us today and for future generations.

The Appendix document has more information on the 2015 conceptual Landscape Master Plan. For example, the Appendix includes the Conversation Snapshot for the Master Plan capital works project "Accessibility and Viewing Area Upgrade" that demonstrates how Council considered the feedback from the project's Consultation Plan (Figure 3) before starting construction works in 2024. These 2024 works are a result of detailed technical investigations, additional community feedback and compliance with the 2021 AHIP and *Heritage Act 1977* approvals. A general description of the works follows below for reference.

General description of the 2024 "Accessible Viewing Area" Project

When the 2024 works are completed, the following improvements are expected to have been made in accordance with the AHIP, *Heritage Act 1977* approvals and *State Environmental Planning Policy (Transport and Infrastructure) 2021*. Figure 4 shows site visit photographs of works in progress on 8 March 2024. These works are north and southwest of the Marine Rescue Building where there is existing carparking and park lawn areas, it includes the "car park south small" area shown in the PoM Figure 2 "Existing Uses & Developments".

- New position of entry gate to close car parking sunrise to sunset
- Weed removal and replace with native planting
- Feature paving on alignment of underground tunnel
- New Entry to Marine Rescue Building and car park
- New Accessible Parking
- New Accessible viewing area with Balustrade

General Description of Possible Future Works (not exhaustive) subject to future processes

Every project to implement the conceptual 2015 Hill 60 Masterplan now and into the future will be the result of further detailed technical investigations, additional community feedback and compliance with 2021 AHIP and *Heritage Act 1977* approvals or any other future applicable approval that is required to undertake future projects that are resourced. For example, the Hill 60 Master Plan Accessible Viewing Platform project was included in Council's Delivery Program through to the 2024/25 financial year.

This area is important to the entire community, has complex heritage values and requires consistent and careful project planning and delivery leading to ongoing maintenance and renewal. As evidenced by the process to date, those matters take time, commitment and resources to get right.

Subject to getting it right in terms of process, resourcing and compliance with legislation as noted previously, the following possible "*Future Works for Construction*" were identified in the July 2023 Community Consultation Plan (Figure 3) used for the Accessible Viewing Platform Project completed in December 2024. The list below is organised by location descriptions:

Park area beyond South Fork at Existing Amenities Block

- Raised threshold at entry for traffic calming to give pedestrians priority and reduce speeding on the existing access road in an area that is just beyond the existing amenities block
- New additional amenities block in an area of lawn that is between the existing large picnic shelter and the existing access road
- The existing lawn area near the large, covered picnic shelter will be upgraded to still include a lawn area but will also include pavement to create gathering spaces as well as an accessible connection between the carpark and the new additional amenities block
- Bus bays to be located along the existing access road near the existing public toilets and near the proposed new additional toilets
- Stair access to Military tunnels is proposed should the public tunnels be made safe for public use in the future
- More car parking in location of existing earth mounding

Park area beyond North Fork at Existing Amenities Block.

- New Aboriginal Artworks and interpretive signage recognising the Aboriginal Heritage significance of the site

Between the Existing North and South parking areas

- Stairs to link the upper (south of the fork) existing car parking (near the large, covered picnic shelter) to the existing lower car parking (north of the fork and near the Observation Deck)

Figure 4 Site Visit Photographs 2024 Accessibility and Viewing Area Upgrade Capital Works Project



Adaptive Re use of the Unsafe Military Tunnels under the Master Plan

The Master Plan calls for investigation of appropriate uses of the currently unsafe military tunnels. Council is investigating options for the future management of the tunnels and has commissioned a report by specialist architects. Opening the tunnels for periodic use such as public heritage tours or allowing periodic use of the tunnels for suitable filming projects could be an outcome that would be in keeping with the special limitations on the land.

Using the tunnels for a more intensive, regular use (for example recreational or tourist related use) would need to be sympathetic to the area's protected status under the *National Parks and Wildlife Act 1974* and the *Heritage Act 1977* and the Crown reserve's Public Recreation purpose.

The PoM Information Schedule at Row 2.2.i permits restoring the tunnels to a standard fit for periodic controlled public visitation or for a more intensive use to the extent that legislative compliance is possible. Until further investigations and other processes of Council are undertaken that result in a detailed adaptive reuse proposal to assess for legislative compliance, it is not possible to determine what adaptive reuse may occur on site in specific terms. It would also be contingent on Council's ability to secure resources to progress and assess potential adaptive re uses. Currently the tunnels will remain closed and graffiti on the outside of the tunnels will be removed periodically.

Possible known new uses or tenures as result of Implementing the Master Plan (not exhaustive)

The Landscape Master Plan makes provision for a food/coffee van in an upgraded parking area. A food/coffee van would be a new use/development and require a tenure agreement in the form of a licence agreement. Given the area's cultural significance, it would be open to Council to consider in line with relevant legislation and Council's procurement policies, a future EOI process targeted to local Aboriginal and Torres Strait Islander community run businesses.

The Landscape Master Plan also identifies that hang gliding and paragliding occur within the PoM area. The Conversation Snapshot for the Hill 60 Accessibility and Viewing Area Upgrade (Appendix) says Council *"will fill in the uneven ground on the grassed area near the take-off area to improve access and safety."* This take off area is north of the Observation Deck within the PoM area.

The hang gliding /paragliding activity is not otherwise currently regulated by Council by way of development consent in accordance with the *Environmental Planning and Assessment Act 1979* or by way

of tenure agreement for this use, therefore it would be a new use/development and require a tenure agreement in the form of a licence agreement.

Requiring Development Consent (if obtained) and a licence agreement (if issued) would be consistent with Council's management approach for gliding activities at Bald Hill Lookout. Gliding is an inherent risky recreational activity that creates individual participant responsibility for ensuring personal safety and the safety of others. This use cannot override any other scheduled public use of the area (an event that is booked via Council for the area near the Observation Deck for example) and cannot be undertaken in conditions that are not suitable for the activity (unsafe winds, beach area already occupied by people to scale that does not permit a safe landing area for example). Landing on the beach below would be subject to a separate licence with DPHI – Crown Lands as Crown Reserve 97344 (the PoM area) does not extend to the landing area on Fisherman's Beach.

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Figure 5 Hill 60 Landscape Master Plan Area

(same as Conservation Management Plan Study Area)



Aims of the Hill 60 Crown Reserve PoM

This PoM for Crown Reserve Number 97344 Hill 60 has the following five (5) aims:

1. To demonstrate legislative compliance with the PoM making provisions of the CLM Act 2016
 - The PoM Information Schedule provided later in this document contains all the information that is required for a site-specific PoM under the CLM Act 2016.
2. To set the framework for management and use of the reserve (by Council and by others) to be compliant with any applicable legislation that may apply to any PoM permitted future uses, developments and activities including issuing tenure agreements.
3. To continue to implement the Hill 60 Landscape Master Plan into the future so that more people know that this recreational land:
 - has cultural significance for Aboriginal people for its past, present and future.
 - has an extensive network of built forms from the WWII era.
 - Supports terrestrial and marine intertidal biodiversity values including native vegetation, beach and rocky shores
 - Provides potential habitat for a range of native terrestrial and marine flora and fauna species, including threatened species
4. To make the public aware that the area presents real hazards that are to be managed by the individual visitors to the reserve by their own choices given:
 - Hill 60 is a place where six (6) fatalities have occurred from rock fishing between 2021 and 2024
 - Fisherman's Beach is not a patrolled beach
 - There is no development consent or licence agreement for use of the glider take-off point on the headland or for the landing area at Fisherman's Beach. This is contrary to the way this use is regulated by Council at Bald Hill Lookout and Bell's Point in Austinmer. Regulation of this high-risk activity would not eliminate risk but would:
 - clarify if the activity should remain on site, and
 - bring the use in line with requirements under the LG Act and CLM Act, and
 - more equitably apply Council's policies on use of community land by sporting groups to the activities of the gliders at this location.
 - Council has fenced off the entrance to the military tunnels because it is not safe for the public to use the tunnels in their current state. Entering the tunnels is trespassing and a high-risk activity in regard to personal safety.
5. To make people aware the area has environmental values that support frog habitat, native vegetation and biodiversity. Council supports these values by the current practices of
 - weed management – by aerial and other methods
 - involving the Aboriginal community in developing and implementing Vegetation Management Plans for areas that are of great significance to their community.
 - Careful and deliberate application of Asset Protection Zones for existing Council assets on the land that seek to address bushfire mitigation in a way that minimises impact on biodiversity and Aboriginal cultural values.

Assessing progress and formal review of the PoM

The PoM purpose, aims, information schedule and the separate Appendix document constitute Council's management approach to this Crown reserve now and into the future. This PoM will be formally reviewed in five years to determine if changes are required to address legislative changes or new community needs. All the land under the PoM is affected by at least one of the two Heritage Item Curtilage areas (Figure 6) so management of heritage and cultural values is important and will be assessed in the future review.

Figure 6 below compares the Curtilage Areas of the two Heritage Items (State -01492 and Local-61043). The separate Appendix document provides these maps at a larger scale along with information on the *Heritage Act 1977* and the *Environmental Planning and Assessment Act 1979*. MM Beach, Boilers Point, Fisherman's Beach, Hill 60, Illowra Battery, Red Point are all protected Heritage Item land areas. These areas are all included in the Conservation Management Plan (CMP). The Appendix includes information extracts about these Heritage Items from the CMP.

Figure 6 Comparison of Curtilage Areas for the two Heritage Items within the PoM Area

State Heritage Register 01492 is shown by a heavy red outline. The item includes Hill 60 and Illowra Battery. The curtilage area extends further north by a small margin than the Wollongong 2009 LEP Heritage Item 61043 curtilage area.

Wollongong 2009 LEP Heritage Item Number 61043 is shown by light brown shading. The Item includes Hill 60, Fisherman's Beach, Boilers Point, MM Beach, including the Gun Emplacements and WWII military installations and Red Point. This Item has State level Significance under the LEP



Information Schedule for Crown Reserve 97344 Hill 60

The Information Schedule under this section of the PoM contains the detail required for a site-specific PoM under the *Crown Land Management Act 2016* (including relevant *Local Government Act 1993* or LG Act provisions).

PoM Information Schedule – Table 1 Structure

The PoM Information Schedule is Table 1 in the PoM covering pages 18 – 35. The Schedule has a Title Header Row and Sub Header rows. The Title Row applies to all of the schedule, while the Sub header rows apply to different parts of the schedule as described further below:

Table 1 – PoM Information Schedule Title Header Row is the row with the black shade

All PoM Information schedule pages include a black title header row at the top of each new page of the schedule. The PoM Information Title Header Row is: *“Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule”*

Table 1 – PoM Information Schedule Sub Header Rows are rows with the light blue shade

Some pages of the PoM Information Schedule include sub header rows that are shaded light blue. Schedule sub header rows group related types of information together. More than one light blue shaded sub header row may apply to adequately describe a permitted activity, use, development, tenure, or action. When there is more than one light blue shaded sub header row an associated table row number is provided. When a Sub Header row(s) applies to content that spans a new page, the relevant sub header rows will be repeated on the new page under the black title header row.

Sub Header Row Names are:

“1. Land Details for Hill 60 Crown Reserve 97344 including Community Land Categories”

“2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344 and includes column descriptions:

Descriptions of Permitted Use and Development by type: Existing – includes tenures Possible New Use or Development – including tenures.

Consistent with Public Recreation Purpose or Supports the purpose?

Consistent with community land categories?

Scale and Intensity Measures in place now? Measures required in the future?”

“2.1 Existing Permitted Uses”

“2.2 Permitted Existing Development – Including condition of land and any improvements on the land”

“2.3 Permitted Existing Use and Development Related Tenures and includes column descriptions:

Licensee (there are no lease holders)

Property in PoM Area under Tenure

Permitted Use

Terms”

“2.4 Permitted Possible New Uses and Developments and related Tenures and includes column descriptions:

Permitted New Uses, Developments, Related Tenures

PoM Area

Terms

"3. Action Plan for Hill 60 Crown Reserve 97344 PoM"

"4. How the Hill 60 Crown Reserve Number 97344 was made by Council" **and includes column descriptions:**

CLM Act 2016 PoM Development Step

Completion Date of the PoM Process

Table 1 PoM Information Schedule - Hill 60 Crown Reserve (97344)

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
1. Land Details for Hill 60 Crown Reserve 97344 including Community Land Categories		
1a	Reserve Name	Hill 60
1b	Reserve Number	97344
1c	Suburb	Port Kembla
1d	Land lots in Reserve including total Land Area in Hectares (Ha)	Whole: Lots 1, 3 DP 531524, Lot 1 DP 614555 - A total land area of 21.0355 Ha is contained within the Crown reserve Hill 60 Number 97344.
1e	Reserve Purpose (s) & Gazette date(s)	Public Recreation – Gazetted on 6 July 1984. Pursuant to section 2.14 of the CLM Act – An additional purpose of Community Purposes applies to part Lot 1 DP614555 as Gazetted on 23 May 2025. This additional purpose applies to an area of approximately 340 square meters that is categorised as General Community Use under this PoM.
1f	Community Land Category or Categories (sec. 36 LG Act) are applied as described in this schedule and shown in the category maps.	Area of Cultural Significance (Brown Shading): Applies to Ngaraba-aan trails, native vegetation areas, frog habitat, military tunnels currently closed to the public due to risk to public safety and coastal rock platform to the west. Park (Green Shading): applies to the car parks, planned stage 1 Master Plan viewing platform, current and future public toilets, future potential mobile food van or mobile small kiosk, hang gliding take off area and the observation tower. General Community Use (Purple Shading): Applies to the building and area occupied by Marine Rescue as an emergency services provider. <i>This section of the PoM Information Schedule is intentional blank – see next page for Community Land Category Maps – North and South</i>
1. Land Details for Hill 60 Crown Reserve 97344 including Community Land Categories - continued		

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule

1g



1h



1. Land Details for Hill 60 Crown Reserve 97344 including Community Land Categories - continued

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
1i	Owner of the Land	The Department of Planning, Housing and Infrastructure – Crown Lands (DPHI – Crown Lands) as representative of the State of NSW.
1j	Is the land subject to any trust, estate, interest, dedication, condition, restriction or covenant?	Hill 60 Reserve is comprised of the following land parcels: Lot 1 DP 531524, Lot 3 DP 531524 and Lot 1 DP 614555. Title searches for each lot are included in the separate Appendix document. The following interests are recorded on title: • a covenant affecting Lot 3, DP 531524; and • an easement to Sydney Water affecting Lot 1, DP 614555.
1k	Did the owner of the land impose any condition or restriction of the use or management of the land?	DPHI- Crown Lands review of the draft Plan of Management from June 2024 to March 2025 did not result in any new condition or restriction on the use or management of the land. As noted earlier at Schedule row 1e there was a gazettal of an additional reserve purpose on 23 May 2025 pursuant to section 2.14 of the CLM Act. The additional reserve purpose relates to an existing use – NSW Volunteer Marine Rescue Services and applies to the existing licence agreement land area only. See Schedule row 2.1f
1L	Land Use Zoning under the <i>Wollongong Local Environmental Plan 2009</i> (LEP)	LEP Land Use Zone - RE1 Public Recreation – this PoM cannot permit any use or development that is inconsistent with the land use zone of RE 1 or under section 5.10 Heritage conservation of the LEP.
1m	Heritage Listed Items under the LEP or the NSW State Heritage Register Please Note: The entire PoM area is affected by one or more Heritage Listed Items.	The PoM area is affected by two Heritage Listed Items as follows: 1. LEP Heritage Item 61043 – Hill 60, Fisherman’s Beach, Boilers Point, Red Point and MM Beach, Gun Emplacement, Connected and Isolated Concrete Bunkers. 2. State Heritage Register Number 01492 – Hill 60, Illowra Battery

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344				
2 cont.	Descriptions of Permitted Use and Development on the Land under this PoM by type: - Existing – includes tenures - Possible New Use or Development – including tenures	Consistent with the Public Recreation Purpose or Supports the purpose?	Consistent with community land categories?	Scale and Intensity Measures in place now? Measures required in the future?
2.1	Existing Permitted Uses			
2.1a	Cultural use of the area by Aboriginal people traditionally associated with the land and others as per cultural protocols. The land has significance to Aboriginal people that pre-dates (by thousands of years) the land's use under NSW legislation.	N/A	N/A	As set by Aboriginal people traditionally associated with the land – with exception of risks to public health and safety as per existing regulatory signage for public places.
2.1b	Viewing of the coast from the headland existing open spaces or the Observation Deck	Yes	Yes – for all Community Land Categories under this PoM	In place now by existing regulatory Signage for public places.
2.1c	Use of picnic shelter, seating, existing open spaces for recreational pursuits	Yes	Yes – for Culturally Significant and Park	As above
2.1d	Use of existing carparks to support public visitation for existing uses	Yes	Yes – for Park	As above
2.1e	Visitation to understand the history of the area: - its continuous occupation by Aboriginal people up until the WWII era - use of the area during the 1940s when Australia participated in WWII: - tunnels and other fortifications - dispossession of Aboriginal people from the land	Yes – as a typically passive recreational activity	Yes – for Culturally Significant and Park	Existing regulatory Signage and fencing blocking tunnel entrances are in place. If there is a future use or development proposed that would substantially increase visitation for this permitted reason, then Development consent and a licence agreement is required.

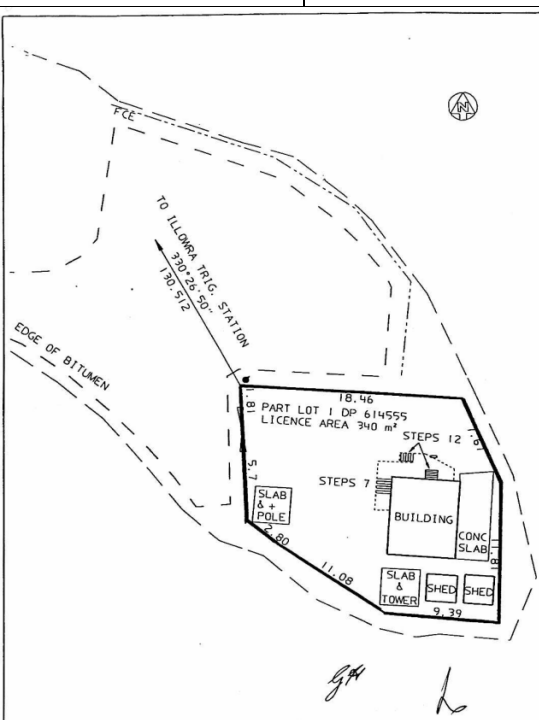
Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344				
2 cont.	Descriptions of Permitted Use and Development on the Land under this PoM by type: - Existing – includes tenures - Possible New Use or Development – including tenures	Consistent with the Public Recreation Purpose or Supports the purpose?	Consistent with community land categories?	Scale and Intensity Measures in place now? Measures required in the future?
2.1 cont.	Existing Permitted Uses – continued			
2.1f	Volunteer Marine Rescue Port Kembla (part of NSW Marine Rescue) uses an existing building and parking area for their emergency services operations. Their existing licence area is an area of 340 m². The entire Crown reserve land area is 210,355 m² for context. This license applies to well under 1 % of the reserve at 0.16 % of the reserve. The existing Marine Rescue licence contains a holding over provisions and was granted with Ministerial consent through Departmental delegation. It is open to grant a new licence under 70(2)(d) of the CLM Act Regulation with Ministerial consent until the PoM is adopted.	No – this use is not consistent the public recreation purpose per Native Title Manager Advice. Marine Rescue operations are consistent with the community purposes public purpose. This PoM permit Marine Rescue operations (including authorising any related future tenures) through a 23 May 2025 Gazettal of community purposes - an additional reserve purpose – for the Marine Rescue licence area. The Appendix document includes both the CLM Act section 2.14(2)(b) assessment and a copy of the 23 May 2025 gazettal.	Yes – for General Community Use	Scale and Intensity measures are in place now by the terms of the existing licence agreement. Any future changes to structures or land within the licence area (not maintenance or internal fit out with no ground disturbance) will need to comply with: The Conservation Management Plan (CMP) Existing approvals (AHIP etc) and the Landscape Master Plan. New approvals may also apply.

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344 PoM				
2 cont.	Descriptions of Permitted Use and Development on the Land under this PoM by type: - Existing – includes tenures - Possible New Use and Development – including tenures	Consistent with the Public Recreation Purpose or Supports the purpose?	Consistent with community land categories?	Scale and Intensity Measures in place now? Measures required in the future?
2.2	Permitted Existing Development – Including condition of land and any improvements on the land – Note - Photographs of existing developments, of the land are contained in the separate Appendix document - forms part of condition description if there is no statement.			
2.2a	Fisherman's Beach Asphalt path to beach – very good condition as the asset was renewed in 2022 (Existing Development / built improvement)	Yes	Yes – for Culturally Significant	Maintenance and replacement – consistent with the AHIP and any other applicable approvals.
2.2b	Various Regulatory Signs throughout the POM area – the regulatory signage within the reserve is in a range of condition from poor to excellent. (Existing Development / built improvement)	Yes	Yes – for Culturally Significant, Park and General Community Use	As above – with the ability to add or remove regulatory signage as needed.
2.2c	Coastal vegetation – within the PoM area the vegetation types range from high biodiversity value native vegetation to weeds to mowed lawn areas. (Existing condition of land)	Yes	Yes, for Cultural Significance and Park	Management as per the AHIP, CMP, the Master Plan and any related Vegetation Management Plan (VMP). Areas of lawn as per the Master Plan to be mowed on regular basis as per Parks Open Space operational service level
2.2d	General Park Improvements - Amenities Block at the juncture of a fork in the access road at the end of Military Road. - Various bollards, fences, park furniture (picnic shelter, seating, bins etc), Lighting poles, throughout the PoM area	Yes	Yes – all Community Land Categories	Maintenance, upgrade, removal or replacement as per the Master Plan, AHIP approval and any other applicable approvals.

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344 PoM				
2 cont.	Descriptions of Permitted Use and Development on the Land under this PoM by type: - Existing – includes tenures - Possible New Use and Development – including tenures	Consistent with the Public Recreation Purpose or Supports the purpose?	Consistent with community land categories?	Scale and Intensity Measures in place now? Measures required in the future?
2.2 cont.	Permitted Existing Development – Including condition of land and any improvements on the land -Note - Photographs of existing developments, of the land are contained in the separate Appendix document - forms part of condition description if there is no statement.			
2.2e	Artwork – Eye on the Horizon 2021 - including explanatory plinth sign. This work focuses on the area's military connections. (Existing Development / built improvement)	Yes	Yes - or Cultural Significance and Park	Maintenance and life cycle artwork management as per Council's Supporting Document: <i>Art Strategy "Animating Wollongong Public Art Strategy 2022-2032"</i> (See Separate Appendix Document).
2.2f	Car parks and related access asphalted roads throughout the PoM area. Figure 2 "Existing Uses & Development Map" identifies: - A north small carpark - A car park north - A car park south - A car park south small - An entrance access road (Existing Development / built improvement)	Yes	Yes – for all Community Land Categories	Maintenance, upgrade, removal or replacement as per the Master Plan, AHIP approval and any other applicable approvals.
2.2g	Access road serving the Sydney Water land within Lot 1 DP 614555. (Existing Development / built improvement)	Yes – the road is available to be used by the public within the PoM area.	Yes – for Culturally Significance and Park	Maintenance, upgrade, or replacement as per the Master Plan, AHIP approval and any other applicable approvals.

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344 PoM				
2 cont.	Descriptions of Permitted Use and Development on the Land under this PoM by type: - Existing – includes tenures - Possible New Use and Development – including tenures	Consistent with the Public Recreation Purpose or Supports the purpose?	Consistent with community land categories?	Scale and Intensity Measures in place now? Measures required in the future?
2.2 cont.	Permitted Existing Development – Including condition of land and any improvements on the land - Note - Photographs of existing developments, of the land are contained in the separate Appendix document - forms part of condition description if there is no statement.			
2.2h	Marine Rescue Building with modern radio mast, stairs, ladder and control tower-windows. The dominance of the Marine Rescue Building on the headland is a function of its purpose of emergency service response – to provide surveillance of the coast and to respond to calls for help – coast guard services. This is an adapted re-use of a WWII era-built Heritage Item included in the CMP as “ <i>Item #5: Command Post (Currently Marine Rescue)</i> ”. See the Inventory Sheet Extract in the separate Appendix document for building condition. (Existing Development / built improvement)	Same as Row 2.1f.	Same as Row 2.1f.	Same as Row 2.1f
2.2i	Closed Military Tunnels - related to use described at Schedule row 2.1e Please Note: The Master Plan calls for investigation of appropriate uses of the currently unsafe military tunnels. Opening the tunnels for periodic use such as public heritage tours or for suitable filming projects could be considered. More intensive regular use (tourist use) may not be suitable due to site constraints. (Existing Development / built improvement)	Yes	Yes – for Culturally Significance and Park	Restoring the tunnels to a standard fit for periodic controlled public visitation or for a more intensive use is permitted to the extent that legislative compliance is possible. The site is very constrained and changing the existing built forms must be consistent with AHIP to occur.

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344 PoM				
2 cont.	Descriptions of Permitted Use and Development on the Land under this PoM by type: - Existing – includes tenures - Possible New Use and Development – including tenures	Consistent with the Public Recreation Purpose or Supports the purpose?	Consistent with community land categories?	Scale and Intensity Measures in place now? Measures required in the future?
2.2 cont.	Permitted Existing Development – Including condition of land and any improvements on the land - Note - Photographs of existing developments, of the land are contained in the separate Appendix document - forms part of condition description if there is no statement.			
2.2j	Observation Deck /Radar Ops Building and associated paths and stairs, storage, trig, retaining wall ie built improvements within the north carparks, etc. (Existing Development / built improvement)	Yes	Yes – For Park	Maintenance, upgrade, removal or replacement as per the Master Plan, AHIP approval and any other applicable approvals.
2.2k	Existing Nonregulated Hang gliding and Para gliding take off activities occur from an area north of the Observation Deck. This area is part gravel / part bare ground and part concrete pad. (Existing condition of land / built improvement for concrete pad) Land Area Note – The Landing area used for existing Nonregulated Hang gliding and Para gliding activities is not part of the appointed Crown Reserve. An agreement with for landing with DPHI-Crown Lands is required. The outcome of seeking to obtain the above is unknown.	Yes	Yes – For Park	Subject to obtaining development consent and entering into a licence agreement this activity is permitted under the PoM. The outcome of seeking to obtain the above is unknown.

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule																																				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve PoM																																				
2.3	Permitted Existing Use and Development Related Tenures – Permitted to be considered if accords with Council policies and applicable legislation, including tender / public notice / other requirements of LG Act Sections 46A, 47, 47A, 47AA, 47B, 47C and 47D when the PoM is adopted or prior as permitted by CLM Act Regulation. Leases require determination or removal of lease area from NT Act or ALR Act claims. – (See PoM Appendix Document for legislation details)																																			
	Licensee (there are no lease holders)	Property in PoM Area under tenure	Permitted Use	Terms																																
2.3 a	Australian Volunteer Coastguard Association Incorporated By 2024 – The Coastguard Association is now Marine Rescue – Port Kembla (a part of the Volunteer NSW Marine Rescue Service). Council resolved to grant the licence on 17 April 2000. The licence was approved by delegation from Minister Administering the <i>Crown Lands Act 1989</i> on 16 Oct 2001.	Land shown edged heavy black on the attached drawing no. 1473 - Military Road, Port Kembla See Schedule Row 2.3 b	To occupy and use the property subject to the terms of the <i>Crown Lands Act 1989</i> for the Permitted Use of Communications Centre.	Licence Period: 10-years Commencement date: 1 July 2000 Termination date: 30 June 2010 Clause 12.4 is a holding over clause activated on 1 July 2010 that remains in force at the time of making this PoM																																
2.3 b	Area Maps 2000 And 2024 Same Area  <table><tr><td colspan="2">DESIGN ENGINEER</td><td colspan="2">CITY OF WOLLONGONG</td></tr><tr><td colspan="2">DATE OF APPROVAL</td><td colspan="2">HILL 60 RESERVE PLAN OF LICENCE TO AUSTRALIAN COASTGUARD RADIO HUT & TOWER</td></tr><tr><td>DATE</td><td>DESIGNER</td><td>DATE</td><td>SCALE</td></tr><tr><td>16/4/98</td><td>M. K.</td><td>16/4/98</td><td>1:250</td></tr><tr><td>FILE NO</td><td>PROJECT NO</td><td>RELAYED NO</td><td>SHEET NO</td></tr><tr><td>B20782/3/1</td><td>D1473</td><td>1</td><td>1</td></tr><tr><td colspan="2">ISSUE NO</td><td colspan="2">ISSUE NO</td></tr><tr><td colspan="2">2</td><td colspan="2">2</td></tr></table>				DESIGN ENGINEER		CITY OF WOLLONGONG		DATE OF APPROVAL		HILL 60 RESERVE PLAN OF LICENCE TO AUSTRALIAN COASTGUARD RADIO HUT & TOWER		DATE	DESIGNER	DATE	SCALE	16/4/98	M. K.	16/4/98	1:250	FILE NO	PROJECT NO	RELAYED NO	SHEET NO	B20782/3/1	D1473	1	1	ISSUE NO		ISSUE NO		2		2	
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Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule

2. Authorising use and development including possible tenures for Hill 60 Crown Reserve PoM

2.3	Permitted Existing Use and Development Related Tenures – Permitted to be considered if accords with Council policies and applicable legislation, including tender / public notice / other requirements of LG Act Sections 46A, 47, 47A, 47AA, 47B, 47C and 47D when the PoM is adopted or prior as permitted by CLM Act Regulation. Leases require determination or removal of lease area from NT Act or ALR Act claims. – (See PoM Appendix Document for legislation details)			
	Licensee (there are no lease holders)	Property in PoM Area under tenure	Permitted Use	Terms
2.3c	The Illawarra Triathlon Club Please Note: Triathlon Season is between September and May each year. Allowing that start and finish dates change each year; the season could be 7 months up to 9 months. Annually, the permitted 1 day a month seasonal use is a 7-to-9-day use. Over a five-year period (or 1,825 days), the same seasonal use is a 35-45-day use.	Part Lot 1 DP 531524 within Crown Reserve 97344 Hill 60. Within the PoM area, this is the mowed lawn area along Gloucester Blvd and the built asphalt path to Fishermans Beach. See indicative licence area map at 2.3d.	Triathlon events during the season - 1 day a month as per development consent conditions for DA-2015/1106/E are permitted. It is the responsibility of the organisers to ensure the events are run in a manner that is safe to participants and the public.	DA-2015/1106/E has a Restricted Consent Period condition. It operates from 2025/2026 to 2029/2030. Any extension of time will require separate Council approval. Currently, the Club enters into a Section 2.20 CLM Act Licence annually - longer tenure term possible – with same scale / intensity of use.

2.3
d



This is the 2023/24 Triathlon Club Indicative Licence Area Map for Triathlon events during the season.

Please Note:

This Licence Area Map Key shows event activities are contained to areas of mowed lawn along Gloucester Boulevard or the built asphalt path to Fishermans Beach.

The Map Legend identifies Crown Land as land shaded blue. The Crown Land shown in the map is within the PoM area. The green shaded land is under the Community Land PoM as it is Council owned Community Land. Other areas shown on the map marked with event information are either property not owned by Council or Road reserve.

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule			
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve PoM			
2.4 Permitted Possible New Uses and Developments and related Tenures –			
• Permissible to the extent that legislative compliance can be obtained and there is <i>Our Wollongong Our Future</i> alignment – Council’s policies, strategies and supporting documents (Appendix) are an extension of <i>Our Wollongong Our Future</i>. The opportunity to consider a possible new PoM permissible activity, use, development or tenure is at Council’s discretion. • Permitted to be considered if accords with Council policies and applicable legislation, including tender/ public notice / other requirements of LG Act Sections 46A, 47, 47A, 47AA, 47B, 47C& 47D when the PoM is adopted. Leases require determination or removal of lease area from NT Act or ALR Act claims - (See PoM Appendix Document for legislation details)			
2.4 Permitted New Uses, Development, Related Tenures		PoM Area	Terms
2.4a	New Short-Term casual uses and temporary developments and related tenures are permitted – per clause 116 of LG Act (General) Regulation 2021 and/or section 2.20 of CLM Act 2016 and clause 31 of the CLM Regulation 2018. A short-term casual use term can range from a 1-hour Council booking to a 12-month licence term. The list below is not exhaustive: • the playing of a musical instrument, or singing, for fee or reward • engaging in a trade or business • the playing of a lawful game or sport • the delivery of a public address • commercial photographic sessions • picnics and private celebrations such as weddings and family gatherings • filming sessions • environmental protection, conservation or restoration or environmental studies • community, training or education	Entire PoM Area subject to being “suitable” for the nominated area. Please Note: “suitable” requires future consideration by Council and the Aboriginal community. Also Please Note: Agistment of stock, advertising, are examples of unsuitable short term temporary uses under cl 116 of LG regulation and section 2.20 CLM Act and clause 31 of the CLM Regulation 2018.	Suitable Temporary uses, events and removable structures may be permitted. Filming projects may be suitable noting the complex overlay of the site’s multiple heritage and cultural values. A suitable event may be a community markets event like the five hour event organised by Blak Markets and Djiriba Waagura Pty Ltd at at Huskisson White Sands Beach on 21 April 24 described as “<i>A Festival program runs alongside the Market</i>” – <i>website Blak Markets</i> (Link) Public Notice requirements apply dependent on term
2.4b	New Uses and Development consistent with the 2015 Landscape Master Plan and related tenures are permitted. The list below is not exhaustive: • Future Artwork and Interpretive signage	The PoM Area where the 2015 Landscape Master Plan applies It is noted that the majority of the Accessible Viewing Area project works are within the area categorised as Park.	Master Plan Improvements are subject to AHIP and <i>Heritage Act 1977</i> approvals – existing and if required - new additional approvals in the future. The 2015 Landscape Master Plan was

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve PoM		
2.4 Permitted Possible New Uses and Developments and related Tenures –		
- Permissible to the extent that legislative compliance can be obtained and there is <i>Our Wollongong Our Future</i> alignment – Council’s policies, strategies and supporting documents (Appendix) are an extension of <i>Our Wollongong Our Future</i>. The opportunity to consider a possible new PoM permissible activity, use, development or tenure is at Council’s discretion. - Permitted to be considered if accords with Council policies and applicable legislation, including tender/ public notice / other requirements of LG Act Sections 46A, 47, 47A, 47AA, 47B, 47C& 47D when the PoM is adopted. Leases require determination or removal of lease area from NT Act or ALR Act claims - (See PoM Appendix Document for legislation details)		
2.4	Permitted New Uses, Development, Related Tenures	PoM Area Terms
2.4b cont.	- Coffee van or mobile food truck in a dedicated area in one parking space within future upgraded parking area - Additional public toilet - Future Viewing area at the smaller lower parking area northwest of the Observation Deck (See The Hill 60 Landscape Master Plan section of the PoM and the Appendix)	conceptual and is further defined as projects are undertaken in a series of steps – see example below.
2.4b cont.	Council’s 2024 “Headland Precinct – Stage 1 Accessible Viewing Area” is an example of a Master Plan project. Council followed the steps below from plan to construction. - Council identified the Accessible Viewing Area project as a potential Master Plan Project that fits AHIP and <i>Heritage Act 1977</i> approvals. - Council applied for grant funding for the project. - Council obtained grant funding. - Council matched the grant by including the project in Council’s 4-year Delivery Program. - Preliminary design process began in early 2023. - Council exhibits a Project Consultation plan design (Figure 3) in July 2023. - Council considers the feedback. - Project design adjustments were made or explanation provided – See Conversation Snapshot in Appendix in August 2023. - Work started in accordance with approvals by May 2024 and completed in December 2024.  Completed Viewing Area Project includes 'Hill 60 Dreaming' artwork by Uncle Steven Russell	

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
3 Action Plan for Hill 60 Crown Reserve 97344 PoM		
3a	Management Objectives with respect to the land	• Council will adhere to legislative requirements in the management of the land and work toward the 5 Aims of this PoM as described under the <i>Aims of the Hill 60 Crown Reserve PoM</i> section of this PoM. The Aims reflect application of the legislated core management objectives (see Appendix) for each community land category under this PoM being: ○ Area of Cultural Significance ○ Park ○ General Community Use • The PoM Aims also reflect application of the community Goals in <i>Our Wollongong Our Future 2035</i> being: <i>Exhibition Note: Draft Our Wollongong Our Future 2035 Goals from 30 June 2025 Post Exhibition Council Report are:</i> ○ We are a sustainable and climate resilient city ○ We have well planned, connected and liveable places ○ We foster a diverse economy, and we value innovation, culture and creativity ○ We have a healthy, respectful, and inclusive community
3b	Performance Targets with respect to the land	• The existing natural values of the area are maintained or improved from conditions in 2023 into the future – in accordance with related CMP and its coastal environment • Existing and appropriate (but limited) new Recreational, Social, Cultural and Community pursuits are successfully operating in line with council policy and according to tenure arrangements, and development consents – with the area's significant heritage and natural values always the first consideration by Council and the community. • The community is informed and has an opportunity to be engaged with events, plans, projects and uses at Hill 60 Reserve. • Existing and New park infrastructure (of all types from carparks to Artworks) at Hill 60 Reserve are well maintained or improved to a high standard. • New park infrastructure provides more insight into the cultural significance of the area as themes in the Conservation Management Plan are explored cooperatively with the Aboriginal community and other stakeholders (monuments, art works, heritage signage). • Community members use Hill 60 Reserve for active and passive recreational and community pursuits respectfully -with the area's significant heritage and natural values always the first consideration by Council and the community.
3c	Means by which Council proposes to achieve Management Objectives and Performance Targets – Actions to Take	• Implement the Hill 60 Landscape Master Plan as permitted by applicable legislative approvals, available resources and subject to future actions of Council • Environmental restoration activities are managed by Wollongong City Council and undertaken by contractors and volunteers through the implementation of natural area works, vegetation management

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
3 Action Plan for Hill 60 Crown Reserve 97344 PoM		
		plans and the Hill 60 Landscape Master Plan in cooperation with the Aboriginal community ○ Activities include weeding, revegetation and tree protection measures for new plantings are in accordance with the CMP, the AHIP and any other required legislative approvals ● Ensure that tenure agreements are current for PoM permissible uses, activities and developments in accordance with legislation and Council policies as they occur over time within the PoM area ● Use Council's engagement policies and Aboriginal Community Engagement Framework to keep the community informed about events, plans, projects and uses at Hill 60 ● Regular maintenance and operational upkeep are ongoing within the PoM area with appropriate maintenance undertaken in response to condition in consultation with the Asset Manager ○ Maintenance requests are carried out in a timely manner within existing approvals ○ Licence holders are aware and carry out their responsibilities as per the terms of the agreement in regard to maintenance and operational upkeep ○ Public Art, Heritage Assets are managed in line with Council's <i>Animating Wollongong - Public Art Strategy 2022 -2032</i> and Council's <i>Heritage Strategy 2023-2027</i> ○ Actively involve the Aboriginal community in the management of the area's cultural values ○ Decisions regarding the interpretations of Aboriginal cultural heritage and all aspects of public access to information regarding Aboriginal heritage should be made in consultation with the Traditional Owners
3d	Performance Measures under this Action Plan to assess performance towards achieving management objectives and performance targets	● Those who visit Hill 60 Reserve understand the significant Aboriginal heritage values and European heritage values. ○ There is an increase in art or signage, or events related to the cultural values within the PoM area ■ Consider developing a future "<i>Events and Filming Consideration Framework</i>" in cooperation with the Aboriginal community as a first step then once a draft framework has been developed then consultation with stakeholders more widely (especially those with an understanding of the military history) can be undertaken. The aim of the future framework would be to fit within the existing AHIP and <i>Heritage Act 1977</i> approvals and to demonstrate sensitivity to the area's complex heritage and cultural values. ○ There is a decrease in vandalism, abandoned vehicles and illegal dumping within the PoM area
3d	Performance Measures under this Action Plan to assess performance towards achieving	○ Implementation of the Landscape Master Plan results in a park area with finishes, park furniture, art works, regulatory signage, etc of high quality and robust materials ○ Native Vegetation is free of weeds and not subject to vandalism ○ Lawn areas are well maintained

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
3 Action Plan for Hill 60 Crown Reserve 97344 PoM		
	management objectives and performance targets - continued	○ Visitation increases without excessive impact on park areas or threats to vegetated areas ● Marine Rescue is issued a licence agreement in accordance with the CLM Act. ● Gliding activities are under development consent conditions and a licence agreement or cease ● Progress towards adaptive reuse of the military tunnels in the future ● Enforcement actions decrease as visitors to the PoM area obey regulatory signage aimed at public safety ○ Rock fishermen wear life jackets ○ Swimming at the unpatrolled beach decreases <i>This area of the PoM Information Schedule is intentionally blank</i>

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
4.How the Hill 60 Crown Reserve Number 97344 PoM was made by Council		
	CLM Act 2016 PoM Development Step	Completion Date of the PoM Process
4a	Step 1 - Council classifies Hill 60 Crown Reserve Number 97344 as Community Crown Land with an initial community land category of Park – related to its Public Recreation Purpose.	Step 1 – Completed by 14 March 2019 DPHI – Crown Lands Departmental Correspondence and Council’s resolution of 29 October 2018.
4b	Step 2 – Council resolves on 27 May 2019 to prepare CLM Act PoMs in three (3) Stages: Stage 1 – preliminary community consultation on proposed community land categories for 46 Crown Reserves (including Hill 60 Crown Reserve Number 97344) Stage 2 – prepare draft PoMs – a Crown Reserves PoM for most reserves and a few limited Site-Specific PoMs Stage 3 - Exhibiting Draft PoMs subject to Council resolution and Minister’s Consent to exhibit	Step2 -Stage 1 - Preliminary Community Consultation on Proposed Community Land Categories for 46 Crown Reserves (including Hill 60) occurred from 8 October 2019 – 8 November 2019. Step 2- Stages 2 & 3 – Preparing draft PoMs is ongoing. For this Hill 60 PoM, targeted community consultation in accordance with Section 112 of the <i>LG Act (General) Regulation 2021</i> was held from 7 March 2024 until 5 April 2024. The proposed community land category was supported by the feedback received.
4c	Step 3 - Council resolved to refer the Draft Hill 60 Crown Reserve PoM to DPHI- Crown Lands on 6 May 2024	The Draft PoM was granted approval to exhibit for public comment on 26 March 2025. Also, Crown Lands directed Council to update the draft PoM with the 23 May 2025 gazettal information.
4d	Step 4 – Public Exhibition of the Draft PoM	During the Public Exhibition Period: • Council posted information on Council’s website including our public notice page from 3 July – 1 September 2025 • Notified stakeholders by letter or email of the exhibition period. • Provided hard copies of the draft PoM in Council libraries. • Held on site information kiosk on site at Hill 60 on 17 July 2025. • Met with stakeholders as opportunities arose.
4e	Step 5 – Consideration of Submissions	Council considered the results of the public exhibition period on 27 October 2025
4f	Step 6 – Resolution of Council	Council resolved <i>[insert when resolution completed]</i> at its meeting of <i>[insert date when completed]</i>
4g	Step 7 – To be determined pending step 6 conclusion	

PoM Appendix Document Note

This Plan of Management for Hill 60 Crown Reserve Number 97344 includes the following Appendices in a separate document that forms part of this PoM.



Wollongong City Council

Plan of Management for Hill 60 Reserve Appendix



The PoM Appendix Document includes further details to meet CLM Act PoM requirements including:

- Photographs – Condition of Improvements and Land
- Legislative Framework
- Ngaraba-aan Trail Map
- Hill 60 Landscape Master Plan Information
- State and Local Heritage Items – Mapping and extracts from the Conservation Management Plan
- Hill 60 Crown Reserve Number 97344 Aerial Photography Record Maps 1941 – 2023
- 23 May 2025 Gazettal



On Dharawal Country, from the mountains to the sea,
we value and respect each other, our places, past,
and future. We will be a sustainable, connected,
vibrant, and innovative city, with a diverse economy.

We are a sustainable and climate resilient city

We have well planned, connected, and liveable places

We foster a diverse economy, and we value innovation, culture, and creativity

We have a healthy, respectful, and inclusive community



Wollongong City Council
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Wollongong City Council

Plan of Management for Hill 60 Reserve Appendix

Acknowledgement

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

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

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

Under this Plan of Management ('PoM') for Hill 60 Crown Reserve Number 97344, the community land category of Area of Cultural Significance has been applied to most of the reserve as a result of consultation with Aboriginal people traditionally associated with the land in accordance with the requirements of the Local Government (General) Regulation 2021¹. The comment below was provided during the consultation process. It describes connection to the land.

"The landscape of Hill 60 is an historic landscape with sacred sites. The connection our people have with this land gives our people their identity and sense of belonging. Country was, and still is to many, a place of learning."



View from top of observation deck at Hill 60

March 2024

¹Refer: section 112 of the Regulation. Consultation carried out in March and April 2024.

Key information for Appendix Document – Part of Draft PoM for Hill 60

This Appendix Document is part of the Hill 60 Crown reserve number 97344 Plan of Management (PoM) that has been prepared by Wollongong City Council.

This “*Appendix Document – Part of the PoM*” provides information that is required in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*, as well as supplemental information such as aerial photography from 1941 to 2023. Please see the Table of Contents page for further details.

Document Control		
Document ID: Appendix Document – Part of Hill 60 Crown Reserve 97344 Plan of Management		
Revision Number	Adoption Date/In force Date	Revision Details
1 st Draft to Exhibit as Part of the Hill 60 Crown Reserve Number 97344 Plan of Management	N/A	6 May 2024 Council resolution to refer Draft PoM including this Appendix document to Crown Lands seeking authority to exhibit for public comment.
2 nd Draft to Exhibit	N/A	Draft PoM Appendix document is updated for 2025 Exhibition Period as required to reflect 2025 Exhibition Period Draft Plan of Management document – updates, formatting corrections and adding 23 May 2025 Gazettal details.
3 rd Draft	N/A	27 October 2025 Amended / Updated Draft reported to Council.

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Introduction to Appendix Document – Part of Draft PoM for Hill 60

This **Appendix Document forms part of the Plan of Management (PoM)** that applies to the Crown reserve number 97344 located at Hill 60 in Port Kembla.

As described in the separate PoM document, the land under the PoM can be accessed via Military Road and Gloucester Boulevard by vehicle and by the Ngaraba-aan Cultural Trail on foot. The Ngaraba-aan Cultural trail begins north of the PoM area at Port Kembla Heritage Park / MM Beach, goes through the PoM area and then leads to Coomaditchie Lagoon. The Ngaraba-aan speaks to the continuous Aboriginal connection to this land, dispossession, military strongholds on the headland because of World War II and the growth of surrounding Port Kembla in the post war years fuelled by migration. The PoM area is the green portion of headland of Hill 60, shown in red outline in Figure 1.

Please also consider the PoM document under separate cover as well as this Appendix Document that supports the PoM by providing detailed site photographs, aerial mapping over time and other background information to enable a better understanding of the plan of management. Figures 1 -2 in this Appendix Document are the same as figures 1 – 2 in the PoM document.



View looking north at end of the path to Fisherman's Beach – showing southern view of Boilers Point

Figure 1 Crown Reserve Number 97344 Hill 60 PoM Area Map



Figure 2 Hill 60 Crown Reserve Number 97344 Existing Uses & Development Map



Figure 3 Community Land Category Map - North

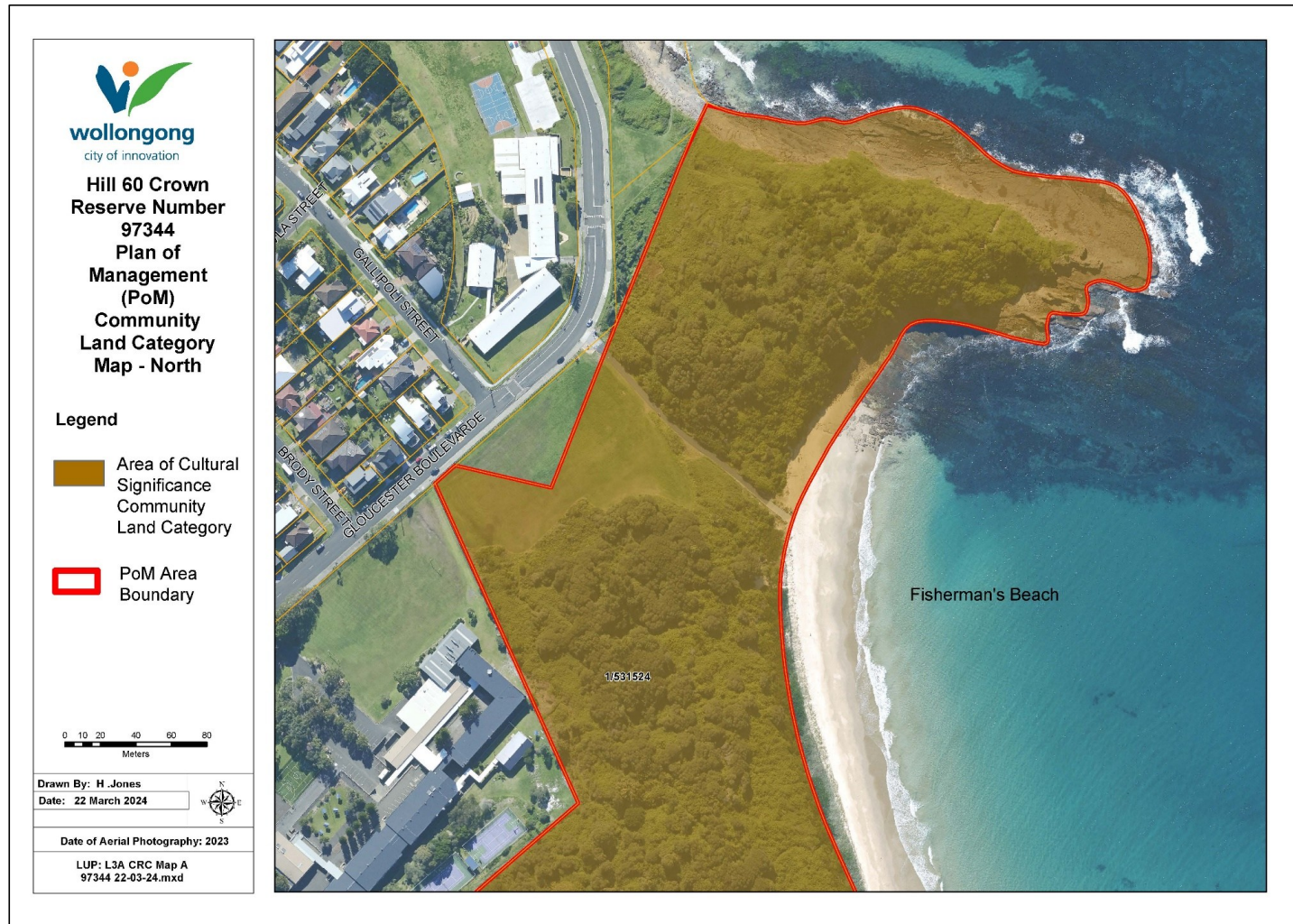


Figure 4 Community Land Category Map - South



Hill 60 PoM Appendix – Photographs – Condition of Improvements and Land

Site Photographs - taken in March 2024 unless noted	Comment
 	Fisherman's Beach Ngaraba-aan Trail Point Signage Location: installed within road reserve adjoining the Crown Reserve boundary. Port Kembla Public School is across the road. This Council asset that is outside of the PoM area is included here as it is an example of the current interpretive signage describing the Cultural Significance of Fisherman's Beach and Hill 60. The road reserve adjoins the PoM area. Entry gate Asphalt path to Fisherman's Beach Regulatory Signage for Bushcare site Location: Asphalt path to Fisherman's Beach is in the PoM area. Entry gate is within the Road reserve as is stone blocks. Lawn area, vegetation are within the PoM area.

Site Photographs - taken in March 2024 unless noted	Comment
 The first photograph shows a metal gate on a paved path leading to a beach area. A signpost with multiple notices is visible. The second photograph shows a large notice posted on a concrete fence, detailing a 'Section 112 Local Government (Regulation) 2021' notice regarding cultural significance. The third photograph shows dense coastal vegetation along a path, with a small sign visible in the background.	Unpatrolled Beach Sign for Fisherman's Beach – warning of dangerous dumps, currents as well. Sandstone blocks provide seating and create additional barrier to vehicle access. Location: installed within Road reserve adjoining the Crown Reserve boundary in the north close to Gloucester Boulevard. East of the gate is within the Crown Reserve Hill 60 Number 97344 land area. This photograph is of the <i>Section 112 Local Government (Regulation) 2021</i> notice to Aboriginal people traditionally associated with the land placed on site from 8 March to 5 April 2024. The notice is required when a draft PoM categorises land as an Area of Cultural Significance because of Aboriginal community connection. Regulatory Signage in poor condition along the Fisherman's Beach Path Coastal vegetation Location: Within Lot 1 DP 531524 within the northern area of the Crown reserve Number 97344 that is closer to Gloucester Boulevard.

Site Photographs - taken in March 2024 unless noted	Comment
	View of Fisherman's Beach from the asphalt path. The path was repaved in 2022. Coastal vegetation Location: Within Lot 1 DP 531524 within the northern area of the Crown reserve Number 97344 that is closer to Gloucester Boulevard.
	Existing Amenities Block – Site Photograph – August 2022 Location – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road, this Amenities block is at the juncture of a fork in the access road.

Site Photographs - taken in March 2024 unless noted	Comment
	Public Place Signage Picnic Shelter Artwork – Eye on the Horizon 2021 • Artwork Information Plinth • Gravel ground treatment Lawn Existing Vegetation near Picnic Shelter and along coastal cliff edge of Hill 60 Location – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road and taking the right fork at the existing Amenities you will find these improvements on the land.
	Signage – Bitou Bush Control Aerial Control Location – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road and taking the right fork at the existing Amenities you will find this sign on the lawn area near the vegetated southwest coastal cliff edge.

Site Photographs - taken in March 2024 unless noted	Comment
	Carpark south includes bollards on the southern edge Vegetated Cliff edge of Hill 60 Marine Rescue Building with radio mast, stairs, ladder Part of existing Work Zone for Masterplan Stage 1 Accessible Viewing Area project Lighting Pole Location – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road and taking the right fork, you will find the area.
	Another view of the existing Car park south with stone blocks to stop parking on the raised lawn area • Lighting poles and existing amenities block in the background. • Bins Location – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road and taking the right fork at the existing Amenities, you will find this area.
<i>This area is intentionally blank</i>	<i>This area is intentionally blank</i>

Site Photographs - taken in March 2024 unless noted	Comment
	2022 site photograph of the closed tunnels that are on the same part of Hill 60 as the Marine Rescue Building Through the fencing the entrance to the closed Military Tunnel can be seen here in this 2024 photograph. The area is heavily graffitied. Location – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road and taking the right fork at the existing Amenities, you will find this area.

Site Photographs - taken in March 2024 unless noted	Comment
 Location – Lot 1 DP 614555 is the land that is the cliff face of Hill 60. It is land north of the small parking area opposite the fenced portion of the Sydney Water land.	A view from Sydney Water land that is south of the PoM area shows more of Hill 60. It shows: • The access road within the PoM area enables Sydney Water through access to their land and facilities to the south. • Vegetation on the cliff face • The Marine Rescue Building ○ The dominance of the Marine Rescue Building is a function of its purpose of emergency service response – to provide surveillance of the coast and to respond to calls for help – coast guard services.
	Also, on Sydney Water land – some recent graffiti on the base of the Sign warning of the number of deaths from Rock Fishing. Also, in the far distance in the photograph is a pole with a life preserver.
	This Deaths from Rock Fishing signage on Sydney Water land was first installed in 2021 with a notation of 5 deaths. In 2024 the sign has a note of 6 deaths. Council and Sydney Water worked cooperatively in sign development. Sydney Water has also installed bollards and Regulatory Signage just south of the Danger sign.

Site Photographs - taken in March 2024 unless noted	Comment
	2021 Sign photograph taken when the sign was first installed – 5 deaths Noted. The Regulatory Sign at the bollards states “No go zone. Do not harm. Penalties under the National Parks and Wildlife Act 1974 and Heritage Act 1977 apply” The Red and White Regulatory Sign about the requirement to wear a life jacket when rock fishing. Also on that sign pole is a collection tube for fishing net/line to protect marine wildlife. Location: Sydney Water Land
	A portion of this rocky outcrop is with Lot 1 DP 614555 at its southern boundary. Location: Figure 1 in the PoM document is a better map of land contained in Lot 1 DP 614555.

Site Photographs - taken in March 2024 unless noted	Comment
	This is the “car park north” that is located near the Observation Deck in Figure 2 or also labelled as the “Radar Ops Building” in Figure 3. • A small storage building • Behind the red vehicle in the photograph is faded marking to indicate a location for emergency helicopter landings. Location: This area is found after taking the Left fork at the Amenities Block. It is within Lot 1 DP 531524.
	Observation Deck looks south to Five Islands Existing Vegetation surrounds the built items. Location: This area is found after taking the Left fork at the Amenities Block. It is within Lot 1 DP 531524 Radar Ops Building or Observation Deck looks west, towards the car park north ○ helicopter landing marking in car park ○ metal railing along car park boundary ○ with concrete path, stairs and handrails leading to the Observation Deck or Radar Ops Building

Site Photographs - taken in March 2024 unless noted	Comment
 	Bench seating in poor condition – looking south to the Observation Deck. Glider take off point – concrete path / gravel / bare ground area is shown looking south and looking north towards vegetation and fisherman’s beach. Trig station and Observation Deck looking north and picnic table Location: This area is found after taking the Left fork at the Amenities Block. It is within Lot 1 DP 531524
	View from Observation Deck looking towards the Marine Rescue Building and the Stage 1 Masterplan Accessible Viewing Area works. Location: The Observation Deck is within Lot 1 DP 531524 (northern part of Crown Reserve 97344). The works in view are within Lot 1 DP 614555 at the existing “car park south small” in Figure 2.
	At the “Car park north” – a boulder with an interpretive plaque has been vandalised long ago. The car park includes a retaining wall that shows the “Car park North Small” asphalt pavement too.

Site Photographs - taken in March 2024 unless noted	Comment
 	At the “Car park North Small” (See Figure 2 Existing Uses and Developments) there is a small amount of parking, failing signage and bollards and existing debris. Debris was removed after a request for park maintenance was lodged. This area is not subject to the works being undertaken as of March 2024, but may be part of future masterplan works subject to grant funding and further community consultation as another viewing area, and only to an extent provided for under the AHIP (Aboriginal Heritage Impact Permit) and <i>Heritage Act 1977</i> approvals for implementing Hill 60 Landscape Masterplan. This area is shown in Figure 3 as “Future Viewing Area”
	End of the access road that is part of “Car park North Small” with No Parking clearly marked at this end point.

Site Photographs - taken in March 2024 unless noted	Comment
	Vegetation looking towards Fisherman's Beach at the end of the Access Road that is part of the "Car park North Small"

End of this Photographic Record of improvements and land condition at the time of making this PoM

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Hill 60 PoM Appendix - Legislative Framework

The primary legislation that impacts on how community land is managed or used is briefly described below. You can find further information regarding these acts at www.legislation.nsw.gov.au.

Local Government Act 1993

Section 35 of the Local Government Act 1993 (LG Act) provides that community land can only be used in accordance with:

- the plan of management applying to that area of community land, and
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land, and
- the provisions of Division 2 of Chapter 6 of the Act.

Section 36 of the Act provides that a plan of management for community land must identify the following:

- a) the category of the land,
- b) the objectives and performance targets of the plan with respect to the land,
- c) the means by which the council proposes to achieve the plan's objectives and performance targets,
- d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets,

and may require the prior approval of the council to the carrying out of any specified activity on the land.

A plan of management that applies to just one area of community land:

- a) must include a description of:
 - (i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and
 - (ii) the use of the land and any such buildings or improvements as at that date, and
- b) must:
 - (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
 - (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
 - (iii) describe the scale and intensity of any such permitted use or development.

Land is to be categorised as one or more of the following:

- a) a natural area
- b) a sportsground

- c) a park
- d) an area of cultural significance
- e) general community use

Land that is categorised as a natural area is to be further categorised as one or more of the following:

- a) bushland
- b) wetland
- c) escarpment
- d) watercourse
- e) foreshore
- f) a category prescribed by the regulations.

Additionally, under section 36 of the LG Act, a site-specific PoM must be made for land declared:

- as critical habitat, or directly affected by a threat abatement plan or a recovery plan under threatened species laws (sections 36A(2) and 36B(3))
- by council to contain significant natural features (section 36C(2))
- by council to be of cultural significance (section 36D(2)).

Community Land Category Core Management Objectives that apply to land under this PoM

As noted in the separate primary PoM document and shown in this Appendix document as Figures 3 and 4, the community land categories of Area of Cultural Significance, Park and General Community Use apply to land under the PoM.

For an area of cultural significance, the core management objectives as per the *Local Government Act 1993* are set out in section 36H of the LG Act.

36H Core objectives for management of community land categorised as an area of cultural significance

- (1) The core objectives for management of community land categorised as an area of cultural significance are 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,

- (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.

(3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.

36G Core objectives for management of community land categorised as a park

The core objectives for management of community land categorised as a park are—

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

36I Core objectives for management of community land categorised as general community use

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public—

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

The LG Act also has requirements that will apply to Crown Land under a CLM Act PoM. These are sections 46A, 47, 47A, 47AA, 47B, 47C and 47D of the Local Government Act.

46A Means of granting leases, licences and other estates

- (1) A plan of management is to specify, in relation to the community land to which it applies, any purposes for which a lease, licence or other estate may be granted only by tender in accordance with Division 1 of Part 3.
- (2) Nothing in this section precludes a council from applying a tender process in respect of the grant of any particular lease, licence or estate.
- (3) A lease or licence for a term exceeding 5 years may be granted only by tender in accordance with Division 1 of Part 3, unless it is granted to a non-profit organisation.

47 Leases, licences and other estates in respect of community land—terms greater than 5 years

- (1) If a council proposes to grant a lease, licence or other estate in respect of community land for a period (including any period for which the lease, licence or other estate could be renewed by the exercise of an option) exceeding 5-years, it must—
 - (a) give public notice of the proposal (including on the council’s website), and
 - (b) exhibit notice of the proposal on the land to which the proposal relates, and
 - (c) give notice of the proposal to such persons as appear to it to own or occupy the land adjoining the community land, and
 - (d) give notice of the proposal to any other person, appearing to the council to be the owner or occupier of land in the vicinity of the community land, if in the opinion of the council the land the subject of the proposal is likely to form the primary focus of the person’s enjoyment of community land.
- (2) A notice of the proposal must include—
 - information sufficient to identify the community land concerned
 - the purpose for which the land will be used under the proposed lease, licence or other estate
 - the term of the proposed lease, licence or other estate (including particulars of any options for renewal)
 - the name of the person to whom it is proposed to grant the lease, licence or other estate (if known)
 - a statement that submissions in writing may be made to the council concerning the proposal within a period, not less than 28 days, specified in the notice.
- (3) Any person may make a submission in writing to the council during the period specified for the purpose in the notice.
- (4) Before granting the lease, licence or other estate, the council must consider all submissions duly made to it.
- (5) The council must not grant the lease, licence or other estate except with the Minister’s consent, if—
 - (a) a person makes a submission by way of objection to the proposal, or
 - (b) in the case of a lease or licence, the period (including any period for which the lease or licence could be renewed by the exercise of an option) of the lease or licence exceeds 21 years.
- (6) If the council applies for the Minister’s consent, it must forward with its application—
 - a copy of the plan of management for the land
 - details of all objections received and a statement setting out, for each objection, the council’s decision and the reasons for its decision
 - a statement setting out all the facts concerning the proposal to grant the lease, licence or other estate
 - a copy of the public notice of the proposal
 - a statement setting out the terms, conditions, restrictions and covenants proposed to be included in the lease, licence or other estate

- if the application relates to a lease or licence for a period (including any period for which the lease or licence could be renewed by the exercise of an option) exceeding 21 years, a statement outlining the special circumstances that justify the period of the lease or licence exceeding 21 years
- a statement setting out the manner in which and the extent to which the public interest would, in the council's opinion, be affected by the granting of the proposed lease, licence or other estate, including the manner in which and the extent to which the needs of the area with respect to community land would, in the council's opinion, be adversely affected by the granting of the proposed lease, licence or other estate.

(7) On receipt of the application, the Minister must request the Director of Planning to furnish a report concerning the application within such period as the Minister specifies.

(8) After considering the application and any report of the Director of Planning, the Minister, if satisfied that—

(a) subsections (1), (2) and (6) have been complied with, and

(b) such consent would not contravene section 46, and

(c) in all the circumstances, it is desirable to grant consent, may consent to the granting of a lease, licence or other estate in respect of the whole or part of the land to which the application relates, subject to such terms and conditions as the Minister specifies.

(8AA) The Minister may consent to a lease or licence referred to in subsection (5)(b) only if the Minister is satisfied that there are special circumstances that justify the period of the lease or licence exceeding 21 years.

(8A) On request by any person, the Minister must provide that person, within 14 days of that request, with a written statement of reasons for consenting to, or refusing to consent to, the granting of a lease, licence or other estate in accordance with subsection (8).

(9) The Minister's consent is conclusive evidence that the council has complied with subsections (1), (2) and (6).

(10) For the purposes of this section, any provision made by a lease or licence, or by an instrument granting any other estate, in respect of community land, according to which the council—

(a) would suffer a disadvantage or penalty if the same or a similar lease, licence or estate were not to be granted, for a further term, after the expiry of the current lease, licence or other estate, or

(b) would enjoy an advantage or benefit if the same or a similar lease, licence or estate were to be so granted, is taken to confer an option for renewal for a term equal to the further term.

47A Leases, licences and other estates in respect of community land—terms of 5 years or less

(1) This section applies to a lease, licence or other estate in respect of community land granted for a period that (including any period for which the lease, licence or other estate could be renewed by the exercise of an option) does not exceed 5-years, other than a lease, licence or other estate exempted by the regulations.

- (2) If a council proposes to grant a lease, licence or other estate to which this section applies—
 - (a) the proposal must be notified and exhibited in the manner prescribed by section 47, and
 - (b) the provisions of section 47(3) and (4) apply to the proposal, and
 - (c) on receipt by the council of a written request from the Minister, the proposal is to be referred to the Minister, who is to determine whether or not the provisions of section 47(5)–(9) are to apply to the proposal.
- (3) If the Minister, under subsection (2)(c), determines that the provisions of section 47(5)–(9) are to apply to the proposal—
 - (a) the council, the Minister and the Director of Planning are to deal with the proposal in accordance with the provisions of section 47(1)–(8), and
 - (b) section 47(9) has effect with respect to the Minister’s consent.

47AA Special provisions for leases, licences and other estates granted for filming projects

- (1) A council that proposes to grant a lease, licence or other estate in respect of community land under section 47A in order to allow a filming project to be carried out on community land—
 - (a) that is critical habitat (as defined in section 36A(1)), or
 - (b) that is directly affected by a recovery plan or threat abatement plan, as referred to in section 36B(2), or
 - (c) that is declared to be an area of cultural significance under section 36D(1) because of the presence on the land of any item that the council considers to be of Aboriginal significance, must, in addition to complying with section 47A, notify or advertise the proposal in the manner prescribed by the regulations for the purposes of this section.
- (2) Despite section 47A(2), a council that is of the opinion that a filming project proposed to be carried out under a lease, licence or other estate granted under section 47A will have a minor impact on the environment and on public amenity may state in the notice of the proposal required by section 47A(2) that submissions in writing may be made to the council concerning the proposal within a period, not less than 7-days, specified in the notice.
- (3) Regulations may be made for or with respect to guidelines that must be taken into consideration by councils in determining whether to grant a lease, licence or other estate in respect of community land in order to allow a filming project to be carried out on the land.

47B Lease or licence in respect of natural area

The land under this PoM is not categorised as an area of natural area. Therefore, this section does not apply to land under the PoM.

47C Sublease of community land

- (1) In addition to any restrictions created by the lease, community land that is the subject of a lease cannot be sublet for a purpose other than—

- (a) the purpose for which, as notified under section 47(2), the land was to be used under the lease, or
- (b) a purpose prescribed by the regulations.

(2) A lease is void to the extent that its provisions are inconsistent with this section.

47D Occupation of community land otherwise than by lease or licence

(1) The exclusive occupation or exclusive use by any person of community land otherwise than in accordance with—

- (a) a lease, licence or estate to which section 47 or 47A applies, or
- (b) a sublease or other title directly or indirectly derived from the holder of such a lease, licence or estate, is prohibited.

(2) This section does not apply to—

- (a) the occupation or use of part of the site of a senior citizens' centre or home or community care facility by a duly appointed manager of the centre, or
- (b) the occupation or use of community land by persons, and in circumstances, prescribed by the regulations.

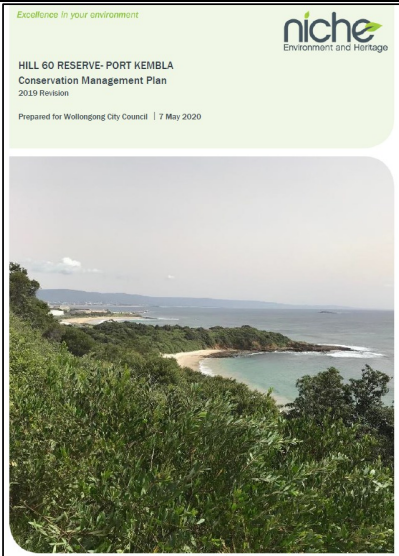
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Council plans, policies and supporting documents relating to this plan of management

Wollongong City Council is a local unit of government pursuant to the LG Act 1993. Council develops plans, policies, strategic supporting documents to enable its function to serve the public. Council's plans, policies and strategies that are concerned to some extent with the management of community land generally and in some cases with Hill 60 specifically are listed here in this section of the Appendix document.

These documents, plans and policies have been considered when preparing this PoM and will create part of the legislative framework the management of the land and any use, activity, development or tenure.

Hill 60 Conservation Management Plan

Conservation Management Plan	Explanation of Plan
 Conservation Management Plan for Hill 60 Landscape Master Plan Area 7 May 2020 Part of the AHIP Application 	This 7 May 2020 “<i>Conservation Management Plan for Hill 60 Reserve</i>” (CMP) forms part of the Aboriginal Heritage Impact Permit (AHIP) to implement the Hill 60 Landscape Masterplan. The CMP also provides forms part of any approvals obtained under the Heritage Act 1977. The Conservation Management Plan provides conservation management policies and strategies for both Aboriginal and Non-Aboriginal (Military era) heritage items – intangible (cultural) and tangible (built forms or other artefact types) and applies across the entire State Heritage Register Listing area (includes MM Beach and the headland) – being State Heritage Register Listing Number 01492 – Hill 60, Illowra Battery Limited extracts from the CMP are in this Appendix (pages 31-42) and include: • Summary of Themes • Chronically history – up to the 1980s • Example of an Inventory Schedule – the Marine Rescue Building The CMP identifies Aboriginal Cultural Material to a level to conserve and manage under the Aboriginal Heritage Impact Permit to implement the Landscape Masterplan. Specific details are not provided here as it is not for Council to share Aboriginal cultural information. Sharing cultural information is the realm of Aboriginal people traditionally associated with the area. Such information may be shared as an outcome of future Aboriginal Artwork and interpretive signage projects. The CMP identifies 27 built heritage items across the PoM area that relate to the WWII era various conditions ranging from not safe structurally to excellent.

Conservation Management Plan		Explanation of Plan
Table 6: Overview of Australian, NSW and local themes of relevance to Hill 60		
Australian Theme	NSW Theme	Local Theme(s)
Tracing the natural evolution of Australia	Environment – naturally evolved: features which have significance independent of human intervention and those that influence human life and culture	The environmental context of this place was fundamental to Aboriginal life for thousands of years before European settlement and continues to be of great importance afterwards. Its resources have sustained life and past and present communities have a strong cultural attachment to this place. The environment of the study area has also been of great importance to European occupation for its resources, its aesthetic qualities and particularly during the war years for its defensive opportunities.
Peopling Australia	Aboriginal cultures and interactions with other cultures	The Study Area is part of the Dharawal lands and is known on existing evidence to have been occupied by them for several thousands of years up to 17,000 years and probably much longer. There is a unique archaeological resource that demonstrates this association. The study area and its history encapsulate the history of pre-settlement Aboriginal life and the impacts of European settlement. The subsequent lives of Aboriginal people demonstrate the relationship that evolved between the traditional owners and the newcomers as well as the changes to traditional ways of living and strategies evolved to manage the new circumstances. The study area also has an important role in demonstrating the struggle to obtain recognition for land rights. This place retains a strong cultural attachment for the present community.
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Conservation Management Plan		Explanation of Plan
Australian Theme	NSW Theme	Local Theme(s)
Developing local, regional and national economies	Environment – cultural landscape. Activities associated with the interactions between humans, societies and the shaping of their surroundings	The entire Hill 60 area is a complex cultural landscape that encompasses evidence and associations that date back thousands of years for Aboriginal life and to the end of the eighteenth century onwards for European exploration and settlement. The entire Study Area can demonstrate the issues between Aboriginal land rights and European occupation. It has strong associations for both, and its documented history illustrates the impact of European occupation on Aboriginal lives since first settlement in the area. Hill 60 is also a landscape that has been shaped particularly by events that have associations well beyond Australia, in this case the impact of WWII on Australia and its concerns over possible invasion.
	Commerce	The large pastoral estates produced products for use and sale. Smaller industries also developed for commercial reasons such as timber-getting. A distinctive and specific local industry was the fishing trade developed by the Aboriginal community from the middle years of the nineteenth century through to the twentieth century.
	Events	The Study Area is associated with the impacts of various periods of European occupation on the Aboriginal communities resulting in dispossession and the stolen generation and the efforts of that community to obtain recognition and rights. It is also one that documents the impact of war on the country in the twentieth century. The history of the Study Area strongly demonstrates the impacts of defence on local Aboriginal communities. Thirdly it also has associations with nationally significant industrial works and improvements.
	Exploration	The Study Area figures in two significant planned explorations being that of James Cook and the Endeavour who named Red Point and Bass and Flinders who reference this area and its Aboriginal community.

Australian Theme	NSW Theme	Local Theme(s)
	Fishing	The Study Area has been an important place for Aboriginal fishing for thousands of years. The establishment of a successful fishing trade or industry in the nineteenth century and through to the twentieth century is an important part of the independent survival of this community and a relatively rare example of this type. Fishing has also been an element in the European appreciation of the area and continues to be a recreational pursuit for the contemporary community.
	Industry	The Study Area is closely associated with the growth of Port Kembla port as well as industries that developed in association with or supporting the iron and steel works including extraction and processing works and sand mining. The development of industry had a profound effect on the availability of natural resources and the livelihood of the Aboriginal people of the area.
	Mining	As for industry, the study area has a close association with the coal mining industry of the Illawarra, Port Kembla and industries associated with it. The development and later expansions of the mining industry had a profound effect on the availability of natural resources and the livelihood of the Aboriginal people of the area.
	Pastoralism	The Study Area is a part of one of the first five grants made to Europeans in the area. Illawarra Farm and later Five Islands Estate was associated with pastoral development although the study area is not specifically known to have been used for this purpose
	Science	The study area includes the site of the Illowra Trig Station
	Technology	The archaeological evidence of Aboriginal life over many thousands of years has the potential to demonstrate developing technology of the tool kit.
Building settlements, towns and cities	Land Tenure	The Study Area has been home to the Dharawal people for many thousands of years. In recent history it has been a place of contested ownership and an important place in the struggle for land rights and recognition. For European occupation this was one small part of one of the original five grants made in the Illawarra in the early years of the nineteenth century. The estate stayed intact until the later years of the nineteenth century.

Conservation Management Plan		Explanation of Plan
Australian Theme	NSW Theme	Local Theme(s)
	Accommodation	Hill 60 has been home to the Tharawal people for thousands of years. The history of its occupation by the Aboriginal community in the twentieth century demonstrates the issues of land rights and recognition and the strong cultural attachment of the present community to this place. The principal domestic associations of this place are with the Aboriginal camp or reserve established here in the nineteenth century. Accommodation for specific periods of occupation, being different phases of military occupation is associated with the Study Area.
Governing	Defence	Hill 60 is part of a larger network of coastal defences created in WWII in those places considered to be of most strategic value and national importance because of its industrial developments. It maintains an extensive and important collection of sites and archaeological evidence that illustrates and documents this role.
	Law and Order	The Study Area has associations with the original and subsequent military garrison stationed on or near the site from the 1820s to provide governance and enforce law and order.
Developing Australia's cultural life	Leisure	The Study Area has a long history of leisure activities in the twentieth century with sites devoted to swimming and golf developed in the 1920s. It has been identified as a local place of recreation during the Depression years and it is currently used for many active and passive leisure activities and recreational fishing.
	Sport	As for leisure this has been the place for several important local initiatives for sporting places including pools, golf courses, hang gliding and more recently a football field
	Persons	This place has particular associations with important members of the local Aboriginal community including Timberry, William Saddler and King Mickey.
CMP Chronological overview of historical themes begins on the next page This section of page is intentionally blank.		

Conservation Management Plan		Explanation of Plan
Table 7: Chronological overview of historical themes		
Date	Phase	Event
>17,000 BP	The Landscape of the Unchanged Environment The Landscape of the Dharawal People	The environmental context of the study area was coastal hinterland. Hill 60 would have overlooked a valley to the east, with the Five Islands forming part of a range of hills across the valley. The coastline would have been approximately 15km to the east. The earliest known Aboriginal occupation in the local region dates to 17,000 BP.
6,500 BO	The Landscape of the Unchanged Environment The Landscape of the Dharawal People	Modern sea levels stabilised and coastal lagoons and estuaries such as Lake Illawarra had formed. By this time, Aboriginal occupation in and around Hill 60 is likely to have primarily been dependent upon marine resources.
1770	The Landscape of Exploration	Captain Cook sails up the east coast of Australia and attempts a landing in the vicinity of Red Point.
1796	The Landscape of Exploration	George Bass and Matthew Flinders explore the coast south of Port Jackson in <i>Tom Thumb II</i> . They land briefly at Lake Illawarra, which they initially name 'Tom Thumb Lagoon'.
1797	The Landscape of Exploration	Survivors from the wreck of the Sydney Cove travel through the Illawarra on foot and picked up by a fishing boat. There are unconfirmed reports of a confrontation with Aboriginals at Red Point.
1815	The Landscape of Exploration	Charles Throsby leads an overland exploration from Sydney to investigate reports of good grazing country at the Five Islands. He returns with a mob of cattle and is followed shortly after by other pastoralists (e.g. Colonel Johnston, Samuel Terry and George Cribb).
1816	The Landscape of the Dispossessed	Charles Throsby writes to D'Arcy Wentworth proposing actions against the Aboriginal population for reported 'attacks'.

1840s	The Landscape of Change	Large estates began to be subdivided and pastoralism shifts to dairying
1849	The Landscape of Industrialisation	Coal mining commences in the Illawarra
1860s	The Landscape of the Dispossessed	Aboriginal fishing industry established at Berkeley on Lake Illawarra
1876	The Landscape of the Dispossessed	George Timbery and William Saddler granted a boat for fishing
1876	The Landscape of Change	D'Arcy Wentworth inherits the Five Island Estate
1878	The Landscape of Industrialisation	Mount Kembla Coal Mining Company formed
1883	The Landscape of the Dispossessed	King Mickey requests a boat from the Aborigines Protection Board - granted
1887	The Landscape of Industrialisation	Southern Coal Company's coal jetty completed at Port Kembla.
1892	The Landscape of Change	Red Point renamed Port Kembla
1898	The Landscape of Change	<i>Port Kembla Harbour Act</i> – government has power to build the eastern breakwater and associated jetties and railway lines.
1900	The Landscape of Change	Parcels of Wentworth's Five Island Estate begin to be sold for industry or resumed for public infrastructure (e.g. the harbour and roads).
1904	The Landscape of the Dispossessed	The New South Wales Public Works Department tries to force the local Aboriginal people off the land about Red Point.
1905	The Landscape of Industrialisation	Smelting operations established on land within Five Islands Estate.
1908	The Landscape of Change	Eastern breakwater at Port Kembla completed.
1908	The Landscape of Industrialisation	Electrolytic Refining and Smelting Company shift equipment and buildings from Dapto to Port Kembla.
1909	The Landscape of Change	Subdivision of Five Islands Estate
1909	The Landscape of Militarisation	Part of Five Islands Estate resumed for defence purposes
1912	The Landscape of Change	<i>Port Kembla (Northern Breakwater) Act</i> – government power to build northern breakwater

Conservation Management Plan		Explanation of Plan
1914	The Landscape of the Dispossessed	The New South Wales Public Works Department once again tries to force the local Aboriginal people off the land about Red Point.
1922	The Landscape of Recreation	Port Kembla Golf Club formed
1922	The Landscape of the Dispossessed	Golf Club tries to evict Aboriginal people from Red Point
1927	The Landscape of the Dispossessed	Aborigines at Red Point approach Council for land title
1939-1945	The Landscape of Militarisation	Shore defenced constructed including Illowra Battery at Hill 60
1941	The Landscape of Recreation	Port Kembla Golf Club closed
1942	The Landscape of the Dispossessed	Aboriginal occupants of Hill 60 removed to construct defence works
1944-1948	The Landscape of Militarisation	Defence infrastructure decommissioned
1954	The Landscape of Recreation	Port Kembla golf club relocated
1970	The Landscape of Industrialisation	Port Kembla Mine closes
1980s	The Landscape of Recreation	Recreation reserves gazetted

The example of CMP Inventory Schedule is provided on the next few pages. It is for Item 5 Command Post – WWII era structure – currently the Marine Rescue Building.

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Conservation Management Plan			Explanation of Plan		
4.5 Item #5: Command Post (Currently Marine Rescue)					
ITEM DETAILS					
Name of Item:	Command Post (Currently Marine Rescue)			Item Number:	#5
Other names/descriptions:	"Control Tower No. 1" (Niche, 2015)/"No. 3 Control tower" (Dallas, 2000)/"CP"(1944 Plan)				
Item type:	Built	Item group:	Defence		
Item category	Battery	Local Government Area/s:	Wollongong City Council		
Location Details:	Latitude:		-34.492053°	Longitude:	150.916668°
	Zone:	56H	Eastings:	308710	Northings:
Primary Address:	Illowra Battery Hill 60 Boilers Point, Port Kembla, NSW 2505				
Significance Assessment:	This is identified as having significance at a local level and is a visually significant component Hill 60 both during and post WWII use. This item's original elements are assessed to be of High significance to the Hill 60 site.				
Level of Significance:	State: ☐			Local: ☒	
Figure Showing Location of Item:					
					
DESCRIPTION					
Architect or Builder:	War Department, Allied Works Council, for the Coastal Artillery Command				
Physical Description:	The Command Post is a reinforced concrete military building built on the crest of Hill 60. Named "Control Tower No. 3 in the Dallas CMP (2000), it is now used by Marine Rescue as a watchtower and communications and co-ordination point. It comprises of				

Conservation Management Plan		Explanation of Plan
		a single building with a square footprint with a modern 40m radio mast with three concrete footings. It is the most prominent structure on the headland. There has been substantial modifications to the original fabric in order to facilitate its current use. A detailed inspection of the building (particularly the basement) should be undertaken to determine the extent of rebuilding. The uppers floors and interiors generally are of modern construction.
	Physical Condition:	The building is generally in good condition, however there are substantial modifications to the first and top floors. Additional modifications for the use by Marine Rescue include addition of safety guardrails and a ladder, the radio mast, fencing, a metal balcony, windows and roof structures. A detailed inspection is necessary to establish the extent of these modifications.
	Construction year(s):	1940
HISTORY and THEMES		
	Historical Outline:	This structure, built in 1940, was originally constructed in conjunction with the Breakwater Battery as an Observation Post on Hill 60 (Battery Observation Post (Item #29) Listing Sheet). With the construction of the Illowra Battery in 1942, this location superseded the Breakwater Battery Observation Post as the Command Post of the Kembla Fortress (made up of the three batteries guarding Port Kembla). This structure had a very exposed location, and therefore was deemed as unsuitable as the overall command post for the Kembla fortress, and is marked on plans as 'temporary'. However, its proximity to the gun emplacements, the plotting room/military tunnels and the reduced threat of large-scale assault as World War Two progressed allowed for this item to be used as a significant structure for the battery (Hill 60 Listing sheet, 2010). <i>Inventory set aside for this item at time of construction was as follows:</i> 1 Yale Lock 2 keys 1 Iron-clad switch 2 bulkhead lights complete 8 ironclad power points 2 desks 30 1/2 x 14" shelf under & 2 desk lights 2 desk chairs complete on platform (as per Army Logistics Papers, ANA, 1942) In the post war period the fittings were removed, and this structure was selected by marine rescue for use as their watchtower.
	National Historical Themes:	2) Peopling Australia: 2.6 Fighting for land; 5) Working: 5.1 Working in Harsh Conditions; 7) Governing: 7.7 Defending Australia; 8) Developing Australia's Cultural Life: 8.1 Organising Recreation, 8.2 Going to the Beach; 9) Marking the Phases of Life: 9.7 Dying;
	State Historical Themes:	3) Developing local, regional and national economies: Environment – cultural landscape; 7) Governing: Defence; 8) Developing Australia's cultural life: Leisure; 9) Marking the phases of life: Birth and Death.
INTEGRITY and RESEARCH POTENTIAL		
	Archaeological research potential:	The original structure was built prior to the construction of the battery itself. The building has been subject to multiple phases of development which have had a significant impact to the surrounding area. As such, there is low to no archaeological research potential.

Conservation Management Plan		Explanation of Plan		
Integrity:		The building and its setting retain a high level of integrity, despite the level of modification to the fabric and original fittings.		
HERITAGE LISTINGS				
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number
Local Environmental Plan	Gun Emplacement, tunnels and concrete bunkers (built)	6417	26 Feb 2010	2010-76
Local Environmental Plan	Hill 60 (landscape)	6417	26 Feb 2010	2010-76
Heritage Act – State Heritage Register	Hill 60/ Illowra Battery (Landscape)	01492	14 Dec 2001	190

ITEM #5 IMAGES





Image caption:

External view of Command Post, with the modern radio mast, stairs, ladder and control tower- windows prominent. The original concrete structure, however, is still recognisable.

Image year and source:

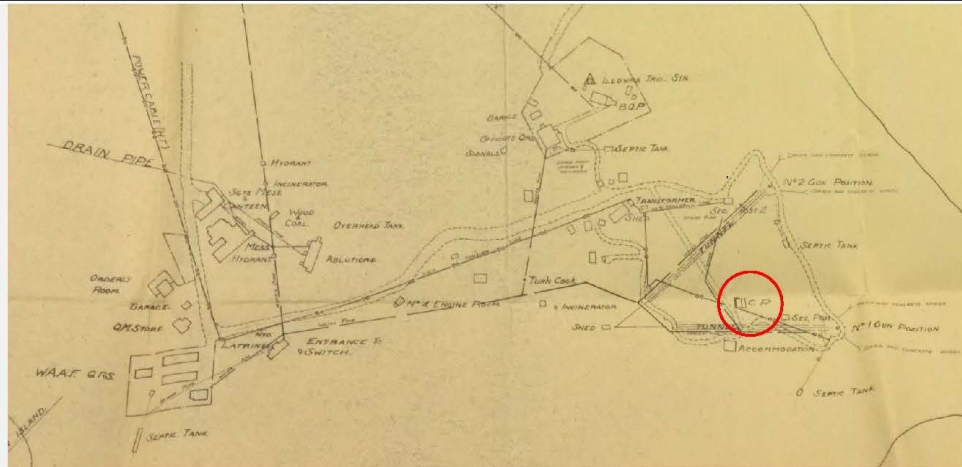
2019, Purcell

Image caption:

External view showing the Command Post, looking from the Battery Observation Post towards the southeast.

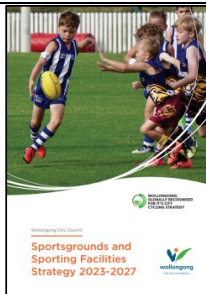
Image year and source:

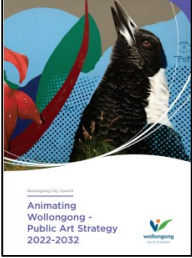
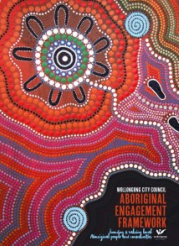
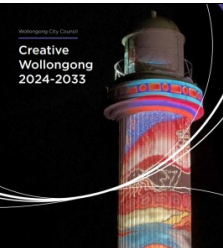
2015, Niche

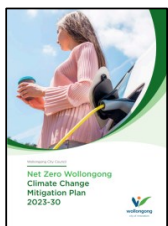
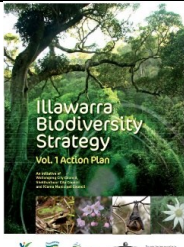
Conservation Management Plan		Explanation of Plan	
ITEM #5 MAP/PLAN			
			
Image caption:	Plan of Illowra Battery showing "C.P." (Circled in red)		
Image year	1944	Image source:	Australian National Archives #SP857/6
End of CMP Extracts			

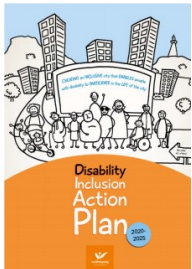
List of Council Supporting Documents

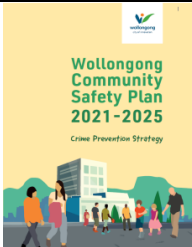
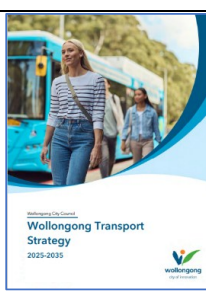
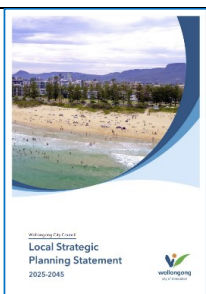
Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	On 14/12/2015 Council endorsed the Hill 60 Conceptual Landscape Master Plan. The reserve has great heritage significance and is both State Heritage listed and considered under National Parks and Wildlife Service (NPWS) legislation. The master plan was developed with supporting heritage documentation as advised by the NSW Office of Environment and Heritage (OEH) at the time. A link to the 2015 Master Plan document that is on Council's website is at the link below and includes 4 pages – 2 are shown in the first column to the left. Hill-60-MP 2015 Through the link there is a high-resolution document. The entire Masterplan Area is shown at the link and includes from Port Kembla Heritage Park to the north down to Port Kembla Pool showing the Ngaraba-aan Trail potential path down to the pool in the south and on to Coomaditchie Lagoon and Perkins Beach. Again, It is from 2015 and is conceptual. The Master Plan is implemented by its approvals (the Aboriginal Heritage Impact Permit granted in 2021 for example) and improvements that are constructed under the 2015 Master Plan will reflect the outcome of the later approval processes, further consultation and available resources.

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	To the left are the last 2 pages of the 2015 Masterplan The 2024 Accessible viewing Area project is an example of the later approval and further consultation process being undertaken to implement the Master Plan. Later in the Appendix is the July 2023 Consultation Plan for the Accessible Viewing Area and the resulting Conversation Snapshot for the Accessible Viewing Area project – What we heard in 2023 and how it shaped the 2024 works. <i>This space is intentionally blank.</i>
	Play spaces – both traditional playgrounds and natural focused play spaces. There are no playgrounds within Hill 60 – however the principles of using nature for play can apply to the PoM area. Link: Play-Wollongong-Strategy-2014-2024
	Sportsgrounds-and-Sporting-Facilities-Strategy-2023-2027 There are no planned sporting facilities for this PoM Area. While hang gliding or paragliding is a sport or recreational pastime, it is not mentioned as an unstructured and emerging sport in the strategy.
	Social Infrastructure - all types (including hard and soft social infrastructure) from community centres to surf clubs to libraries and the organisations that use them. Link: Places-for-People-Wollongong-Social-Infrastructure-Planning-Framework-2018-2028 There are no planned Council social infrastructure upgrades in this PoM. However, this strategy does provide principles and describes there are types of social infrastructure. One type is Council foundation social infrastructure like libraries and another type is social infrastructure run by others like surf clubs.

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	Link: Animating-Wollongong-Public-Art-Strategy-2022-2032 This Art strategy lays the ground work for how Council approach public artworks within the PoM area including maintenance and life cycle of works. Artworks are planned as part of the Hill 60 Masterplan and artworks currently existing within the PoM area.
	Link: Public-Toilet-Strategy-2019-2029 Public Toilets on Council managed land are addressed in this Strategy. There are existing public toilets within the PoM area. The Master Plan proposes new public toilets to replace the existing facility in the future.
	This Strategy applies to the PoM area. Page 9 of the 2023 – 2027 Heritage Strategy includes the following statement for Hill 60: <i>“Implement the outcomes of the Hill 60 Master Plan in accordance with the relevant approvals and in consultation with the local Aboriginal community and other stakeholders”</i> Wollongong-Heritage-Strategy-2023-2027
	Link: Wollongong city council Aboriginal Engagement Framework This is the framework that guides our engagement with the Aboriginal community across a wide variety of projects throughout the Local Government Area, including any project, activity or plans within the PoM area.
	Link: Creative-Wollongong-2024-2033 This strategy could be applied to appropriately associated Aboriginal cultural events or events celebrating other historic or natural attributes within the PoM area.

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
  	The Sustainable Wollongong 2030, Climate Change Mitigation Plan 2023-2030 and the Climate Change Adaptation Plan 2022 guide the management of buildings, land and people in the response to climate change. Links: Sustainable-Wollongong-2030 Climate-Change-Mitigation-Plan-2023-30 Climate-Change-Adaptation-Plan 2022 As the Masterplan is implemented there are opportunities for sustainability and climate change mitigation actions – such as tree planting and water saving devices installed in public toilets.
	Illawarra-Biodiversity-Strategy-Volume-1 Illawarra-Biodiversity-Strategy-Volume-2 This links above describe the need to increase the Illawarra’s Biodiversity. The PoM area plays a role in the area’s biodiversity with its vegetated cliffs and frog habitat and coastal attributes.
	Tree and plants across the Wollongong Local Government Area Links: Urban-Greening-Strategy-2017-2037 This plan is focused on increasing the tree canopy in urban settings primarily (such as within road reserves) but acknowledges “Parks and Natural Areas comprise 3% of existing canopy cover within the urban areas of the Wollongong Local Government Area.” The canopy within the PoM area is important and acknowledged in the Hill 60 Masterplan.

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	Council has a key role to support the creation of an inclusive city that enables people with disability to participate equally in all aspects of city life. The DIAP 2020-2025 guides Council in meeting its obligations under the NSW <i>Disability Inclusion Act 2014</i>. Disability Inclusion Action Plan 2020-2025 (nsw.gov.au) The Accessible Viewing Area Project within the PoM area fits within the aims of this Action Plan.
	The path of the Grand Pacific Walk – it traverses along the entire LGA coastline. The Grand Pacific Walk (GPW) will run from the southern end of the Royal National Park to Lake Illawarra, providing an active transport connection to suburbs in our north with those in our south. The GPW is a long-term project that already incorporates the shareway at MM Beach that is to the north of the PoM area. Link: Grand-Pacific-Walk-Vision-Report 2013
 2017 Links Wollongong CZMP Study 2017 2017 Action-Plan	The Wollongong Coastal Zone Study identified the coastal hazards and the areas potentially impacted by climate change between 2010 and 2100. The Wollongong Coastal Zone Management Plan used the hazards assessment to identify and evaluate the risks associated with on-going coastal processes. Process to Update Wollongong Coastal Management Program In early 2022, Council began Stage 1 of the multi-year process to prepare a new Wollongong Coastal Management Program (CMP), in accordance with the NSW Coastal Management Framework, which will ultimately replace the Coastal Zone Management Plan. Stage 1 involved scoping the project and has resulted in a Scoping Study that sets the direction for the CMP. Stage 2 is underway, which involves a range of technical studies to fill the data gaps and inform the preparation of the CMP. 2022 – 2025 Links: Wollongong Coastal Management Program Scoping Studies Develop CMP Project Progress 2022 to 2025
	Port Kembla 2505 Revitalisation Plan 2018 – 2043 This Plan has a vision of “a connected and beautiful coast walk, from Heritage Park to Port Kembla Beach. The coastal area is a precinct that celebrates indigenous culture, military history and its outstanding natural setting.” Implementing the Hill 60 Masterplan is part of this plan. Link: Pork Kembla 2505 Revitalisation Plan 2018

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	Wollongong Community Safety Plan 2021-2025 The 5 areas of focus under the Safety plan are: 1. Property and Environment – Malicious damage including graffiti – Council responded to Graffiti removal requests with the PoM area most recently in January 2024 in line with this plan. 2. Gendered violence – Domestic assault 3. Anti-social behaviour – assault non-domestic (alcohol related) and anti-social behaviour (ASB) including intimidation, stalking and harassment 4. Personal property – fraud, steal from a motor vehicle, motor vehicle theft 5. Perceptions – perceived and actual community safety. Link: Wollongong-Community-Safety-Plan-2021-2025
	Wollongong Transport Strategy 2025 – 2035 This Strategy provides a framework for Council to advocate for and implement better transport services and infrastructure upgrades to support the area's future. It supports the ways people move through the LGA —whether walking, rolling with mobility aids, cycling, driving, using micromobility, freight, and public transport. Link: Wollongong-Transport-Strategy-2025-2035.pdf
	Wollongong Local Strategic Planning Statement 2025-2045 The LSPS is a plan to guide land use planning in Wollongong Local Government Area (LGA) over the next 20 years. The LSPS brings together land use priorities and actions from existing strategies and plans that have been developed, exhibited, and adopted in recent years. It identifies key planning priorities that focus on protecting and retaining the many elements that make Wollongong unique, as well as embracing the future with the aim to support healthy communities in liveable places. Link: Wollongong Local Strategic Planning Statement 2025-2045

Council Policies likely to affect use of PoM land

Council Policy Name/ Link to Document on Council Website	Year adopted
Community Engagement Strategy	2024

Council Policy Name/ Link to Document on Council Website	Year adopted
Community Participation Plan	2023
Dogs on Beaches and Parks  Red hatching – Dogs not permitted Orange hatching Dogs on beaches permitted timed access on leash. There is no off-leash access for Dogs on Fisherman's Beach.	2024
Community and Sporting Group Rentals	2024
Community Recognition Program	2024
Commercial-Fitness-Training-Activities-on-Public-Open-Space	2022
Commercial-Surf-School-Activities-on-Foreshore-Public-Open-Space	2022
Clothing-Collection-Bins-on-Council-Land	2024
Wollongong Community Safety Plan 2021-2025	2021
Electric-Vehicle-Charging-Stations-on-Public-Land	2023
Establishment and Maintenance of Alcohol-Free Zones on Public Roads and Footpaths	2024
Graffiti Management	2023
Encroachment	2024
Sponsorship of Council Activities	2024
Volunteer Management	2023
Unsolicited Proposals	2023
CCTV Code of Practice	2022
Civil and Green Infrastructure Works Notification	2024

Council Policy Name/ Link to Document on Council Website	Year adopted
Compliance and Enforcement	2022
Corporate Emergency Planning	2018
Wollongong-DCP-2009-Chapter-E10-Aboriginal-Heritage	2010
Wollongong-DCP-2009-Chapter-E11-Heritage-Conservation	2010
Wollongong-DCP-2009-Chapter-E23-Riparian-Land-Management	2022
Wollongong-DCP-2009-Chapter-E20-Contaminated-Land-Management	2017
Wollongong-DCP-2009-Chapter-E18-Native Biodiversity Impact Assessment	2023
Wollongong-DCP-2009-Chapter-E13-Floodplain-Management	2020
Wollongong-DCP-2009-Chapter-E14-Stormwater-Management	2020
Wollongong-DCP-2009-Chapter-E12-Geotechnical-Assessment-of-Slope-Instability	2021
Wollongong-DCP-2009-Chapter-E16-Bush Fire Management	2024
Wollongong-DCP-2009-Chapter-E17-Preservation and Management of Trees and Vegetation	2023
Wollongong-DCP-2009-Chapter-E19-Earthworks	2017
Wollongong Local Environmental Plan 2009	2025
Sustainable Procurement	2020
Council Property Management - Hardship Assessment Framework	2017
Leasing and Licensing	2023
Request for Owners Consent for Development Proposals on Council Owned or Managed Land	2017
Risk Management Framework	2023
Asset Management	2022
Wollongong-CBD-Night-Time-Economy	2023
Planning-Agreements	2023
Outdoor Dining	2022

Crown Land Management Act 2016

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

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

Under the CLM Act, as Council Crown land managers, councils manage Crown land as if it were public land under the LG Act. However, it must still be managed in accordance with the purpose of the land and cannot be used for an activity incompatible with its purpose – for example, Crown land assigned the purpose of ‘environmental protection’ cannot be used in a way that compromises its environmental integrity.

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the CLM Act. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses.

Principles of Crown land management

- Environmental protection principles are to be observed in the management and administration of Crown land.
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) will be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land are to be encouraged.

Where appropriate, multiple uses of Crown land should be encouraged.

- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained.
- Crown land is to be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the state of NSW, consistent with the above principles.

Crown land management compliance

In addition to management and use of Crown reserves that is aligned with the reserve purpose(s), there are other influences over council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made. The Crown Land Management Regulation 2018 applies currently.

2.14 Additional purposes for dedicated or reserved Crown land

(1) The Minister may, by notice published in the Gazette, authorise dedicated or reserved Crown land to be used for one or more additional purposes.

- (2) Before doing so, the Minister must be satisfied that the use of the dedicated or reserved Crown land for each additional purpose—
 - (a) would be in the public interest, and
 - (b) would not be likely to materially harm the use of the land for any of the purposes (an **existing purpose**) for which it is dedicated or reserved.
- (3) Without limitation, the following considerations are relevant to the question of whether the use of dedicated or reserved Crown land for an additional purpose would not be likely to materially harm its use for an existing purpose—
 - (a) the proportion of the area of the land that may be affected by the additional purpose,
 - (b) if the activities to be conducted for the additional purpose will be intermittent, the frequency and duration of the impacts of those activities,
 - (c) the degree of permanence of likely harm and in particular whether that harm is irreversible,
 - (d) the current condition of the land,
 - (e) the geographical, environmental and social context of the land,
 - (f) any other considerations that may be prescribed by the regulations.
- (4) An additional purpose does not limit any existing purpose.

2.14 Assessment of Request for Additional Reserve Purpose for NSW Volunteer Marine Rescue Services

In relation to the existing use of a small portion of the land under the PoM under a licence for NSW Volunteer Marine Rescue Services Operations by Port Kembla Volunteer Marine Rescue Services is the following:

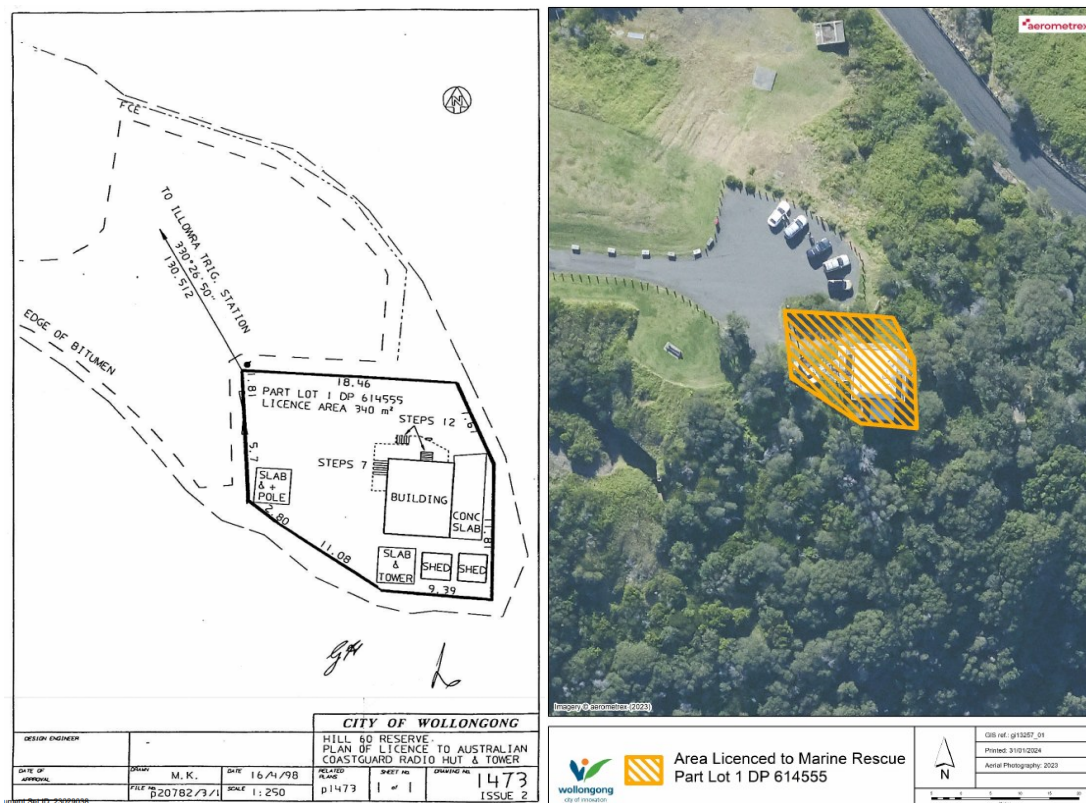
- (a) The existing licence area of 340 m² is less than 1% of the land area of the Crown reserve. The entire Crown reserve land area is 210,355 m² therefore the license applies to only 0.16 % of the reserve.
- (b) and (c) The activities conducted do require for the use and occupation of the licence area on a regular basis. There is a provision relating to termination subject to any successful claim determination under the NT Act.
- (d) the land is in a current condition for this use of the land to continue. It is improved by fencing, car parking and there is an existing building with adaptive re use improvements for the carrying out of Marine Rescue operations that have been in place since 1998 if not before.
- (e) The location on the headland provides appropriate views of the coastline as needed for coast watch / marine rescue patrol. This is a long standing use and meets **the public good of providing emergency response services** in accordance with the [State Emergency and Rescue Management Act 1989 No 165 - NSW Legislation](#)
- (f) there are no other considerations prescribed by the regulations as of the making of this PoM

- (4) as noted in response to (b) and (c) earlier, there is a termination provision in the existing licence that would be included in any future licence under this PoM so there is no lasting limitation on the use of the land for its public recreation purpose. In addition, the use of the area under licence is not proposed to be increased and only constitutes 0.16 % of the Crown Reserve land area as noted in (a) response.

Conclusion of 2.14 Assessment

The conclusion of assessment by Council is that **there is unlikely to be material harm to the Reserve** in relation to its use for its public recreation public purpose. **The use is a public good and therefore it is requested that an additional reserve purpose be applied to the area that is subject to the existing licence area** (that is the same as the area shown as a proposed licence area in 2024).

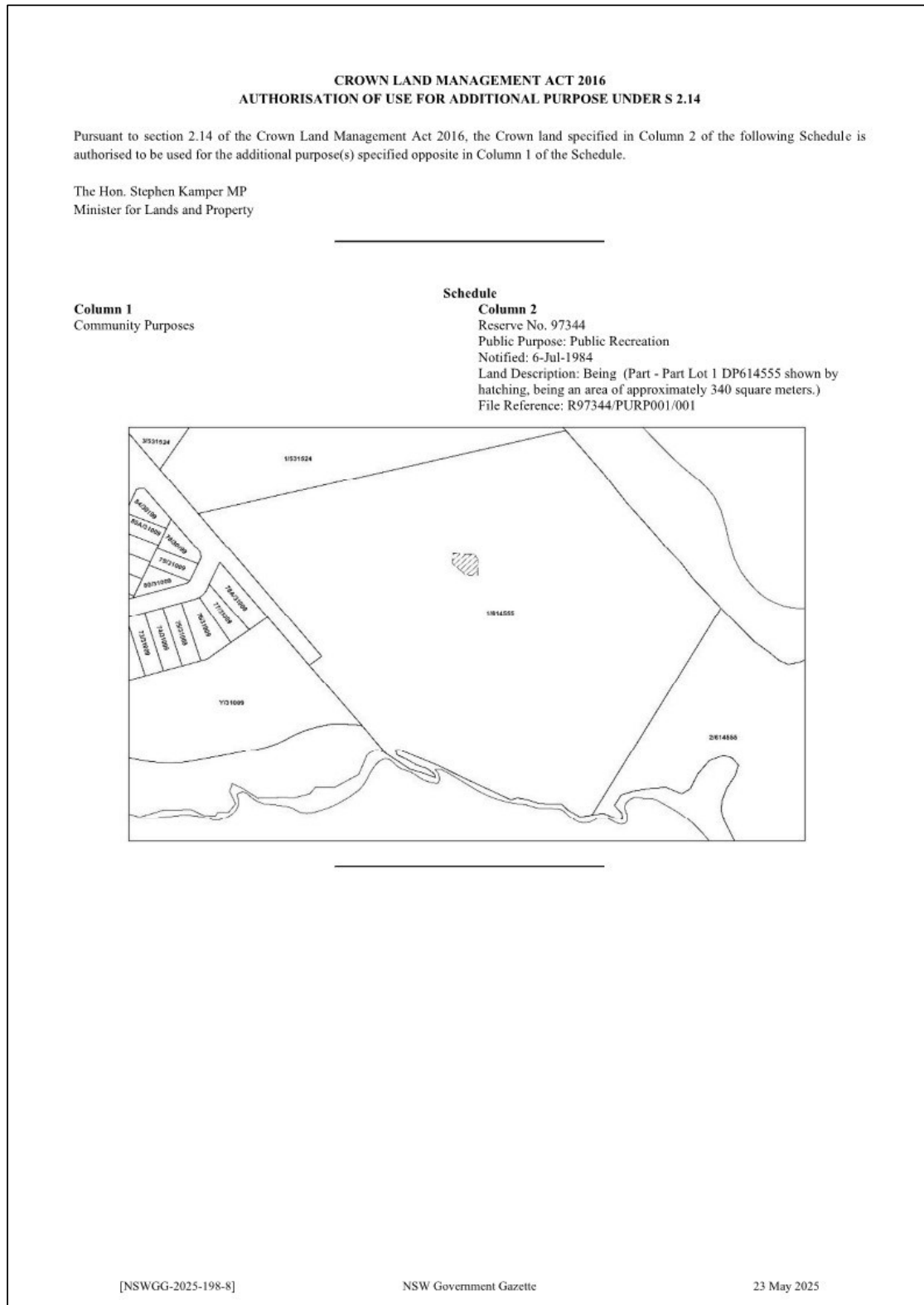
Further information is provided in Rows 2.3a and 2.3b of the POM Information Schedule that is included in the separate "Primary" PoM document.



Crown Lands Response to Council's Conclusion of 2.14 Assessment - Results in 23 May 2025 Gazettal

Pursuant to section 2.14 of the CLM Act – An additional purpose of Community Purposes applies to part Lot 1 DP614555 as Gazetted on 23 May 2025 and shown on the following page.

Figure 5 Additional Purpose Gazetted 23 May 2025



Native Title Act 1993

The Commonwealth *Native Title Act 1993* (NT Act) recognises and protects native title rights and interests. The objects of the NT Act are to:

- provide for the recognition and protection of native title
- establish ways in which future dealings affecting native title may proceed and to set standards for those dealings
- establish a mechanism for determining claims to native title
- provide for, or permit, the validation of past acts invalidated because of the existence of native title.

The NT Act may affect use of Crown land, particularly development and granting of tenure.

Specifically, the CLM Act makes it mandatory for council to engage or employ a native title manager. This role provides advice to council as to how the council's dealings and activities on Crown land can be valid or not valid in accordance with the NT Act.

Council must obtain the written advice from an accredited native title manager that Council complies with any applicable provisions of the native title legislation when:

- a) granting leases, licences, permits, forestry rights, easements or rights of way over the land
- b) mortgaging the land or allowing it to be mortgaged
- c) imposing, requiring or agreeing to covenants, conditions or other restrictions on use (or removing or releasing, or agreeing to remove or release, covenants, conditions or other restrictions on use) in connection with dealings involving the land
- d) approving (or submitting for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in (a), (b) or (c).

Native title rights are different to, and separate from, the statutory right of Aboriginal Land Councils to make claims for land under the *NSW Aboriginal Land Rights Act 1983*. Where a land claim is granted under NSW legislation, the relevant Land Council is also still subject to the Federal Native Title legislation.

Council's Native Title Manager Advice for the PoM - A Summary

The PoM area is subject to an undetermined Registered Native Title claim under the Federal Native Title Act 1993 (NT Act) by the South Coast People, Native Title Tribunal: NC2017:003 Federal Court: NSD 1331/2017. Registered Native Title claimants have procedural rights under the NT Act.

In accordance with the CLM Act, Council's Native Title Manager has provided advice on the draft PoM. The advice identifies the applicable provisions of the NT Act that are to be complied with when preparing the draft PoM and identifies pathways to validate possible future acts that are permissible under this draft PoM, subject to Council providing any procedural rights to registered Native Title Claimants under the NT Act.

The advice indicates that adding an additional Crown reserve purpose for the existing 340 m² licenced area for the Emergency Services Operations of the Volunteer Marine Rescue Port Kembla (part of NSW Marine Rescue) could be a valid future act for the purposes of the NT Act because the licence would have no

greater impact upon Native Title than granting a licence to a sporting club for sporting grounds and use of an existing building that is consistent with, or ancillary to, the reserve purpose of “public recreation” gazetted for Crown Reserve 97344 on 6 July 1984. Any procedural rights under the NT Act would need to be provided to the South Coast claimants by Council at each step.

Native Title advice will also to be sought when future licenses or development consents or review of environmental factors are prepared under the Infrastructure SEPP for activities to maintain or improve facilities within the PoM area. Compliance with the NT Act is an on-going obligation when managing Crown land.

“Future Acts” permitted under the PoM will be assessed in accordance with the NT Act before they are undertaken. A PoM permits a larger number of activities than will actually occur within the PoM area in a similar way that within the Land Use Zone RE1 permits a larger number of uses or developments under the Local Environmental Plan (LEP) as activities are dependent on other future actions such as obtaining development consent or securing funding in a future Council Annual plan (Council’s budget) or obtaining a license over the land subject to Council’s policies and compliance with provisions under both the Local Government Act 1993 and the CLM Act.

Again, each step towards undertaking a new activity, a new licence or development on Crown land will incur its own additional assessment in regard to compliance with the NT Act.

NSW State legislation

Aboriginal Land Rights Act 1983

The *Aboriginal Land Rights Act 1983* (ALR Act) is important legislation that recognises the rights of Aboriginal peoples in NSW. It recognises the need of Aboriginal peoples for land and acknowledges that land for Aboriginal people in the past was progressively reduced without compensation. Crown land meeting certain criteria may be granted to an Aboriginal Land Council. This Act may affect dealings with Crown land that is potentially claimable. There is an existing undetermined ALR Act claim affecting the PoM area (Number 42492 lodged on 19 December 2016 by NSW Aboriginal Land Council).

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments which provide a basis for development control.

The EP&A Act ensures that effects on the natural environment, along with social and economic factors, are considered by the council when granting approval for or undertaking works, developments or activities.

This Act is also the enabling legislation for planning policies which may have a direct influence on open space management. On a state-wide level there are State Environmental Planning Policies (SEPPs). On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs) as well as Development Control Plans (DCPs).

Wollongong LEP 2009 – Heritage Provision

Wollongong LEP 2009 – Part 5 Section 5.10 below applies to Heritage Listed Items. Therefore, it could be considered as a pathway for activities requiring development consent in the future if appropriate and in keeping with the PoM.

5.10 Heritage conservation

Note — Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

(1) **Objectives** The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Wollongong,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) **Requirement for consent** Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or

- (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) **When consent not required** However, development consent under this clause is not required if—

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—

- (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

- (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

- (b) the development is in a cemetery or burial ground and the proposed development—

- (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

- (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

- (d) the development is exempt development.

(4) **Effect of proposed development on heritage significance** The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) **Heritage assessment** The consent authority may, before granting consent to any development—

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) **Heritage conservation management plans** The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) **Archaeological sites** The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies)—

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) **Aboriginal places of heritage significance** The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) **Demolition of nominated State heritage items** The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) **Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) are part of the Environmental Planning and Assessment Act 1979, as noted earlier. Some of the SEPPs that may affect community land are included in this Appendix.

State Environmental Planning Policy (Resilience and Hazards) 2021 – Coastal Management

Chapter 2 (Coastal management) of this SEPP implements the objectives of the Coastal Management Act 2016 from a land use planning perspective, by specifying approval pathways and how development proposals are to be assessed if they fall within the coastal zone.

The SEPP promotes an integrated and coordinated approach to development assessment, with tailored development controls to ensure development proponents and consent authorities consider and address the most important issues for the coastal management area(s) their proposals fall within. The SEPP is supported by detailed mapping.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP sets out the planning rules and controls for infrastructure, including listing development allowed with consent or without consent on community land.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in non-rural areas

This policy deals with clearing of native vegetation in urban areas and land zoned for environmental protection.

Coastal Management Act 2016

The *Coastal Management Act 2016* (the Act) establishes a strategic framework and objectives for managing coastal issues in NSW. The Act promotes strategic and integrated management, use and development of the coast for the social, cultural, and economic wellbeing of the people of NSW.

Council's supporting documents that represent Council's management approach to climate change and coastal land management are listed below:

Sustainable Wollongong 2030

Climate Change Mitigation Plan 2023 – 2030

Climate Change Adaptation Plan 2022

Wollongong CZMP Study 2017 and 2017 Action-Plan

In early 2022, Council began Stage 1 of the multi-year process to prepare a new Wollongong Coastal Management Program (CMP), in accordance with the NSW Coastal Management Framework, which will ultimately replace the 2017 Coastal Zone Management Plan. Stage 1 involved scoping the project and has resulted in a Scoping Study that sets the direction for the CMP. Stage 2 is underway, which involves a range of technical studies to fill the data gaps and inform the preparation of the CMP.

[Link to Council website Wollongong Coastal Management Program CMP Project Progress 2022 to 2025](#)

Coastal hazards that may need to be monitored and managed on Crown land and Council owned land include:

beach erosion

coastal and tidal inundation (flooding)

unstable coastal cliffs

unstable coastal lakes or watercourse entrances.

Coastal Crown Land Guidelines

As required under the Coastal Crown Land Guidelines issued by DPE- Crown Lands in October 2023 ([Coastal Crown Land Guidelines | Crown Lands](#)), Council will continue through the NSW Coastal Management Framework to prepare a new Wollongong Coastal Management Program and have regard to the 5 Key principles of the Coastal Crown Land Guidelines as follows:

1. Crown land management should align with Coastal Management Programs (CMPs)

- 1.1. Any CMP being prepared by a council in accordance with the *Coastal Management Act 2016*, should be referred to the department in draft form at key stages of its development and before the CMP is adopted by council.
- 1.2. Any CMP that proposes actions or activities to be carried out by the department or that proposes actions that relate to or affect Crown land, must be formally agreed to by the department before the CMP is submitted for certification.
- 1.3. If the department has agreed to a CMP action under the provisions of the Coastal Management Act, it is likely that it is broadly consistent with the objects of the *Crown Land Management Act 2016*. This means that the department's consideration of any directly related dealing or authorisation under the *Crown Land Management Act 2016* will be streamlined.
- 1.4. Dealings and approvals under the *Crown Land Management Act 2016* or the *Roads Act 1993* for coastal Crown land must have regard to and should be consistent with any relevant CMP. It is noted that the Department's website FAQ states that "*Current tenures are not affected. The guidelines ensure that coastal risk is identified before tenures are issued and/or renewed, so that appropriate decisions can be made.*"
- 1.5. Any plan of management prepared with respect to coastal Crown land:
 - (a) must have regard to any relevant CMP, or in the absence of a CMP, the objects of the Coastal Management Act.
 - (b) should consider the coastal hazard and climate change risks that are relevant to coastal Crown land

It is noted this PoM meets guideline principle 1.5 through the existing 2017 Wollongong Coastal Zone Management Study and Action Plan and any future plan under the *Coastal Zone Management Act 2016*

2. Coastal hazard risks should be considered when issuing tenures over coastal Crown land

- 2.1. Any significant risks posed by coastal hazards, both now and in the future, including risks from climate change, should be considered before a tenure, for example a lease, license, permit or easement, is issued over coastal Crown land.

- 2.2. The terms and conditions of all tenures -including renewals over coastal Crown land are to be commensurate with the level of risk posed by coastal hazards, both now and in the future, including risks from climate change.

3. Coastal protection works on coastal Crown land on the open coast, should be low impact or non-structural, where feasible or practicable

- 3.1. Low impact or non-structural measures that restore or enhance natural defences, for example foreshore realignment, dune or foreshore reshaping, beach scraping, vegetation management and habitat restoration, should be considered in the first instance to mitigate risks from coastal hazards.
- 3.2. Structural coastal protection works wholly or partly located on coastal Crown land on the open coast may only be considered if low impact or non-structural measures are not feasible or effective and only then if they are consistent with a relevant CMP.

4. Private structural coastal protection works on the open coast should be wholly located within the boundaries of the property the works are intended to protect

- 4.1. Private structural coastal protection works on the open coast should be contained wholly within the proponent's private freehold land unless extenuating circumstances apply.
- 4.2. Private structural coastal protection works, wholly or partly located on coastal Crown land, will only be considered when extenuating circumstances apply, that is, where:
- (a) low impact or non-structural measures are not feasible or effective (refer Principle 3)
 - (b) they are consistent with a relevant CMP (refer Principle 1)
 - (c) historic, legacy issues will be addressed by the works
 - (d) there is a substantial public and/or environmental benefit to be derived from the works.
- 4.3. Landowner's consent that is being sought by a private proponent for a development application for structural coastal protection works, wholly or partly on Crown land on the open coast, will only be considered if the following conditions are met to the satisfaction of the department:
- (a) the proponent can satisfy the conditions in clause 4.2
 - (b) the proponent agrees to enter into a deed of agreement which may cover, amongst other things, agreement to enter a tenure(s) subject to certain conditions and the creation of easements
 - (c) the proponent agrees to meet all the department's costs in relation to the deed of agreement
 - (d) the proponent agrees to pay all necessary costs for designing, seeking approval and constructing coastal protection works, including compensation for creation of easements and any other matter necessary to facilitate the structure for example, community engagement, Native Title compensation, Indigenous Land Use Agreements, section 24FA protection under the *Native Title Act 1993* (Cth).
 - (e) the proponent agrees to indemnify the State of NSW from all liabilities associated with the works.

5. Non-Commercial dredging on coastal Crown land should be in the broader public and/or environmental interest

- 5.1. The department may consider applications for non-commercial dredging works and/or undertake dredging, as required, to maintain navigation channels and harbour entrances, and/or to meet environmental, coastal management and beach renourishment needs.
- 5.2. Dredging works must have regard to and should be consistent with any relevant coastal management program.
- 5.3. Where the department has provided an approval for or undertaken non-commercial dredging in active marine margins, the spoil should, within practical limits, be returned for use within the active marine area of the coastal sediment compartment, with the highest priority accorded to use where beach nourishment is identified as an action in a relevant coastal management program.

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National Parks and Wildlife Act 1974

Statutory responsibilities on the council arising from this Act specifically relate to the protection of sites of pre- and post-European contact archaeological significance. This Act may affect any community land.

The objects of this Act are as follows—

- a. the conservation of nature, including, but not limited to, the conservation of—
 - i. habitat, ecosystems and ecosystem processes, and
 - ii. biological diversity at the community, species and genetic levels, and
 - iii. landforms of significance, including geological features and processes, and
 - iv. landscapes and natural features of significance including wilderness and wild rivers,
- b. the conservation of objects, places or features (including biological diversity) of cultural value within the landscape, including, but not limited to—
 - i. places, objects and features of significance to Aboriginal people, and
 - ii. places of social value to the people of New South Wales, and
 - iii. places of historic, architectural or scientific significance,
- c. fostering public appreciation, understanding and enjoyment of nature and cultural heritage and their conservation,
- d. providing for the management of land reserved under this Act in accordance with the management principles applicable for each type of reservation.

(2) The objects of this Act are to be achieved by applying the principles of ecologically sustainable development.

(3) In carrying out functions under this Act, the Minister, the Chief Executive and the Service are to give effect to the following—

- i. the objects of this Act,
- ii. the public interest in the protection of the values for which land is reserved under this Act and the appropriate management of those lands.

Aboriginal Heritage Impact Permit to Implement the Hill 60 Master Plan

Council has an existing Aboriginal Heritage Impact Permit under the *NPWS Act 1974* to implement the Landscape Master Plan. During the pre-draft consultation related to Council's consideration of applying the Area of Cultural Significance Community Land Category to most of the land under this PoM, the following comment was received from Heritage NSW (the NSW Government authority who administers the NPWS Act on behalf of the Minister). It demonstrates the ongoing requirement for all possible uses, developments, activities to be consistent with this legislation and any AHIP (and any approval under the *Heritage Act 1977*) that applies to the land under this PoM.

11 March 2024 Heritage NSW Staff feedback summary

"We support the application of "Community land category" of "Area of Cultural Significance" categories to the majority of the Hill 60 area, noting the significant Aboriginal cultural heritage values of this land that are reflected in the State Heritage Register listing. As you know, an Aboriginal Heritage Impact Permit

(AHIP) is currently in place for Hill 60. Any actions required under the proposed Plan of Management need to be consistent with the approved actions under the AHIP. If Council seeks to change any of the approved activities under the AHIP then an AHIP variation application needs to be submitted to Heritage NSW. Further information about AHIP variation applications is available on our website:

[Heritage NSW Aboriginal heritage impact permit processes link](#)

We encourage Council to consult with the Aboriginal community during this process, as noted in your email below. We suggest that the Registered Aboriginal Parties listed in the AHIP application are included in this consultation.”

The Registered Aboriginal Parties listed in the AHIP application were provided a notice seeking comment by Council.

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Heritage Item Curtilage Area Maps

State Heritage Register Number 01492 – Hill 60, Illowra Battery



LEP Heritage Item 61043 –Hill 60, Fisherman’s Beach, Boilers Point, Red Point and MM Beach.



State Emergency and Rescue Management Act 1989

[State Emergency and Rescue Management Act 1989](#)

This Act defines Emergency Services Organisations and is listed here as one of the occupiers of land within the PoM area is an emergency service organisation.

Biodiversity Conservation Act 2016

Note: This Act repealed several pieces of legislation including the *Native Vegetation Act 2003*, *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001*, and the animal and plant provisions of the *National Parks and Wildlife Act 1974*.

This Act covers conservation of threatened species, populations and ecological communities, the protection of native flora and fauna. This Act primarily relates to community land categorised as natural area. However, other categories may also be affected.

The *Threatened Species Conservation Act 1995* has been repealed and superseded by the [Biodiversity Conservation Act 2016](#). However, references to the former legislation remain in the LG Act and are therefore retained in this guideline.

DCCEEW's (Department of Climate Change, Energy, the Environment and Water) Environment and Heritage division advises that recovery plans and threat abatement plans made under the *Threatened Species Conservation Act 1995* were repealed on the commencement of the *Biodiversity Conservation Act* in 2017. These plans have not been preserved by any savings and transitional arrangement under the Biodiversity Conservation Act or LG Act, meaning pre-existing plans have no legal effect.

For this reason, requirements relating to recovery plans and threat abatement plans for local councils preparing plans of management under section 36B of the LG Act are now redundant. Councils will be advised if future amendments are made to the LG Act to enable these mechanisms.

Certain weeds are also declared noxious under this Act, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be carried out on the weeds. A weed may be declared noxious in part or all of the state.

Fisheries Management Act 1994

The *Fisheries Management Act 1994* (FM Act) includes provisions for the management of state fisheries, including the conservation of fish habitats, threatened species, populations and ecological communities of fish and marine vegetation and management of the riparian zone, waterways and threatened marine/freshwater aquatic species. This relates to community land categorised as natural area (foreshore, watercourse or wetland).

Where an area of community land is declared to be critical habitat, or if that area is affected by a recovery plan or threat abatement plan under Part 7A of the FM Act, a site-specific plan of management will need to be undertaken.

Rural Fires Act 1997

This Act contains provisions for bushfire risk management and the establishment of a Bushfire Management Committee. It also includes direction on development in bushfire prone lands.

Heritage Act 1977

This Act contains provisions for the conservation of items of heritage and may relate to any community land. State Heritage Items are to be managed in accordance with this legislation and its regulations, including minimum standards of care.

The objects of this Act are as follows—

- a. to promote an understanding of the State's heritage,
- b. to encourage the conservation of the State's heritage,
- c. to provide for the identification and registration of items of State heritage significance,
- d. to provide for the interim protection of items of State heritage significance,
- e. to encourage the adaptive reuse of items of State heritage significance,
- f. to constitute the Heritage Council of New South Wales and confer on it functions relating to the State's heritage,
- g. to assist owners with the conservation of items of State heritage significance.

When an interim heritage order or listing on the State Heritage Register applies to a place, building, work, relic, moveable object, precinct or land, a person will need an approval under this Act to do certain things like, but not limited to, demolish a building, carry out any development on the land, (see section 57 of the Act)

Under this Act the Minister can make interim heritage orders for items of State or local heritage significance. Council also has delegation to issue interim heritage orders under certain circumstances

Commonwealth legislation**Environmental Protection and Biodiversity Conservation Management Act 1999**

This Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. It incorporates threatened species on a national level and with relevance to Matters of National Environmental Significance.

Telecommunications Act 1997

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM.

Other relevant legislation, policies and plans

Disability Discrimination Act 1992, Local Land Services Act 2013, Protection of the Environment Operations Act 1997, Pesticides Act 1999, Soil Conservation Act 1938

Hill 60 PoM Appendix – Ngaraba-aan Trail Map



The 2009 Ngaraba-aan Trail is related to the area's Heritage Items and the 2015 Master Plan

Hill 60 Landscape Master Plan Area (same as CMP Study Area)



Page 71 Appendix Document – Part of the Hill 60 Crown Reserve Number 97344 Plan of Management

Accessible Viewing Area Project – Consultation Plan – July 2023 and Conversation Snapshot Explanation

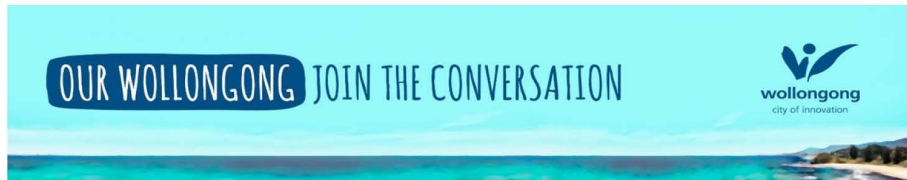
At the time of making this PoM, in accordance with obtained legislative approvals, **the Accessible Viewing Area project** was under way in March 2024 and completed in December 2024. The project implements part of the 2015 Master Plan. The 2024 completed project was informed by consideration of feedback on the July 2023 Consultation Plan as noted in the Conversation Snapshot document posted on Council's website in August 2023. The *Conversation Snapshot* document is on the next few pages.

Works completed included:

- New position of entry gate to close car parking sunrise to sunset
- Weed removal and replace with native planting
- Feature paving on alignment of underground tunnel
- New Entry to Marine Rescue Building and car park
- New Accessible Parking
- New Accessible viewing area with Balustrade

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Conversation Snapshot – What we heard in 2023 and how it shaped 2024 works



Hill 60 Accessibility and Viewing Area Upgrade Conversation Snapshot

Here's a summary of what we heard and how it was considered in finalising the upgrade plan.

Operation of the Marine Rescue NSW facility

We heard

Marine Rescue NSW requested wider driveway access to their building and compound to accommodate their vehicles. They also asked for management of surrounding vegetation to reduce the risk of fires impacting on their operations and on the building. They also asked if Council could put in place a licence agreement as it expired many years ago.

How it was used

We modified the driveway design to make it wider to accommodate vehicles being used by Marine Rescue NSW. We have established a 5-metre asset protection zone around the building and will engage contractors to undertake hazard reduction.

Impacts of hang gliding and paragliding activities

We heard

Gliding pilots were concerned about the location of the new balustrading and their take offs from the headland. They also asked if Council could remove or trim vegetation on the headland slope as pilots were concerned about hitting these on take-off.

How it was used

We have shortened the length of the balustrade by a few metres to reduce the risk of gliders contacting it on take-off. We will not remove trees or trim tops of trees and shrubs as vegetation is being managed to protect habitat and biodiversity under a Vegetation Management Plan. We will undertake weed control on the headland. We will fill in the uneven ground on the grassed area near the take-off area to improve access and safety.

Future of the military tunnels

We heard

People wanted to know what Council was doing about restoring the tunnels and opening safe access to them. People were interested in the military history of the site and saw the area as being a tourist destination with a lot to offer visitors.

How it was used

Council is investigating options for the future management of the tunnels and has commissioned a report by specialist architects. At this stage the tunnels will remain closed and graffiti on the outside of the tunnels will be removed periodically.

Aboriginal cultural significance

We heard

People commented about the significance of Hill 60 to Aboriginal people and this being important to recognise in the upgrade works and the signage and artwork. They wanted to be assured we were working in consultation with Aboriginal stakeholders on the upgrade plans and would recognise the displacement of people living on the hill when the military came.

How it was used

Our consultation with Aboriginal stakeholders is ongoing through all stages of implementing the Hill 60 Landscape Master Plan that covers the area from MM Beach to Hill 60 Headland. Conversations about the content for the signage and artwork for Stage 1 are continuing.

Traffic issues

We heard

The issue of speeding vehicles heading up Military Rd to Hill 60 was raised, with the lack of a footpath posing a safety risk to pedestrians. It was suggested that traffic calming is needed, given its proximity to the school, lack of safe pedestrian access and traffic volumes. Clear signage is needed to indicate carparks are shared zones to improve pedestrian safety. A bike rack was also requested.

How it was used

The request for a footpath along Military Road from Dovers Drive to continue towards Hill 60 has been added to our request list for consideration. A shared path along Military Road, between Church St and Olympic Boulevard will be constructed within the next 2 years.

We monitor traffic volume and speed across Wollongong to help plan for traffic calming measures like speed humps. We will prioritise traffic counts along Military Rd to capture data so we can consider it in our overall priorities for new traffic calming measures across the whole local government area.

A bike rack will be installed in a future stage of the upgrade.

Vegetation Management

We heard

Concerns were raised about fire threat from headland vegetation on both the western side adjacent to Five Islands College and on the eastern slopes posing a risk to the Marine Rescue building. There was a request for any new landscape plantings to be Illawarra native species. Residents also want to see continuing efforts to control weeds. There were calls for vegetation removal/pruning/weed control to provide better access to views and to provide ongoing resourcing of this work. There was a concern about Council opening more tracks on the hill or in nearby areas. It was suggested this would cause damage to vegetation and habitat as well as see more rubbish dumped across the area by people using tracks.

How it was used

Asset protection zones have been established adjacent to Five Islands High and the Marine Rescue NSW building with hazard reduction works to be done, including weed control. There will be some trimming of trees and shrubs to open historic views to the south and north on the headland that are now obscured by vegetation. Council will not open more tracks as this area has heritage protection in place with ground disturbance to be avoided or limited to areas already developed, such as existing carparks.

What happens next:

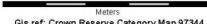
Construction will be undertaken by our City Works crew with works planned for this financial year.

We will provide a further update prior to work commencing.

Hill 60 PoM Appendix – Aerial Photography Records 1941 – 2020

1941



	Hill 60 Reserve 97344 1941		
	Legend Crown Reserve Boundary		
	Drawn By: H. Jones Date: 13 March 2024		
	Date of Aerial Photography: 1941		
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd			

1948



Hill 60 Reserve 97344 1948

Legend Crown Reserve Boundary

Drawn By: H. Jones
Date: 13 March 2024



0 175
meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

1961



**Hill 60 Reserve 97344
1961**

Legend Crown Reserve Boundary

Drawn By: H. Jones	
Date: 13 March 2024	
Date of Aerial Photography: 1961	
0 175 Meters	
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd	

1977



Hill 60 Reserve 97344 1977

Legend Crown Reserve Boundary

Drawn By: H. Jones
Date: 13 March 2024



Date of Aerial Photography: 1977

0 175
meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

1986



Hill 60 Reserve 97344 1986

Legend Crown Reserve Boundary

Drawn By: H. Jones
Date: 13 March 2024



Date of Aerial Photography: 1986

0 175
meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

1993



Hill 60 Reserve 97344 1993

Legend Crown Reserve Boundary

Drawn By: H. Jones
Date: 13 March 2024



Date of Aerial Photography: 1993

0 175
meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

2001



Hill 60 Reserve 97344 2001

Legend Crown Reserve Boundary

Drawn By: H. Jones
Date: 13 March 2024



Date of Aerial Photography: 2001

0 125
meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

2006



Hill 60 Reserve 97344 2006

Legend

Crown Reserve Boundary

Drawn By: H. Jones
Date: 13 March 2024



Date of Aerial Photography: 2006

0 175
meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

2009



Hill 60 Reserve 97344 2009

Legend Crown Reserve Boundary

Drawn By: H. Jones
Date: 13 March 2024



Date of Aerial Photography: 2009

0 175
meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

2012

Hill 60 Reserve 97344
2012

Legend  Crown Reserve Boundary.

Drawn By: H .Jones
Date: 13 March 2024



Date of Aerial Photography: 2012



Meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

2016



Hill 60 Reserve 97344 2016

Legend Crown Reserve Boundary

Drawn By: H. Jones
Date: 13 March 2024



Date of Aerial Photography: 2016

0 175
meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

2020



Hill 60 Reserve 97344 2020

Legend Crown Reserve Boundary

Drawn By: H. Jones
Date: 13 March 2024



Date of Aerial Photography: 2020

0 175
meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

2023



Hill 60 Reserve 97344 2023

Legend

Crown Reserve Boundary

Drawn By: H. Jones
Date: 13 March 2024



Date of Aerial Photography: 2023

0 175
meters
Gis ref: Crown Reserve Category Map 97344
Airphotos 13-03-24.mxd

Title Searches for Lots 1 and 3 DP 531524 and Lot 1 DP 614555



LAND
REGISTRY
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/531524

SEARCH DATE	TIME	EDITION NO	DATE
17/4/2024	12:34 PM	1	13/12/2006

LAND

LOT 3 IN DEPOSITED PLAN 531524
AT PORT KEMBLA
LOCAL GOVERNMENT AREA WOLLONGONG
PARISH OF WOLLONGONG COUNTY OF CAMDEN
TITLE DIAGRAM DP531524

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (T AD455594)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS
- * 2 AD455594 COVENANT
- * 3 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS

AD455594 NOTE: CERTIFICATE OF TITLE 3/531524. EDITION 1 DATED 13/12/2006. PRODUCED AND DESTROYED
AD683871 NOTE: DECLARED CROWN LAND AFFECTED BY 138 CL ACT 1999 & ADDITION TO RESERVED CROWN LAND RESERVE NO.97344 GAZ.28/12/2007 FOL.10756

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

ddm021isbu

PRINTED ON 17/4/2024

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LAND
REGISTRY
SERVICES



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/531524

SEARCH DATE	TIME	EDITION NO	DATE
17/4/2024	12:34 PM	-	-

VOL 10917 FOL 51 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 531524
AT PORT KEMBLA
LOCAL GOVERNMENT AREA WOLLONGONG
PARISH OF WOLLONGONG COUNTY OF CAMDEN
TITLE DIAGRAM DP531524

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (R 3905793)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.114 PUBLIC WORKS ACT, 1888) AS REGARDS THE LAND IN PA38097
- 2 LAND EXCLUDES MINERALS AS REGARDS THE LAND IN PA17608
- * 3 3905793 RESERVE NO. 97344 FOR PUBLIC RECREATION NOTIFIED IN GOV. GAZ. DATED 6/7/1984 FOLIO 3585
- * 4 3905793 NOTIFICATION IN GOVERNMENT GAZETTE DATED 6/7/1984 FOLIO 3581; WOLLONGONG CITY COUNCIL APPOINTED TRUSTEE
- * 5 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND
REGISTRY
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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/614555

SEARCH DATE	TIME	EDITION NO	DATE
17/4/2024	12:34 PM	-	-

VOL 14370 FOL 241 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 614555
AT PORT KEMBLA
LOCAL GOVERNMENT AREA WOLLONGONG
PARISH OF WOLLONGONG COUNTY OF CAMDEN
TITLE DIAGRAM DP614555

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (AP Y364384)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS (S.114 PUBLIC WORKS ACT, 1888) AS REGARDS THE LAND IN APPLICATION 38697
- 2 LAND EXCLUDES MINERALS AS REGARDS THE LAND IN APPLICATION 17608 SHOWN SO INDICATED ON THE TITLE DIAGRAM
- * 3 3905804 RESERVE NO. 97344 (ADDITION) FOR PUBLIC RECREATION NOTIFIED IN GOV. GAZ. DATED 7/4/1989 FOLIO 1864
- * 4 3905804 NOTIFICATION IN GOVERNMENT GAZETTE DATED 6/7/1984 FOLIO 3581; WOLLONGONG CITY COUNCIL APPOINTED TRUSTEE
- * 5 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS

7116011 NOTE: EASEMENT FOR ACCESS & SERVICES 6.095 WIDE & VARIABLE WIDTH SHOWN IN D.P.614555 ACQUIRED FOR THE PURPOSES OF THE SYDNEY WATER ACT 1994. SEE GAZ. 1.9.2000 FOL.9778
DP1092734 NOTE: PLAN IS FOR ACQUISITION PURPOSES

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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On Dharawal Country, from the mountains to the sea,
we value and respect each other, our places, past,
and future. We will be a sustainable, connected,
vibrant, and innovative city, with a diverse economy.

We are a sustainable and climate resilient city

We have well planned, connected, and liveable places

We foster a diverse economy, and we value innovation, culture, and creativity

We have a healthy, respectful, and inclusive community



Wollongong City Council
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Phone (02) 4227 7111

