

ST IVES SHOWGROUND AND PRECINCT LANDS

FINAL PLAN OF MANAGEMENT

OCTOBER 2021



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Otium Planning Group acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation and their enduring connection to country.

We acknowledge the traditional custodians of the land within the Ku-ring-gai Local Government Area. We pay our respects to Elders, past, present and emerging.

Otium Planning Group is committed to national reconciliation and honours Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society.

Prepared in collaboration with CGM Planning, Parkland Planners and EconPlan.



Contents

1.	Introduction.....	1
1.1	What is a Plan of Management?	1
1.2	Background to this Plan of Management.....	1
1.3	Land covered by this Plan.....	1
1.4	Purpose of this Plan of Management.....	9
1.5	Process of preparing this Plan of Management	10
2.	Site Appreciation	11
2.1	Locational Context	11
2.2	Ownership and Management	13
2.3	Site Values and Roles	15
2.4	Heritage and Culture	18
2.5	Natural Environment.....	21
2.5.1	Climate	21
2.5.2	Geology, soils and topography	21
2.5.3	Hydrology, water quality and water sensitive urban design	21
2.5.4	Flora and Fauna	22
2.6	Bushfire	27
2.7	Access and Circulation.....	28
2.7.1	Walking Tracks.....	28
2.7.2	Vehicular access and circulation	29
2.8	Views and Landscape Character.....	29
2.9	Buildings and Structures.....	30
2.10	Site and user characteristics.....	30
2.10.1	Recreation	34
2.10.2	Sport	35
2.10.3	Events	35
2.10.4	Honda Australia Roadcraft Training Centre and Community and Road Education Scheme	35
3.	Planning Context	36
3.1	Overview	36
3.2	Crown Land and Reserves	38
3.2.1	Crown Land Management Act 2016.....	38
3.2.2	Objects and principles of Crown land management	38
3.2.3	Classification and categorisation of Crown land	38
3.2.4	Native Title	38
3.2.5	Dealings with Crown Land	39
3.2.6	Use of Crown Land	39
3.3	NSW Local Government Act 1993	40
3.3.1	Classification.....	40
3.3.2	Plans of Management for Community Land.....	41

3.3.3	Categorisation of Community Land	41
3.3.4	Use agreements	41
3.4	Plans of Management and reporting for community and Crown land	41
3.5	NSW Environmental Planning and Assessment Act 1979	43
3.5.1	SEPP (Infrastructure) 2007	43
3.5.2	State Environmental Planning Policy No 19—Bushland in Urban Areas	43
3.6	Other relevant legislation.....	44
3.6.1	Disability Discrimination Act	44
3.6.2	Environment Protection and Biodiversity Conservation Act.....	44
3.6.3	NSW Protection of the Environment Operations Act 1997.....	44
3.6.4	NSW Anti-Discrimination Act 1977.....	45
3.6.5	NSW National Parks and Wildlife Act 1974	45
3.6.6	Biodiversity Conservation Act 2016	45
3.6.7	NSW Rural Fires Act 1997.....	45
3.6.8	NSW Contaminated Land Management Act 1997.....	46
3.6.9	NSW Heritage Act 1977	46
3.6.10	Work Health and Safety Act 2011	46
3.6.11	NSW Waste Avoidance and Resource Recovery Act 2001	47
4.	Basis for Management	48
4.1	Introduction	48
4.2	Stakeholder engagement	48
4.2.1	Values	48
4.2.2	Issues raised	48
4.2.3	Desired future uses / developments.....	49
4.3	NSW Government Objectives for Crown and Community Land	49
4.3.1	Objects and Principles for Crown land management.....	49
4.3.2	Core objectives for Community Land	50
4.3.3	Objectives of Land Use Zones.....	52
4.4	Vision and Guiding Principles	54
5.	Future Use and Development	55
5.1	Current and Proposed Use	55
5.1.1	St Ives Showground	55
5.1.2	Ku-ring-gai Wildflower Garden.....	58
5.1.3	Ku-ring-gai Community Nursery Site	59
5.1.4	HART – Honda Australia Road Training - not-for-profit training facility.....	59
5.1.5	Green Waste Tip.....	60
5.2	Current use agreements.....	61
5.3	Permissible Uses & Developments.....	62
5.3.1	Future Development	62
5.3.2	Scale and Intensity of Permissible Uses and Developments	63
5.4	Approvals for Permissible Activities	64

5.4.1	General Requirements	64
5.4.2	Public works and Native Title	64
5.5	Prohibited uses and Developments	65
5.6	Leases, Licenses and Hire Agreements.....	66
5.6.1	Agreements to occupy public land / buildings	66
5.6.2	Authorised uses and developments under lease, licence, permit or other estate	66
5.6.3	Use agreements over Crown land	67
5.6.4	Native Title	68
5.6.5	Public notification.....	69
5.6.6	Short-term casual use and occupation.....	70
5.7	Master planning	70
6.	Management Issues	71
6.1	Providing Outdoor Recreation, Community and Regional Events	71
6.1.1	Management Aims	71
6.1.2	Issues Description.....	71
6.2	Protecting and Enhancing Environment and Heritage Values	73
6.2.1	Management Aims	73
6.2.2	Issues Description.....	73
6.3	Asset Management and Maintenance	78
6.3.1	Management Aims	78
6.3.2	Issues Description.....	78
6.4	Communication and Information.....	79
6.4.1	Management Aims	79
6.4.2	Issues Description.....	79
7.	Action Plan	81
7.1	Providing Outdoor Recreation, Community and Regional Events	82
7.2	Protecting and Enhancing Environment and Heritage Values	87
7.3	Asset Management and Maintenance	102
7.4	Communication and Information.....	106
8.	Implementation and Review	110
8.1	Implementation.....	110
8.1.1	Management and Resourcing	110
8.1.2	Funding.....	110
8.2	Review and Reporting	110
	References.....	111

LIST OF APPENDICES

Appendix 1 – Native Title Advice
Appendix 2 – Stakeholder Engagement.....
Appendix 3 – Bauer’s Midge Orchid
Appendix 4 – Categorisation Advice.....

LIST OF TABLES

Table 1 - Crown Land and Reserve Numbers Included in this PoM

Table 2 - Ownership and Management - Council Managed Crown Reserves

Table 3– Ownership and Management – Reserves where Council is not the Crown Land Manager (included to ensure integrated planning for the SISPL).le 2 - Ownership and Management - Council Managed Crown Reserves

Table 4 - Threatened Flora with potential to or known to, occur in the St Ives Showground and Precinct Lands

Table 5 - Threatened Fauna with potential or known to occur in the St Ives Showground and Precinct Lands

Table 6 - Current uses, facilities and regular events in SISPL

Table 7 – Provisions of the NSW Government Act

Table 8: Principles for Crown Land management

Table 9 – Community Land Core Objectives relevant to this PoM

Table 10: Current use agreements

Table 11: Leases and licences over dedicated or reserved Crown land

Table 12 - Authorised uses for short term casual use or occupation

Table 13 – Action Plan For Providing Outdoor Recreation, Community and Regional Events

Table 14 – Action Plan For Protecting and Enhancing Environment and Heritage Values

Table 15 – Action Plan For Management and Maintenance

Table 16 – Action Plan For Communication and Information

LIST OF FIGURES

Figure 1 - Crown Land included within this PoM

Figure 2 - St Ives Showground

Figure 3 – Ku-ring-gai Wildflower Garden

Figure 4 – Former Ku-ring-gai Community Nursery

Figure 5 - St Ives Road Safety Centre leased to Honda Australia Roadcraft Training (HART) and licensed to NSW Police for the Community and Road Education Scheme (CARES)

Figure 6 – Green Waste Tip (Note- Council is not Crown Land Manager for this site it has been included to enable integrated management planning for the overall precinct).

Figure 7 – Process for Preparing a Plan of Management (Source- NSW Crown Lands Templates- 2021)

Figure 8 – Context Map

Figure 9: Key features of St Ives Showground

Figure 10: Key features of Ku-ring-gai Wildflower Garden and Former Community Nursery

Figure 11: Key features of HART, CARES and Former Greenwaste Tip

Figure 12 – Heritage Values

Figure 13 – Riparian Land and Water Sensitive Urban Design Devices

Figure 14 – Ku-ring-gai Ecological Grid (Ku-ring-gai Council LSPS 2020 p.153)

Figure 15 - St Ives Showground and Precinct Lands Vegetation Map, Source: Ku-ring-gai Council, 2021

Figure 16 - *Genoplesium baueri* (source W. Grimm)

Figure 17: Existing circulation and access including walking tracks

Figure 18: Landscape Plan of Regional Playground

Figure 19 – Public Land Owned and Managed by Ku-ring-gai Council

Figure 20 – Land zoning (Ku-ring-gai Local Environmental Plan 2015)

Figure 21 - Current and Proposed Uses for St Ives Showground

Abbreviations

Abbreviations used throughout this document include:

- Plan of Management (PoM)
- St Ives Showground and Precinct Lands (SISPL)
- St Ives Showground (SIS)
- Ku-ring-gai Council Community Nursery (KCCN)
- Ku-ring-gai Wildflower Garden (KWG)
- former Green Waste Tip site (GWT)
- Honda Australia Roadcraft Training (HART)
- Community and Road Education Scheme (CARES)
- Department of Planning Industry and Environment (DPIE)
- Garigal National Park (GNP)
- National Parks and Wildlife Service (NPWS)
- Ku-ring-gai Chase National Park (KCNP)

1. Introduction

1.1 What is a Plan of Management?

A Plan of Management provides a framework and guides the management of public land owned or managed by a Council. It identifies issues affecting public land and sets out how that land is to be used, managed, maintained and enhanced in the future.

Plans of Management typically set parameters for long-term management and development of a site. They can permit a wide range of different site activities, subject to the land zoning for the site and other legislative requirements. They do not include detailed designs for specific enhancement, and identified improvement works are subject to obtaining appropriate funding and relevant approvals.

A Plan of Management must be prepared for public land owned by a Council and classified as community land under the *NSW Local Government Act 1993*. Plans of Management are also prepared for Crown land under the *NSW Crown Land Management Act 2016*, with Section 3.23(6) of the Act stating that Plans of Management for Crown land are to be prepared and adopted in accordance with the provisions of the *NSW Local Government Act 1993*.

1.2 Background to this Plan of Management

The Plan of Management and Landscape Masterplan for St Ives Showground (Mather and Associates and Parkland Environmental Planners, 1999) was approved by the Minister for Agriculture and Land and Water Conservation on 9 September 1999, after adoption by Ku-ring-gai Council on 29 June 1999.

In 2010, Ku-ring-gai Council adopted preferred options for the site in the St Ives Showground and Precinct Options Paper. This included opportunities to re-use existing sites and facilities for other recreational purposes.

In 2015, Environmental Partnership prepared a draft Plan of Management for the St Ives Showground and Precinct Lands, however, this plan was not referred to or endorsed by the Crown on the basis of the advice of the Crown at the time. This new Plan of Management uses content from the draft Plan developed by Environmental Partnership. The new plan addresses the requirements of the *NSW Crown Land Management Act 2016*, revises the categorisation of various lands, and addresses the unallocated areas of Crown land in the Plan of Management precincts.

1.3 Land covered by this Plan

The 192 hectare St Ives Showground and Precinct Lands (SISPL) site includes five key precincts including two where council is not the Crown Land Manager, but are considered important for development of an integrated management plan for the overall precinct.

Council is Crown Land Manager for:

- St Ives Showground (SIS)
- The former Ku-ring-gai Council Community Nursery (KCCN)
- Ku-ring-gai Wildflower Garden (KWG)

Council is not Crown Land Manager for:

- Former Green Waste Tip site (GWT)
- St Ives Road Safety Centre, leased to Honda Australia Roadcraft Training (HART) and licensed to NSW Police for the Community and Road Education Scheme (CARES).

Council management of the land parcels south of Mona Vale Road is underpinned by Council not being a Crown land manager for these parcels, as well as the land being a mixture of reserved and un-reserved Crown land with differing reserve purposes and use and occupation agreements (a lease and a permissive occupancy) with the Crown.

This Plan, therefore, does not provide statutory weight over the parcels south of Mona Vale Road. The planning, use and management of the land south of Mona Vale Road will be bound by the user agreements and a need to obtain Minister's consents and approvals for development applications and other use agreements Council may seek to have on the land.

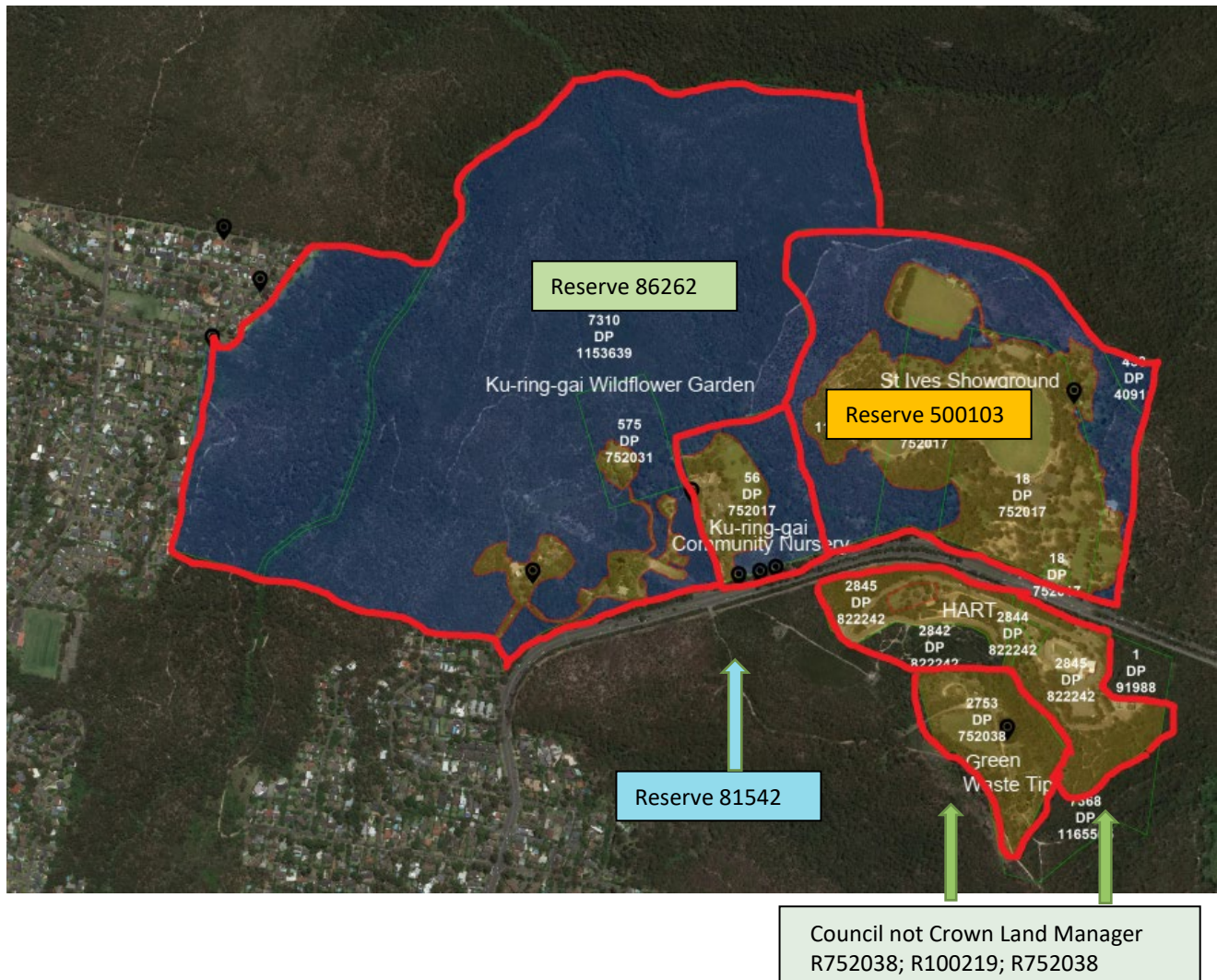


Figure 1 - Crown Land included within this Plan of Management

Table 1 – Crown Land and Reserve Numbers Included in this PoM

Reserve Number	86262
Reserve Type	RESERVE
Reserve Name	KU-RING-GAI WILDFLOWER GARDENS
Gazetted Date	12/5/1967
Status	CURRENT
Management Type	Council Crown Land Manager
Manager	Ku-ring-gai Council
Existing Reserve Purpose	Promotion Of The Study And The Preservation Of Native Flora And Fauna
Reserve Number	500103
Reserve Type	DEDICATION
Reserve Name	ST IVES SHOWGROUND
Gazetted Date	9/5/1958
Status	CURRENT
Management Type	Council Crown Land Manager
Manager	Ku-ring-gai Council
Existing Reserve Purpose	Public Recreation; Showground
Lots	Whole: Lot 438 DP 40911, Lots 18-19 DP 752017, Lot 7311 DP 1153639 Parish Broken Bay County Cumberland
Reserve Number	81542
Reserve Type	RESERVE
Reserve Name	COUNCIL NURSERY
Gazetted Date	17/4/1959
Status	CURRENT
Management Type	Council Crown Land Manager
Manager	Ku-ring-gai Council
Existing Reserve Purpose	Plantation; Public Recreation
Lots	Whole: Lot 56 DP 752017 Parish Broken Bay County Cumberland

Please refer to Table 1 for more detail on Crown Reserves, land status, lot details and reserve purpose.

The five precincts and initial land categorisations are shown in the following Maps (Figures 2 - 6). Land Categorisation was endorsed by DPIE Crown Lands for all areas on 30/3/2020, except for Reserve 86262 (KWG) which was initially deferred with final endorsement received 03/12/2020.

As part of this PoM, a sub-category of Natural Areas (watercourse) has been recommended for R500103(SIS), R86262 (KWG) and R81542 (KCCN) to reflect the watercourses and protect riparian vegetation. This additional categorisation is mapped in Figures 2-4.

The Categorisation Report and Letters confirming initial categorisation of R86262 are contained in Appendix 4.

Figure 2 - St Ives Showground

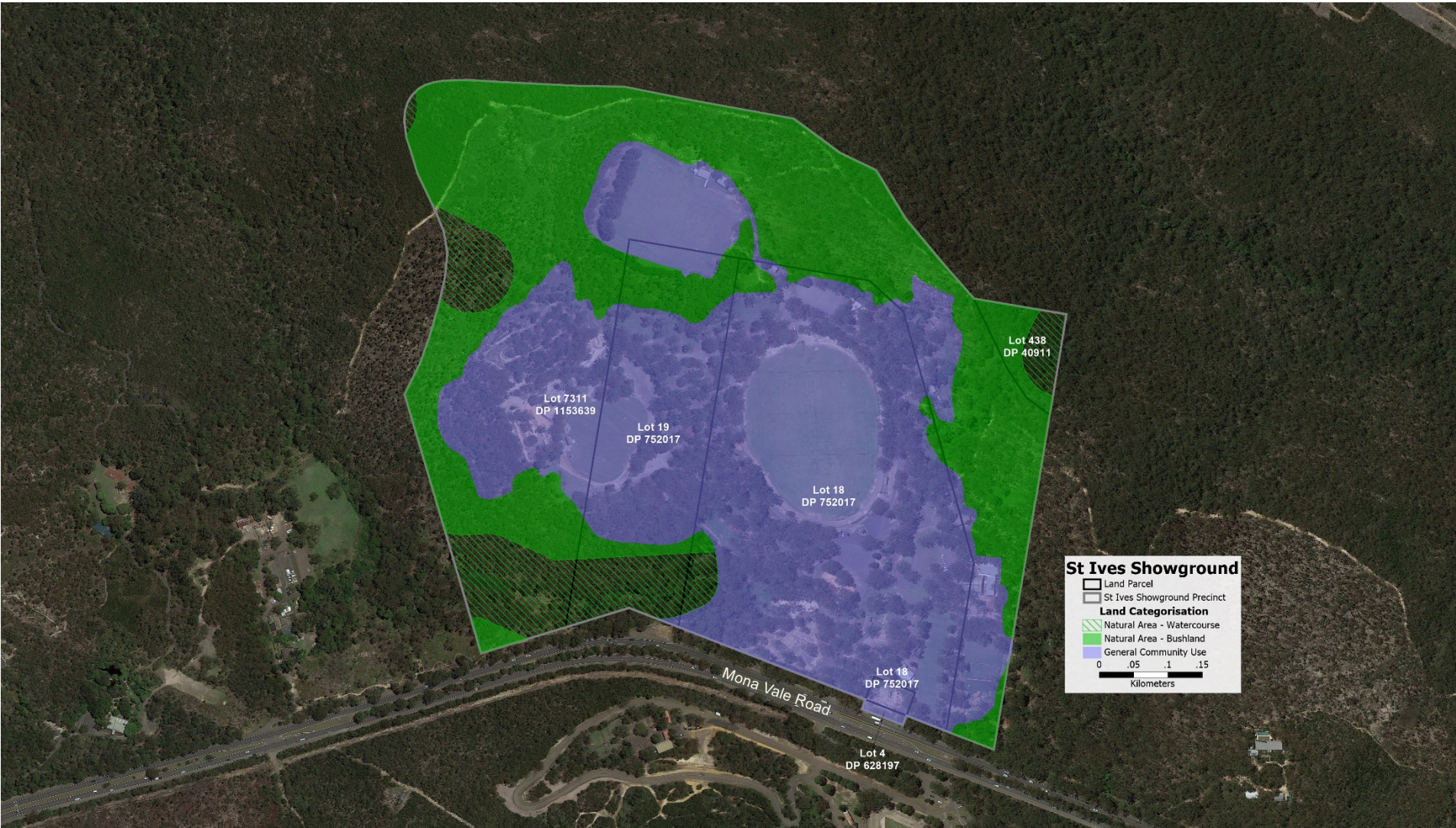


Figure 3 – Ku-ring-gai Wildflower Garden

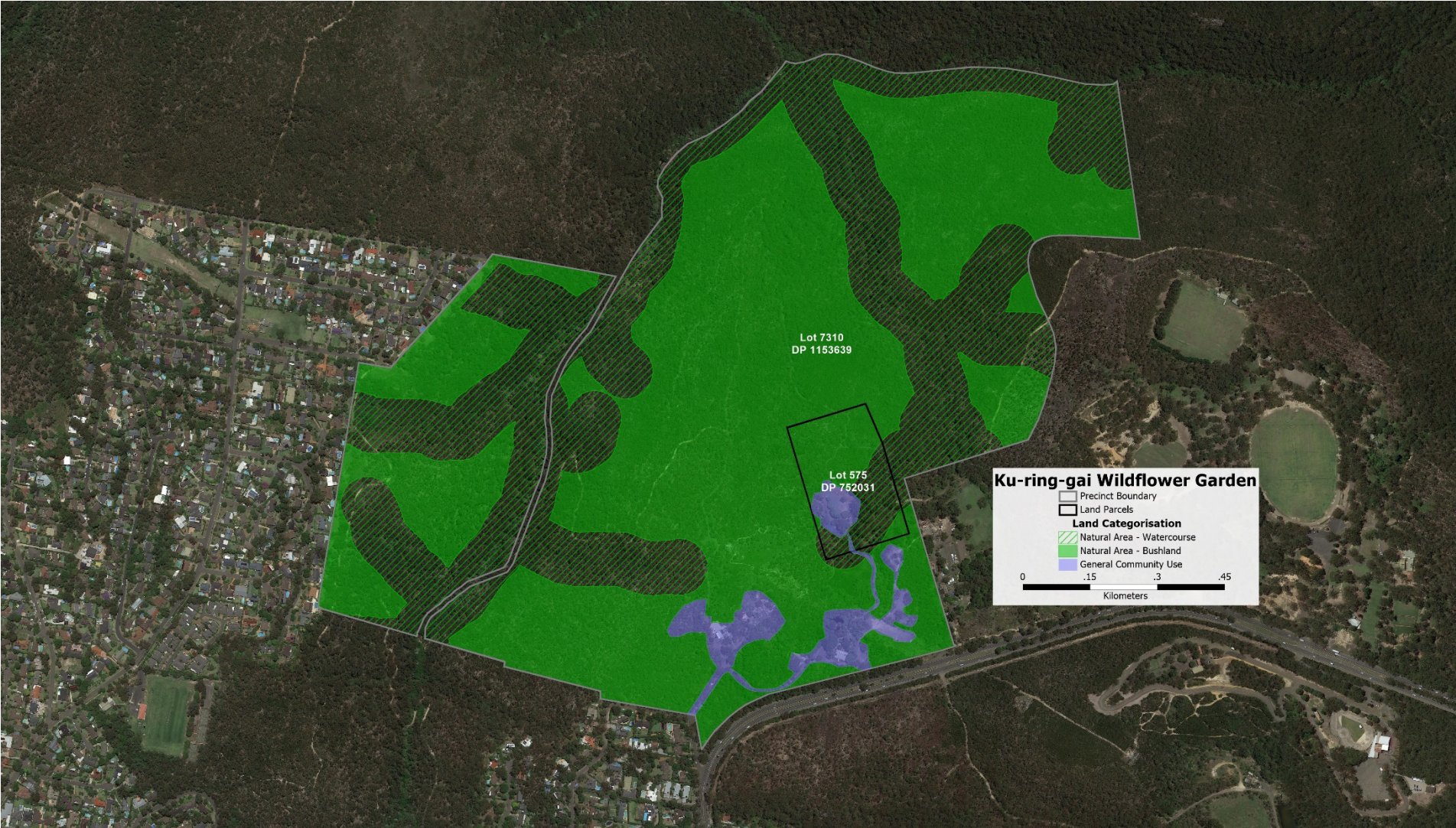


Figure 4 – Former Ku-ring-gai Community Nursery



Figure 5- St Ives Road Safety Centre leased to Honda Australia Roadcraft Training (HART) and licensed to NSW Police for the Community and Road Education Scheme (CARES).
(Note Council is not Crown Land Manager for this site, it has been included to enable integrated management planning for the overall precinct)

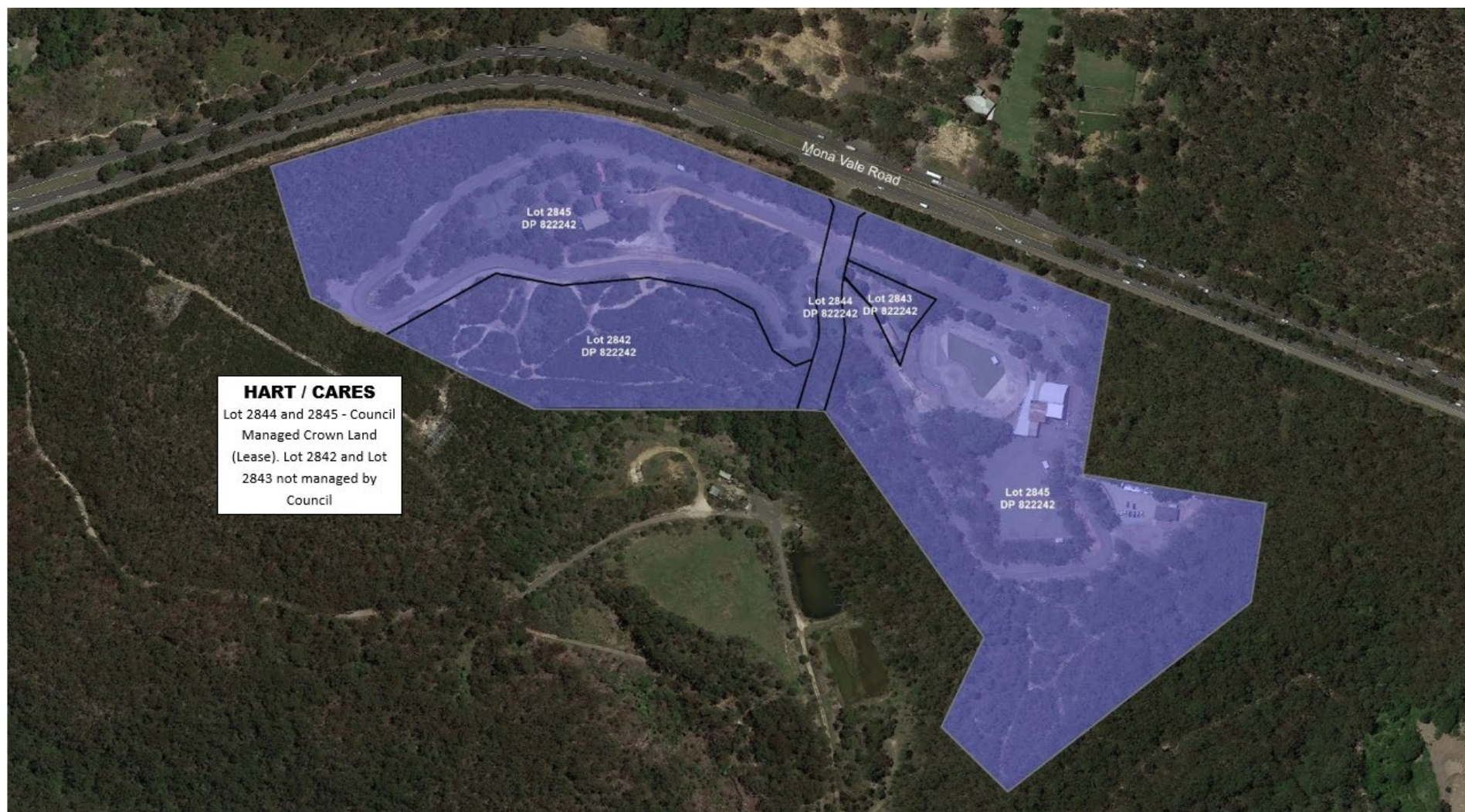


Figure 6 – Green Waste Tip (Note- Council is not Crown Land Manager for this site it has been included to enable integrated management planning for the overall precinct).



1.4 Purpose of this Plan of Management

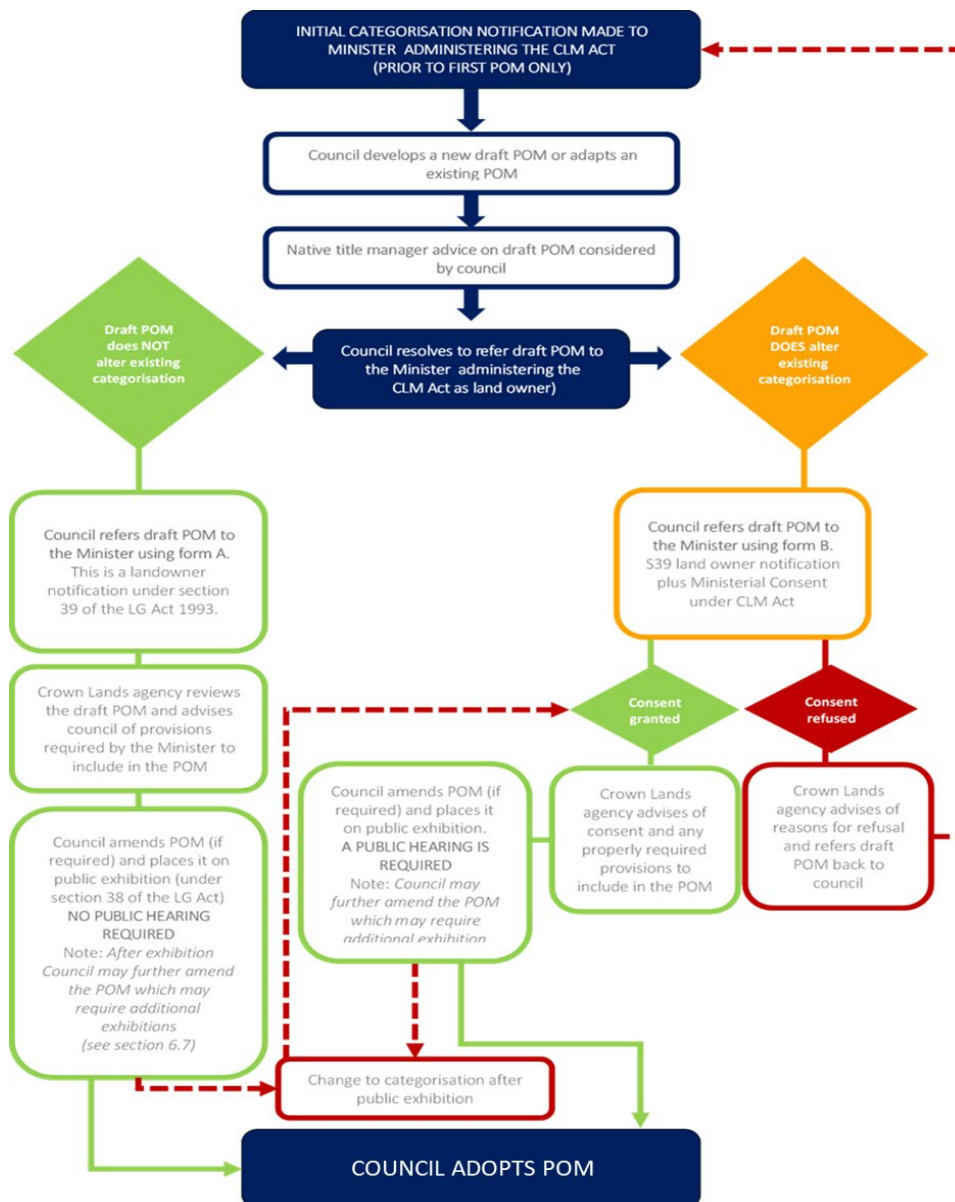
This plan has been prepared to:

- Meet Council's obligations with respect to public land management under the requirements of the Local Government Act 1993, Crown Land Management Act 2016, and the Native Title Act 1993.
- Enable Council to renegotiate or enter contracts, leases, licences and hire agreements, associated functions and for the provision and services of utilities.
- Balance community and commercial opportunities.
- Provide for community demands whilst managing environment and heritage values sustainably.
- Provide direction and guidance in relation to balancing regular community use with special events.
- Maximise recreation and education opportunities provided by the St Ives Showground and Ku-ring-gai Wildflower Garden.
- Provide framework to promote Environmental sustainability, protect and enhance the biodiversity values of the site.
- Provide a framework for the strategic and sustainable management of all precinct lands.
- Meet the objectives of the Council's Community Strategic Plan.
- Ensure consistency with meeting the objectives of the Council's Local Strategic Planning Statement.

Operational details regarding the implementation of this plan are not included. Such operational details are in separate policies and work plans which are separately updated as required. This approach allows for innovation and flexibility in the implementation of the plan.

1.5 Process of preparing this Plan of Management

Figure 7 – Process for Preparing a Plan of Management (Source- NSW Crown Lands)



2. Site Appreciation

The SISPL are recognised as a significant regional recreational resource. This PoM aims to provide a sustainable management framework for extensive recreation use integrated with the complex range of other site values including education, bushland and cultural management.

The SISPL supports a diverse range of sport, outdoor recreation, community events, cultural, heritage, and environmental values.

The SISPL contains several ecologically important areas including:

- Threatened vegetation communities listed under NSW Biodiversity Conservation Act 2016 including Duffys Forest Endangered Ecological Community and Coastal Upland Swamp.
- Riparian habitats protecting creek systems.
- Habitats for a number of threatened plants and animal species (listed under NSW Biodiversity Conservation Act 2016 and or Environment Protection and Biodiversity Conservation Act 1999).

The precinct is linked by numerous local and regional walking tracks such as 'Harbour to Hawkesbury', and local fire trails are also used for recreation.

Significant heritage features of the site include:

- The site's former use as an army training camp during World War II.
- The site has been used as a showground since 1927.
- A 'Sydney School' designed pavilion in the KWG.

2.1 Locational Context

The SISPL is located on both sides of Mona Vale Road, St Ives. It sits to the eastern edge of the residential suburb of St Ives and borders native bushland of the Garigal National Park to its south and Ku-ring-gai Chase National Park to the north. The Ku-ring-gai Council boundary also runs close to its eastern boundary, bordering the Northern Beaches Council local government area (See Figure 8).

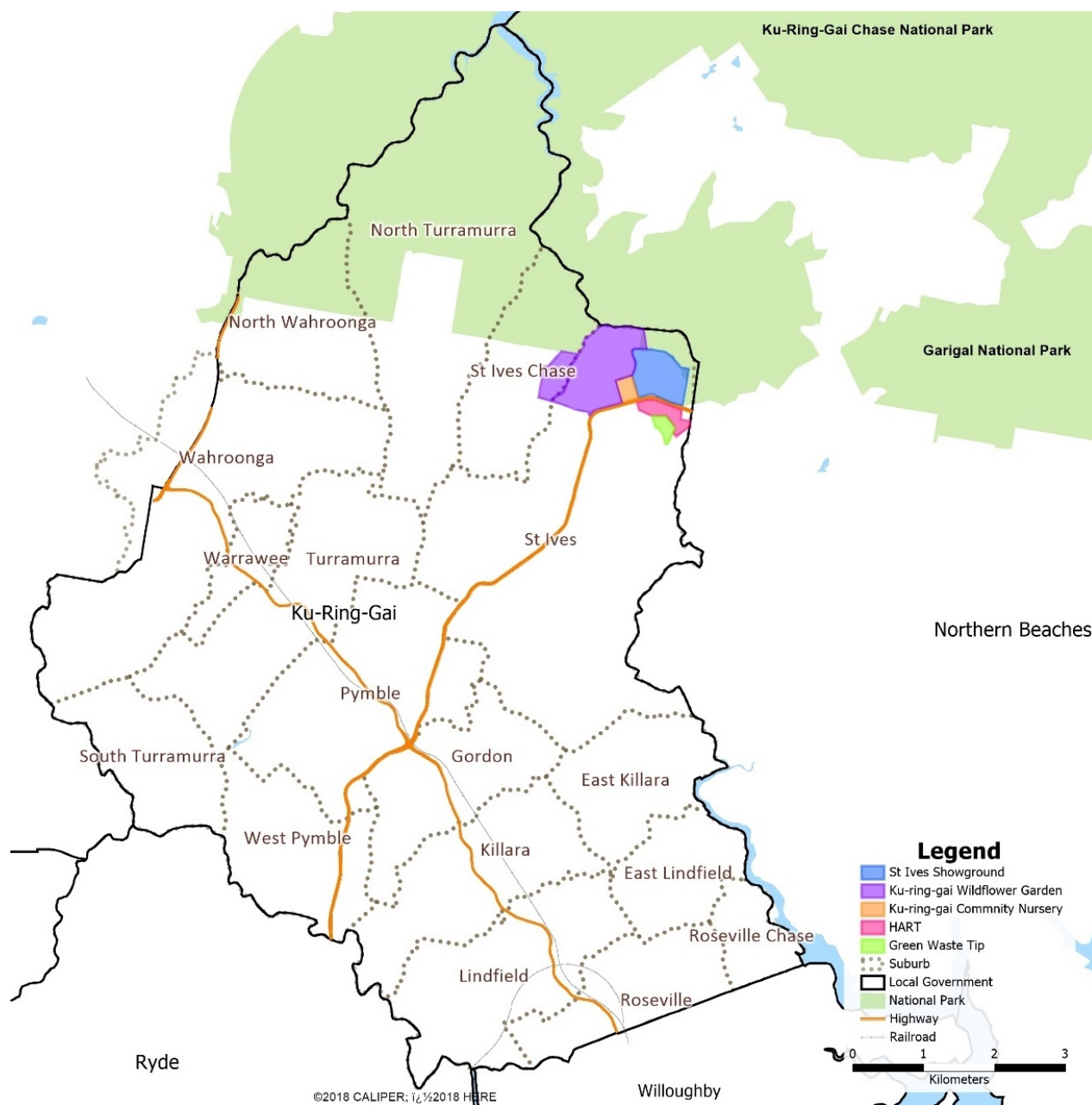


Figure 8 – Context Map

2.2 Ownership and Management

A summary of the site ownership and management is provided in the below table.

Table 2 - Ownership and Management - Council Managed Crown Reserves

Area	Land Status and Ownership	Management	Real Property Identifiers	Reserve Purpose(s)	Land Ownership
St Ives Showground	Crown reserve (Dedication): D500103.	Council Manager	Whole: Lot 438 DP 40911, Lots 18-19 DP 752017, Lot 7311 DP 1153639	Public Recreation; Showground	Department of Planning, Industry and Environment - Crown Lands
Ku-ring-gai Wildflower Garden	Crown reserve (Reservation): R86262.	Council Manager	Whole: Lot 7310 DP 1153639, Lot 575 DP 752031	Promotion of the Study and the Preservation of Native Flora and Fauna.	Department of Planning, Industry and Environment - Crown Lands
Ku-ring-gai Council Community Nursery	Crown reserve (Reservation): R81542.	Council Manager	Whole: Lot 56 DP 752017	Plantation; Public Recreation	Department of Planning, Industry and Environment - Crown Lands

“Council management of the land parcels south of Mona Vale Road is underpinned by Council not being a Crown land manager for these parcels, as well as the land being a mixture of reserved and un-reserved Crown land with differing reserve purposes and use and occupation agreements (a lease and a permissive occupancy) with the Crown.”

Table 3– Ownership and Management – Reserves where Council is not the Crown Land Manager (included to ensure integrated planning for the SISPL).

Area	Land Status	Management	Real Property Identifiers	Reserve Purpose(s)	Land Ownership
<u>Head Lease</u>	<p><u>Lots 2844, 2845:</u> Crown land: Term Lease to Council</p> <p><u>Lot 2842:</u> Part of (Crown) Parish or County Reserve (Reservation): R752038 Mole Trig</p> <p><u>Lot 2843:</u> Crown Reserve (Reservation): R100219</p>	<p><u>Lot 2842:</u> Defaulted to the Minister (Crown Lands) [not managed by Council]</p> <p><u>Lot 2843:</u> Defaulted to the Minister (Crown Lands) [not managed by Council]</p> <p><u>Lots 2844, 2845:</u> Crown land: 1. State of NSW Lease to Ku-ring-gai Council 25 Year Term Lease to Council (2019-2044) 2. Ku-ring-gai Council sub-lease to HARTS (Honda Australia Motorcycle and Power Equipment P/L) 5-year term (expired) 2013-2018.</p>	<p>Whole: Lots: 2842, 2843, 2844,2845, DP 822242</p>	<p>Future Public Requirements.</p> <p>Government Purposes.</p> <p>Driver/Rider Education and Training, Community & Environment Purposes</p> <p>Buildings, Conservation Purposes, Business Purposes</p>	<p>Department of Planning, Industry and Environment - Crown Lands</p>
Former Green Waste Tip (GWT)	<p>Part of (Crown) Parish or County Reserve (Reservation): R752038.</p>	<p>Defaulted to the Minister (Crown Lands) State of NSW Permissive Occupancy to Ku-ring-gai Council, start 1972. Purpose(s): Dumping, recycling, recovery, storage and deposit of vegetation, e.g.: bushes, stumps, tree loppings, lawn clippings, pruning, etc</p>	<p>Whole: Lot 2753, DP 752038</p>	<p>Future Public Requirements.</p>	<p>Department of Planning, Industry and Environment - Crown Lands</p>

Note: Council is not currently the Crown land manager for the HART, CARES and GWT sites.

2.3 Site Values and Roles

The SISPL provide a diverse range of infrastructure, activity spaces, natural areas and activity offerings. Key site features are shown in the maps below.

Figure 9: Key features of St Ives Showground

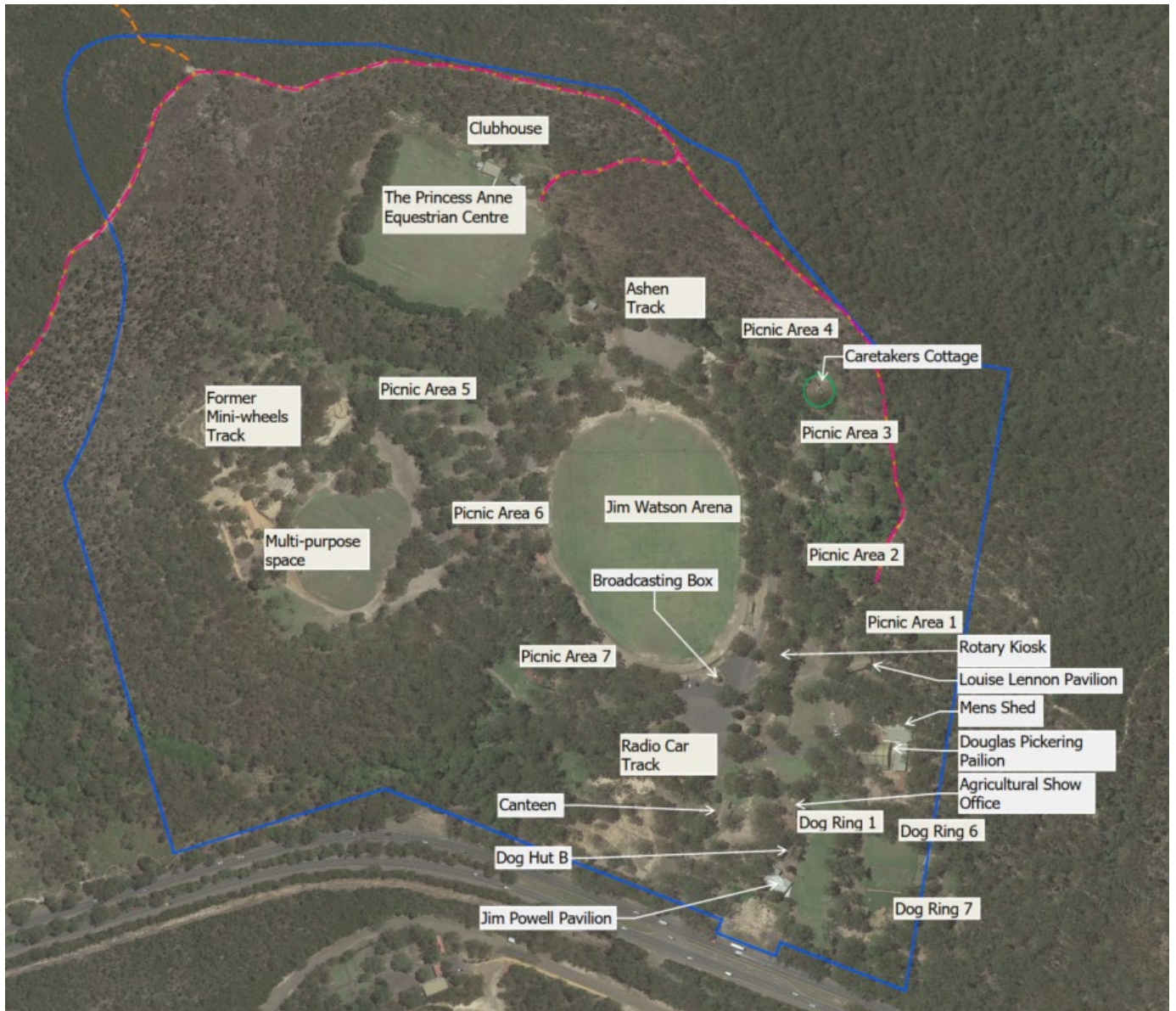


Figure 10: Key features of Ku-ring-gai Wildflower Garden and Former Community Nursery

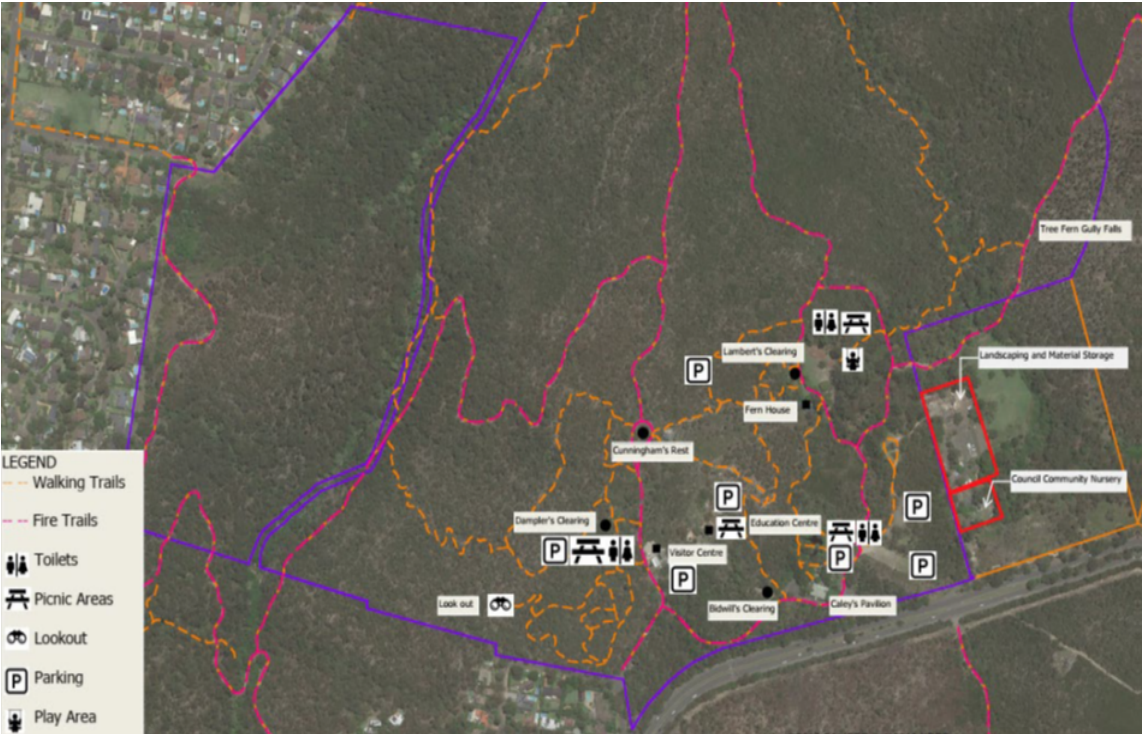
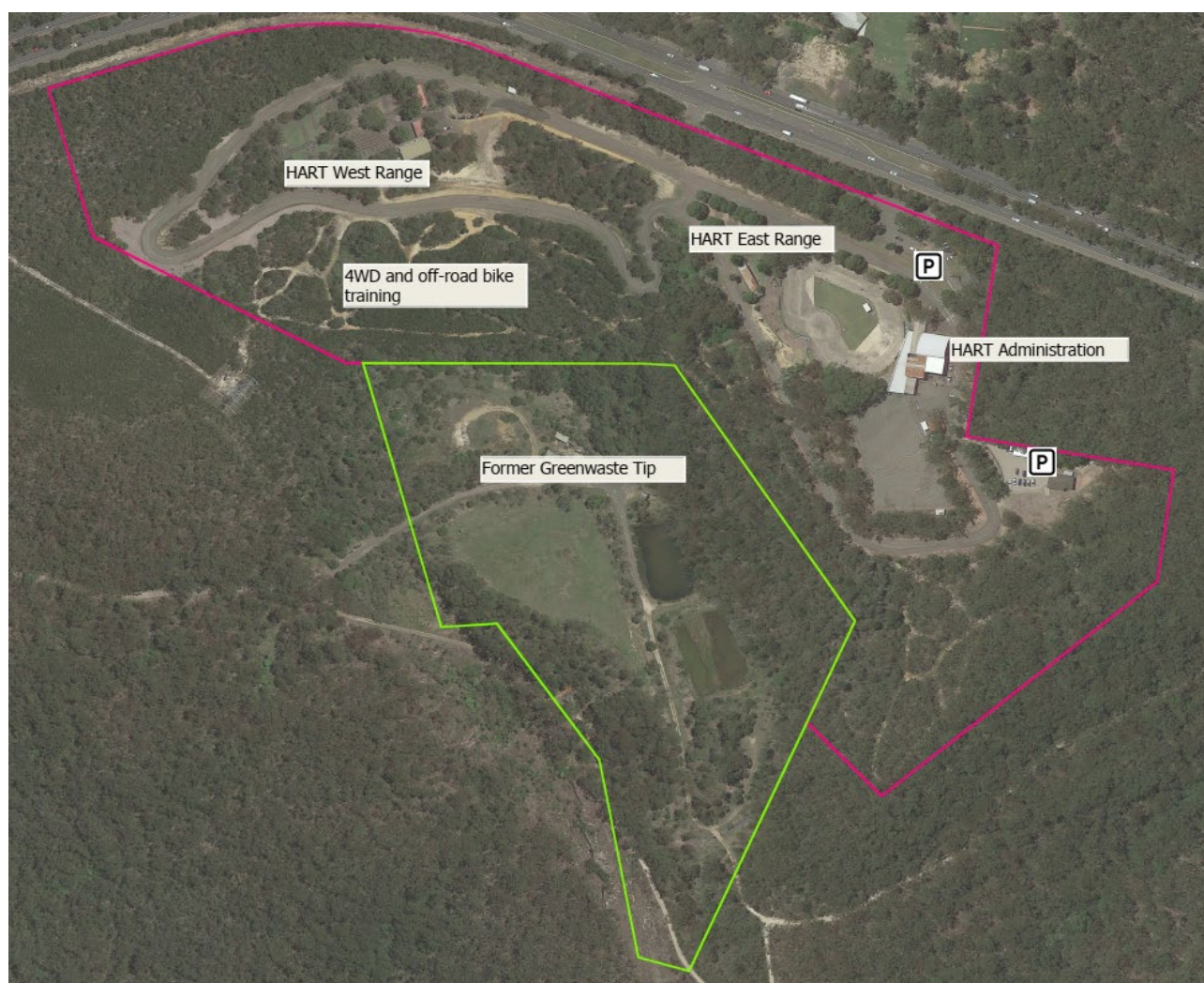


Figure 11: Key features of HART, CARES and Former Greenwaste Tip



HERITAGE VALUE

SIS is a place of exceptional significance at local level and high significance at state level for its ability to demonstrate the themes related to agriculture and defence in Australia (Phillips Marler, 2006). The majority of the culturally significant fabric on the site dates from the World War Two period (1942-1944) when the site was the base of a number of army units.

The KWG Pavilion (Caley's Pavilion) has a high state significance as being a rare and representative example of a small public building in Sydney designed in the style of the Sydney School of Architecture, a period which flourished mostly in the northern suburbs of Sydney between the late 1950's and early 1970s (Phillips Marler, 2006, 2011).

Refer to Figure.

RECREATION AND SOCIAL VALUE

The SISPL provides a diverse range of combined recreational and event experiences within a unique setting. The scale of the site allows users to experience a varied set of uses. It draws people from the local Ku-ring-gai area as well as other areas of the Greater Sydney Region. Added to this experience is a layering of reminiscent cultural past uses found in the built fabric retained from the site's past agricultural and Army defence uses.

The SISPL is highly valued by local residents and visitors from the region as a destination for passive recreation in an idyllic natural setting, along with passive trail-based activities throughout the adjoining bushland. In more recent

years, a range of formal and informal recreation uses combined with special destination events have continued the strong social values of the SISPL.

The SISPL has significant social values with events such as the St Ives Agricultural and Horticultural Show running almost continuously since 1926. The annual St Ives Show is organised by the Northern Suburbs Agricultural and Horticultural Society over two days each May.

The KWG offers another unique experience with its environmental education programs and informal recreation opportunities. The KWG Pavilion has high (State) significance for its continuing association with the teaching of environmental education and a space for community gathering and the practice of native gardening in the Ku-ring-gai LGA for more than 50 years.

The Ku-ring-gai Community Nursery Site provides additional social value for the community. The onsite propagation program provides native plants for local residents and Council programs.

VISUAL QUALITY

The SISPL aesthetic significance is identified by the Australian Heritage Database as being reflected in the existing stands of trees, natural bushland and proximity to Ku-ring-gai Chase National Park which provides a significant natural and green setting, unique for a showground in the Sydney region (Philips Marler, 2011). The bushland context, and the rural/agricultural character of the Showground including arenas, buildings and infrastructure combines for an evocative identity unique to the Sydney metropolitan area.

Within the Ku-ring-gai Wildflower Garden the KWG Pavilion has high aesthetic significance demonstrated by its sculptural simplicity, its monumental stone and timber construction and an original floor plan with two complementary spaces, one external and one internal (Philips Marler, 2011).

NATURAL VALUE

The SISPL contains significant vegetation communities including the endangered ecological communities of Duffys Forest and Coastal Upland Swamp. Many rare and/or threatened species of flora and fauna are found here. The landscape features highly valued habitat, including but not limited to old hollow bearing trees, sandstone benches and crevices, terrestrial termite mounds, and canopy connectivity.

2.4 Heritage and Culture

Indigenous Heritage

The Aboriginal Heritage Office prepared a preliminary Aboriginal heritage assessment of the St Ives Showground Precinct including KWG in 2010 based on desktop and preliminary field inspections (Aboriginal Heritage Office, 2010)

The report found there was clear potential for unrecorded sites throughout the SISPL, and very high potential for unrecorded sites in bushland areas and areas subject to less previous development disturbance. Such sites would typically be associated with sandstone (i.e. rock shelter sites, engravings/sharpened grooves). The potential for artefact scatters were determined to be less common and more difficult to detect.

The report's preliminary inspections did not reveal any Aboriginal sites other than several recovered and relocated engravings located on rock salvaged from the F3 (Sydney to Newcastle freeway) during construction after 1963. The rock engravings are presently located in the KWG.

Significant Aboriginal sites are distributed widely across the Northern Sydney Region, with the SISPL containing a number of environmental factors which would indicate probable sites of habitation within the area.

Non-Aboriginal Heritage

The following non-Aboriginal heritage values were identified within and adjacent to the SISPL:

- The site has been used as a showground since 1927 when the St Ives Show Society held their fifth annual show at what was then the Northern Suburbs Showground.
- Between 1941-1944, the Showground was occupied by the Army under National Security Hiring Regulations. A variety of army battalions and divisions stationed on the site from 1941- 1944, most notably the 18th Battalion, or Ku-ring-gai Regiment stationed on the site from 1942-1943.
- The Ku-ring-gai Wildflower Garden Pavilion was designed by architect John Daubney and was constructed in 1968. It is significant as a rare and representative example of a small public building in the “Sydney School” style and for its continuing association with the teaching of environmental education and providing a continued space for community gathering and practice of gardening for more than 50 years (Phillips Marler 2010 Ku-ring-gai Wildflower Pavilion Draft Conservation Report).
- Ku-ring-gai Chase National Park (which directly adjoins SIS) is listed on the National Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999*

No items within the SISPL are listed on any statutory heritage lists including the Ku-ring-gai Local Environmental Plan. The SISPL currently does not have a Conservation Management Plan to inform management of conservation items and their precincts as identified in the Phillips Marler (2006) St Ives Showground Cultural Assessment and Action Plan.

In 2001 the St Ives Showground was classified by the National Trust and included on its register. The SISPL is nominated on the Australian heritage database as having social significance to the local community for its agricultural and horticultural past uses as well as its annual events on site dating back to January 1921. Also significant is the site’s use during WWII for the Ku-ring-gai Regiment.

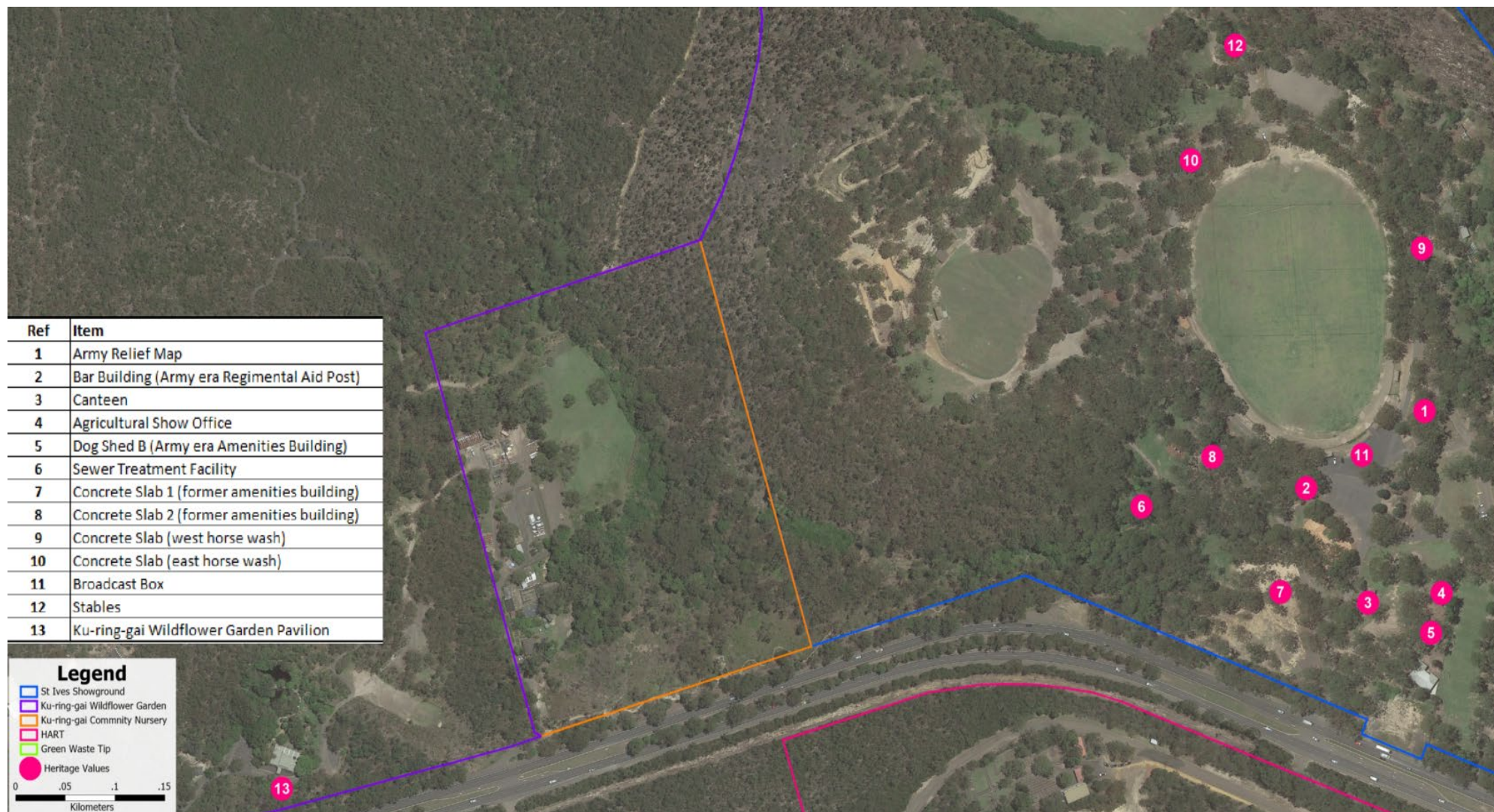
Ku-ring-gai Council is required to identify and protect non-Indigenous heritage assets identified under the NSW *Heritage Act 1977*. Management of these assets must be in accordance with the principles as outlined in the ‘Burra Charter’. In accordance with the two Phillips Marler reports (2006 and 2010) the potential heritage assets are identified as follows (See figure 12):

1. Army Relief Map
2. Bar Building (Army era Regimental Aid Post)
3. Canteen
4. Agricultural Show Office
5. Dog Shed B (Army era Amenities Building)
6. Sewer Treatment Facility
7. Concrete Slab 1 (former amenities building)
8. Concrete Slab 2 (former amenities building)
9. Concrete Slab (west horse wash)
10. Concrete Slab (east horse wash)
11. Broadcast Box
12. Stables
13. Ku-ring-gai Wildflower Garden Pavilion (designed by John Daubney)

Consideration should be given to whether some or all of the items listed above have individual or group listings, which would enable proper inclusion of the setting more widely as well as the social significance of the precinct as a whole.

Other identified items for retention, conservation and interpretation include two farm dams - relics of past market gardens, and chicken/pig farming by the Tunbridge family.

Figure 12 – Heritage Values



2.5 Natural Environment

2.5.1 Climate

The Terrey Hills Meteorological Station is the nearest location for climatic records for the St Ives Showground and Precinct Lands. The mean annual maximum and minimum temperatures at Terrey Hills range from 13.1°C to 21.9°C. The mean annual rainfall is 1,077mm with the mean monthly rainfall displaying a degree of seasonality, with wet summers and drier winters. Source: www.bom.gov.au/climate/averages/tables/cw_066059.shtml

2.5.2 Geology, soils and topography

The site is located within the Hawkesbury Sandstone geological group which is characterised by medium to coarse sandstone and minor shale lenses.

The majority of St Ives Showground, precincts south of Mona Vale Road and the southern areas of the KWG are located within the Lucas Heights Soil Landscape which comprises gently undulating crests and ridges on plateau surfaces of the Mittagong formation, with alternating bands of shale and fine-grained sandstone. Rock outcrops are absent and soils comprise moderately deep, hard setting Yellow Podzolic Soils, Yellow Soloths and Yellow Earths. The Lucas Heights Soil Landscape is typically vegetated with dry sclerophyll low forest and woodland on stony soil with low fertility and low available water capacity.

The Lambert Soil Landscape occurs within KWG on exposed plateau tops and sideslopes of the Hawkesbury Sandstone. It is characterised by undulating to rolling hills with rocky outcrops, wide rock benches with low broken scarps, small hanging valleys and areas of poor drainage. The area has broad ridges, gently to moderately inclined slopes with open and closed heathland, scrub and low eucalypt open-woodland. Soils are shallow, highly permeable with very low fertility and high erosion hazard. Soils include discontinuous Earthy Sands and Yellow Earths, Siliceous Sands/Lithosols, Leached Sands and Yellow Podzolic Soils. Lambert Soil landscapes can have seasonal waterlogging and localised perched water tables.

The Gynea soil landscape is widespread throughout the site and is characteristically found on lower ridges and slopes on undulating to rolling rises and low hills on Hawkesbury Sandstone. It is characterised by rock outcrops, broad convex crests, moderately inclined slopes with wide benches and localised rock outcrops on low broken scarps. Soils are shallow to moderately deep and include Yellow Earths, Earthy Sands, Siliceous Sands, localised Gleyed and Yellow Podzolic Soils, Siliceous Sands and Leached Sands. The soil is highly erodible and permeable with very low soil fertility.

Hawkesbury Soil Landscape occurs along the main tributaries of Cowan Creek including Ku-ring-gai Creek and Tree Fern Gully Creek in the KWG. The landscape is characterised by rugged, rolling to very steep hills on Hawkesbury Sandstone with rock outcrops, narrow crests and ridges, incised valleys, steep slopes and rocky benches, broken scarps and boulders. The soils are shallow, discontinuous Lithosols/Siliceous Sands, Earthy Sands, Yellow Earths and Podzolic Soils. Shale lenses can occur and Siliceous Sands and secondary Yellow Earths are along drainage lines. The soil is extremely erodible, rock falls can occur on steep slopes and rocky outcrops, and the soil is highly permeable with low soil fertility.

2.5.3 Hydrology, water quality and water sensitive urban design

Most of the precincts south of Mona Vale Road are located within the Middle Harbour Catchment whilst the remaining study area including north of Mona Vale Road is within the Cowan Creek Catchment draining to the Hawkesbury River to the north.

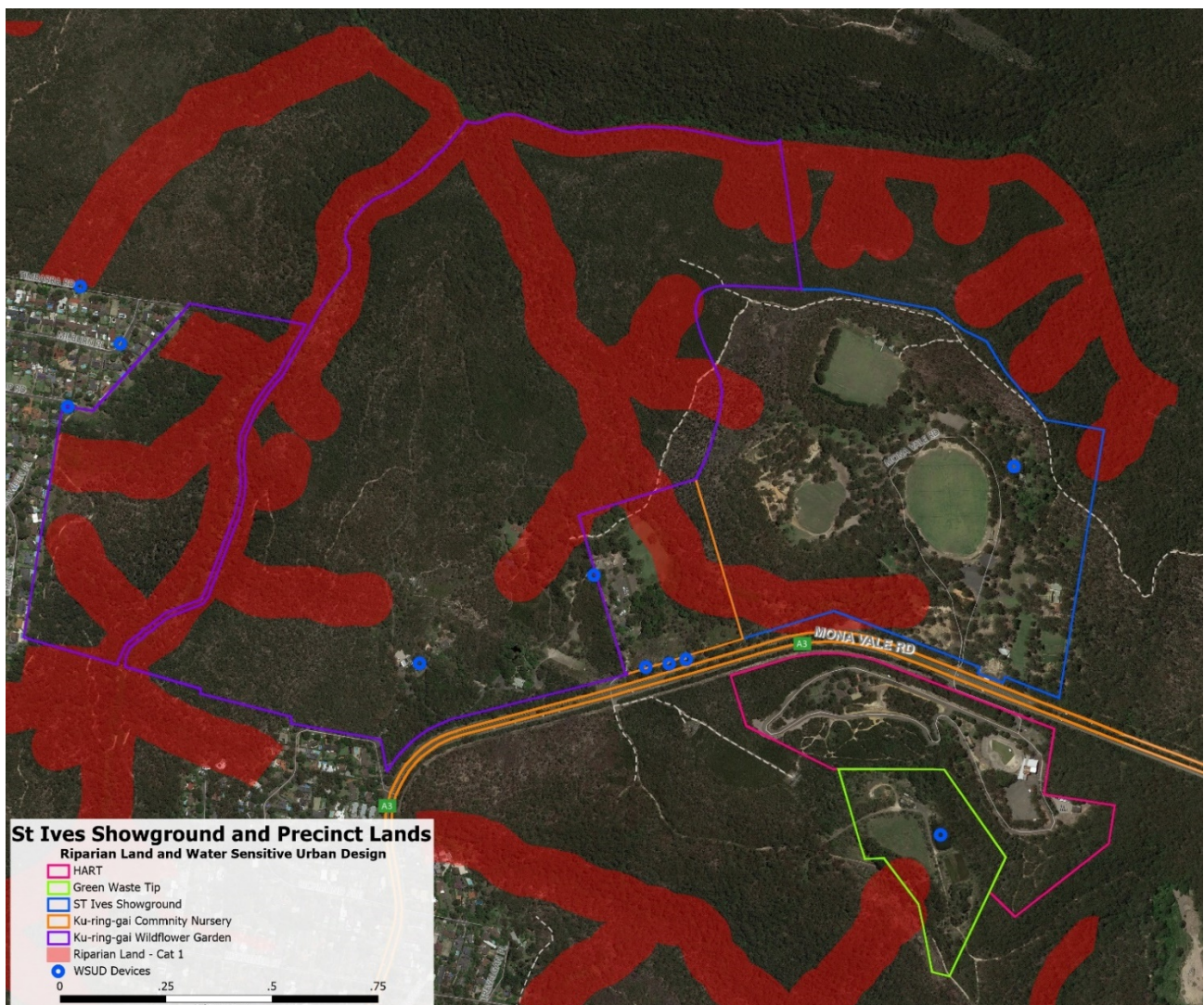
The three main creeks that drain to Cowan Creek are Ku-ring-gai Creek and Tree Fern Gully Creek to the west and east of the KWG precinct, and the creek to the north of the Showground (Refer Figure below). These creeks are classed as Riparian Land Category 1 on Council's Riparian Lands and Water Courses Map in Ku-ring-gai Local Environmental Plan 2015. This category typically includes the most intact riparian zones in remnant bushland.

Water quality of Ku-ring-gai Creek is negatively impacted by urban development within the catchment upstream of the KWG, eroded creek banks in parts, soil nutrification and eutrophication of the creek that has exacerbated weeds. The two other creeks are in good condition because their tributaries largely drain from bushland and reserves.

A stormwater harvesting reuse system is installed at the KWG, two leachate harvesting and reuse systems are installed at the KCCN and GWT sites, and two gross pollutant traps are located on Mona Vale Road near the KCCN. The two dams within the KWG also capture runoff from Mona Vale Road and the wetland vegetation filters the water before it flows into Tree Fern Gully Creek.

The figure below shows the riparian lands and water sensitive urban design (WSUD) systems that are installed near or within the St Ives Showground and Precinct Lands to improve water quality and flows.

Figure 13 – Riparian Land and Water Sensitive Urban Design Devices

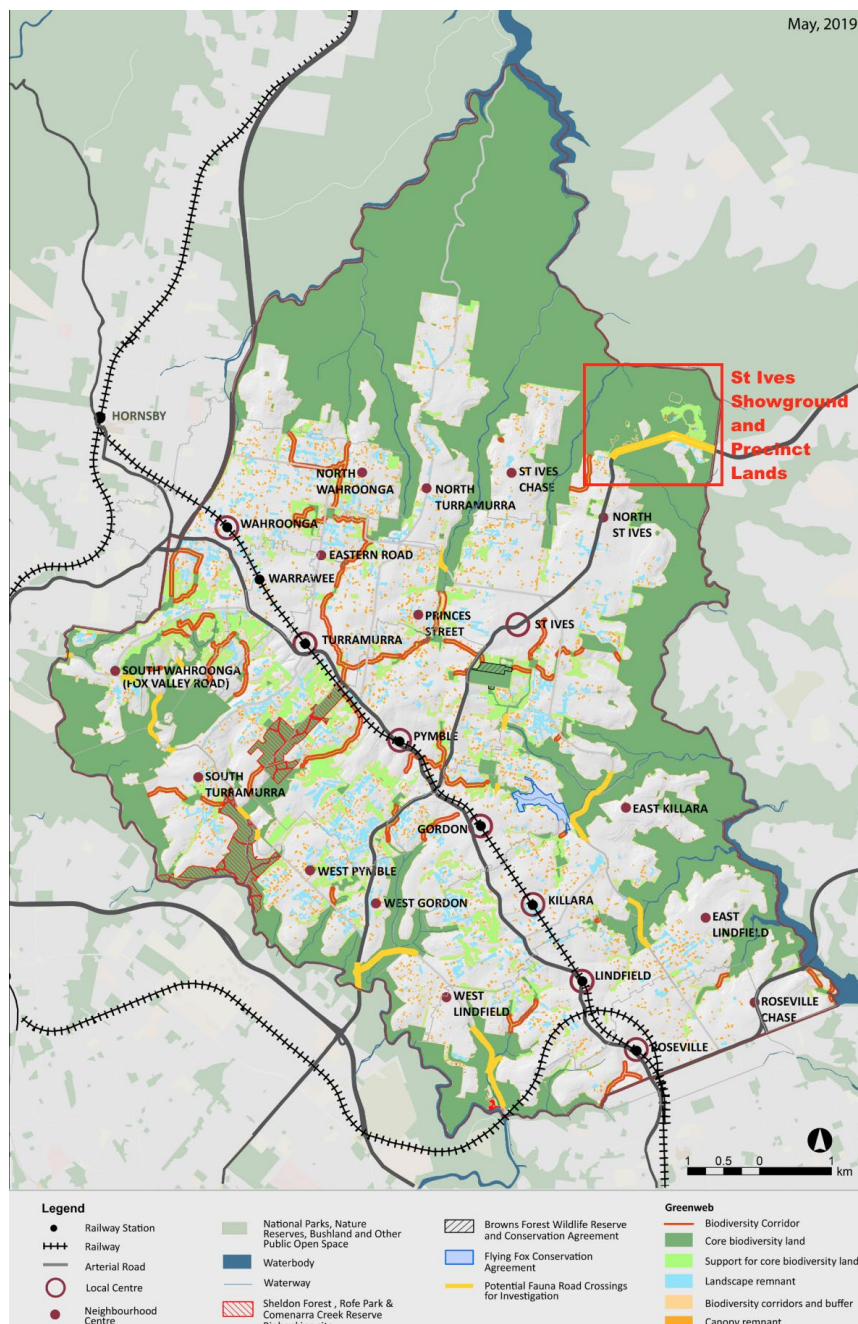


2.5.4 Flora and Fauna

The site contains significant flora, fauna and biodiversity values, being located between the extensive bushland areas of Garigal and Ku-ring-gai Chase National Parks. Habitat types within the SISPL include heathland, tall forest, dry sclerophyll low forest and woodland, sandstone outcrops, ponds, gullies, creeks and managed land. (Refer Figure). The flora, fauna and ecosystems in the Showground and Precinct Lands, along with the adjoining National Parks are of exceptional importance containing biodiverse areas supporting both rare and non-urban species. They play a significant role as part of the conservation network of protected lands in the Northern Sydney Region, allowing the movement of native animals and plants across the landscape.

The SISPL comprise a key component of Council's ecological grid and have been identified as containing core biodiversity and support for core biodiversity land mapped within Councils Local Environmental Plan, Development Control Plan and identified in Council's Local Strategic Planning Statement: Ku-ring-gai Ecological Grid (Ku-ring-gai Council 2020 p.153). The SISPL also form part of Ku-ring-gai's urban forest, Green Web and Sydney Green Grid (identified in the North District Plan prepared by the Greater Sydney Commission). As part of a wildlife corridor, the SISPL facilitate movement and gene flow across the landscape, connecting otherwise fragmented remnants and ecosystems, which is central to conservation management (Ku-ring-gai Council 2020 LSPS p.150).

Figure 14 – Ku-ring-gai Ecological Grid (Ku-ring-gai Council LSPS 2020 p.153)

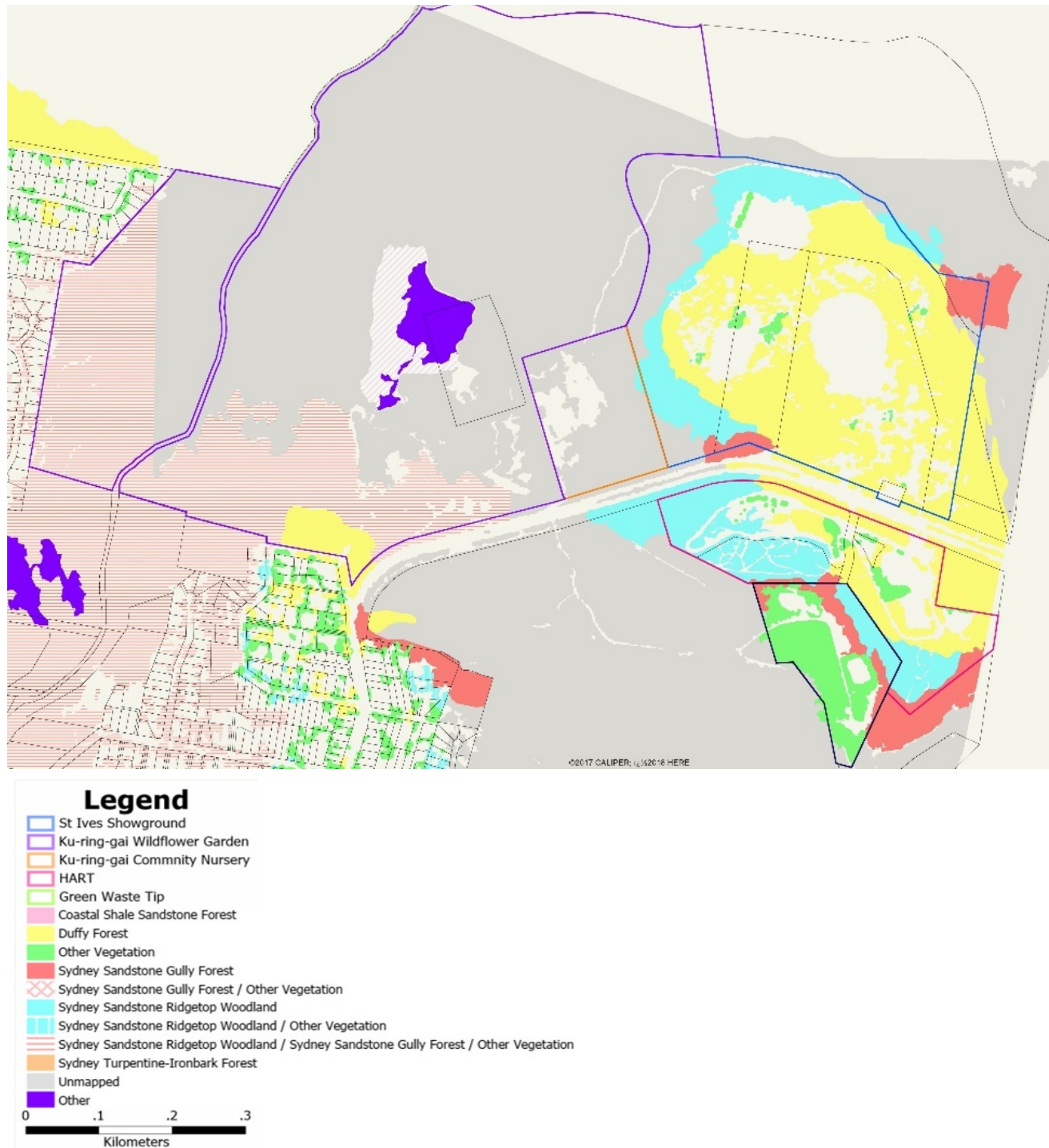


Duffys Forest Ecological Community in the Sydney Basin Bioregion occurs within the Precinct Lands and is listed as an Endangered Ecological Community under the NSW *Biodiversity Conservation Act 2016*. It is typically found on ridgetops, plateaus, upper slopes and occasionally mid slopes on Hawkesbury sandstone geology, in association with laterite soils and soils derived from shale and laminite lenses. Structurally it reflects open-forest to woodland and is widespread throughout the Showground precinct. It also occurs in southern areas of the KWG and south of Mona Vale Road.

Coastal Upland Swamp in the Sydney Basin Bioregion is listed as an Endangered Ecological Community under the NSW *Biodiversity Conservation Act 2016* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. It is associated with periodically waterlogged soils on Hawkesbury sandstone plateau and occurs in the Lambert soil landscape of the KWG.

The St Ives Wildflower Garden comprises 123 hectares of mostly bushland and contains a prime example of Sydney sandstone vegetation, two endangered ecological communities and 18 threatened species of flora and fauna (Ku-ring-gai Council Threatened Species Data Base). Small areas within KWG have been developed into gardens displaying Australian native flora not endemic to the area including snowy native flowers, rainforest trees and bush foods such as macadamia, Davidson's Plums and native ginger.

Figure 15 - St Ives Showground and Precinct Lands Vegetation Map, Source: Ku-ring-gai Council, 2021



The following threatened species have been recorded within the St Ives Showground and Precinct Lands or within a 5km radius and therefore have the potential to occur in the SISPL.

Table 4 - Threatened Flora with potential to or known to, occur in the St Ives Showground and Precinct Lands

Scientific Name	Common Name	NSW Biodiversity Conservation Act Status	Commonwealth Environment Protection and Biodiversity Conservation Act Status
<i>Grevillea caleyi</i>	Caley's Grevillea	Critically Endangered	Critically Endangered
<i>Melaleuca deanei</i>	Deane's Paperbark	Vulnerable	Vulnerable
<i>Tetratheca glandulosa</i>		Vulnerable	
<i>Genoplesium baueri</i>	Bauer's Midge Orchid	Endangered	Endangered
<i>Darwinia biflora</i>	Briggs Myrtaceae	Vulnerable	Vulnerable

Grevillea caleyi is a shrub restricted to an 8 km square area around Terrey Hills and occurs on ridgetops within Duffys Forest Endangered Ecological Community and open forest, generally dominated by *Eucalyptus sieberi* and *E. gummifera*. The 2004 Commonwealth and New South Wales State Recovery Plan for *Grevillea caleyi* considers the conservation requirements and required actions to be taken to ensure the species long term survival.

Melaleuca deanei is a shrub that occurs mostly in ridgetop woodland, with only 5% of sites in heath on sandstone. The 2010 Commonwealth and New South Wales State Recovery Plan for *Melaleuca deanei* considers the conservation requirements and required actions to be taken to ensure the species long term survival.

Tetratheca glandulosa is a small spreading shrub typically located where shale cappings occur over sandstone on ridgetops and upper-mid slope sandstone benches in heaths and scrub to woodland and open forest. The State Government has prepared environmental assessment guidelines for this species. *Darwinia biflora* is an erect shrub that occurs on the edges of shale-capped ridges. Threats range from loss of habitat through changes in land use and urban expansions, and degradation of habitat through the implementation of inappropriate fire regimes, slashing for easement maintenance, illegal track creation and weed invasion. The 2004 Commonwealth and NSW Recovery Plan for *Darwinia biflora* considers the conservation requirements and required actions to ensure the species long term survival.

Genoplesium baueri is a terrestrial orchid that grows in dry sclerophyll forest and moss gardens over sandstone (Refer Figure 5). It has been identified in 5 locations within the KWG and has been the subject of a 12 year study in association with the Royal Botanic Gardens Sydney and the Australian Plants Society North Shore Group. The two northern populations are significant as they comprise 94% of the total monitored population in NSW and the orchid is increasing in number in these locations. The known sites form part of a targeted strategy for managing this species, developed under the Saving Our Species program through the Department of Planning, Industry and Environment.



Figure 16 - *Genoplesium baueri* (source W. Grimm)

According to the NSW Wildlife Atlas (Department of Planning, Industry and Environment) and the Protected Matters Search Tool (Department of the Environment Water Heritage and the Arts), numerous threatened fauna species have been recorded in the locality within a 5-10km radius. The species with a medium to high potential of occurring in the St Ives Showground and Precinct Lands due to the sites providing potential habitat are listed in Table 5 below.

Table 5 - Threatened Fauna with potential or known to occur in the St Ives Showground and Precinct Lands

Scientific Name	Common Name	NSW Biodiversity Conservation Act Status	Commonwealth Environment Protection and Biodiversity Conservation Act status
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	
Frogs			
<i>Heleioporus australiacus</i>	Giant Burrowing Frog	Vulnerable	
<i>Pseudophryne australis</i>	Red-crowned Toadlet	Vulnerable	Vulnerable
Birds			
<i>Calyptorhynchus lathamii</i>	Glossy Black Cockatoo	Vulnerable	
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	Vulnerable	Endangered
<i>Ninox connivens</i>	Barking Owl	Vulnerable	
<i>Ninox strenua</i>	Powerful Owl	Vulnerable	
<i>Hieraaetus morphnoides</i>	Little Eagle	Vulnerable	
<i>Polytelis swainsonii</i>	Superb Parrot	Vulnerable	
<i>Melanodryas cucullata cucullata</i>	Hooded Robin (south eastern form)	Vulnerable	Vulnerable
<i>Petroica boodang</i>	Scarlet Robin	Vulnerable	
Mammals			
<i>Cercartetus nanus</i>	Eastern Pygmy-Possum	Vulnerable	
<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot	Endangered	Endangered
<i>Miniopterus australis</i>	Little Bent-wing Bat	Vulnerable	
<i>Miniopterus schreibersii</i>	Eastern Bent-wing Bat	Vulnerable	Vulnerable
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Vulnerable	
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Vulnerable	Vulnerable
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheath-tail Bat	Vulnerable	
<i>Mormopterus norfolkensis</i>	Eastern Free-tail Bat	Vulnerable	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Vulnerable
Reptiles			
<i>Varanus rosenbergi</i>	Rosenberg's Goanna / Heath Monitor	Vulnerable	
<i>Hoplocephalus bungaroides</i>	Broad-headed Snake	Endangered	Vulnerable

2.6 Bushfire

The Ku-ring-gai Bushfire Management Policy 2020 guides the effective and sustainable management of bushfire risk within the Ku-ring-gai LGA. The objectives of this Policy are to:

- Minimise the risk posed by bushfire to the community, built assets and the natural environment.
- Ensure Council's compliance with all relevant legislation, standards, codes and plans.
- Promote a shared responsibility for bushfire management among Council, other land managers, fire authorities and residents.
- Empower Ku-ring-gai residents to improve the bushfire-resilience of their homes and families.
- Ensure bushfire management activities have due regard to the principles of ecologically sustainable development.
- Support Council's involvement in incident control and recovery.
- Improve the collection and sharing of knowledge, including Indigenous knowledge about bushfires and bushfire management.
- Ensure continual improvement in Council's bushfire management strategies.

The Ku-ring-gai Bushfire Management Policy 2020 provides an implementation framework and a range of activities to meet the above objectives of the Policy.

The biodiversity, both flora and fauna, has evolved over many thousands of years experiencing periodic bushfires. This type of disturbance has influenced the species and the ecosystems we presently recognise. This influence benefits the populations of some species and restricts others, with the inter-fire interval, intensity, scale, duration, variability and seasonality of fires impacting this balance. Ku-ring-gai Council is responsible for the management of 1,100 hectares of bushland, subject to the provisions of State Environmental Planning Policy No. 19 - Bushland in Urban Areas

The management of fuel levels in bushland areas within the SISPL is the responsibility of the property owner or land manager. In Ku-ring-gai LGA, fuel management is the responsibility of Council, State authorities and the individual property owners. As highlighted in the 2020 Royal Commission into National Natural Disaster Arrangements Report, *"governments have a significant role in disaster mitigation, preparedness, response and recovery. Many of the measures that are needed to manage the risk of disasters are matters for the government. Governments also own and manage land, property and other assets, including state forests and national parks, government buildings, and some critical infrastructure. Governments must manage risks to these assets, just as businesses and individuals must manage risks to their own assets"*.

Ku-ring-gai Council conducts an annual Fuel Management Program (directed by the Hornsby Ku-ring-gai Bush Fire Risk Management Plan) using hazard reduction or controlled burns as a means of reducing the amount of fuel that adds to the fire front during bush fires. Regional co-operation with other land managers in and adjoining the Council area, particularly the NSW National Parks and Wildlife Service (NPWS), is essential to ensure effective fire management. Consistent plans and operations in both the Rural Fire District and the Sydney Fire District are co-ordinated with both the NSW Rural Fire Service, Fire and Rescue NSW, NPWS, Hornsby Council and other key landowners through the Hornsby/Ku-ring-gai Bushfire Management Committee. The Hornsby Ku-ring-gai Bush Fire Risk Management Plan, provides a 5 year plan that maps the level of risk across the Hornsby and Ku-ring-gai council areas, helping the community and authorities prepare for bush fires. The aim of this Plan is to minimise the risk of adverse impact of bush fires on life, property and the environment.

Fire trails that run between the SISPL and the NPWS managed lands are a shared resource under this PoM.

Figure indicates the location of existing fire trails, which play a fundamental role in bushfire management and firefighting. In addition, some trails effectively integrate with the track network to expand the recreational access network for walkers. Further, it is noted that the existing access track to the Green Waste Tip site acts as a fire trail and as such is a key access to be retained and maintained.

2.7 Access and Circulation

Access to the SISPL and the area currently sub-leased to HART is primarily by private vehicle with limited public and active transport options. The St Ives Showground, Ku-ring-gai Council Community Nursery and Ku-ring-gai Wildflower Garden are accessed via Mona Vale Road.

Whilst each of these sites have their own independent entries, access and circulation between these spaces is limited to fire trails or internal maintenance roads.

Access and circulation is of high importance to facilitate the efficient and safe operation of destination events such as those hosted at the SIS. During 2020, Council has undertaken improvements to the entrance/exit of SIS to enhance safety in relation to user access and circulation.

The former Green Waste Tip site and the Honda Australia Roadcraft Training centre are located south of Mona Vale Road with separate road entries and no formal internal access road between the two sites.

There is an opportunity for a signalised intersection to be investigated. To allow for safer circulation of both pedestrians and vehicles between SIS and HART. This will be dependent on Transport for NSW and associated speed limits along this section of Mona Vale Road.

The Green Grid is a landscape first planning concept that links parks, open spaces, bushland and walking and cycling paths. It provides an aspirational blueprint for a corridor incorporating ecological, hydrological, recreational and cultural pathways, including key open space destinations such as the SISPL. Fauna area also considered within the Green Grid strategy and connections.

This PoM recognises and reflects Council's strategic directions in relation to the development of the Green Grid in including specific actions from the Ku-ring-gai Council's Local Strategic Planning Statement such as:

Investigate the creation of a Green Grid Strategy that:

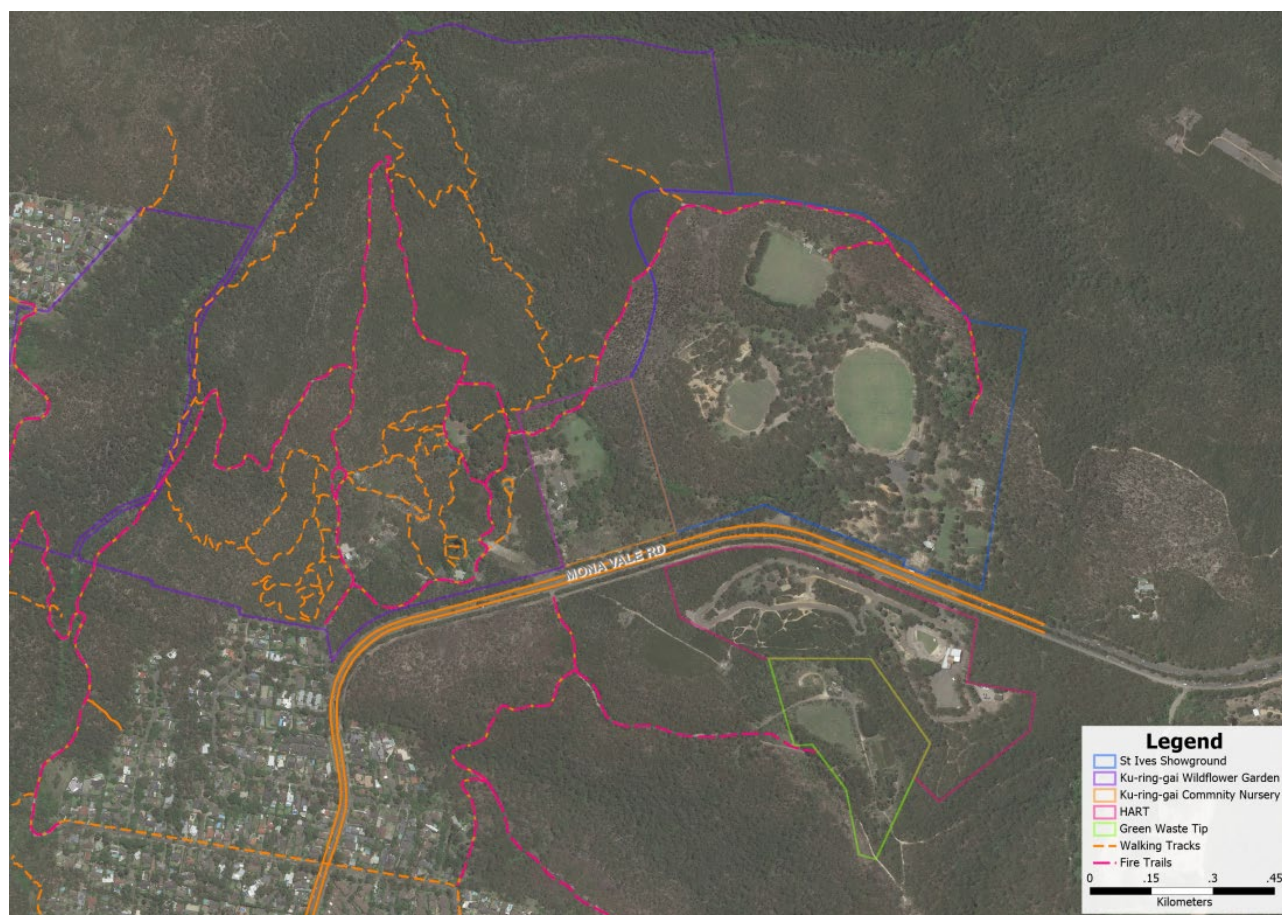
- *Refines Sydney Green Grid and Ku-ring-gai Local Green Grid opportunities, constraints and required actions.*
- *Identifies walking and cycling routes from connecting Local Centres with nearby parks and natural areas, walking track connections from the St Ives Precinct with exist-ing national park walking trails, including improved biodiversity connections and green infrastructure.*

2.7.1 Walking Tracks

A series of walking trails and tracks exist across the site catering to hikers and walkers. The precinct is linked regionally by a number of walking tracks such as the 'Harbour to Hawkesbury'. Warrimoo, Middle Harbour and local fire trails are also used for recreation.

Bushwalking tracks exist within the SISPL. Walking track condition and signage varies across the site. There is an opportunity for this to be coordinated to improve access, legibility and interpretation. Council has also been working to close a number of trails that threaten to fragment bushland areas, or are impacting on natural vegetation and wildlife and Aboriginal cultural heritage sites.

Figure 17: Existing circulation and access including walking tracks



2.7.2 Vehicular access and circulation

The SISPL is currently split into two distinct areas by Mona Vale Road with no formal pedestrian access across the six traffic lanes. The majority of users arrive by car, and traffic dominates all entry points.

Circulation and orientation, especially within the Showground precincts, currently has poor legibility and way finding, both in regard to directional signage and hierarchy of tracks and roadways. The 1999 PoM stated that *'the area between the entrance and the Main Arena, along Conway Avenue, is confusing and difficult to interpret'*. Works that have been undertaken since this time have not rectified this situation and this remains a key circulation issue to be addressed.

The positioning of the internal link road should be reviewed during master planning to ensure safety, accessibility and minimal impact on environmental or heritage values

The landscape treatment to precinct land entries is minimal and understated, enhancing its rural character. Wayfinding to all precincts from Mona Vale Road is currently minimal.

Noise generated along the main arterial road is diffused within the site by topographical placement. Traffic noise can detract from the recreational experience of the SISPL as a natural setting and potentially its habitat value for wildlife.

2.8 Views and Landscape Character

Extensive views are available over the Ku-ring-gai Chase National Park (KCNP) from the north-western area of the Showground precinct, especially from the western edge of the former mini-wheels site. Currently, views are limited to informal glimpses along tracks, and there is a lack of significant public lookout points within the SISPL due to the

nature of existing landform and the density of tree cover. Residents adjacent to the north-western boundary enjoy picturesque views over the KWG dense tree canopy.

Motorists travelling along the Mona Vale Road boundary are only aware of the activities happening within the southern edge of the Showground precinct due to dense screening by bushland vegetation and gently falling topography from the road into the GNP in the south and the KCNP to the north.

Due to the nature of the Hawkesbury Sandstone topography, views within the SISPL are generally restricted to framed and feature views rather than panoramic outlooks. The major exception to this is the views obtained from the walking trail and lookout mentioned above. This general absence of panoramic views is not, however, a negative attribute, as it enhances the feeling of isolation from the urban environment for users, and contributes to a sense of discovery e.g. seeking to find what is around the next bend.

Views within the SISPL are of exceptional quality for a remnant bushland area and comprise a valuable contrast to the surrounding urban environment of St Ives. A variety of natural views exists from vegetation found down gullies and along ridges, contributing to a feeling of being immersed in nature. The site's visual character has an important link with its pre-European history and the lack of comparable environments increases the importance of its visual management considerations.

2.9 Buildings and Structures

The built structures scattered throughout all the precincts are a mix of styles that have evolved over time. The buildings within the Showground precinct, apart from the brick grandstand, kiosk and toilet block, are generally weatherboard structures that have been painted a uniform colour of olive green and white and are quite rural in character. Some buildings are remnants of army use. There is room for improvement in integrating the buildings across the different precincts through appropriate signage, colours and materials in the future. The cultural assessment (Phillips Marler, 2006) lists recommendations for maintaining and conserving buildings at SIS.

Ku-ring-gai Council is planning to develop a multi-purpose Cultural and Environmental Education Centre within the SIS. The centre will provide a range of education programs, activities and exhibitions focused on environmental and cultural topics.

2.10 Site and user characteristics

The SISPL caters to two broad user groups – the local community, and those who travel further distances specifically to visit the reserve. It is estimated in Council's St Ives Showground and Precinct Options Paper (2010) that in excess of 500,000 people will visit the SIS site annually to undertake various active and passive recreational pursuits. The KWG and the Showground Reserves are frequently used by visiting clubs and organised groups and smaller informal groups/ individuals for recreation pursuits such as picnics and barbecues, school education, day excursions from schools, photography, bushwalking, orienteering, displays and shows, equestrian events, organised sports training and competitions, and dog training events. Regular events are held by the Ku-ring-gai Model Flying Club and Ku-ring-gai and Warringah Radio Control Car Club.

It is noted that the SISPL has a diverse and unique mix of facilities across the precincts. This allows for current and potential commercial, community, recreation and cultural activities. These types of activities will need to be assessed on a case-by-case basis within the framework of the *NSW Crown Land Management Act 2016* and relevant zonings, but also taking into account the regional recreational, environmental and cultural role of the SIS and precincts.

Table 6 - Current uses, facilities and regular events in SISPL

Precincts	Facilities	Uses	Regular Events
Ku-ring-gai Wildflower Garden (KWG)	<ul style="list-style-type: none"> • Accessible walking track • Hiking trails linking to regional NPWS trails (no formalised links in place or wayfinding strategy) • Plant display areas • Ponds • Boardwalks • Fern House, shade house • Administration office building • Toilets • Open-air and undercover picnic areas for small and large groups • Children's playground • Bicycle track • Parking on-site for cars and bus/ coach • Caley's Pavilion • Visitor Centre • Wildflower Workshop • Native Nursery locally sourced provenance Indigenous plants • Exercise equipment. • Bushland 	<ul style="list-style-type: none"> • Passive recreation: <ul style="list-style-type: none"> - Walking/ hiking - Picnicking - Play, exercise, cycling • Guided walks and activities • Environmental education • Retail • Community events and other hiring of the pavilion • Education (TAFE NSW and NSW Emergency Services Training) • Protection of biodiversity and ecosystem services 	<ul style="list-style-type: none"> • Nature play for pre-schoolers • Junior Rangers after-school program • Eco Birthday Party Program • School Holiday Environmental Education Program • Educational Walks and workshops • 'Walk and Talk' programme APS • The North Shore Group of the Australian Plant Society • Venue hire including Caley's Pavilion and Picnic Areas • Eco Sculpture Festival • Wildflower Parkrun • Seasonal special events e.g. Easter, Winter, Halloween and Christmas.
Council Community Nursery (Referred to as the Old Nursery site).	<ul style="list-style-type: none"> • Landscape materials and recycling store • Council compound for landscape works • Plant propagation shed • Soil and compost storage areas • Glasshouse and shadehouses • Former administration office/house • Bushcare equipment and chemical stores • Numerous large sheds 	<ul style="list-style-type: none"> • Native Plant propagation • Community Nursery • Native Bee Project hub • Landscape recycling & storage area • Research centre for universities • Storage of Park equipment, signs and plants 	<ul style="list-style-type: none"> • Volunteers program for Bushcare plant propagation • Community beehive education and pick up
St Ives Showground	<ul style="list-style-type: none"> • Main Arena/Show Ring • Grandstand • Broadcast Box. 	<ul style="list-style-type: none"> • Major events • Festivals • Camping • Outdoor Cinema • Polo • Dressage • Showjumping • Horse shows • Dog shows 	<p>Tuffnudderz The Big Bounce Aussie Night Markets Northern Suburbs Agricultural Society Show St Ives Medieval Faire Drive in Movies Outdoor Movies</p>

Precincts	Facilities	Uses	Regular Events
		<ul style="list-style-type: none"> • Car shows • Circus • Sports training • Sports competitions • Dog off-leash area. • Education (TAFE NSW and NSW Emergency Services) • Commercial filming 	
	Caretaker's Cottage	<ul style="list-style-type: none"> • Tenancy for security, park management 	
	Events Area	<ul style="list-style-type: none"> • Markets • Fairs • Community events. 	<ul style="list-style-type: none"> • Car shows
	<ul style="list-style-type: none"> • Pavilions <ul style="list-style-type: none"> - Douglas Pickering - Louise Lennon - Jim Powell - Craft - Toilets. 	<ul style="list-style-type: none"> • St Ives Show exhibitions • Community events • Seminars • Meetings 	<ul style="list-style-type: none"> • Northern Suburbs Agricultural and Horticultural Society - annual 3-day show • Ku-ring-gai Trampoline Club • Casual hire.
	Craft Hut B	<ul style="list-style-type: none"> • Agricultural Show Day events • Hire. 	
	Community Shed	<ul style="list-style-type: none"> • Activities for older men and women 	
	Kiosk building	<ul style="list-style-type: none"> • Event information and kiosk for events. 	<ul style="list-style-type: none"> • Current casual hire linked to events • Intent to seek permanent user in near future
	Dog Rings/Off-leash Dog Area	<ul style="list-style-type: none"> • Dog shows/ obedience and agility classes • Off-leash exercise. 	Northern Suburbs Dog Training Club <ul style="list-style-type: none"> • Dog Ring No. 1 <ul style="list-style-type: none"> - Dog obedience and agility classes - Dog showing • Dog Rings No. 6 and 7 <ul style="list-style-type: none"> - Dog obedience and agility classes - Dog showing - Dog off-leash area
	Radio Control Car Club Track and Buildings	<ul style="list-style-type: none"> • Radio-controlled electric car racing. 	<ul style="list-style-type: none"> • Ku-ring-gai and Warringah Radio Control Car Club (1st and 3rd Sundays of the month).
	<ul style="list-style-type: none"> • Princess Anne Arena • Equestrian Centre Clubhouse • Storeroom • Tank • Amenities (recently upgraded) • Flag poles 	<ul style="list-style-type: none"> • Show jumping • Dressage <ul style="list-style-type: none"> - One day events - Competition - Training. 	<ul style="list-style-type: none"> • Northside Riding Club • Twilight and Spring Horse Shows.
	• Equestrian Warm-up Ring	Sand-based equestrian warm-up area	

Precincts	Facilities	Uses	Regular Events
	<ul style="list-style-type: none"> • Stables. • Multi-use space used for model planes • Clubhouse. 	<ul style="list-style-type: none"> • Flying model planes • Informal ball games • Events 	<ul style="list-style-type: none"> • Ku-ring-gai Model Flying Club.
	<ul style="list-style-type: none"> • Regional playground • Children's playgrounds • Commercial outdoor recreation facility such as a ropes course. • Picnic areas with wood barbecues. 	<ul style="list-style-type: none"> • Children's play and cycling • Family and social gatherings • Education • Commercial adventure play and high ropes course facility or similar. • Events. 	
	<ul style="list-style-type: none"> • Parking on-site for cars and bus/ coach 	<ul style="list-style-type: none"> • Parking 	
	<ul style="list-style-type: none"> • Bush tracks/ fire trails. • Bushland 	<ul style="list-style-type: none"> • Cross country <ul style="list-style-type: none"> - Running • Mountain biking • Bushwalking • Horse throughfare on appropriate tracks • Stargood Spinal Injury rehabilitation programs • Junior Triathlon • Racewalking • Fitness • Recreation • Protection of biodiversity and eco system services 	
Head Lease Providing for Driver Training & Associated Uses	<ul style="list-style-type: none"> • World-class training and administration centre which includes: <ul style="list-style-type: none"> - 2km dual-lane, closed road circuit with dedicated low-speed training areas - 9 on-site air-conditioned classrooms - A range of support infrastructure. 	Provides road safety training for drivers, passengers, motorcycle riders and motorcycle pillion passengers. Future use and operation will be subject to the terms of the head lease	<ul style="list-style-type: none"> • Honda Australia Roadcraft Training (HART) • Community and Road Education Scheme (CARES) (NSW Police).
Green Waste Tip	<ul style="list-style-type: none"> • Disused tree tip site • Water Plant • Mulching • Leach Pump House • Cycling and hiking tracks. 	<ul style="list-style-type: none"> • Remediation • Environmental monitoring • Water Recycling. 	

2.10.1 Recreation

Play Equipment, Furniture and Picnic Facilities

A range of styles and types of play equipment, furniture, barbecues and fencing can be found across all precincts. While barbecue areas within the Showground are low key and rural in character, those found in the KWG are varied in styles and materials. An overall SISPL design strategy should be developed to guide a consistent design palette providing a unified approach furniture selection that is sympathetic to the site's unique rural heritage and bushland setting.

In 2020, Council constructed a new regional playground which caters for a wide range of visitors to the SIS. Set within the remnant edge of Duffy's Forest bushland, the new inclusive play space has a range of play equipment and nature-play experiences for all ages and abilities.

Figure 18: Landscape Plan of Regional Playground



Equestrian

The SIS includes the Princess Anne Arena, of which the grassed arena is approximately 0.8ha in size. The arena is used predominately as an equestrian facility for training and competition days in show jumping, dressage, horsemanship and similar. It can also be used as an event space and is suitable for other sports, music and community events.

The Ashen Track adjoins the Princess Anne Arena and is close to horse wash bays and public amenities. It is suitable for use as a practice space or as a warmup arena for horse shows. It is best hired in conjunction with other equestrian facilities.

The Jim Watson Arena has hosted a multitude of events including horse shows. Its current use is primarily for informal off-leash dog walking and for major events. It is also used for regular sport training and competitions, especially football (soccer).

Dog Off-Leash Areas

St Ives Showground provides various dog off-leash areas, including fenced areas that are suitable for dog training and exercise activities. Dog Ring 1 is a designated off-leash area approximately 20 metres wide by 100 metres long. It is located by the Jim Powell Pavilion which is the clubhouse for the Northern Suburbs Dog Training Club. The Jim Watson Main arena is another popular space for off-leash activities.

Hobby Groups

The SISPL currently hosts various model-based activities and clubs including leased spaces for flying fixed-line model planes and radio control cars. In the past, the SIS has also provided for a mini-wheels motorbike club. This use caused conflict with the environmental values of the reserve and also resulted in noise complaints from nearby residents.

Camping

In the past, SIS has been used for camping which has recently been limited to special event purposes only. It is proposed to maintain the current special event camping only position until a further market analysis has been undertaken to determine the viability of commercially operated camping in the future. There are a number of locations within the precinct that could be appropriate for camping.

2.10.2 Sport

Existing active and organised sports facilities include the use of Jim Watson Arena for football (soccer) and a range of equestrian activities. There is an opportunity to explore further the use of the SIS for regional sports training and competition.

An indoor sports facility was previously proposed at the KCCN. However, this was not deemed viable due to asset protection zones required to allow this type of development to occur.

KWG also hosts Parkrun every Saturday morning. The 5km course is run on a mixture of tarmac paths and concrete paths and regularly attracts more than 100 participants who walk or run the course.

2.10.3 Events

The Ku-ring-gai Destination Management Plan 2017- 2020 identifies an aspiration to develop events infrastructure and supporting facilities to position the Showground as a centre for international-standard events for music, cinema and performing arts.

The annual St Ives Agricultural and Horticultural Show at the Showground in May each year draws large numbers of people, as does the KWG annual Festival of the Wildflowers.

In September 2014 the inaugural St Ives Mediaeval Faire attracted in excess of 10,000 people over the two days of the event at the SIS. The event has been running annually since with the exception of 2020 due to the COVID-19 pandemic.

The Ku-ring-gai Wildflower Garden hosts a range of events from school education programs to celebratory events including weddings.

2.10.4 Honda Australia Roadcraft Training Centre and Community and Road Education Scheme

HART and CARES provide road user safety training for drivers, passengers, under a sub-lease and licence respectively from Council, motorcycle riders and motorcycle pillion passengers.

3. Planning Context

3.1 Overview

This section describes the broader legislative and policy framework which applies to St Ives Showground and Precinct Lands.

Full versions of the legislation referred to below are on-line at www.legislation.gov.au and www.austlii.edu.au. Ku-ring-gai Council's website is www.kmc.nsw.gov.au.

The relevant provisions of the *NSW Local Government Act 1993*, *NSW Crown Land Management Act 2016* and *Native Title Act 1993* are described below.

Table 7 – Provisions of the NSW Government Act

	LAND USE	SPORT/RECREATION/OPEN SPACE	ENVIRONMENT & HERITAGE	ACCESS/HEALTH/SAFETY/MANAGEMENT/MARKETING
COMMON-WEALTH/NATIONAL	Native Title Act 1993 Telecommunications Act 1997	Federal government sport planning - Sport 2030 – National Sport Plan The Future of Sport in Australia (Crawford Report) Australian Sport: The Pathway to Success National sport development plans - AusPlay National physical activity participation data	Environmental Protection and Biodiversity Conservation Act	Disability Discrimination Act 1992 Work Health and Safety Act 2011 Australian Standards <ul style="list-style-type: none"> • Risk Management • Lighting • Building Code of Australia • Access
NSW	NSW Premier's Priorities			
	Crown Land Management Act 2016 Crown Land Management Regulation 2018 Local Government Act 1993 Local Government (General) Regulation 2005 Leasing of Crown Land Policy Licensing of Crown Land Policy/Guidelines 2018 Environmental Planning and Assessment Act 1979 State Environmental Planning Policy (Infrastructure) 2007 Roads Act 1993 Draft Strategic Plan for Crown Land	Draft Greener Places Design Guide Women in Sport – Her Sport, Her Way 2019-2023 Future Sports Plans Delivering Sport and Active Recreation in NSW NSW peak sporting body strategic and development plans AusPlay NSW physical activity participation data Facility grants programs incl. Local Sport Grant Program Companion Animals Act 1998	Biodiversity Conservation Act 2016 Biosecurity Act 2015 Protection of the Environment Operations Act 1997 National Parks and Wildlife Act 1974 Contaminated Land Management Act 1997 Pesticides Act 1999 and Pesticides Regulation 2017 Water Management Act 2000 State Environmental Protection Policy 19: Bushland in Urban Areas Heritage Act 1977 Rural Fires Act	Anti-Discrimination Act 1977 Disability Inclusion Act 2014 Tobacco Legislation Amendment Bill 2012 Smoke-free Environment Act 2000 and Regulation 2016
SYDNEY	Greater Sydney Region Plan: A Metropolis of Three Cities – Connecting People 2018			
		Greater Sydney Green Grid		
REGIONAL	Our Greater Sydney 2056: North District Plan 2018			
		50 Year Vision for Sydney's Open Space and Parklands North District Plan 2018 Sports Facilities Plan (Office of Sport) NSROC Regional Sportsground Strategy Review 2017 NSROC Community Facilities Plan	Hornsby Ku-ring-gai Bushfire Risk Management Plan Hornsby Ku-ring-gai Fire Access and Fire Trail (FAFT) Plan	
Local	Ku-ring-gai Community Strategic Plan 2038 incl. Delivery Program (4 years), Operational Plan and Budget (1 yr), Resourcing Strategy Ku-ring-gai Local Strategic Planning Statement			
Strategic / specific need	Ku-ring-gai Local Environmental Plan 2015 Ku-ring-gai Development Control Plan 2018 Ku-ring-gai Contributions Plan 2010 Ku-ring-gai Local Strategic Planning Statement 2020	People, Parks and Bushland – Open Space Strategy for Ku-ring-gai 2005 Recreation in Natural Areas Strategy Ku-ring-gai Destination Management Plan St Ives Showground Business Plan Sport in Ku-ring-gai Strategy 2006 Recreational Facilities Asset Management Plan 2011 Management of Community and Recreation Land and Facilities Policy	Climate Change Policy Urban Forest Policy Water Sensitive City Policy Bushfire Management Policy Biodiversity Policy Fauna Management Policy Draft Mini Wheels Site Management Plan	
Implement-ation	Delivery Program (4 years), Operational Plan and Budget (1 year)	Landscape Masterplans Terms and conditions for sports facilities and casual hire, seasonal allocation		St Ives Showground Business Plan KWG Branding Strategy Maintenance programs

3.2 Crown Land and Reserves

3.2.1 Crown Land Management Act 2016

The requirements of the *NSW Crown Land Management Act 2016*, which governs the management of Crown land in NSW have been considered in preparing this Plan.

Councils are Crown land managers for Crown reserves. The Act authorises local Councils that are appointed to manage their dedicated or reserved Crown land as if it were public land under the provisions of the *NSW Local Government Act 1993*. Such Crown reserves will be managed in much the same way that Council-owned community land is managed.

3.2.2 Objects and principles of Crown land management

The objects and the principles of Crown land management in the *NSW Crown Land Management Act 2016* ensure that Crown land is managed for the benefit of the people of NSW. This Plan of Management has been prepared according to the requirements of the *Crown Land Management Act 2016* for Council managed Crown reserves which are classified as community land and categorised under the *NSW Local Government Act 1993*.

3.2.3 Classification and categorisation of Crown land

Section 3.21 of the *NSW Crown Land Management Act 2016* states that dedicated or reserved Crown land may be classified and managed as if it were public (community or operational) land within the meaning of the *NSW Local Government Act 1993*. All of the Crown land parcels included in this Plan of Management are or are intended to be classified as community land.

Section 3.23(2) of the *NSW Crown Land Management Act 2016* requires that Crown land is to be categorised consistent with the *NSW Local Government Act 1993*. As a Crown land manager, Council is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the *NSW Local Government Act 1993*. The default classification for Crown land managed by Councils is as community land.

The purpose of Crown land dictates the initial categorisation of Crown reserves. A category is assigned to Crown land that is most closely related to the reserve purpose and is consistent with the guidelines and core objectives for community land under the *NSW Local Government Act 1993*. Following the assignment of a category to Crown land, the council must prepare a Plan of Management under the Local Government Act that reflects the assigned category.

Ku-ring-gai Council's initial assignment of community land categories to the St Ives Showground, Wildflower Gardens Reserve and Council Nursery Reserves were acceptable to the Department of Planning Industry and Environment (DPIE)– Crown Lands, who reviewed them on behalf of the Minister responsible for Crown Lands.

The five precincts and initial land categorisations are shown in the following Maps (Figures 2 -6). Land Categorisation was endorsed by DPIE Crown Lands for all areas on 30/3/2020, except for Reserve 86262 (KWG) which was initially deferred with final endorsement received 03/12/2020.

As part of this PoM, a sub-category of Natural Area – bushland, watercourse and riparian vegetation has been recommended for R500103 (SIS), R86262 (KWG) and R81542 (KCCN) to reflect the various sub-categories of Natural area. This additional categorisation is in Figures 2-4.

The Categorisation Report and Letters confirming initial categorisation are contained in Appendix 4.

3.2.4 Native Title

Council must also manage Crown land in accordance with the provisions of the *Commonwealth Native Title Act 1993* and Part 8 of the *NSW Crown Land Management Act 2016* in relation to native title. **Refer to Appendix 1.**

3.2.5 Dealings with Crown Land

Section 3.23(7)(f) of the CLM Act states that Section 44 of the LGA applies i.e. that the nature and use of community land must not be changed pending the adoption of a Plan of Management for community land.

Sections 1.15(1) and (2) of the *NSW Crown Land Management Act 2016* states that Crown land must not be occupied, used, sold, leased, licensed, dedicated, reserved or dealt with in any other way unless it is authorised by this Act. However, another Act may make special provision for particular Crown land.

3.2.6 Use of Crown Land

Uses of Council managed Crown reserves are dealt with in Sections 2.12 and 2.13 of the *Crown Land Management Act 2018*.

Use of dedicated or reserved Crown Land

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

- the purposes for which it is dedicated or reserved.
- any purpose incidental or ancillary to a purpose for which it is dedicated or reserved.
- any purpose specified in a Plan of Management for the land.
- any other purposes authorised by an Act.

Generally, when managing dedicated or reserved Crown land, and for the purposes of this Plan of Management, Council:

- a) must manage the land as if it were community land under the *NSW Local Government Act 1993*, and
- b) has for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land).

Leases and Licenses

Leasing and licensing of Council managed Crown reserves is addressed in:

- Section 3.17 and 3.22 of the *Crown Land Management Act 2016*.

Leasing and licensing of the Crown land south of Mona Vale Road is addressed in:

- Leasing of Crown Land Policy.
- Licensing of Crown Land Policy and Licensing of Crown Land Guidelines.

Refer to Section 5.5 of this Plan for information about leases, licences, permits, easements and other estates over Crown land.

Councils may grant a lease or licence for Crown land in the same way as for community land owned by the Council.

Schedule 7 (Clause 5) of the *Crown Land Management Act* provides that any existing tenure for Council managed Crown land continues in force for the term of its original grant.

Prior to the adoption of the first Plan of Management over Crown land, Councils may issue short term licences for up to one year for prescribed purposes under the *Crown Land Management Act*. Councils may also renew existing leases, as long as the permitted uses do not change and no other uses are permitted. Councils may also grant new leases if they only permit uses which are the same as leases over the land in force prior to the commencement of the CLM Act.

The *Crown Land Management Regulation 2018* provides for transitional arrangements that enable Councils to continue currently authorised uses and short-term uses of Crown land while preparing Plans of Management. During

the initial period (until 30 June 2021) and until Council adopts a first Plan of Management for Council managed Crown land, the Regulation allows Councils to:

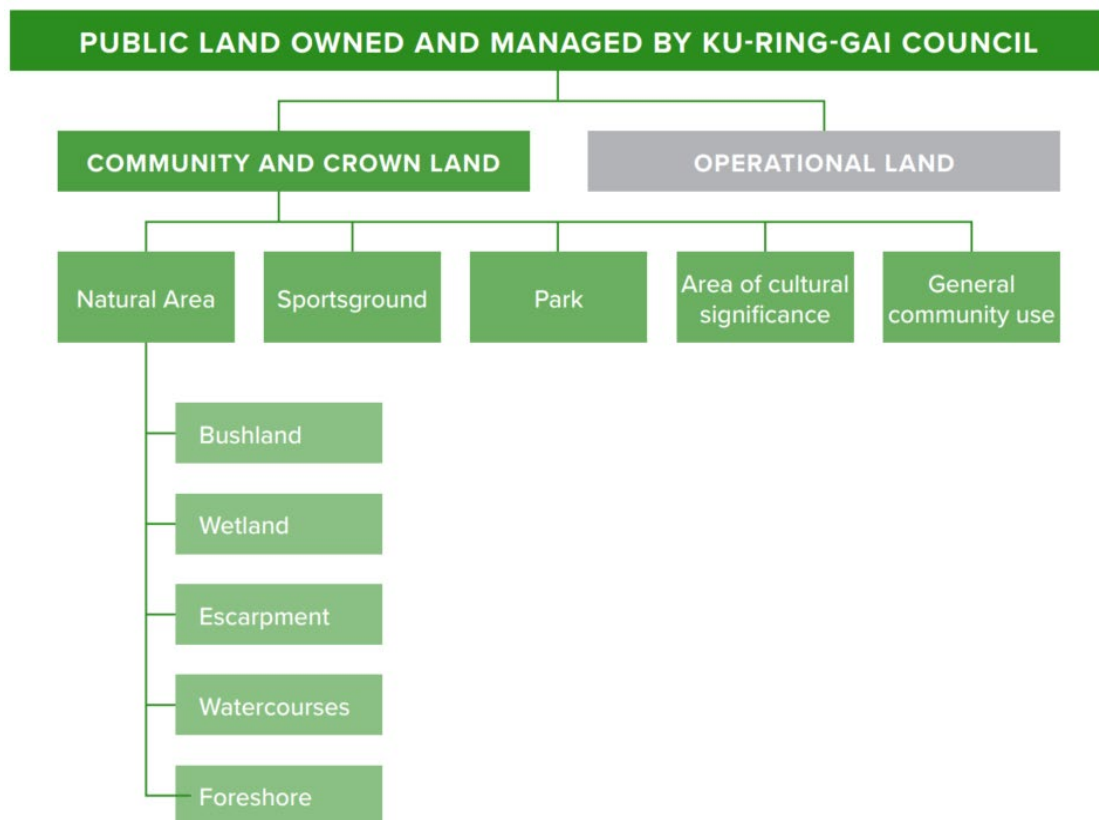
- Issue short term licences over Council managed Crown land for a range of prescribed purposes, such as holding sports and recreational activities, camping and events.
- Renew existing leases for a term not exceeding 21 years (including any option for the grant of a further term) over Council managed Crown land if the renewal does not authorise any additional use for the land.
- Grant new leases over Council managed Crown land for a term not exceeding 21 years (including any option for the grant of a further term) if there was a pre-existing lease immediately prior to the repeal of the Crown Lands Act 1989 on 1 July 2018 and the new lease does not authorise any additional use of the land.

3.3 NSW Local Government Act 1993

The *NSW Local Government Act 1993* provides the legislative framework for Council's day to day operations. The Act identifies a Council's responsibility to actively manage public land and to involve the community in developing a strategy for its management.

The framework for classification and categorisation of community and Crown land is shown below.

Figure 19 – Public Land Owned and Managed by Ku-ring-gai Council



3.3.1 Classification

Council owned and Crown land that is classified as 'community' land under the Act must be managed and used according to the provisions of the *NSW Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Community land is defined as land which must be kept for the general use of the community. Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or be added to, a Crown Reserve or land reserved or dedicated under the *NSW National Parks and Wildlife Act 1974*.

3.3.2 Plans of Management for Community Land

The Act requires all community land to be covered by a Plan of Management. A Plan of Management that covers more than one area of community land must identify:

- the category of the land.
- core objectives for management of the land.
- the purposes for which the land, and any such buildings or improvements, will be permitted to be used.
- the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.
- express authorisation for any leases, licences or other estates over the land.
- objectives and performance targets for management of the land.
- the means for achievement of management objectives and a method for assessing performance.

The nature and use of community land may not change without an adopted Plan of Management.

The community is involved in the preparation of a Plan of Management for community land in the following ways (at a minimum):

- council must exhibit the draft Plan of Management for at least 28 days and give at least a further 14 days for the making of submissions.
- any significant amendments to a draft Plan must be publicly exhibited in the same way, until the Council can adopt the draft Plan without further amendment.
- making a submission to a public hearing regarding categorisation or re-categorisation of community land.

3.3.3 Categorisation of Community Land

Community land and Crown land must be categorised in accordance with the *NSW Local Government Act 1993* as either *Sportsground, Park, Area of Cultural Significance, Natural Area, or General Community Use*. A category assigned to community and Crown land, using the guidelines for categorisation in the *Local Government (General) Regulation 2005*, reflects the Council's intentions for future management and use of the land. The core objectives for community land categorisation is outlined in Table 9 in Section 4.3.2. Figures 2,3,4 and 5 show the categorisation of each precinct.

3.3.4 Use agreements

Under the *NSW Local Government Act 1993* a lease, licence, permit, easement or other estate (use agreement) may be granted over all or part of community land.

In accordance with Section 46A of the *NSW Local Government Act 1993* a Plan of Management for community land is to specify and authorise any purpose for which a lease, licence, permit, easement or other estate may be granted over community land during the life of a Plan of Management.

3.4 Plans of Management and reporting for community and Crown land

Requirements relating to reporting and plans of management for Crown land will generally be as provided by the

NSW Local Government Act 1993 rather than the *NSW Crown Land Management Act 2016*.

Devolved Land

Any Crown land that is a public reserve under the *NSW Local Government Act 1993* with no appointed Crown land manager or that is not held under lease from the Crown will continue to devolve to Council management in accordance with Section 48 of the *Local Government Act*. This land is not defined as public land, nor is a PoM required under legislation.

Native Title

Plans of Management are a critical tool to ensure that any authorisation or restriction on the use of a reserve is consistent with the Commonwealth *Native Title Act 1993*.

On Crown land, Native title rights and interests must be considered unless:

- native title has been extinguished; or
- native title has been surrendered; or
- determined by a court to no longer exist.

The Crown Land Management Act includes provisions to facilitate Councils to comply with the Commonwealth *Native Title Act 1993*, and clarifies their responsibilities where native title has not been extinguished or determined.

Preparation of this Plan of Management requires Council to obtain the written advice of a qualified Native Title Manager approved by the Minister to oversee proposed dealings and actions for the land and ensure compliance with native title obligations.

Under Section 8.8 of the NSW Crown Land Management Act 2016, Council has given notice via resolution to the Minister administering the Crown Land Management Act that Lands Advisory Services Pty Ltd has been engaged as Native Title Manager for this Plan of Management.

The Act requires that Native Title Manager advice must be provided at the time of adoption or submission of the Plan of Management for adoption, addressing the effect that adopting the Plan of Management would have on Native title. To not do so may leave a Council at risk of being responsible for compensation if a Native title claim is upheld on a Crown reserve managed by the Council.

The Native Title Manager must advise whether:

- any Plan of Management covers Crown land which is not excluded land.
- leases, licences and any other dealings and land tenures (such as leases, licences, easements, mortgages, covenants and other restrictions on use) which may affect native title are valid under native title legislation.

This requirement does not apply to 'excluded land', which includes:

- land subject to a determination under the *Native Title Act 1993* (Cth) that native title rights and interests have been extinguished or do not exist.
- land surrendered through an Indigenous Land Use Agreement (ILUA).
- land where the native title rights and interests have been compulsorily acquired.
- protected under section 24FA of the *Native Title Act 1993* (Cth).
- land for which a 'native title certificate' is in effect. A native title certificate can be issued by the Minister administering the Crown Land Management Act where there is adequate evidence to show that native title rights and interest for the land have been extinguished or do not exist. The issue of a native title certificate does not affect rights under the *Native Title Act 1993* (Cth).

Council Crown Land Managers must obtain Native Title Manager advice prior to carrying out certain activities. Classification or initial categorisation does not require native title manager advice. However, categorisation will inform any subsequent Plan of Management, which does require Native Title Manager advice prior to its adoption. Management functions must be consistent with the reserve purpose and may be important to the validation of any future acts under native title legislation.

Therefore, it is important that Council Crown Land Managers assign a categorisation that most closely relates to the reserve purpose. Certain management functions exercised for the land by a CCLM after it is classified or categorised (as enabled by a Plan of Management) for example, the issuing of a lease or licence, will also require native title manager advice.

Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues.
- construction of extensions to existing buildings.
- construction of new roads or tracks.
- installation of infrastructure such as power lines, sewerage pipes, etc.
- issue of a lease or licence.
- undertaking of major earthworks.

When proposing any act that may affect native title on Crown land or Crown reserves, the act must be authorised through Part 2 Division 3 of the *Native Title Act 1993 (Cwlth)*.

3.5 NSW Environmental Planning and Assessment Act 1979

The NSW *Environmental Planning and Assessment Act 1979* is the primary piece of legislation which governs the strategic planning and development assessment processes undertaken by state and local government in NSW.

3.5.1 SEPP (Infrastructure) 2007

The NSW State Environmental Planning Policy (Infrastructure) aims for the effective “delivery of infrastructure across the State by:

- Improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services.
- Providing greater flexibility in the location of infrastructure and service facilities.
- Allowing for the efficient development, redevelopment or disposal of surplus government owned land.
- Identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development).
- Identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development.
- Providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.
- This SEPP takes precedence over Council’s LEP, where conflicts arise between the requirements of the two documents.

3.5.2 State Environmental Planning Policy No 19—Bushland in Urban Areas

The general aim of this Policy is to protect and preserve bushland within the urban areas because of its:

- value to the community as part of the natural heritage.
- aesthetic value.
- value as a recreational, educational and scientific resource.

The specific aims of this policy are to:

- protect the remnants of plant communities which were once characteristic of land now within an urban area.
- retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term.
- protect rare and endangered flora and fauna species.

- protect habitats for native flora and fauna.
- protect wildlife corridors and vegetation links with other nearby bushland.
- protect bushland as a natural stabiliser of the soil surface.
- protect bushland for its scenic values, and to retain the unique visual identity of the landscape.
- protect significant geological features.
- protect existing landforms, such as natural drainage lines, watercourses and foreshores.
- protect archaeological relics.
- protect the recreational potential of bushland.
- protect the educational potential of bushland.
- maintain bushland in locations which are readily accessible to the community.
- promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.

3.6 Other relevant legislation

3.6.1 Disability Discrimination Act

The Commonwealth *Disability Discrimination Act (DDA) 1992* allows for individuals to lay complaints if they have been unfairly treated because of their disabilities. Under the DDA a disability is defined as:

- Total or partial loss of the person's bodily or mental functions; or
- Total or partial loss of a part of the body; or
- The presence in the body of organisms causing disease or illness; or
- The presence in the body of organisms capable of causing disease or illness; or
- The malfunction, malformation or disfigurement of a part of the person's body; or
- A disorder or malfunction that results in the person learning differently from a person without the disorder or malfunction; or
- A disorder, illness or disease that affects a person's thought processes, perception of reality, emotions or judgment or that results in disturbed behaviour;"

The Act promotes awareness that disability does not diminish a person's fundamental rights within the community.

Council aims to make our community land accessible where appropriate through thoughtful sustainable design, including but not limited to park furnishings, public facilities, pathways and crossings.

3.6.2 Environment Protection and Biodiversity Conservation Act

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* seeks to provide for the protection of the environment, especially parts of national environmental significance. As well as promoting the conservation of biodiversity and ecologically sustainable development through the conservation and the ecologically sustainable use of natural resources.

3.6.3 NSW Protection of the Environment Operations Act 1997

The *Protection of the Environment Operations Act 1997* aims to protect, restore and enhance the quality of the environment in a way that integrates economic and environmental considerations.

3.6.4 NSW Anti-Discrimination Act 1977

The NSW Anti-Discrimination Act 1977 makes it unlawful to discriminate on the grounds of race, sex, disability, age, sexual orientation, age and on other grounds in certain circumstances. The act promotes equality of opportunity for all people.

3.6.5 NSW National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* covers the establishment, preservation and management of national parks, historic sites and Aboriginal relics throughout NSW as well as the protection of native flora and fauna.

3.6.6 Biodiversity Conservation Act 2016

The purpose of this Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development (described in section 6(2) of the *Protection of the Environment Administration Act 1991*), and in particular:

- to conserve biodiversity at bioregional and State scales, and
- to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations, and
- to improve, share and use knowledge, including local and traditional Aboriginal ecological knowledge, about biodiversity conservation, and
- to support biodiversity conservation in the context of a changing climate, and
- to support collating and sharing data, and monitoring and reporting on the status of biodiversity and the effectiveness of conservation actions, and
- to assess the extinction risk of species and ecological communities, and identify key threatening processes, through an independent and rigorous scientific process, and
- to regulate human interactions with wildlife by applying a risk-based approach, and
- to support conservation and threat abatement action to slow the rate of biodiversity loss and conserve threatened species and ecological communities in nature, and
- to support and guide prioritised and strategic investment in biodiversity conservation, and
- to encourage and enable landholders to enter into voluntary agreements over land for the conservation of biodiversity, and
- to establish a framework to avoid, minimise and offset the impacts of proposed development and land-use change on biodiversity, and
- to establish a scientific method for assessing the likely impacts on biodiversity values of proposed development and land-use change, for calculating measures to offset those impacts and for assessing improvements in biodiversity values, and
- to establish market-based conservation mechanisms through which the biodiversity impacts of development and land-use change can be offset at landscape and site scales, and
- to support public consultation and participation in biodiversity conservation and decision-making about biodiversity conservation, and
- to make expert advice and knowledge available to assist the Minister in the administration of this Act.

3.6.7 NSW Rural Fires Act 1997

Under the *Rural Fires Act 1997* Council has responsibility for controlling land under its ownership or care, control and management, and to ensure they do not cause damage to adjoining land or property.

The objects of this Act are to provide:

- For the prevention, mitigation and suppression of bush and other fires in local government areas, (or parts of areas) and other parts of the State constituted as rural fire districts.
- For the co-ordination of bush fire fighting and bush fire prevention throughout the State.
- For the protection of persons from injury or death, and property from damage, arising from fires.
- For the protection of the environment by requiring certain activities referred to in paragraph (a).
- To be carried out having regard to the principles of ecologically sustainable development described in section 6 (2) of the Protection of the Environment Act.

3.6.8 NSW Contaminated Land Management Act 1997

The general object of this Act is to establish a process for investigating and (where appropriate) remediating land that the EPA considers to be contaminated significantly enough to require regulation under Division 2 of Part 3.

3.6.9 NSW Heritage Act 1977

The *Heritage Act 1977* provides the following objects:

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

3.6.10 Work Health and Safety Act 2011

The main object of this Act is to provide for a balanced and nationally consistent framework to secure the health and safety of workers and workplaces by:

- protecting workers and other persons against harm to their health, safety and welfare through the elimination or minimisation of risks arising from work or from specified types of substances or plant, and
- providing for fair and effective workplace representation, consultation, co-operation and issue resolution in relation to work health and safety, and
- encouraging unions and employer organisations to take a constructive role in promoting improvements in work health and safety practices, and assisting persons conducting businesses or undertakings and workers to achieve a healthier and safer working environment, and
- promoting the provision of advice, information, education and training in relation to work health and safety, and
- securing compliance with this Act through effective and appropriate compliance and enforcement measures, and
- ensuring appropriate scrutiny and review of actions taken by persons exercising powers and performing functions under this Act, and
- providing a framework for continuous improvement and progressively higher standards of work health and safety, and
- maintaining and strengthening the national harmonisation of laws relating to work health and safety and to facilitate a consistent national approach to work health and safety in this jurisdiction.

3.6.11 NSW Waste Avoidance and Resource Recovery Act 2001

The NSW *Waste Avoidance and Resource Recovery Act 2001*:

- Promotes waste avoidance and resource recovery.
- Repeals and replaces the Waste Minimisation and Management Act 1995.
- Establishes a scheme to promote extended producer responsibility in place of industry waste reduction plans.
- Continues the Waste Fund for the purposes of funding relevant programs.

4. Basis for Management

4.1 Introduction

The basis for management will guide management of St Ives Showground and Precinct Lands over the next five (5) to ten (10) years. It incorporates the core values of the community and regular users of the precinct lands. Management is guided by the following **key** Council documents and subsequent updates, revisions or replacements of these :

- Ku-ring-gai Local Strategic Planning Statement (2020).
- Ku-ring-gai Community Strategic Plan (2018).
- Management of Community and Recreation Land and Facilities Policy (2018).
- Ku-ring-gai Destination Management Plan.
- Commercial Leasing Policy (2019).
- People, Park and Bushland – Open Space Strategy for Ku-ring-gai (2005).
- Recreational Facilities Asset Management Plan, Ku-ring-gai Council (2011).

Refer to Section 3.1 for detail on other strategy and policy documents.

4.2 Stakeholder engagement

As part of the preparation of the draft PoM and this Final PoM, the following methods of consultation were undertaken: a web-inar with key SISPL stakeholders was conducted on 28 October 2020 and an associated stakeholder survey was also conducted. The feedback and input received was as diverse as the site characteristics and its respective uses. A summary of key themes from the stakeholder engagement is provided below and included in Appendix 2. The Draft Plan was placed on public exhibition for 42 days in July to August 2021. The community was informed about the exhibition in the 'Have your Say' section of Council's webpage and submissions invited via a Council webpage portal. A summary of the issues raised by the community were addressed at the 17th August Council meeting with the resolution from the meeting included in Appendix 2.

4.2.1 Values

Common key values identified through the stakeholder engagement included:

- The natural heritage, landscape and bushland character.
- The capacity for the site's continued role in education ranging from environmental to driver training.
- The importance of the precinct lands in relation to sport, recreation and social value.
- Social and community values in respect to local and regional scale destination events.

4.2.2 Issues raised

Issues identified through the stakeholder engagement process included:

- Protecting and enhancing local flora and fauna including limiting introduced species.
- The need to carefully balance various needs such as community sport, regional events and dog walkers.
- The needs to enhance maintenance and management.
- Clearer communication including signage and wayfinding.

4.2.3 Desired future uses / developments

Key future uses and developments identified include:

- Continued conservation and education.
- Balancing local community use with major and special events.
- Increase informal recreation activities and opportunities.
- Enhancing access and circulation, including major entry points.
- All weather sport and recreation facilities to cater for increasing community needs.

4.3 NSW Government Objectives for Crown and Community Land

4.3.1 Objects and Principles for Crown land management

The objectives of the Department of Planning Industry and Environment - Crown Lands regarding land management directly relate to the objects and the principles for Crown land management in the Crown Land Management Act 2016. The objects of the Act (Section 1.3) are to:

- Provide for the ownership, use and management of the Crown land of New South Wales.
- Provide clarity concerning the law applicable to Crown land.
- Require environmental, social, cultural heritage and economic considerations to be taken into account in decision making about Crown land.
- Provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of New South Wales.
- Facilitate the use of Crown land by the Aboriginal people of New South Wales because of the spiritual, social, cultural and economic importance of land to Aboriginal people.
- Where appropriate, to enable the co-management of dedicated or reserved Crown land.
- Provide for the management of Crown land having regard to the principles of Crown land management.

The principles for Crown Land management in Section 1.4 of the *NSW Crown Land Management Act 2016*, and how this Plan is consistent with those principles, are outlined below.

Table 8: Principles for Crown Land management

Principle of Crown land management	How this Plan of Management is consistent with the principles
Observe environmental protection principles in relation to the management and administration of Crown land.	This plan is supportive of protecting the physical environmental setting of St Ives Showground and Precincts.
Conserve the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) wherever possible.	This PoM is supportive of protecting the physical environmental setting of St Ives Showground and Precincts.
Encourage public use and enjoyment of appropriate Crown land.	Recommendations in the Plan encourage public use and enjoyment of the St Ives Showground and Precincts for a wide range of sporting, active recreational, community and cultural activities.
Encourage multiple uses of Crown land, where appropriate.	Recommendations in the Plan would continue multiple uses of St Ives Showground and Precincts, while recognising there may be conflicts between activities.
Use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate.	The Plan contains proposed actions which would help sustain the land and resources, such as managing the type and extent of activities in and developments on the St Ives Showground and Precincts.
Occupy, use, sell, lease, license, or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.	This Plan contains prescriptions that would ensure that land owners, managers, lessees and licensees deal with the St Ives Showground and Precincts in the best interests of the State.

4.3.2 Core objectives for Community Land

The *NSW Local Government Act 1993* establishes core objectives for each of the five categories of community land. Council must manage the community land, and ensure the community land is used, according to these core objectives. Any additional management objectives for the land must comply with the core objectives established within the Act.

This Plan of Management covers numerous sites with various categories. These categories and the core objectives from the Local Government Act 1993 are outlined in the following table.

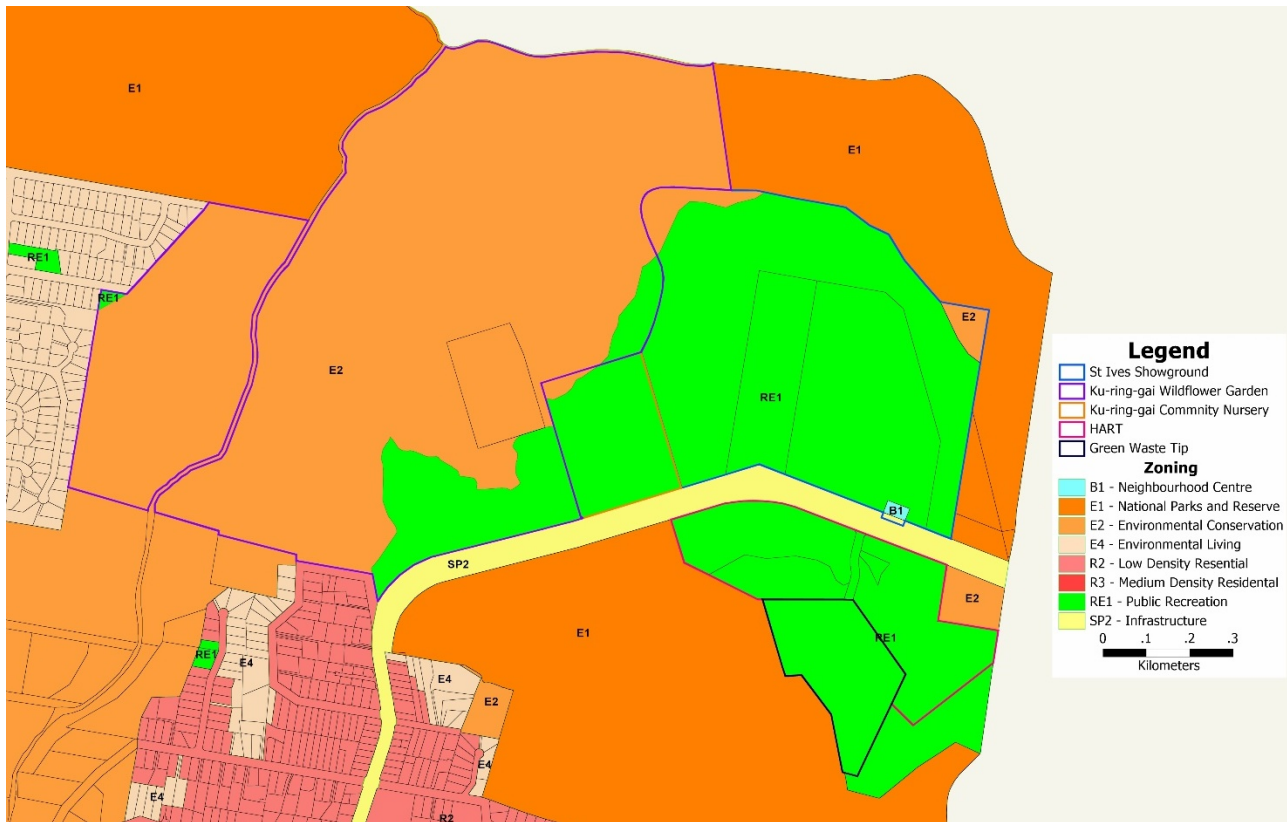
Table 9 – Community Land Core Objectives relevant to this PoM

Community Land Category	Core Objectives
Natural Area – Section 36E	<ul style="list-style-type: none"> • To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and • To maintain the land, or that feature or habitat, in its natural state and setting, and • To provide for the restoration and regeneration of the land, and • To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and • To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.
Natural Area – Bushland Section 36J	<ul style="list-style-type: none"> • To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and • To protect the aesthetic, heritage, recreational, educational and scientific values of the land, and • To promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and • To restore degraded bushland, and • To protect existing landforms such as natural drainage lines, watercourses and foreshores, and • To retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and • To protect bushland as a natural stabiliser of the soil surface.
Natural Area – Wetland Section 36K	<ul style="list-style-type: none"> • To protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and • To restore and regenerate degraded wetlands, and • To facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.
Natural Area – Watercourse Section 36M	<ul style="list-style-type: none"> • to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, • to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, • to restore degraded watercourses, and • to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.
General Community Use Section 36I	<p>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:</p> <ul style="list-style-type: none"> • In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and • In relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

4.3.3 Objectives of Land Use Zones

This Plan of Management is consistent with the objectives of the land use zones that apply to the SISPL. These zonings are illustrated in the figure below.

Figure 20 – Land zoning (Ku-ring-gai Local Environmental Plan 2015)



Ku-ring-gai Local Environmental Plan 2015 identifies the following objectives, works and uses permitted for the respective land zones.

RE1 Public Recreation

The **objectives** of the Ku-ring-gai Local Environmental Plan 2015 for the RE1 Public Recreation zone are to:

- Enable land to be used for public open space or recreational purposes
- Provide a range of recreational settings and activities and compatible land uses
- Protect and enhance the natural environment for recreational purposes
- Protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.

Works and uses **permitted without consent** under the RE1 Public Recreation zoning include:

- Environmental facilities; Environmental protection works; Roads

Works and uses **permitted with consent** under the RE1 Public Recreation zoning include:

- Animal boarding or training establishments; Aquaculture; Beekeeping; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Flood mitigation works; Food and drink premises; Forestry; Information and education facilities; Kiosks; Markets; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite daycare centres; Roadside stalls; Signage; Water recycling facilities; Water supply systems.

Works and uses **prohibited** include:

- Any development not specified (above).

E1 National Parks and Nature Reserves

The objectives of the Ku-ring-gai Local Environmental Plan 2015 for the E1 National Parks and Nature Reserves zone are to:

- To enable the management and appropriate use of land reserved under the *National Parks and Wildlife Act 1974* or acquired under Part 11 of that Act.
- To enable uses authorised under the *National Parks and Wildlife Act 1974*.
- To identify land that is to be reserved under the *National Parks and Wildlife Act 1974* and to protect the environmental significance of that land.

Works and uses **permitted without consent** under the E1 National Parks and Nature Reserves zoning include:

- Uses authorised under the National Parks and Wildlife Act 1974.

Works and uses **permitted with consent** under the E1 National Parks and Nature Reserves zoning include:

- Nil.

Works and uses **prohibited** include:

- Any development not specified (above).

E2 Environmental Conservation

The objectives of the Ku-ring-gai Local Environmental Plan 2015 for the E2 Environmental Conservation zone are to:

- Protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- Provide for a limited range of development that does not have an adverse effect on those values.

Works and uses **permitted without consent** under the E2 Environmental Conservation zoning include:

- Environmental protection works

Works and uses **permitted with consent** under the E2 Environmental Conservation zoning include:

- Environmental facilities; Flood mitigation works; Oyster aquaculture Roads; Water storage facilities.

Works and uses **prohibited** include:

- Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified (above).

B1 Neighbourhood Centre

The objective of the Ku-ring-gai Local Environmental Plan 2015 for the B1 Neighbourhood Centre zone is to:

- Provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

Works and uses **permitted without consent** under the B1 Neighbourhood Centre zoning include:

- Home Occupations.

Works and uses **permitted with consent** under the B1 Neighbourhood Centre zoning include:

- Bed and breakfast accommodation; Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Health consulting rooms; Home-based child care; Light industries; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Respite day care centres; Roads; Shop top housing; Tank-based aquaculture; Water reticulation systems; Any other development not specified in item 2 or 4.

Works and uses **prohibited** include:

- Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks;

Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Landscaping material supplies; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Plant nurseries; Pond-based aquaculture Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Sewage treatment plants; Sex services premises; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies

4.4 Vision and Guiding Principles

The management vision for St Ives Showgrounds and Precinct Lands is:

The St Ives Showground and Precinct Lands will become a key regional destination parkland integrated with the landscape and balancing community, environmental, cultural and heritage values. The precinct lands will provide a range of accessible, connected and inclusive community, recreation, education and event opportunities for generations to come.

The vision is underpinned by the following guiding principles:

A Landscape First Approach – The St Ives Showground and Precinct Lands will celebrate its unique landscape character. Nestled between two national parks, these lands are part of Guringai Country. Protection of the natural heritage and biodiversity values of the site including key landscape features, vegetation communities and habitats will underpin management and planning for the site.

Iconic – As a key regional level destination, the site will integrate iconic elements in landscape, built form and finishes. The rich Indigenous and European heritage values underpin the SISPL iconic status as a recreation venue drawing people from Ku-ring-gai LGA and beyond.

Inclusive, accessible and diverse - The St Ives Showground and Precinct Lands are inclusive, inviting and accessible to all members of the community. A diverse range of recreation, social, education and environmental uses facilitate a broad range of activities.

Sustainable – The site will be developed and managed sustainably. This includes but is not limited to water sensitive urban design, energy efficiency initiatives, measures to reduce urban heat, and opportunities for water re-use and harvesting.

Quality – Providing a high standard of facilities will ensure the capacity of the site is enhanced and will help establish a sense of community pride. Capital works and service standards reflect the significance of the sites and will be balanced with consideration of Council's long-term asset management obligations.

Adaptable – As communities continue to evolve, so too does their outdoor recreation and community infrastructure needs. This Plan of Management provides a framework and platform that aims to best meet the immediate and medium-term needs of the community, whilst allowing for flexibility to adapt to changing needs in the future.

5. Future Use and Development

5.1 Current and Proposed Use

Subject to constraints analysis and environmental / project approvals, the SISPL will continue to provide a resource that encourages, promotes and facilitates a wide range of recreation and community use, including major events. Development can also include elements to encourage multiple-use, community (informal), formal/structured sporting use, educational activities or community events.

In accordance with the *LG Act 1993*, this Plan of Management expressly authorises Council to consider and to approve or to refuse, as it deems appropriate, the granting of any easements, leases, licences, or other estate (including entering into a Biodiversity Stewardship Agreement within the meaning of Part 5 of the *Biodiversity Conservation Act 2016*) over community land subject to this Plan of Management:

- which would not compromise the nature of the land as a community asset and
- pursuant to approval from Crown Lands and LG Act 1993 (Sections 45, 46, 46A, 47, 47A, 47AA, 47B & 47C).

5.1.1 St Ives Showground

Current Facilities and Use

The SIS currently provides a diverse range of facilities and uses including:

- Jim Watson Arena – used for polo, dressage, show jumping, special events, off-leash dog exercise, sports training and sports competition.
- Various pavilions including Douglas Pickering, Louise Lennon, Jim Powell, Craft and the Community Shed. These spaces are used for a variety of purposes such as exhibitions, community events, education/training courses, seminars and meetings.
- Numerous other built form including the Northern Suburbs Agricultural and Horticultural show building, the kiosk building and the canteen building (Army Remnant). The primary use of these building is to support events by providing administration, food and beverage etc.
- The Showground's former caretaker's cottage - tenanted by Council's real estate agent to a Council employee to help provide a market return and additional park management and security.
- Princess Anne Arena – used for equestrian activities including show jumping and dressage, for both training and competition.
- Multi-use area to the west of the Jim Watson Arena - used for flying model planes and informal ball games.
- Former mini-wheels site – Currently being managed for low impact recreation, environmental education and for the rehabilitation, protection and preservation of bushland including the restoration of Duffys Forest ecological community and associated fauna habitat.
- Playgrounds– one regional scale playground and associated infrastructure constructed in 2020. Two small scale playgrounds are also provided.
- Picnic areas with wood barbecues and associated toilets – Used for social gatherings.
- Bush walking tracks/ fire trails – used for trail running, mountain bike riding, orienteering and bushwalking including organised events.
- Bushland managed for the protection of biodiversity and eco system services.
- Off-leash dog areas – used for informal dog exercise as well as formalised use including dog shows, obedience and agility classes.
- Radio Control Car Track – Located near the entrance of SIS, this space is used for radio-controlled car activities including informal use and regular competitions.

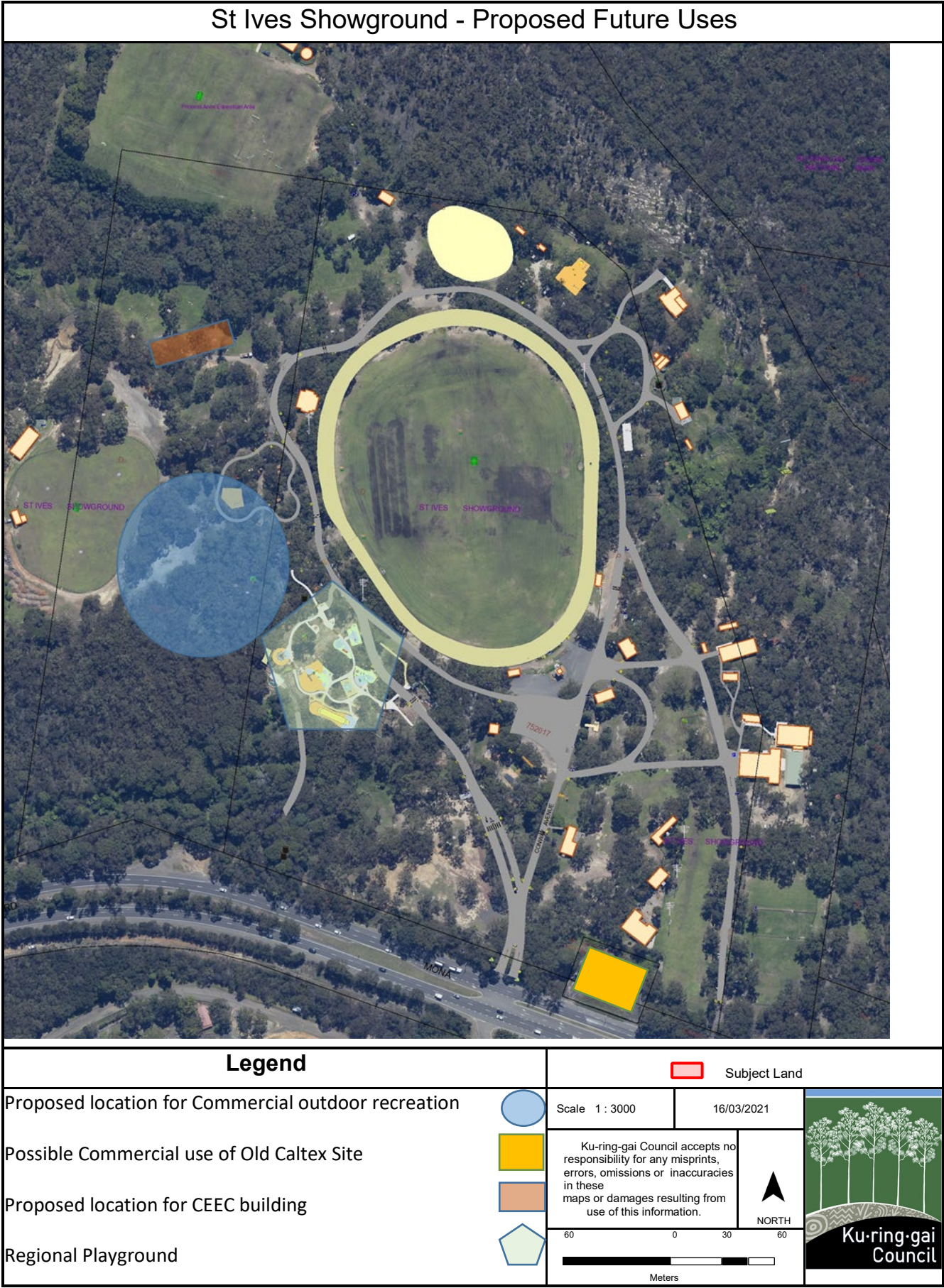
Future Facilities and Use

Majority of the existing facilities and uses are to be retained. Upgrades are proposed to restore heritage values, incorporate sustainable and environmentally sensitive design principles, increase community and commercial opportunities, provide visitor information services and facilitate greater capacity for special and regional events. Playgrounds and picnic facilities are to be enhanced and some spaces will be available for hire.

The following are proposed:

- There are opportunities to increase compatible supporting commercial activities such as food and beverage operators, or appropriate commercial recreation facilities under commercial lease or licence agreements, including but not limited to, adapting the existing kiosk building.
- It is proposed to upgrade the Douglas Pickering Pavilion by including water tanks and a dedicated hydrant for fire control purposes.
- The trotting track around the perimeter of the Jim Watson Arena will be removed and adapted for general recreation use.
- Access, circulation, entrance/exit points and parking will be formalised.
- Additional bushwalking tracks and fire trails to key points of interest will be built in accordance with Council's Recreation in Natural Areas Strategy.
- Destination, interpretative and wayfinding signage will be improved.
- A re-designed entrance that seeks to enhance arrival experience whilst retaining biodiversity values will be considered as part of future master planning work.
- Basic improvements and promotion of the site's unique location and facilities to service increased popularity in trail running events.
- Investigation of potential opportunities to provide discretionary services such as bike hire and guided interpretation and education.
- The Regimental Aid Post building has significant local heritage value, will be conserved and used for compatible community and/or commercial uses consistent with its significance and fabric.
- A new Cultural and Environmental Education Centre will provide a multi-use building for education programs, exhibitions and activities whilst demonstrating ecologically sustainable design.
- The multi-use area currently used primarily for model plane activities will be improved to support broader uses such as outdoor cinema, concerts, theatre etc.
- Development of a commercially operated outdoor adventure recreation area including issuing a future licence or lease for a high ropes course or similar activity.
- Rehabilitation and repurposing of the former mini-wheels site is planned. Based on suitability of the site yet to be determined, this may include activities such as sustainable / nature based community education and camping or other recreation activity.
- Future camping within the Showground may support events and sustainable outdoor recreation opportunities for overnight camping along the Harbour to Hawkesbury Route.
- Potential for community gardens or relocation of the community nursery
- Improvements to existing buildings or assets to improve and broaden community utilisation including short term casual letting.
- Possible commercial use of the small area zoned B1 (formerly the Caltex Site) to provide commercial services supportive of the use of the reserve and to generate revenue to support management and maintenance of the St Ives Showgrounds Precinct.

Figure 21 - Current and Proposed Uses for St Ives Showground



5.1.2 Ku-ring-gai Wildflower Garden

Current Facilities and Use

KWG contains the Ku-ring-gai Wildflower Garden Pavilion which is used for continued interpretation, education activities and events. KWG also contains a visitor centre and administration building. Other existing facilities within KWG include:

- Accessible bushland walking tracks including the Solander Trail.
- Hiking trails linking to regional NPWS trails (no clear wayfinding signage).
- Plant display areas.
- Ponds.
- Boardwalks.
- Fern house.
- Open air and undercover picnic areas for small and large groups.
- Children's playground.
- Bicycle track.
- Parking on site for cars and bus/ coach.
- Arboretum of Local Native Species
- Bushcare
- Caley's Pavilion

These facilities provide for a variety of uses including informal outdoor recreation such as picnicking, walking and nature appreciation. Formal recreation includes but is not limited to:

- Guided flora/fauna walks.
- Bush birthday parties.
- Environmental education.
- Special and seasonal events.

The unique flora and fauna provides for a range of related activities including not for profit community horticulture groups, biodiversity monitoring, Bushcare volunteers and scientific research.

Events and uses include but are not limited to interpretive programs and guided walks, the Spring Eco Annual Festival, weekly Parkrun and private functions.

Future Facilities and Use

The existing facilities and uses will be retained, including the enforcement and signposting of the current 'No dog' policy.

The proposed upgrades and uses include:

- Caley's Pavilion is to be retained and upgraded including curtilage protection zone and conservation works. The Pavilion is to provide multi-purpose community, education and commercial function uses. The integration of a café/kiosk to be explored.
- Upgrades will take place at existing playspaces and new picnic areas to allow for greater use and cater for bookable gatherings. A destination nature play playground at Lamberts Clearing is proposed along with picnic and amenities upgrades.

- Road upgrades and a car parking strategy will be progressed. This includes a new, publicly accessible, link road to overflow parking for approximately 60 cars in the existing cleared area under the transmission lines to support future community use.
- Improved boundary fencing
- Designation of the site as a Wildlife Protection Area (under the NSW *Companion Animals Act 1998*)

5.1.3 Ku-ring-gai Community Nursery Site

Current Facilities and Use

Former retail and wholesale nursery specialising in locally sourced provenance Indigenous plants for both public and private contracts. The community nursery 'The Garden Shed' is used for propagation, seed collection and storage and plants are grown in relevant shade and glasshouses. The site includes a space and staging area for Council programs including the Native Bee Program. The site is also used for outdoor and indoor storage of landscaping materials, park furniture and recycled materials.

Future Facilities and Use

Majority of the existing facilities and uses are to be retained. The site will also be investigated for suitable and compatible recreation uses. This could include community and commercial operations such as camping facilities, adventure-based recreation such as obstacle courses and potential for sporting facilities.

Other potential future uses include:

- Developing a small retail section with associated sensory track / garden, bushfoods garden and native flora and fauna educational activities including use by the Australian Plant Society.
- Potential for environmental initiatives with associated infrastructure. For example, solar farming, community green waste and compost, sustainable light industry for community benefit etc.
- An internal road link is to connect the KWG to St Ives Showground through the Community Nursery Site. This road will be shared use for circulation within the Precinct and managed specifically during major events for site parking and bump-in/bump-out functions associated with staging of events.
- Improvements to existing buildings or assets to improve community utilisation.

5.1.4 HART – Honda Australia Road Training

Current Facilities and Use

World-class training and administration centre located on 40 acres of natural bushland, includes:

- 2km dual-lane, closed road circuit with dedicated low-speed training areas.
- Nine on-site air-conditioned classrooms and a range of support Infrastructure.

The site is currently sub-leased to Honda Australia Road-craft Training (HART) who provide driver training for road users, 4WD driving, motorcycle riders and motorcycle pillion passengers, including under contract to the NSW State Government.

Future Facilities and Use

The existing facilities and uses are to be retained with future sub-leases to be subject to Council's Commercial Lease Policy. The sub-leases will require the sub-lessee to permit occasional use of all bushland track areas for mountain bike and other events subject to coordination availability and approval from the sub-lessee.

A second entry point is proposed along the south-west boundary of the HART site, should the existing GWT access through Garigal NP become unavailable. This is essential for bushfire evacuation needs.

An additional two parcels of Crown land including the areas R100219 (Licence 315729) and R752038 (Mole Trig) are proposed to be allocated to Council's care control and management. These are to be added to the land currently leased by Council. These would be maintained as bushland and buffer impacts to Garigal National Park.

5.1.5 Green Waste Tip

Current Facilities and Use

Prior tip site used for green waste which is currently used for site rehabilitation and water recycling/harvesting.

Future Facilities and Use

The main objective for the site is to continue site rehabilitation and water recycling/harvesting.

Additional improvements and proposed uses to be considered are:

- A feasibility study could be undertaken to determine the potential for a dedicated mountain bike facility.
- Explore the potential for environmental initiatives with associated infrastructure. For example, solar farming, community green waste and compost, alternate location for community nursery, sustainable light industry for community benefit etc.

Should recreation use or additional environmental infrastructure not be viable, then full rehabilitation and inclusion into Garigal National Park could be pursued.

Please note: No development is permitted on Lot 2753 DP 752038 (Green Waste Tip) unless:

- the land becomes excluded land for the purposes of Part 8 of the Crown Land Management Act 2016, or
- the development satisfies the requirements of Section 24KA of the Native Title Act 1993, or
- Permissive Occupancy 1972/66 Metropolitan remains current and the development is consistent with the purpose and conditions of the Permissive Occupancy.

5.2 Current use agreements

There are a diverse range of user groups with different agreement. These are summarised below.

Table 10: Current use agreements

Tenure	Area/facility	Lessee/licensee	Lessor/licensor	Permissible activities under agreement	Term/expiry
Occupancy at will	SIS	Northern Suburbs Agricultural and Horticultural Association	The Council of the Municipality of Ku-ring-gai	Holding of the St Ives Show and other related activities subject to Council approval.	Former Deed Now invalid. New licence to be issued
Licence Agreement	Jim Powell Pavilion, grassed activity areas (dog rings), SIS	Northern Suburbs Dog Training Inc	St Ives Showground (D500103) Reserve Trust	Dog training and competition and other related activities subject to Council approval.	Expired agreement, currently on holdover
Licence Agreement	The Shed SIS	Ku-ring-gai Community Workshop Inc	Ku-ring-gai Council	General community use and other related activities subject to Council approval.	Expired agreement, currently on holdover
Licence Agreement	Radio Car Control Track, SIS	Ku-ring-gai Warringah Radio Control Electric Car Club Inc	St Ives Showground (D500103) Reserve Trust	Model electric and gas car competition, training and other related activities subject to Council approval.	Expired agreement, currently on holdover
Licence Agreement	Princess Anne Arena, exercise ring, SIS	Northside Riding Club Incorporated	St Ives Showground (D500103) Reserve Trust	Horse Riding and other related activities subject to Council approval.	Expired agreement, currently on holdover
Licence Agreement	Ku-ring-gai Model Flying Clubhouse and Model Aeroplane Flying Arena, SIS	Ku-Ring-Gai Model Flying Club Inc	St Ives Showground (D500103) Reserve Trust	Flying model aeroplanes, training and competition and other related activities subject to Council approval.	Expired agreement, currently on holdover
Licence Agreement	Ku-ring-gai Road Safety Centre, 451 Mona Vale Road, St Ives being Lots 2844 and 2845 in DP822242, SIS	Her Most Gracious Majesty Queen Elizabeth II (Minister for Police)	Ku-ring-gai Council	School Road Safety Education Centre ("CARES") and associated activities in line with NSW Police Force education operations.	Expired agreement, currently on holdover
Sublease	451 Mona Vale Road, St Ives	Honda Australia Motorcycle and Power Equipment Pty Ltd (HART)	Ku-ring-gai Council	Driver & rider training and other related activities subject to Council approval.	Expired agreement, currently on holdover
Lease	Former Caretaker's Cottage, SIS	Tenancy for security, park management	Ku-ring-gai Council	Residential tenancy	12 months with holdover provisions
		Casual public letting	Ku-ring-gai Council	Casual public letting tenancy	Short term letting

5.3 Permissible Uses & Developments

The St Ives Showground and Precincts provide for a range of public uses ranging from recreational to cultural activities with areas of high natural value plantation and bushland conservation and environmental education.

Management of the precincts will be consolidated to recognise shared and interrelated community and environmental values and use, and to increase efficiency and sustainability.

Permissible uses and development in the SISPL will be consistent with:

- The values, roles and objectives for the land set out in this document.
- The guidelines and core objectives for the relevant categories in the *NSW Local Government Act 1993*, and any other additional objectives council proposes to place on those categories in this plan.
- Uses listed in the *Local Government (General) Regulation 2005*.
- The requirements of the *NSW Crown Land Management Act 2016*.
- The *Native Title Act 1993* in the case of crown land.
- Uses permitted on community and Crown land without consent under the State Environmental Planning Policy (SEPP) Infrastructure 2007.
- The objectives for and permissible uses listed under the relevant land zoning in the Ku-ring-gai Local Environmental Plan 2015.
- Authorised leases, licences, permits or easements.
- Relevant Council policies, regulations or local laws.

Use of Crown Land and permits on Crown Land will be issued in accordance with the *Native Title Act 1993*. Any current and planned development and activities should be managed with regard to any adverse impacts on neighbouring residents and land uses.

It is envisaged that as this Plan of Management is implemented, the SISPL will be increasingly used in a sustainable way due to improved management. The resulting benefit will be to enhance the health and wellbeing of the community and manage the resource sustainably.

In addition to the above, substantial upgrades and proposed new development on sports grounds will take into account:

- Planning controls for the land.
- Characteristics of the land affected.
- Existing and future use patterns.
- Any landscape masterplan for the land.

Certain reserve embellishments, commercial and other uses may require a Development Application. Minor changes such as park furniture replacements are to be carried out as set out in the relevant Council Asset Management Plan.

5.3.1 Future Development

This Plan authorises, within the requirements of relevant legislation and Council policy, the future development of the St Ives Showground and Precinct Lands as listed within this Plan for the following purposes and uses:

- Alterations and additions to the existing land and infrastructure to provide improved facilities for the uses permitted by this Plan of Management.
- Construction of new facilities consistent with the community uses of the land.
- Improvements to the landscape and aesthetic elements of the land.

- Any landscape works, infrastructure improvements or refurbishments required to keep the facilities in good working condition and able to support regular use.
- Any works, improvements or refurbishments to improve sustainable operation and use of the site including those that reduce consumption of electricity, improve water efficiency and reduce impacts on adjacent land uses.

Development of the land will need to address requirements of relevant legislation and plans governing use and development of the land, which include:

- *Environmental Planning and Assessment Act 1979.*
- SEPP (Infrastructure) 2007.
- SEPP (Exempt and Complying Development Codes) 2008.
- *Ku-ring-gai Local Environmental Plan 2015.*
- *Ku-ring-gai Development Control Plan 2018.*

The facilities and structures at the SISPL may change over time as the needs of the community and user groups change.

5.3.2 Scale and Intensity of Permissible Uses and Developments

The scale and intensity of development and activities on the St Ives Showground and Precinct Lands is generally dependent on:

- The nature of the approved uses and developments.
- The physical constraints of the land.
- Carrying capacity of the land.
- Relevant legislation, plans and policies.
- Approved development applications, council resolutions, and any conditions imposed by council.
- An approved masterplan or conservation plan.
- Impact on the environment, in particular endangered or threatened communities.
- Proximity to neighbours and potential noise impacts
- Traffic and parking impacts
- Permissible times of use.

The indicative scale and intensity of use for each precinct is indicated below.

St Ives Showground

Limited to compatible uses and consistent with the site's characteristics and capacity. Primarily daytime use 7 days a week. Sporting and special community events may be allowed up to 10pm. This may be enforced through boom gates or other safety and security measures.

Hours can extend beyond this based on Council approval, especially if areas are earmarked for activities such as camping in the future.

Ku-ring-gai Wildflower Garden

Limited to compatible uses and consistent with the site's characteristics and capacity. The site will operate 7 days a week consistent with Council's operation hours of:

Monday to Friday: 9am-5pm

Weekends: 10am-5pm

Hours can be extended beyond this based on Council approval and the booking of Caley's Pavilion.

Ku-ring-gai Community Nursery Site

Dependent on future use. Up to 7 days a week with evening education events and programs until 10pm. Hours can be extended beyond this based on Council approval.

HART

Primarily daytime use, 7 days a week.

Evening education events and programs until 10pm.

Green Waste Tip

Dependent on future use. Up to 7 days a week, primarily day time use.

5.4 Approvals for Permissible Activities

5.4.1 General Requirements

While a Plan of Management expressly authorises and enables certain functions such as the issuing of leases and licences, any facility or other development works would still require the relevant planning approvals to be undertaken. Any capital projects proposed by Council within the St Ives Showground and Precinct Lands would require community engagement to be undertaken as part of the delivery of that project.

Planning controls established in the *Environmental Planning and Assessment Act 1979* and the *Ku-ring-gai Local Environmental Plan 2015* set the framework for approving permissible activities at SISPL.

Section 68 of the *NSW Local Government Act 1993* specifies activities which may be carried out on community land with prior approval of the Council, except when the regulations or a local policy adopted under Part 3 allows the activity without approval. Those activities are:

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

Part F of Section 68 of the *NSW Local Government Act 1993* also lists other activities relevant to this PoM, including:

- Operate a public car park.
- Operate a caravan park or camping ground.
- Install or operate amusement devices.
- Use a standing vehicle or any article for the purpose of selling any article in a public place.

Sections 69 to 74 of the *NSW Local Government Act 1993* deal with approvals required for activities on Crown land.

The SEPP (Infrastructure) 2007 provides greater flexibility in the location of infrastructure and service facilities and permits certain uses on community and Crown land without consent.

5.4.2 Public works and Native Title

In the case of delivery plans for Crown land that involve the issue of tenures or a public work, it is a requirement of the *NSW Crown Land Management Act 2016* that the Ku-ring-gai's Native Title Manager notify NTSCorp, the Native Title Service Provider for Aboriginal Traditional Owners in New South Wales, and provide them with the opportunity to comment.

The *Native Title Act 1993* defines a public work as:

- (a) Any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:
 - (i) A building, or any other structure (including a memorial), that is a fixture; or
 - (ii) A road, railway or bridge; or
 - (iia) Where the expression is used in or for the purposes of, Division 2 or 2A of Part 2, -a stock-route; or
 - (iii) A well, or bore, for obtaining water; or
 - (iv) Any major earthworks; or
 - (v) A building that is constructed with the authority of the Crown, other than on a lease.

On Crown land where it is proposed to construct or establish a public work:

- which has not been specifically detailed in the relevant (PoM) action plans, and
- is on reserved or dedicated land, where native title is not extinguished.

The following actions are required:

Prior to approval - Council will notify and give an opportunity to comment to, any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies, corporate and registered native title claimants, in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

Where a proposed update of a Park Masterplan or any other plan is the approving documentation for a public work on Crown land - that approval will not be given unless the requirements of the *Native Title Act 1993* have been addressed, including the *notification and opportunity to comment* as noted above. The use and development of Crown land without an earlier act in accordance with Subdivision 24JA(1)(a) of the *Native Title Act* is restricted.

5.5 Prohibited uses and Developments

The activities prohibited in the St Ives Showground and Precinct Lands will be listed on regulatory signs. A person who fails to comply with the terms of the sign is guilty of an offence for which penalties apply under Section 6.3.2 of the *NSW Local Government Act 1993*.

Prohibited uses also include any land uses that are not permitted with or without development consent in the Ku-ring-gai Local Environmental Plan 2015 unless they are permissible under a higher-order environmental planning instrument.

Prohibited uses also include those contrary to the provisions of Native Title legislation where such legislation applies to any specific parcel of land, or proposals that are inconsistent with any agreements or approvals established.

Activities prohibited on all areas categorised as Natural Areas:

- any activity contrary to a notice on the land.
- any act or thing that will disturb or endanger any person or native fauna or flora (e.g. discharging of firearms, damage or removal of plants, animals, rocks, soil or timber) that would compromise the core objectives of this Plan of Management.
- wilfully or negligently injure or unnecessarily disturbing and/or removing plants (including vegetation clearing), animals, rocks or soil without approval.
- wilfully removing, destroying, defacing, damaging or otherwise interfering with any item, notice or sign.
- wilfully removing, destroying, defacing, damaging or otherwise interfering with any heritage object or site.
- lighting fires anywhere in other than a designated constructed barbecue or fireplace and/or specifically approved by Council.
- driving, riding or parking any unauthorised motor vehicle, including motorbikes (trail bikes, quad bikes, etc.) or any other off-road recreational vehicle, in any part of a natural area other than designated driving, riding or parking areas.

- construction of unauthorised tracks or trails and the use of tracks or trails (for walking, running, bike riding, horse riding, etc.) in natural areas other than those specified in this Plan and the Ku-ring-gai Council Recreation in Natural Areas Strategy 2020.
- engaging in unauthorised trade or business including sale of motor vehicles.
- creating a public nuisance or do anything likely to endanger the safety of or cause injury to any person or animal.
- the lighting of fireworks / amateur fireworks displays within natural areas.
- wilfully breaking, throwing, placing or leaving any bottle, glass, glass receptacle or syringe, foreign material or litter within the natural areas.
- dumping of any waste or item, including items such as garden waste, grass clippings, household waste, and building materials including fill material.

5.6 Leases, Licenses and Hire Agreements

5.6.1 Agreements to occupy public land / buildings

In accordance with Section 46A of the *NSW Local Government Act 1993*, a Plan of Management is to specify in relation to community land any purpose for which a lease, licence or other estate may be granted. This section of the Plan of Management describes the leases, licences and other estates permitted on the land covered by this Plan, i.e. community land and Crown land.

The *NSW Local Government Act 1993* and the *NSW Crown Land Management Act 2016* allow Councils to grant leases, licences and other estates over community and Crown land.

A lease, licence, permit, other estate, or easement (use agreement) may be granted over all or part of community land. Council policy supports a multi-use approach to community assets and prefers user agreements that allow for a broad range of uses of facilities. Licences allow multiple and non-exclusive use of an area. Several licences for different users can apply to the same area at the same time, provided there is no conflict of interest. Leases will be considered in exceptional circumstances, such as instances where there is a significant capital contribution by a lessee, or the arrangement is commercial in nature.

Granting of leases or licences will be subject to adherence to Council policies - Commercial Leasing Policy for commercial operators and Management of Community and Recreation Facilities Policy for eligible not-for-profit sporting and community organisations

5.6.2 Authorised uses and developments under lease, licence, permit or other estate

In general, Council will balance current community needs against potential commercial returns when considering SISPL facilities' use and the granting leases, licences, and other estates. Granting of leases, licences, permits, other estates and easements for the use or occupation of land covered by this Plan of Management are expressly authorised under Section 46 of the *NSW Local Government Act 1993*.

Uses must be compatible with the guidelines and core objectives for community land categories outlined in the *NSW Local Government Act 1993*. Proposed uses must also be consistent with the Reserve Purpose for Crown land.

On Crown land, subject to the *Native Title Act 1994*, any secondary interest or short-term licences may be considered subject to the provisions described in Division 2.5 and 3.3 of the *NSW Crown Land Management Act 2016*.

Regard must also be given to the relevant zone in the applicable environmental planning instruments and any development consent if applicable.

Specific leases, licences and other estates are authorised at SISPL consistent with current and proposed used outlined within this Plan.

5.6.3 Use agreements over Crown land

Considerations for Crown land leases and licences

The Crown Land Management Act sets out requirements for granting leases, licences, permits, easements or right of way, including secondary interests on dedicated or reserved Crown land. On Crown land, where Council is Crown Land Manager, Council can grant leases, licences and other permits once the transitional period has passed, and an operative plan of management has been endorsed by the Minister.

The *NSW Crown Land Management Act 2016 (CLMA 2016)* has additional requirements for leases and licences over dedicated or reserved Crown land as follows:

Table 11: Leases and licences over dedicated or reserved Crown land

Section of CLMA	Description	Lease and licence requirements	
3.22	Function of Council as Crown Land Manager	As Crown Land Manager, Council must manage the land as if it were community land under the <i>NSW Local Government Act 1993</i> , and can exercise all the functions that a local council has under that Act in relation to community land (including in relation to leasing and licensing of community land).	
8.77	Advice of Native Title manager required to grant interests	Where Council is Crown Land Manager, prior to granting a lease, licence or other permit, a native title report must be prepared in accordance with Native Title legislation. This requirement also extends to capital works on Crown reserves.	
2.20 & 3.17 and Crown Land Regulation 2018 Clause 31	Short term licenses over dedicated or reserved Crown land	<p>The Minister or Council may, regardless of dedication and reserve purpose, issue short term licenses for a maximum term of one year for:</p> <ul style="list-style-type: none"> • Access through a reserve • Advertising • Camping using a tent, caravan or otherwise • Catering • Community, training or education • Emergency occupation • Entertainment • Environmental protection, conservation or restoration or environmental studies • Equestrian events • Exhibitions 	<ul style="list-style-type: none"> • Filming (as defined by the <i>NSW Local Government Act 1993</i>) • Functions • Grazing • Hiring of equipment • Holiday accommodation • Markets • Meetings • Military exercises • Mooring of boats to wharves or other structures • Sales • Shows • Site investigations • Sporting and organised recreational activities • Stabling of horses • Storage.
2.19 & 3.17	Secondary interests over dedicated or reserved Crown land	The Minister or Council may issue a secondary interest where they are satisfied it is in the public interest and would not be likely to materially harm its use for the purposes for which it is dedicated or reserved.	
2.18	Special provisions relating to Minister's powers over dedicated or reserved Crown land	<p>The Minister may grant a lease, license, permit, easement or right of way over dedicated or reserved Crown land for a facility or infrastructure, or any other purpose the Minister thinks fit.</p> <p>Before doing so, the Minister must consult the Crown land manager or the relevant government agency if the land is used, occupied, or administered by an agency or the Minister to whom that agency is responsible.</p> <p>If the land is to be used or occupied under the relevant interest for any purpose except a purpose for which it is currently dedicated or reserved, a notice is to be published specifying the purposes for which the land is to be used or occupied under the relevant interest and be satisfied that it is in the public interest to grant the relevant interest.</p>	

Source: Crown Land Management Act 2016

5.6.4 Native Title

A lease, licence or permit over Crown land may impact native title rights and interests. Prior to approval, any lease, licence, or other estate on Crown land will require native title manager advice under the *NSW Crown Land Management Act 2016* and the *Native Title Act 1994*.

Any lease, licence or permit issued on Crown land must be issued in accordance with the provisions of the *Native Title Act 1994* and in accordance with Part 8 of the *NSW Crown Land Management Act 2016* unless Native Title is extinguished. For Crown land, which is not excluded land, this will require written advice from Council's Native Title Manager that it complies with any applicable provisions of the native title legislation.

Appendix 1 provides a summary of Council's Native Title Manager's advice at the time this Plan of Management was adopted. Where Crown land is not *excluded land*, then no lease is permitted, and the issue of a licence or permit is restricted subject to assessment and agreement under the legislation.

Future Acts:

To undertake a future act (including the adoption of a Plan of Management) on Crown land, Council must comply with the future act provisions of the *Native Title Act 1993* and meet the requirements of Section 8.7 the *NSW Crown Land Management Act 2016*. Generally, Section 24JA of the *Native Title Act 1993* allows most actions that a council would be wanting to undertake. To utilise Section 24JA the reservation must have been validly created prior to 23 December 1996.

5.6.5 Public notification

Section 47(1) of the *NSW Local Government Act 1993* requires that any proposed lease, licence or estate of Council community land and Crown Land (where Council is the Crown Land Manager) is publicly notified. Any comment received must be considered prior to granting such interests. Under Sections 46 and 47, where a lease or licence exceeds five years and objections are received via public notification, Ministerial consent is required prior to granting such interest.

5.6.6 Short-term casual use and occupation

Licences for short-term casual use or occupation of SISPL for a range of uses may be granted in accordance with Section 46(1)(b)(ii) for the purposes specified in Clause 116 of the *Local Government (General) Regulation 2005*.

Authorisation may be granted for short-term casual use or occupation of SISPL for the following uses and occupations provided the use or occupation does not involve the erection of any permanent building or structure.

Table 12 - Authorised uses for short term casual use or occupation

Proposed use	Express authorisation of lease, licence or other estate for:
Sporting events	Seasonal and one-off sporting competitions and training. School sports carnivals.
Social/ community events	One-off or occasional community or commercial events such as school excursions, fairs, fund raisers, fun runs. One-off or occasional cultural, musical or entertainment events such as ‘cinema in the park’, Christmas carols.
Compatible nature-based uses	Nature based activities including outdoor guided tours, camping, orienteering, trail running and mountain biking.
Other short-term uses of community land	Short term/temporary uses set out in the NSW Local Government Act 1993 and the Local Government (General) Regulation 2005 including: <ul style="list-style-type: none"> - playing of a musical instrument or singing for fee or reward - engaging in a trade or business - playing of a lawful game or sport - delivery of a public address - commercial photographic sessions - picnics and private celebrations such as weddings and family gatherings - filming sessions - markets and / or temporary stalls including food and wine events and other boutique events - corporate functions - other special events/ promotions provided they are on a scale appropriate to the use of a local/regional recreation ground and to the benefit and enjoyment of the local community. - emergency purposes, including training, when the need arises.

All short-term casual uses and occupation are subject to Council’s standard conditions for hire, approval processes, and booking fees. A temporary licence will be issued by Council as part of the approval process prior to the community land being used for these activities. Organisers of the activity are subject to conditions of hire.

Fees for short term casual bookings will be in accordance with the fees and charges as published in Ku-ring-gai Council’s annual Operating Plan and Budget. Short term temporary occupation of Crown land is subject to Native Title Manager advice.

5.7 Master planning

Master planning for reserves and open space sites provides a strategic design framework for future infrastructure and landscape embellishments. Masterplans provide not only design intent but determine how the functions and relationships within open space practically operate. Through responding to community engagement and applying a landscape first approach, they maximise community outcomes and prioritise capital expenditure.

At the time of writing this Plan of Management, there was no endorsed Masterplan for the St Ives Showground and Precinct Lands. Future master plans are to be developed in accordance with the principles and objectives of this Plan.

6. Management Issues

The management of the overall precinct and the issues associated with such a complex and multi-user site have been grouped into four management areas:

1. Providing Outdoor Recreation Including Community and Regional Events.
2. Protecting Environment and Heritage Values.
3. Asset Management and Maintenance.
4. Communication and Information.

6.1 Providing Outdoor Recreation, Community and Regional Events

6.1.1 Management Aims

Provide a diverse range of recreation, sport, community and education opportunities for all members of the community.

Ensure an appropriate balance between the provision of recreation and events and protection of biodiversity and heritage values.

Continue to strengthen the sustainable use of the St Ives Showground Precinct as a regional recreation and event destination.

6.1.2 Issues Description

Demand and capacity

- Ku-ring-gai Council and surrounding local government areas continue to grow through residential development. This will lead to increased pressures on SISPL as a regional recreation resource. Management needs to ensure that investment improves the capacity of the precincts to accommodate increasing demand while protecting site values.
- With the increasing demand for outdoor recreation spaces, it will be important to ensure the precinct is managed to support multiple uses and that opportunities for more efficient and diverse uses are supported through investment.
- Managing increased use requires improved management of access and circulation networks. In particular, vehicle traffic and parking is an increasingly important issue.
- National and state participation data indicate an increasing trend for outdoor and nature-based recreation. Destinations such as SISPL will be increasingly popular.

Site Entry

- The existing design and speed limit of Mona Vale Road provides a barrier to gaining safe access to and between the sites.
- There is no vehicular or pedestrian access directly between the St Ives Showground and the Head Lease area granted to Council, which is currently utilised as the HART site, which limits the capacity for these lands to function as a co-ordinated parkland precinct.
- Road design and the entrance location and signage for east-bound traffic along Mona Vale Road is unclear, especially for St Ives Showground and the former Nursery.
- There is no suitable entrance, place identification or directional signage at the entrance to St Ives Showground.
- The entrance to Wildflower Gardens is via a local street, impacting on local residents.

Internal access and circulation

- Vehicles are the primary transport mode for visitors to SISPL. The St Ives Showground Precinct lacks well-structured and planned internal access roads leading to conflicts with users and the environment.
- There is a lack of direct pedestrian or cycle connections between the Wildflower Gardens and St Ives Showground Precinct.
- Whilst there are extensive spaces for walking and cycling, there is a lack of designated pedestrian, cycle, or shared pathways, especially in the St Ives Showground Precinct.

Parking

- There are not enough vehicle parking spaces available during major events.
- Most of the car parking is not formalised and lacks directional signage.
- The lack of formal parking and users creating informal parking areas can cause soil erosion and compaction, which impacts negatively on the environment, vegetation, and water quality.

Public transport

- Public transport access to the site is limited to buses that operate along Mona Vale Road roughly every 30 minutes. Provision of regular bus services and supporting infrastructure such as bus stops with associated seating and shelter are required to support equitable public access.

Active Transport

- There is no dedicated cycleway along Mona Vale Road. In addition, there is limited shoulder space on the east-bound lane, which limits community members safe access the precincts via active transport. Development of safer on road corridors or alternative active transport corridor alignments would help address this issue.

St Ives Showground Precinct as a regional event destination

- The St Ives Showground Precinct hosts various regional events. There is a need to balance its role in providing for regional events with local community recreation use.
- The Ku-ring-gai Destination Management Plan 2017-2020 identifies Council's aspirations for the St Ives Showground Precinct, including to:
 - Develop the Showground as a distinctive destination for nature-based and cultural tourism experience.
 - Establish the trekking gateway for adjoining national park trails and Hawkesbury River to Sydney Harbour linkages to achieve similar iconic status.
 - Develop events infrastructure and supporting facilities to position the Showground as centre for international-standard events for music, cinema and performing arts.
 - Rebrand the Showground to reflect its competitive advantage and world-class potential.
 - Commission a revised master plan to balance existing recreational and community activities with a new tourism focus under a trust governance model used elsewhere.
 - Achieve the precinct's full potential as a seven day a week, four seasons integrated mixed-use destination for international and domestic visitors.

Leases, licences and hire and use agreements

- Various leases, licenses and other use agreements apply across the precinct lands.
- Future leases, licenses, and use agreements need to consider sustainable and community outcomes and allow for flexibility through multi-use arrangements where practical.
- Leases, licenses and use agreements are to balance social, economic and community benefits.

6.2 Protecting and Enhancing Environment and Heritage Values

6.2.1 Management Aims

Protect and enhance the natural environment and heritage values within and adjacent to the precinct lands.

Protect Indigenous and European heritage and cultural values.

Support recreation and event use whilst protecting environmental and heritage values.

6.2.2 Issues Description

Natural heritage

- Increased population, urban development and land clearing, weeds, pests, pathogens and disease, increased erosion, and nutrient levels, changed hydrology, changed fire regimes (intensity and interval), loss of habitat and connectivity, trampling and overgrazing, compounded by climate change, continue to threaten the biodiversity values of the SISPL.
- Corridors and connectivity. Development including Mona Vale Road and historical clearing of sites has resulted in some areas being highly fragmented. The ability of fauna movement within and through the site has been significantly reduced. Improvements to connectivity and fauna corridor development could be further considered.
- Middle Harbour Valley (including Garigal National Park) is poorly connected to surrounding bushland, including Ku-ring-gai Chase National Park to the north, as Mona Vale Road highly compromises connectivity. To inform opportunities and complement the delivery of the Green Grid Strategy and Urban Forest Strategy, Council will undertake further investigation and implementation of biodiversity corridor improvements, including opportunities for fauna road crossing priority projects (Ku-ring-gai 2019 LSPS 151).
- Greater funding for bushland management is required. Council's resourcing is often limited due to the extent of public infrastructure it maintains, impacting the site manager's ability to undertake necessary works.
- There is a need to manage non-endemic native species in the KWG to ensure they do not invade adjacent endemic bushlands. These species include Cabbage Palms (*Livistona australis*); Gynea lillies (*Doryanthes excelsa*); Sydney Blue Gum (*Eucalyptus saligna*); and Rose or Flooded Gum (*E. grandis*). These could impact the structure and function of the surrounding endemic bushland change the hydrological regime.
- A major Ausgrid powerline traverses the KWG and the vegetation below the powerlines is routinely trimmed or cleared to ensure access and to manage fire hazard. At times, vegetation management appears excessive, particularly for Dwarf apple gum (*Angophora hispida*) which is a short tree that grows to 6 metres.

Threatened Species and Endangered Ecological Communities

- The NSW Government 'Saving our Species' Program sets out priorities and strategies for the recovery of threatened species, populations and ecological communities for several species known or likely to occur within the subject lands, including the threatened Southern Brown Bandicoot (*Isodon obesulus obesulus*), Caley's Grevillea (*Grevillea caleyi*), and Bauer's Midge Orchid (*Genoplesium baueri*). KWG is a significant site for the Bauers Midge Orchid.
- The Red-crowned Toadlet, a vulnerable species under the Biodiversity Conservation Act, is typically found along the edges of roads where water drains into swales. These areas are routinely trittered in the KWG to remove vegetation encroaching on the roads to ensure access for fire fighting vehicles. The trittering process leaves vegetation in the drains and can be damaging to the toadlets' habitat and breeding sites.
- Threats to the Duffys Forest Ecological Community include land clearing and associated fragmentation, habitat degradation by rubbish dumping, weed invasion facilitated by urban runoff, an inappropriate fire regime, horse riding activities and trampling and soil compaction from access by people, trail bikes, and other vehicles.
- From time to time, trees within the Showground site that are within the Duffys Forest Ecological Community are required to be trimmed or removed due to safety reasons. The trees in the Showground also have limited age

classes, increasing their vulnerability. The older trees are often deemed unsafe, yet they are also the most likely to contain hollows that are essential for arboreal fauna.

- The lack of defined parking and roads at the Showground has resulted in compacted and eroded soil and has inhibited regeneration of Duffys Forest Ecological Community.
- Coastal Upland Swamp occurring in the KWG is vulnerable to changed hydrology regimes, high fire frequency, climate change, invasive weeds and disturbance/trampling from unauthorised access. Hydrological impacts from upstream in St Ives are a threat, and water quality and quantity should be monitored. The hydrological needs of the endangered ecological communities are currently not well understood and monitoring over 10-20 years may be required. This means current management responses may not be adequate to maintain or enhance the existing area of endangered ecological communities.
- Protection of threatened species, populations and ecological communities are priorities in pest management and fire management plans for the subject land.
- Recovery plans for threatened species guide Council in adopting best practice methods to protect and manage threatened species and reduce threat.
- Site surveys and research on threatened species assist with the management of threatened species and endangered ecological communities.
- Council's education programs and site interpretation can raise awareness about the threats to species and ecological communities, and the community can be involved in recovery programs and citizen science projects

Pests – Weeds, Feral Animals and Disease

- The SISPL has a number of important natural habitats and vegetation communities that are threatened by foxes, dogs, cats, European honey bees, black rats, mice, rabbits and weeds.
- Council needs to ensure local activities comply with regional pest and disease management plans and controls.
- Effective management of weed, pest and disease threats requires collaboration with adjacent landowners, including NPWS.
- *'Priority is given to controlling pests where they are negatively impacting threatened ecological communities and significant native plant and animal species or are highly invasive or new and emerging species. Priority is also given to pest species that are subject to state-wide threat abatement plans or key threatening process plans.'* (DPIE 2019). Pest management efforts are then targeted and prioritised by Council in areas where they will be of greatest benefit within the Showground and Precinct Lands. This may include closing tracks or other areas to visitors for some period of time.
- Horse manure can be the source of weed infestations within the site and requires collaborative management with horse owners.
- An education program to help manage threats should be developed so users are aware of the actions they can take to assist.

Aboriginal Heritage

- Currently, Aboriginal heritage is not well showcased within the Showground and precinct lands. There are multiple opportunities to work with Indigenous stakeholders to reflect on and celebrate Aboriginal heritage.
- Aboriginal heritage values should be protected. A more detailed study is required to understand the level of importance and identify any sites of importance. Currently, there are no recorded sites, but there is significant potential for sites to be present within the SISPL. Following the recommendation of the Aboriginal Heritage Office, a more detailed investigation is required to understand the heritage values and mitigate potential impacts of proposed development, in line with the NSW *National Parks and Wildlife Act 1973* and due diligence processes.
- Three Aboriginal engravings were relocated to the KWG in the south-east precinct following a salvage operation from road works that occurred during construction of the F3 Newcastle-Sydney Freeway (now known as the

M1) decades ago. The carvings are eroding and are not being actively protected. Furthermore, the environment around the carvings has changed since they were relocated. For example, a canopy has developed, including a fig tree that provides shade and causes moss, lichen, and vegetation debris to cover the carvings. The best location for the carvings requires consideration with a) potential relocation to the Community Environment and Education Centre or b) retention in their existing location with appropriate integration into the education program, site interpretation and site protection.

- An Aboriginal Heritage Study produced in consultation with the Aboriginal heritage office will provide guidance on the future management of Aboriginal heritage within the precinct.

Non-Aboriginal heritage

- Heritage structures and landscapes are subject to a range of threats to integrity and value, including fire, vandalism, inappropriate or unsympathetic works on the item or within its precinct, and structural deterioration and impacts from pest species infesting and damaging buildings.
- The SISPL has heritage values that require protection, yet no items are listed on statutory heritage lists, including the Ku-ring-gai Local Environmental Plan. Statutory Heritage listing will assist with interpretation, conservation and funding from the Capital Works Program and grants.
- The SISPL currently does not have a comprehensive Management Plan to inform management of identified conservation items in the Phillips Marler 2006 St Ives Showground Cultural Assessment and Action Plan and the Phillips Marler 2010 Ku-ring-gai Wildflower Pavilion Draft Conservation Report.
- A Conservation Management Plan and the Burra Charter will provide a consolidated approach and guidance on addressing heritage and potential impacts in the SISPL.
- Adaptive reuse of heritage buildings can enhance conservation outcomes through restoration works and ongoing maintenance and enable their history to be interpreted to visitors. Council will continue to identify opportunities for adaptive reuse where it supports conservation outcomes.

Water Quality, Erosion and Sedimentation

- Threats to water quality in the SISPL include:
 - Water quality in creeks and ponds impacted by uncontrolled stormwater runoff from developed areas upstream of and within the SIS and Precinct Lands, Mona Vale Road, and erosion from tracks and sediment from parking areas, playgrounds, and picnic areas.
 - Enriched soil from eutrophic water results in soil erosion and weed infestations which can invade adjoining bushland.
 - Concentrated areas of silt build-up have also occurred along bushland edges within the Showground, KWG and disused GWT site.
- Proposed future works will need to adopt Water Sensitive Urban Design principles and water management that is appropriate to the site and its context
- Forward management planning should improve water quality outcomes through:
 - The Green Waste Tip site recycles green wastewater into valuable water for irrigation and nursery purposes.
 - Protect, conserve and improve the condition of the riparian corridors, including native biodiversity.
 - Manage the quantity, frequency, and quality of stormwater runoff to improve ecological stream health.
 - Reduce Council and the community's potable water use on the site by diversifying water sources in "fit-for purpose" applications e.g., water tanks, and through increasing water efficiency.

- Implement bio-filtration of run-off and stormwater from adjoining key roads, tracks, car parking areas, horse stabling areas etc.
- The remediation of the former mini wheels site has commenced and should continue as a priority to prevent any further inappropriate activity.
- Areas identified for rehabilitation where topsoil has been eroded or removed could become soil recipient sites such as the former mini wheels area to aid in the rehabilitation process.
- From time to time, mulch is dumped at the Showground site illegally. Some offenders have been prosecuted.

Bushfire Management

- The SISPL lands are identified on Council's Bush Fire Prone Land maps and are subject to Bushfire Management Plans prepared by Council. Council's Bushfire Management Policy 2020 is used to guide the effective and sustainable management of bushfire risk within the Ku-ring-gai LGA. Specific fire regimes are important tools to maintain and enhance habitat variety for species within the SISPL lands that have evolved in the presence of fire.
- Climate change is extending the bushfire season and increasing the number of severe fire weather days, increasing the risk of more frequent and intense fires in the SISPL and adjoining natural areas. This can pose a significant risk to the native plant and animal communities through loss of species, degradation of habitat and access to alternative habitat. "Most bushfires in the region are the result of arson or other human activities, with less than 1% being from lightning strikes or natural forms of ignition" (DPIE 2019).
- The absence of fire in the landscape can also pose risk to native plant and animal communities that rely on the habitat variety and food sources created by burnt, recently burnt and unburnt areas (DPIE, 2019).
- Whilst prescribed burning provides a degree of reduced risk to life and property from bushfire, an increase in prescribed fire may be required to maintain the current level of bush fire risk. This should be planned in conjunction with the potential for cultural burning practice to become more central to management as there is an opportunity to investigate Indigenous land (and fire) management techniques.¹
- Bushfire risk can be managed through maintenance of Asset Protection Zones, landscaping, site access, service supply, emergency management planning and the planned location of new facilities that comply with the NSW RFS Planning for Bushfire Protection 2019.
- Ku-ring gai Council is part of the Hornsby Ku-ring-gai Bush Fire Management Committee, responsible for coordinating bush fire planning in the local area. To help reduce bush fire threat, Council undertakes manual works, develops and maintains asset protection zones, fire break maintenance and conducts strategic hazard reduction burns.
- Appropriate management strategies require regular review and updating to mitigate impacts from prescribed and wildfires on visitors, facilities and natural values.
- Ecological and hazard reduction burns have been undertaken as directed by the Hornsby/Ku-ring-gai Bush Fire Risk Management Plan (e.g., 1994 and 2014) and in accordance with best practice. They are planned and managed to avoid negative long-term impacts to threatened flora, fauna, and endangered ecological communities and to benefit local ecosystems.
- Post-burn issues include the need for monitoring and management, particularly for endangered or vulnerable species and endangered ecological communities.

Noise

- Former activities have caused noise complaints from nearby residents. Future use requires acoustic consideration and improved compliance with noise limits for special events.

¹ Indigenous land management draws on a deep knowledge of Australia's landscapes. It is based on cultural understandings of Country, is tailored to specific places, and engages local people in development and implementation. As identified in the 2020 Royal Commission into National Natural Disaster Arrangements Report, "There is a growing recognition of the value of Indigenous land and fire management practices as a way to mitigate the effects of bushfires and improve disaster resilience. Governments should continue to engage with Traditional Owners to explore the relationship between Indigenous land management and disaster resilience"

Visual quality and character

- The site presents a diverse mix of visual character ranging from bushland to semi-rural/agricultural show character in the Showground. Any development/improvements must have regard for impacts on this unique combination of landscapes.
- Given the precinct's location adjoining the Garigal and Ku-ring-gai Chase National Parks, there are opportunities to enhance visual aspects, including lookouts and nature viewing spaces with associated interpretation.

Climate change

- Human-induced climate change is listed as a key threatening process under the NSW *Biodiversity Conservation Act 2016*, and the associated loss of habitat is listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.
- Current scientific information suggests that Sydney and the SISPL will experience increases in temperature and number of hot days as well as higher rainfall in summer and autumn (OEH 2014 Metropolitan Sydney Climate Change Snapshot).
- Climate-related extremes due to climate change, such as heat waves, droughts, floods and extended bushfire season, can alter ecosystem structure, function and distribution and increase vulnerability for terrestrial flora and fauna.
- Species unable to migrate or adapt to climate change will be most at risk, especially those with small population size or slow growth and reproduction rates. Barriers to migration (such as Mona Vale Road and fences) and competition from weeds or impacts from feral animals will exacerbate impacts if not managed.
- Council has a responsibility to build climate resilience into its operations and implement adaptive management responses to mitigate, where possible, the impacts of climate change on Ku-ring-gai's biodiversity by identifying species most at risk and developing and implementing strategies to reduce those risks.
- Council's Climate Change Policy has been developed as a response to the projected implications of climate change on Ku-ring-gai's community, environment, and economic sustainability. Council's 'Towards Zero Emissions 2030 Action Plan' supports Council's Climate Change Policy, providing:
 - A mitigation response that describes how Council intends to meet its greenhouse gas (GHG) emission reduction target of 50% by 2030 (based on 2000 levels), and net zero GHG emissions by 2040 or sooner.
 - A suite of emissions abatement actions that supports community efforts towards a goal of net zero GHG emissions by 2040.
 - Investment pathways and abatement areas that support the mitigation response for Council GHG emissions targets, and the community emissions goal.
- A Cultural Environment and Education Centre at the Showground will give Council the opportunity to showcase climate wise initiatives in the building structure, its management, and education program.

6.3 Asset Management and Maintenance

6.3.1 Management Aims

Develop service standards and practices to ensure land and facilities are maintained to a high standard that reflects the precinct land's regional status.

Asset management strategies will include ongoing preventative maintenance and asset renewal.

Ensure management and maintenance protects site values and council and community investment in infrastructure.

Ensure the site remains accessible for the wider community and provides a diverse range of recreation opportunities.

Ensure the site's ongoing viability and sustainability by developing community and user partnerships and developing appropriate opportunities to support the cost of site operations.

6.3.2 Issues Description

Crown Reserve Management

- Council is not the appointed land manager for sites south of Mona Vale Road. Therefore, Council has little influence or control over future design, upgrades, or management of those sites.
- Appropriate and clear boundaries between the St Ives and Precinct Lands and adjoining land such as the National Parks and road corridors are required to delineate maintenance responsibilities of various land managers.

Conservation Management Plan

A Conservation Management Plan will outline policies for the on-going management of the precinct, including the identification of future use and development opportunities

Maintenance and service levels

- The diversity of spaces within the SISPL requires the development of maintenance and service standards with associated resourcing.
- There is currently a lack of consistency in park furniture such as bins, bollards, fencing, seating, shelters, barbecues, and signage, impacting service level provisions.
- Maintenance practices need to ensure the protection and enhancement of the natural environment.
- Repairing, consolidating, and upgrading tracks can better protect native species and natural environments.

Sustainable management

- The *NSW Local Government Act 1993* includes a Charter of Councils (Section 8). This charter includes the following:

“to properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development”.

- Sustainable management includes but is not limited to resource consumption, including energy and water consumption. The existing water re-use system from the Green Waste Tip is an example of sustainable management of the SISPL. Additional sustainable management practices will be explored in future development upgrades.

Capital and recurrent costs

- Managing and maintaining a large and diverse public open space such as SISPL is a costly exercise. Strategies to offset this financial impact on Council through potential fees, charges, or other income opportunities need to be considered where they do not reduce community access.
- Capital funding is needed for long term improvements to amenities, facilities, surfaces, and supporting infrastructure. Council will need to seek funding from other sources such as grants, lease and license fees, and development contributions to achieve these upgrades.
- There is increasing pressure on management's recurrent costs due to increasing community expectation on the quality of public open spaces.

Emergency Management

- Given the natural setting, the precinct sites are susceptible to natural disasters such as bushfires.
- Future design and reserve improvements will need to carefully consider the implication on emergency management processes such as evacuation routes, designated safe areas and park closures.
- Emergency Management Plans are required to be developed, regularly reviewed, and implemented to maximise safety of all precinct land users.

6.4 Communication and Information

6.4.1 Management Aims

The Environment and Education Centre will provide additional opportunities for a broad range of programs and services to enhance understanding and appreciation of the natural environment and Indigenous and non-Indigenous heritage.

Ensure meaningful community engagement that develops a sense of pride and ownership of the precinct lands.

Develop communication and interpretation strategies for the multiple values of the site and to educate users on how to contribute to protecting site values.

6.4.2 Issues Description

Community Participation

- Community participation in the planning, design, management and use of SISPL should be an ongoing process requiring a tailored approach relevant to the issue stakeholder communities.
- The Plan of Management proposes that Council's Community Participation Plan will be the basis for community interaction and engagement with the St Ives Showground and Precinct Lands.

Indigenous Community Engagement

- Engagement with Indigenous communities should be undertaken for all relevant planning, design and management projects.

- A Cultural and Environmental Education Centre at the Showground should be considered to enable the community and visitors to engage with Aboriginal culture and give the Aboriginal community an opportunity to showcase their culture.

Signage and Place Making

- Current signage is provided in an ad-hoc manner, leading to confusing and cluttered outcomes and not creating a sense of place.
- Signage throughout the various precincts requires consolidation and consistent branding across various signage typologies such as destination, directional, regulatory and interpretive.

Education and site appreciation

- The precinct lands contain significant site values, which present opportunities for broader community education and appreciation.
- There is an identified need for a Cultural Education and Environment Centre to enhance understanding and appreciation of the natural environment and Indigenous and non-Indigenous heritage.
- Council's Bushcare Program should be continued as it will assist in the ongoing management of nominated bushland areas across the precinct lands.
- Education of site users and visitors is needed to promote a culture of respect and accountability.
- There is a need to establish and maintain good relationships with adjoining landowners and occupiers to ensure planning and management is aligned where possible.
- Under Part 2 of the *State Planning and Environment Policy (Infrastructure) 2007*, Council is required to consult with public authorities such as the NSW National Parks and Wildlife Service.
- Continue to collaborate with Royal Botanic Gardens Sydney, and the Australian Plants Society North Shore Group in the study and management of Bauer's Midge Orchid.

7. Action Plan

The following table provides an implementation plan for this Plan of Management. It identifies performance targets, actions, responsibilities, and priorities.

The implementation plan covers key management themes of:

1. Providing Outdoor Recreation and Community and Regional Events
2. Protecting and Enhancing Environment and Heritage Values
3. Asset Management and Maintenance
4. Communication and Information

The priorities for implementation are indicated as follows:

- Ongoing (O) - Regularly repeated
- High (H) – 0 to 3 years
- Medium (M) – 4 to 6 years
- Low (L) – 7 to 10 years

The actions specify which precinct lands they relate to:

- All precincts (ALL)
- St Ives Showground (SIS)
- Ku-ring-gai Council Community Nursery (KCCN)
- Ku-ring-gai Wildflower Garden (KWG)
- former Green Waste Tip site (GWT)
- St Ives Road Safety Centre currently sub-leased to Honda Australia Roadcraft Training (HART) and licensed to NSW Police for the Community and Road Education Scheme (CARES).

7.1 Providing Outdoor Recreation, Community and Regional Events

Management Aims:

Provide a diverse range of recreation, sport, community, and education opportunities for all members of the community.

Ensure an appropriate balance between the provision of recreation and events and protection of biodiversity and heritage values.

Continue to strengthen the sustainable use of the St Ives Showground Precinct as a regional recreation and event destination.

Table 13 – Action Plan For Providing Outdoor Recreation, Community and Regional Events

Objective	Performance Target	Applicable Lands	Priority	Actions- Means of Achievement	Performance Assessment
Responding to increasing and diverse community recreation needs.	Enhance access, circulation and nodes of intended use, including community use, regular user groups and special events.	ALL	H	<p>Develop an integrated Masterplan for the SISPL.</p> <p>Undertake community and stakeholder engagement to help inform the future masterplan development.</p>	Masterplan completed and following public exhibition is revised and adopted by Council.
	Increase the compatible and suitable community recreation uses of key precincts.	SIS, KWG, KCCN	O	<p>Respond to needs identified through community engagement and master planning by aligning priorities for action.</p> <p>Implement priority actions for improvements and upgrades.</p> <p>Investigate the provision of café and other related retail opportunities such as bike rental etc.</p>	<p>Timely response to emerging demand.</p> <p>Provision of new and upgraded recreation facilities.</p> <p>Increased use of the site as measured through bookings data.</p> <p>Reduction of non-sanctioned activity and uses.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions- Means of Achievement	Performance Assessment
	Develop an active transport and trail network plan.	ALL	H	<p>Identify walking, running and riding trail networks, including links to adjoining lands in priority areas (SIS, KWG, KCCN) as well as adjoining national parks.</p> <p>Consider rationalisation of tracks and trails that dissect and fragment bushland areas and deter use of / closed illegal/ non-sanctioned tracks.</p> <p>Locate, design and construct new track and trail links.</p> <p>Integrate into the Masterplan.</p>	<p>Inclusion of new trails and linkages in the Masterplan.</p> <p>New trails avoid and minimise impacts to biodiversity and bushland connectivity.</p> <p>All sanctioned trails mapped (formal and informal) and improved signage provided.</p>
	Provide for additional formal sporting use that does not significantly impact on other uses, special destination events or the natural values of the SIS.	SIS	H	<p>Investigate the potential to formalise sport facilities and support more sporting use in SIS.</p> <p>Upgrades to consider other event related uses and retaining compatibility with those.</p> <p>Undertake upgrades or enhancements needed to enable more sporting use.</p>	<p>Additional sporting users present on the site.</p> <p>Impacts from formal sport use are well managed and do not exceed thresholds identified in use agreements.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions- Means of Achievement	Performance Assessment
	Develop options for additional use of Princess Anne Arena.	SIS	H	<p>Review the appropriateness of current equestrian and off- leash dog use (w.r.t. wildlife protection)</p> <p>Investigate compatible community recreation activities including a potential multi-use field and undertake or plan for upgrades needed.</p>	Increased use for community activities and recreation
	Accessible toilets are provided to all users within reasonable walking distance.	SIS, KWG, KCCN	H-M	<p>Audit available facilities for condition and access.</p> <p>Upgrade or replace facilities where needed.</p> <p>Investigate options for the provision of new facilities where gaps are identified. This could include use of temporary facilities for events or seasonal use.</p>	Provision of accessible toilet facilities that support recreational usage and complement the natural and cultural character and apply environmentally sustainable design principles where possible.

Objective	Performance Target	Applicable Lands	Priority	Actions- Means of Achievement	Performance Assessment
Enhancing safe access to and between the precinct lands.	Provision of safe vehicle, pedestrian and cycle access to precinct lands.	ALL	H	<p>Review overall circulation and site access as part of the proposed Masterplan.</p> <p>Request Transport for NSW to re-consider providing installation of signalised traffic lights for pedestrian and vehicle crossing at St Ives Showground's entrance.</p> <p>TfNSW investigate improved public transport services / connections to service (major events) Work with TfNSW to provide safe access to Head Lease area currently occupied by Hart pursuant to sub-lease.</p>	<p>Improved main entry points and linkages between precincts.</p> <p>Transport for NSW advice received, and improvement actions agreed.</p>
Provide parking to facilitate safe access.	Increased parking areas provided to support regular and event use that does not impact on natural values of the precincts.	SIS, KCCN	H	<p>Review of parking strategy within the Masterplan.</p> <p>Implement short and longer- term actions to formalise and control car parking to reduce adverse impacts on the environment and enhance user safety</p>	<p>Car parking provided in accordance with masterplan.</p> <p>Short term actions to formalise existing parking areas and stop encroachment.</p>
Explore compatible recreation uses.	Increase the diversity of compatible community and commercial opportunities uses.	SIS, KWG, KCCN	M	<p>Investigate the feasibility of establishing designated camping areas.</p> <p>Investigate the feasibility of providing additional "pay for use" outdoor recreation activities such as high ropes or guided activities.</p>	<p>Feasibility study complete and a decision made on the provision of paid camping. Completed study and adopted strategy for implementing activities / opportunities considered suitable in the study.</p> <p>Adopted activities are consistent with overall site values and management aims.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions- Means of Achievement	Performance Assessment
Provide appropriate community access to Ku-ring-gai Council Community Nursery.	Upgrade the Community Nursery site to provide safe access and support a range of appropriate community activities.	KCCN	M	<p>Develop an options paper for future directions of the former Ku-ring-gai Council Community Nursery.</p> <p>This could include partnerships with commercial and/or not-for-profit organisations to provide compatible community and recreation activities.</p> <p>Activities could include a commercial nursery; boutique camping, adventure play.</p> <p>Investigations should include solar farming, community green waste and compost, sustainability industries and community enterprise uses.</p>	<p>Preferred direction incorporated into Masterplan.</p> <p>Access and site upgrades planned.</p> <p>New activities provided in partnership are consistent with site values.</p>

7.2 Protecting and Enhancing Environment and Heritage Values

Management Aims:

Protect and enhance the natural environment and heritage values within and adjacent to the precinct lands.

Protect Indigenous and European heritage and cultural values.

Support recreation and event use whilst protecting environmental and heritage values.

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
Protect life, property, and community assets from the adverse impacts of fire whilst managing fire regimes to maintain and protect biodiversity and cultural heritage.	Bushfire hazards in Asset Protection Zones (APZs) and strategic fire advantage zones are maintained in accordance with the Bush Fire Environmental Assessment Code and Part 5 of the <i>Environmental Planning and Assessment Act 1979</i> .	ALL	H	<p>Prepare site Bushfire Management Plan for the SISPL that is consistent with the Hornsby/ Ku-ring- gai Bush Fire Risk Management Plan.</p> <p>The plan should detail all hazard reduction, site management and emergency response activities and requirements.²</p> <p>Undertake community education programs targeting bushfire hazard management on urban interface properties in conjunction with the RFS and as identified within the Bushfire Risk Management Plan.</p>	<p>APZ works reporting by contractors and staff teams are submitted monthly and reviewed annually to ensure contract objectives in relation to the Bushfire Management Plan are met, particularly the maintenance of low or reduced fuel loads.</p> <p>Hazard reduction documentation completed and RFS information systems are updated as required to ensure no delay in on ground works.</p> <p>Council bushfire mitigation activities are reported annually through Council's IP&R process including relevant data such as numbers of hazard reductions, ecological burns and APZs worked.</p>

² This plan should consider elements such as: Undertake regular manual hazard reduction works in APZs at the urban/natural area interface to mitigate bushfire risk and fire intensity; Prepare required documentation for hazard reduction works, including burns, and maintain relevant NSW RFS information systems (BRIMS/Guardian); Support NSW Fire & Rescue and NSW RFS during on-ground works and burns if required with appropriately trained staff.

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Compliance with all relevant legislation, guidelines, policies and plans and RFS advice.	ALL	H	<p>Ensure that planning for bushland rehabilitation and landscaping improvements to the understorey at the SIS do not increase fire risk to structures or inhibit site evacuation.</p> <p>Consult with the RFS and comply with relevant legislation, guidelines, policies, and plans, including Council's Bushfire Management Policy 2020 and the Hornsby/Ku-ring-gai Bush Fire Risk Management Plan to manage bushfire risk.</p> <p>Comply with all species related recovery plans, relevant actions from the Saving our Species Program and research on specific species and their fire regimes.</p>	<p>All actions comply with relevant legislation, guidelines, policies and plans and RFS advice.</p> <p>Bushfire planning and management activities are consistent with species recovery plans, relevant actions from the Saving our Species Program and research on specific species habitat related fire regimes.</p>
	Fire trails, access points and tracks, and bushfire related signage is maintained in accordance with relevant guidelines and plans.	ALL	H	<p>Update and maintain the bushfire management strategies, evacuation plan and strategic fire trails.</p> <p>Undertake actions from the Hornsby - Ku-ring-gai Bushfire Operations Plan and from the Hornsby - Ku-ring-gai Fire Access and Fire Trail Plan and maintain fire trails at their stated category level.</p> <p>Install gates and signage to restrict vehicular access on fire trails to service, maintenance, and emergency vehicles only.</p>	<p>Monitor and review fire trail conditions through the Bushfire Risk Management Committee on a yearly basis.</p> <p>Gates and signs are audited at the start of the fire season annually.</p> <p>Annual audit of bushfire evacuation plans and fire trail maintenance.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Ensure successful regeneration of natural vegetation after controlled and uncontrolled burns or bushfire suppression operations.	ALL	H	<p>Apply controlled burns in a mosaic regime to maintain the appropriate floristic and structural diversity for each vegetation community and threatened species (where feasible)</p> <p>Manage impacts on post burn sites during regeneration including excessive wallaby grazing or site trampling and spread of over dominant plants.</p> <p>Map fire history and link to monitoring and reporting activities.</p>	<p>Biodiversity surveys, monitoring, and inventories to regularly update data to support fire land use management decision-making and environmental performance.</p> <p>“Burn” sites recover at acceptable rates and recovery activities are integrated into overall site management.</p>
	Adequate provision of Safer Neighbourhood Spaces.	SIS	H	Investigate potential for a Safer Neighbourhood Space at the SIS	Determination of suitability of SIS as a Safer Neighbourhood Space and associated implementation

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
Build climate change resilience of the SISPL.	Strategies are developed to manage and mitigate impacts on natural and cultural values and park assets due to impacts of climate change.	ALL	H	<p>Implement adaptive management responses to mitigate impacts where possible on natural and cultural values and park assets.</p> <p>Implement Council's Climate Wise Communities Program to educate the surrounding community, site users and visitors about climate change and regenerative living.</p> <p>Ensure the proposed Community Environment and Education Centre provides climate education and demonstrates Climate Wise strategies.</p> <p>Implement a range of sustainability Improvements across the site to reduce power and water use and reduce emissions.</p> <p>Implement a range of data capture strategies to enable better monitoring of performance in achieving climate related goals.</p> <p>Invest in technology to assist in monitoring and managing impacts such as soil monitors, water meters and irrigation controllers.</p> <p>Develop specific strategies for species at high risk due to climate change.</p>	<p>SISPL demonstrates increased resilience to drought, fire and extreme weather impacts.</p> <p>Increased community awareness of and support for, implementation of adaption and mitigation strategies.</p> <p>Improved site performance in reducing energy and water use and implementation of renewable energy solutions and sustainable operations.</p> <p>Strategies in place to protect species most at risk from climate change.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
Manage Water Quality, Erosion and Sedimentation to protect, conserve and improve habitat.	Identify and implement management actions to reduce impacts in areas where water quality, erosion and sedimentation are a significant issue, with priority given to areas that directly affect natural and cultural values.	ALL	O	<p>Collaborate and work with relevant stakeholders in undertaking water quality monitoring and collect pre-and post-work water quality data on Council projects that aim to improve water quality.</p> <p>Implement mitigation and prevention measures for unauthorised tracks and illegal dumping of mulch.</p> <p>Implement control and mitigation measures for runoff from carparks, roads, tracks and equestrian areas, radio control car site and former Mini Wheels site.</p> <p>Ensure bins and other potential pollutant sources are located away from riparian areas.</p> <p>Implement Water Sensitive Urban Design principles and relevant guides or policies from Council and State Government.</p> <p>Continue to maintain Gross Pollutant Traps (GPTs) and educate visitors of the GPT function in reducing litter in creeks.</p>	<p>Implementation of a strategic water quality sampling program for priority area sites to establish water quality trends including biological, physical and chemical indicators.</p> <p>Increased number of projects which have adopted WSUD principles, natural infrastructure to manage water quality and erosion and that have implemented Council's relevant policies and strategies.</p> <p>Gross pollutants and waterway pollution are managed through ongoing monitoring and maintenance of pollutant removal devices.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Restoration of degraded riparian areas to improve water quality, natural habitat and provide recreation benefits.	ALL	O	<p>Develop an overall Riparian Biodiversity Management Plan.</p> <p>Remediate unstable creek banks and Identify priority areas for restoring creeks and degraded riparian areas.</p> <p>Investigate the potential to use soil translocation for restoration projects providing projects can comply with best practice guidelines for the management of pests and disease e.g. <i>Phytophthora cinnamomi</i>.</p>	<p>Priority restoration sites identified and restoration plans prepared.</p> <p>Number of site plans implemented each year.</p> <p>Water quality and erosion/ monitoring indicates improved outcomes.</p> <p>Use of best practice guidelines for restoration of riparian and instream habitats.</p>
	Protection and enhancement of riparian zones and no loss of healthy riparian area or resilience of existing areas.	ALL	O	<p>Revegetation and stabilisation projects as detailed above.</p> <p>Protection of existing healthy riparian vegetation.</p> <p>Ensure contractors, maintenance staff and bushcare volunteers comply with guidelines for riparian protection.</p> <p>Integrate protections and enhancement of riparian zones into all development planning.</p>	<p>Improved riparian quality over time.</p> <p>No loss of healthy riparian vegetation.</p> <p>Bush regeneration reporting by contractors and staff teams are submitted monthly and reviewed annually to ensure objectives are being met with no loss of riparian zone condition.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Improve water quality in Ku-ring-gai Creek and other watercourses in the precinct.	ALL	O	<p>Actions as above.</p> <p>Investigate sedimentation and biofiltration systems adjoining roads, tracks, carparks and horse stabling areas etc.</p>	Monitoring data indicate improved quality over time and no decline of average water quality in any permanent creek.
	Increase aquatic biodiversity and support natural flow regimes.	ALL	O	<p>Use guidance from the Water Sensitive Cities Policy 2016 to minimise stormwater impacts by:</p> <ul style="list-style-type: none"> • use of Water Sensitive Urban Design approaches (such as use of vegetation lined drainage channels instead of concrete) • appropriate pollution control devices (sediment detention basins, litter baskets and filter gardens); and • erosion control devices (swales, low flow pipes) <p>Ensure relevant staff are trained in emergency response procedures and maintain spill response kits and equipment to mitigate pollution incidents and chemical spills.</p>	<p>WSUD infrastructure and GPTs are installed where possible and are included in Council's asset maintenance register.</p> <p>WSUD infrastructure and GPTs are maintained on a regular basis as required.</p> <p>Undertake regular assessment of watercourses in natural areas and continue to carryout the water quality and stream health monitoring program, reporting on condition changes through the water quality card system on a yearly basis.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
Improve the integrated water cycle management strategy of the SISPL lands.	Increased harvesting and reuse of stormwater on the site.	ALL	O	Investigate and implement options to harvest stormwater for treatment and reuse within the SISPL Lands as part of the existing integrated water cycle management strategy.	Provision of new stormwater tanks and treatment mechanisms and an overall increase in stormwater capture and storage.
Minimise weed, pest and disease impacts.	Natural areas are protected from new incursions of pathogens and current pathogen-infected areas are maintained to prevent further spread.	ALL	O	<p>Assess suspected pathogen-infected areas and map test results within Council's corporate GIS system to inform land management strategies.</p> <p>Council staff and volunteers are to be aware of current pathogen-infected areas and comply with pathogen hygiene protocols.</p> <p>Implement measures to restrict or otherwise manage public access to pathogen affected areas to prevent further spread. This could include signage or barriers where appropriate.</p>	<p>All suspected pathogen affected areas are investigated and mapped, including positive and negative ID results for pathogens.</p> <p>Pathogen affected areas are monitored to confirm that no spread of pathogens is attributable to Council staff, volunteers or public.</p> <p>Plant stock and landscape materials used in projects are pathogen free.</p>
	Limit impact and threat of undesirable fungus and mould infections.	ALL	O	<p>Consider <i>Phytophthora cinnamomi</i> within future master planning and within the Biodiversity Management Plan.</p> <p>Prepare <i>Phytophthora cinnamomi</i> management plans for landscape works and soil translocation projects.</p>	<p>Monitor for <i>Phytophthora cinnamomi</i> and <i>Puccinia psidii</i> (Myrtle rust).</p> <p>Action plans developed rapidly when any spread is detected.</p>
	Manage invasive native plants that are detrimentally impacting on natural values and remove where appropriate.	ALL	O	<p>Invasive plants are managed through bush regeneration and regular maintenance practices.</p> <p>Control weeds adjacent to or within natural areas using best practice.</p>	<p>Reduced number of invasive native plants.</p> <p>Monitor to determine the presence and extent of invasive native species.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Reduce the spread of weeds and pests, within bushland.	ALL	O	<p>Prepare a precinct wide Biodiversity Management Plan and site rehabilitation plans for areas such as the former Mini-wheels site.</p> <p>Collaborate with DPIE, NPWS, members of the regional pest management strategy, horse and dog owners who use the site, neighbouring landowners, bush generation. volunteers and experts to identify and manage pests and diseases.</p> <p>Undertake pest management in accordance with pest management priorities in the Greater Sydney Strategic Weed Management Plan, The Regional Pest Management Strategy, and under the State Government's Saving our Species program.</p> <p>Careful management and disposal of vegetation waste including from bushcare activities.</p> <p>Continue to manage feral and domestic animals in accordance with the Fauna Management Policy 2016 (and subsequent versions) and the objectives specified in the State Government's <i>Saving our Species</i> program.</p>	<p>Implementation of regular monitoring and reporting on weed and pest presence, spread and threats.</p> <p>Implementation of threat abatement plans, statements of intent and compliance with hygiene guidelines.</p> <p>Regularly update the Regional Pest Management Strategy to reflect new information.</p> <p>Reduced impacts on healthy vegetation and habitats from pests and disease.</p> <p>Feral animal control reporting by contractors and staff are submitted regularly and reviewed annually to ensure contract objectives are met.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
Encourage the recovery of threatened species, communities, populations and their habitats.	Natural areas are subjected to integrated pest management for invasive species of flora and fauna to reduce the impact on biodiversity and ecosystems.	ALL	O	<p>Actions as above. Continue targeted removal of State or Regional Priority Weeds, as listed under the <i>NSW Biosecurity Act 2015</i> or the Greater Sydney Regional Weed Management Plan and the Local Priority Weed List.</p> <p>Ecological restoration programs and bush regeneration activities will assess and treat all weed species present within natural areas based on their threat to site values.</p>	Weed control and bush regeneration reporting by contractors and staff teams are submitted monthly and reviewed annually to ensure contract objectives are met with improved ecosystem resilience and no net loss of habitat.
	Endangered/threatened and locally significant flora and fauna are protected where possible with an aim of no net loss of endangered ecological communities or high value habitat.	ALL	O	<p>Identify and map threatened flora and fauna in Council's Biobase system and the NSW BioNet Atlas.</p> <p>Identify and map significant habitat features in Council's 'Habitat Features' database.</p> <p>Undertake conservation management actions as outlined by NSW Department of Planning, Industry and Environment for identified endangered ecological communities and <i>Saving Our Species</i> program.</p> <p>Undertake fauna survey and monitoring within and adjacent to natural area reserves on an annual basis.</p> <p>Implement relevant priorities and strategies for the recovery of threatened species, populations and ecological communities set out under the NSW Government <i>Saving our Species</i> program.</p>	<p>Biobase, BioNet and Habitat Features database updated quarterly or when new species identified.</p> <p>Bush regeneration reporting by contractors and staff teams are submitted monthly and reviewed annually to ensure contract objectives are met with improved ecosystem resilience and no net loss of habitat.</p> <p>Flora and fauna surveys indicate no loss of target species or habitats.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Rehabilitate the understorey of Duffys Forest Ecological Community to create biodiversity corridors and defined islands around areas of higher resilience without increasing bush fire hazard for assets.	SIS	H	<p>Prepare a Landscape Plan to guide the rehabilitation project and site management.</p> <p>Ensure that revegetated areas are well defined and protected from trampling, encroachment and cars.</p> <p>Improve ecological connectivity.</p>	Duffys Forest resilience, health and structure improved.
	Manage the urban forest within the site, including: <ul style="list-style-type: none"> • Increase the age class of trees in Duffys Forest through planting and effective management. • Review open space management practices with regard to impacts on remnant trees (such as compaction and trunk damage from mowing). 	SIS	O	<p>Avoid removal of hollow bearing trees where possible.</p> <p>Address issues within the Biodiversity Management Plan. Consider canopy recruitment and planting using local provenance creating a diversity of age class stock where possible.</p>	<p>Healthy range of age classes.</p> <p>Issues and actions addressed within Biodiversity Management Plan and implemented onground.</p>
	Rehabilitation of the former Mini-Wheels site which includes Duffys Forest.	SIS	H	Rehabilitation plan prepared and implemented or incorporated into overall Biodiversity Management Plan.	Site rehabilitation progress via observation / site species surveys.
	Protect Duffys Forest from non-compatible uses.	SIS	H	Define areas for horse, dog, car and pedestrian access.	Access corridors mapped and clearly defined.
	Recovery of Bauer's Midge Orchid.	SIS, KWG	O	Continue to work closely with the Australian Plant Society experts, in association with DPIE and the Royal Botanic Gardens on management of Bauer's Midge Orchid.	Flora survey for Bauer's Midge Orchid indicates recovery.

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Prevent negative impacts on the Red-crowned Toadlet population.	KWG	O	<p>Following regular trittering, immediately remove fallen vegetation in road verges to reduce impacts on the Red-crowned Toadlet.</p> <p>Hand clip vegetation in known breeding site locations</p>	Fauna survey for Red- crowned Toadlet indicates species population is stable or increasing.
	Protect the Coastal Upland Swamp.	KWG	<p>O</p> <p>M</p>	<p>Monitor for changed hydrology regimes (water quality and quantity), fire frequency, climate change, weeds and disturbance.</p> <p>Remove or revegetate unauthorised tracks and prevent further establishment.</p> <p>Install fencing and signage where needed to protect sensitive areas.</p> <p>Address drainage and erosion within the former Mini Wheels site</p>	<p>Monitoring indicates the ecosystem is remaining healthy.</p> <p>Prompt management of weed and pest threats to the area.</p> <p>Erosion and sedimentation addressed within Mini wheels rehabilitation.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
Protect Aboriginal Heritage and Improve Connection to Country.	<p>Aboriginal heritage is identified, protected and conserved following Statutory requirements and best practice.</p> <p>An Aboriginal Heritage Study produced in consultation with the Aboriginal Heritage Office will provide guidance on the future management of Aboriginal heritage within the precinct.</p>	ALL	H	<p>Aboriginal objects or Aboriginal places are protected from activities within natural areas by:</p> <ul style="list-style-type: none"> restricted access to Aboriginal heritage data; Council works consider impacts to Aboriginal relics, with potential Aboriginal heritage sites referred to the Aboriginal Heritage Office for assessment; implementing measures to restrict or otherwise manage public access to prevent impact to heritage items and culturally sensitive areas; and install signage to inform and educate where appropriate; <p>Prepare and implement a management plan for the salvaged stone engravings from the construction of the F3 Freeway.</p> <p>Consider location at the proposed Environment and Education Centre or the KWG.</p>	<p>No loss or damage to Aboriginal heritage items and culturally sensitive areas occurs in natural areas.</p> <p>Items are appropriately protected in accordance with statutory requirements, due diligence processes and best practice.</p> <p>Indigenous stakeholders are satisfied with the management approach and outcomes.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Engage, involve and employ Aboriginal people in park management operations and education programs where opportunities exist.	ALL	M	<p>Consider and create opportunities to improve connection to Country and environmental health through Aboriginal cultural burning practices, operations, and education programs.</p> <p>Continue to consult and involve indigenous stakeholders in the management of the SISPL lands.</p> <p>Develop a targeted employment program for Indigenous people</p>	<p>Indigenous stakeholder are satisfied with level of engagement and management of cultural values and sites.</p> <p>Increased number of Indigenous people employed or engaged in operations.</p>
	Prepare an Aboriginal heritage education and interpretation strategy in partnership with Indigenous stakeholders.	KWG, SIS	H	<p>Involve Aboriginal stakeholders and the Aboriginal Heritage Office in the development of material and programs for interpretation of Aboriginal cultural and heritage.</p> <p>Deliver education program through Community Environment and Education Centre and KWG.</p>	<p>Aboriginal Education and Interpretation Strategy prepared.</p> <p>Improved interpretation of Aboriginal heritage and integration into education program.</p> <p>Stakeholders consulted and approve of Strategy.</p> <p>Improved visitor satisfaction regarding education and interpretation.</p>
Significant heritage sites have statutory protection.	Pursue statutory heritage listings in accordance with the recommendations of a Conservation Management Plan (CMP).	ALL	H	<p>Engagement with Indigenous stakeholders, relevant State departments & Council's strategic planning and heritage staff to ensure appropriate levels of protection are maintained.</p> <p>CMP should be prepared in accordance with Heritage NSW best practice guidelines.</p>	Significant sites recognised in statutory instruments.

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
Enhance fauna habitat.	Protect and enhance existing habitats.	ALL	O	<p>Addressed within Biodiversity Management Plan, including the use of techniques such as:</p> <ul style="list-style-type: none"> • artificial hollows designed for targeted species, • vegetation corridors, • canopy cover expansion, • planting of more lower storey vegetation and increasing density of understorey, • retention of hollow bearing trees. 	Fauna surveys indicate increased populations of target species and increased diversity.
Manage impacts from domestic dogs and cats.	<p>Ensure impacts from domestic dogs are effectively managed to minimise the impact on natural values.</p> <p>Manage Ku-ring-gai Wildflower Garden as a cat and dog free area.</p>	KWG, SIS	M	<p>Implement management controls so dogs always remain on leash except when in the designated off leash area.</p> <p>Investigate and implement strategies to encourage responsible behaviour and minimise impacts on native fauna and water quality, such as installing dog waste bag stands and garbage bins in strategic and accessible locations.</p> <p>Enforce Wildlife Protection Area within Ku-ring-gai Wildflower Garden (subject to Council endorsement).</p> <p>Work with appropriate state agencies (such as NPWS) on programs to reduce feral cat populations.</p>	<p>Reduced incidence of dogs off-leash outside of the designated area.</p> <p>Education and signage to change behaviours.</p> <p>Installation of waste bags and bins.</p> <p>Reduced issuance of Infringement notices.</p> <p>Reduced impact from domestic cats and reduced populations of feral cats.</p>

7.3 Asset Management and Maintenance

Management Aims:

Develop service standards and practices to ensure land and facilities are maintained to a high standard that reflects the precinct land's regional status.

Asset management strategies will include ongoing preventative maintenance and asset renewal.

Ensure management and maintenance protects site values and council and community investment in infrastructure.

Ensure the site remains accessible for the wider community and provides a diverse range of recreation opportunities.

Ensure the site's ongoing viability and sustainability by developing community and user partnerships and developing appropriate opportunities to support the cost of site operations.

Table 15 – Action Plan For Management and Maintenance

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
Holistic management of overall precinct.	Investigate options for Council to become Crown Land Manager for all lands south of Mona Vale Road.	Head Lease Area and Permissive Occupancy	H	Review of parcels/ reserves and those required for effective management of the overall precinct. Formal approach made to Crown Lands.	Allocation of Council as CLM for all appropriate sites.
	Adopt Council maintenance service level standards that support the site's regional significance and its social, cultural and ecological values.	ALL	H O	Develop and implement appropriate service level standards for each of the individual precincts within SISPL	Improved user satisfaction with site management. Timely repair and maintenance of infrastructure.

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Booking administration delivered in an efficient and effective manner.	SIS, KWG	O	<p>Ensure all permanent and casual users comply with Councils Booking Guidelines, Conditions of Hire and Special Major Events Guidelines.</p> <p>Review current systems to ensure ease of access for users and simplicity of communication of conditions to users.</p>	<p>Increased awareness of and compliance with booking/use conditions.</p> <p>Increased satisfaction of users.</p>
Provide leases, licenses and use agreements to manage organised use.	Grant lease, licence or other user agreement according to the provisions of this Plan of Management.	SIS, KWG, KCCN	H	<p>Review current agreements to incorporate the requirements of this PoM regarding managing use and activity to protect values and manage impacts on the site and adjacent areas.</p> <p>Ensure new leases, licenses or use agreements reflect the requirements of this PoM.</p>	<p>Audit of all existing agreements to identify revisions required.</p> <p>Organised users have an increased awareness of requirements.</p> <p>Regular compliance audits conducted on lessees.</p>
	Permit commercial activities with a recreational focus such as fitness classes, recreation equipment hire, and recreational events through specific one-off approval or licensing/leasing in accordance with the <i>NSW Crown Land Management Act 2016</i> .	SIS, KWG, KCCN	O	<p>Develop and implement a policy framework for the advertising and awarding of commercial activities.</p> <p>Leases, licences and other estates granted according to application and assessment.</p> <p>Review current agreements with the view of adopting a more flexible license agreement that allows for enhanced community use (subject to environmental considerations)</p>	<p>Commercial activities conducted in accordance with agreements.</p> <p>Greater flexibility for formal use agreements supports increased diversity of use.</p> <p>Expanded range of recreation opportunities enabled in approved areas.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Explore options for introducing additional Commercial and non-commercial nature-based opportunities in appropriate locations.	SIS, KCCN	H	<p>Actions as above.</p> <p>Seek opportunities for commercial or not for profit entities to provide nature-based and other adventure play opportunities.</p> <p>Ensure the policy framework considers viability of providers and any fees charged are sustainable for the operator.</p>	<p>Increased diversity of nature-based and other adventure play activities.</p> <p>Visitation numbers increase in response to new opportunities.</p> <p>Pay to play activities do not displace free informal recreation opportunities.</p>
	Develop options for activation of the former caretaker's cottage to assist with onsite surveillance after hours.	SIS	M	<p>Develop options and implement preferred strategy to activate the cottage.</p> <p>Establish a formal agreement that delivers an onsite presence.</p>	Cottage is activated and onsite presence established.
Maintain heritage structures and fabric.	Protect and manage cultural heritage features and values according to their significance.	SIS, KWG	H O	<p>Actions as detailed in Section 7.2.</p> <p>Regularly audit structures for deterioration to inform works required.</p>	Management of heritage items and their curtilages undertaken according to prepared Conservation Management Plans (CMP)
	Identify opportunities for adaptive reuse of appropriate heritage items.	ALL	H	Develop plans for adaptation and reuse to enable funding to be allocated or sought.	<p>Re-use outcomes assist in the management and maintenance of items.</p> <p>Condition of items are improved through restoration and ongoing maintenance.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
Manage hazards and risks.	Fire hazards managed giving equal consideration to ecological values and safety of adjoining properties.	ALL	O	Fire Risk Management Plan developed, and assets protected from fire impacts.	Implementation of Fire Risk Management Plan
	Hazards and risks associated with existing and proposed structures and built assets are regularly identified and mitigated or managed.	ALL	O	Undertake annual risk and hazard audits. Prepare Asset Management Plans for all buildings and major structures.	Audit actions are implemented according to level of risk and priority. Assets maintained according plans.

7.4 Communication and Information

Objective:

The Environment and Education Centre will provide additional opportunities for a broad range of programs and services to enhance understanding and appreciation of the natural environment and Indigenous and non-Indigenous heritage.

Ensure meaningful community engagement that develops a sense of pride and ownership of the precinct lands.

Develop communication and interpretation strategies for the multiple values of the site and to educate users on how to contribute to protecting site values.

Table 16 Action Plan For Communication and Information

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
Improve signage to enhance access to and movement within the reserves.	Ensure a consistent and effective approach to signage and wayfinding strategy within the SISPL.	ALL	H-M	Develop a signage and wayfinding strategy that considers: <ul style="list-style-type: none"> • Overall design style and palette • Entry point signage • Site identification, expression of local character and diversity of settings • Internal direction and wayfinding • Information an, education and interpretive styles • Trail and path wayfinding and information needs 	The strategy is developed and used to guide the staged upgrading of existing signage and installation of new signs.
	Entry and access points are prominent and easily recognised.	SIS, KCN, KWG	H-M	Undertake short term improvements to ensure improved visibility of entry points and clear site identification. Implement new signs as per the Signage Strategy and according to identified priorities.	Improvements made to site identification signage and visibility of entry points. Improved location and directional signage on Mona Vale Rd provided in partnership with TfNSW.

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Navigation within precinct sites is clear and legible for all users.	SIS, KWG, KCCN	H	<p>Install temporary solutions to improve site legibility and wayfinding to key spaces and facilities</p> <p>Improve signage of Duffys Forest and on the Sensory Walk.</p> <p>When the Signage Strategy is complete, implement the new sign style as sites are upgraded and various works are undertaken.</p> <p>Rationalise/remove all redundant signs.</p>	<p>Signage strategy endorsed and new signage installed according to identified priorities.</p> <p>Improved user satisfaction with the legibility of the site.</p>
Enhanced understanding and appreciation of precinct lands and management activities.	Visitors to and users of the SISPL have an increased appreciation for the various values of the site and an improved understanding of management priorities and activities.	ALL	O	<p>Implementation of Signage Strategy. Implementation of education and interpretation programs.</p> <p>Develop and implement an overall communications plan for the SISPL.</p> <p>Provide temporary signage in public areas to indicate when pest management is occurring, and the activities being undertaken.</p>	<p>Decreased incidence of undesirable and non-sanctioned uses.</p> <p>Increased participation of surrounding community and site users and visitors in engagement programs.</p> <p>Improved user awareness of the diverse values of the site and understanding of management objectives.</p>
	Construct the Cultural Education and Environment Centre at the St Ives Showground Precinct.	SIS	H	<p>Finalise feasibility and funding for the new centre.</p> <p>Obtain development approval and construct the centre.</p>	Centre is developed and a number of partners engaged to deliver programs and activities.

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Raise awareness of natural values, threatened species and endangered ecological communities.	SIS, KWG	O	Continue to develop and implement a suite of community education resources, engagement and capacity building programs targeted at biodiversity protection, management and enhancement.	Increased community and user awareness of natural values, threatened species and endangered ecological communities.
Encourage active community involvement in the planning And management of SISPL.	Increase community involvement in planning and site management activities.	SIS, KWG, KCCN	O	<p>Establish a 'Friends of the SISPL' group for general consultation and potential volunteering activities.</p> <p>Establish a Bushcare Group.</p> <p>Establish consultative groups representing stakeholders and users for major projects and around specific precincts (SIS, KWG, KCCN).</p> <p>Consider the development of a regular SISPL email newsletter as part of the Communication Plan.</p>	<p>New community-based groups established.</p> <p>Increased numbers of volunteers engaged on the site.</p>
	Improvement of bushland values and biodiversity outcomes through active volunteer programs.	ALL	O	<p>Actions as above.</p> <p>Support and promote the role of Bushcare groups in improving.</p> <p>Educate bushcare groups so they can implement best practice controls and identify pests.</p> <p>Continue to promote and support Council's Volunteer for Nature program through staff supervision, volunteer training, materials and plants.</p>	<p>Increased number of volunteers and volunteer retention rates.</p> <p>Effective identification and reporting of pests by bushcarers.</p>

Objective	Performance Target	Applicable Lands	Priority	Actions - Means of Achievement	Performance Assessment
	Residents located on the urban interface boundary of natural area reserves are aware of their potential impacts on natural area biodiversity and take positive actions to reduce their impacts.	ALL	O	<p>Continue to educate and assist residents living adjacent to the natural areas, including on:</p> <ul style="list-style-type: none"> weed education; ecologically sensitive lands; promotion of fauna and flora habitat; appropriate plantings (local natives, water wise gardens, fire considerations including species selection, location, ongoing maintenance); ClimateWise community education; responsible pet ownership; impact of lights on fauna; encroachment; water cycle management, including filtration, capture and re-use strategies, such as water tanks and increased use of permeable surfaces. 	<p>Education programs and assistance provided to residents living adjacent to the natural areas on an ongoing basis and are reported annually through the Council IP&R process.</p> <p>Increase in residents engaging in opportunities to join backyard bush friendly programs such as Greenstyle and ClimateWise.</p> <p>Number of multi-language welcome packs distributed to residents adjacent to natural areas.</p> <p>Number of water smart and creek smart programs targeted to urban interface properties of natural areas where water impacts are greatest.</p>
	Raise awareness and understanding of Historic Heritage post 1788.	SIS	M	<p>Prepare a Post 1788 heritage education and interpretation strategy.</p> <p>Involve stakeholders in the development of material and programs for interpretation.</p>	<p>Improved interpretation of heritage and integration into education program.</p> <p>Stakeholders consulted and approve strategy.</p>
	Sponsorship arrangements with industry groups and not-for-profit organisations are secured to assist Council in achieving sustainable outcomes for natural areas.	SIS, KWG, KCCN	O	Seek opportunities to engage industry groups and not-for-profit organisations to sponsor programs to enhance natural areas.	Sponsorship for environmental programs from industry groups and not-for-profit organisations delivered.

8. Implementation and Review

8.1 Implementation

8.1.1 Management and Resourcing

Recommendations in this Plan of Management are to be implemented by Ku-ring-gai Council in order of priorities established in the action plan over the next 5 to 10 years.

Actions will be undertaken according to more detailed planning, completion of precedent actions, and resource availability. Some actions will only be possible with external partnerships and funding.

Plan priorities will be reviewed annually to take account of changes in the site issues and potential opportunities to bring forward actions.

8.1.2 Funding

In addition to Council's capital works program and maintenance budgets, there are opportunities for grants, corporate sponsorship, lease and licence fees, which will contribute to the implementation of the St Ives Showground and Precinct Lands Plan of Management.

Activities on the SISPL may generate additional revenue, including leases, licences, hire fees and commercial recreation operator agreements. This revenue can be applied to the overall management of the site and the implementation of the Plan of Management.

8.2 Review and Reporting

This Plan identifies a series of recommendations that will result in changed management practices.

Implementation will require ongoing consultation with stakeholders and regular reviews to ensure the recommended actions continue to meet the community's changing needs. Council is committed to a consultative implementation process that ensures a smooth transition between current and future provision models.

The actions listed within this Plan will be reviewed and reported on through Council's Integrated Planning and Reporting (IP&R) processes.

This Plan will be reviewed in detail every five years to ensure that priorities are being actioned in accordance with resource allocations and remain in line with community needs and Council objectives.

References

Aboriginal Heritage Office (2010) *St Ives Showground Precinct Preliminary Aboriginal Heritage Assessment*.

Department of Planning, Industry and Environment (2019) *Natural, visitor experience and shared heritage values discussion paper: Ku-ring-gai Chase National Park, Lion Island Nature Reserve, Long Island Nature Reserve and Spectacle Island Nature Reserve*.

Environmental Partnership (2015) *St Ives Showground and Precinct Lands Plan of Management*.

Hornsby Ku-ring-gai Bush Fire Risk Management Plan

Ku-ring-gai Council (2018) *Management of Community and Recreation Land and Facilities Policy*

Ku-ring-gai Council (2019) *Commercial Leasing Policy*

Ku-ring-gai Council (2018) *Community Strategic Plan*

Ku-ring-gai Council (2020) *Bushfire Management Policy*

Ku-ring-gai Council (2017) *Destination Management Plan*

Ku-ring-gai Council (2020) *Local Strategic Planning Statement*

Ku-ring-gai Council *Duffys Forest Fact Sheet*

Ku-ring-gai Council (2005) *People, Park and Bushland – Open Space Strategy for Ku-ring-gai*

Ku-ring-gai Council (2011) *Recreational Facilities Asset Management Plan*

Ku-ring-gai Council (2020) *St Ives Showground Business Plan*

Ku-ring-gai Council (2010) *St Ives Showground and Precinct Options Paper*

Mather and Associates and Parkland Environmental Planners (1999) *St Ives Showground Plan of Management*. Prepared for Ku-ring-gai Municipal Council.

Phillips Marler (2006) *St Ives Showground Cultural Assessment and Action Plan*

Phillips Marler (2010) *Ku-ring-gai Wildflower Pavilion Draft Conservation Report*

Wendy Grimm (2020) *Submission relating to Bauer's Midge Orchid*

Appendix 1 – Native Title Advice



ABN : 11 607 533 862

Ms Contessa Hajinikitas
Ku-ring-gai Council
818 Pacific Highway
GORDON NSW 2072

Our Ref: 21.214
27 July 2021

Via email : chajinikitas@kmc.nsw.gov.au

Dear Ms Hajinikitas

**Native Title Advice - Kur-ring-gai Council
St Ives Showground and Precinct Lands Plan of Management**

Lands Advisory Services (Landsas) has reviewed Kur-ring-gai Council's St Ives Showground and Precinct Lands Plan of Management provided to me, 27 July 2021.

Please find my advice attached.

In my opinion the Kur-ring-gai Council's Generic St Ives Showground and Precinct Lands Plan of Management provided to me 27 July 2021 complies with the applicable provisions of the native title legislation.

Please feel free to give me a call should you wish to discuss.

Yours Faithfully,

Craig Barnes
Managing Director
Lands Advisory Services Pty Ltd

Native Title Managers Report

A. Proposed Act

This report considers the following relevant act:

- Adoption of the Kur-ring-gai Council's St Ives Showground and Precinct Lands Plan of Management (SISPoM) provided to me 27 July 2021.

B. Summary

The adoption of the St Ives Showground and Precinct Lands Plan of Management authorises further acts which will or may impact native title.

Future acts requiring further advice

However, the SISPoM requires that prior to final individual approval some of those acts require further native title manager advice, being the issuing of leases, licences and permits other than those listed in Section D (5) of this report.

The SISPoM also requires that prior to any public work or easement being approved the requirements of the *Native Title Act 1993*, and in particular to the notification and opportunity to comment requirements under Section 24JB or Section KA, are addressed.

Future acts not requiring further advice

Leases, licences and other estates listed in Section D (5) of this report are valid future acts under Sections 24JA or 24LA of the *Native Title Act 1993*.

Other uses set out in the SISPoM, are either valid future acts under Section 24IB, 24JA or Section 24LA of the *Native Title Act 1993* or do not impact native title.

It is noted that the SISPoM provides specific limitations on future acts on Lot 2753 DP 752038.

In my opinion the **Kur-ring-gai Council's Generic St Ives Showground and Precinct Lands Plan of Management** provided to me 27 July 2021 **complies with the applicable provisions of the native title legislation.**

Should native title not prove to be extinguished by a prior act, any native title holders may be entitled to compensation for the act, in the event of a determination that native exists in the land, and Council may be liable for payment or to indemnify the State in the payment of any compensation.

Under Subdivisions J and K of the future act provisions of the *Native title Act 1993*, notification and the right to comment is required if the relevant act consists of the construction or establishment of a public work. The requirement will be satisfied when specific public works are proposed, and appropriate development plans are prepared. Notification is not required at this stage.

C. Basis of Advice

The land subject to the SISPoM and listed in Table 1 is Crown land. Table 1 shows the purpose the land is reserved for, with the legislation employed in the reservation process. It also shows the Council appointment dates (if any) and the actions required to make the authorisation inferred in the SISPoM valid.

1. A search of the National Native Title Tribunal Registers on 23 March 2021 indicates:
 - no native title claims in the Ku-ring-gai local government area excepting a non-claimant application by the Attorney General of NSW over part of Koola Park (Lot 7312 DP 1153922) filed with the Federal Court of Australia on 28 July 2020;
 - no Indigenous Land Use Agreements in the Ku-ring-gai local government area; and
 - no native title determinations in the Ku-ring-gai local government area.
2. We are not aware of any compulsory acquisitions of native title or future act protection determinations which would impact the land in Table 1.
3. We are not aware of any native title certificates under the CLMA having been issued impacting Table 1.
4. For the purposes of Section 8.7(1) of the CLMA:
 - The land in Table 1 (#1 through #3) is *relevant land*,
 - The land in Table 1 (#4 through #5) is not *relevant land*,
 - none of the land in Table 1 is *excluded land*, and
 - Ku-ring-gai Council is the *Responsible Person* for the land in Table 1 (#1 through #3).
 - Ku-ring-gai Council is not the *Responsible Person* the land in Table 1 (#4 through #5).

Table 1 - Crown land affected

(A) No	(B) Name	(C) Lot / Sec / DPs	(D) Title	(E) No /Purpose / Gazette Date	(F) Legislative Base	(G) Council Appointment	(H) PEPA (status evidence)
1	St Ives Showground	18 & 19 / 752017 7311 / 1153639 438 / 40911	State of NSW (see Tag 1A) ¹	D.500103 for Public recreation and showground – 9 May 1958 (see Tag 1B) (see Tag 1C for reserve diagrams)	Section 24 <i>Crown Lands Consolidation Act 1913</i>	26 Sep 1958 - <i>Public Trusts Act 1897</i> (see Tag 1D)	Yes, in part. See Appendix 1
2	Ku-ring-gai Wildflower Gardens	575 / 752031 Pt 7310 / 1153639	State of NSW (see Tag 2A)	R.86262 for Promotion of the Study and the Preservation of Native Flora and Fauna – 12 May 1967 (see Tag 2B)	Section 28 <i>Crown Lands Consolidation Act 1913</i>	16 Jun 1967 - <i>Public Trusts Act 1897</i> (see Tag 2E)	Yes, in part. See Appendix 2
		Pt 7310 / 1153639		Addition to R.86262 – 22 Sep 1972 (See Tag 2C)(see Tag 2D for addition diagram ²)	Section 28 <i>Crown Lands Consolidation Act 1913</i>		
3	Council Nursery	56 / 752017	State of NSW (see Tag 3A)	R.81542 for Public Recreation and Plantation – 17 Apr 1959 (see Tag 3B)(see Tag 3C for reserve diagram)	Section 28 <i>Crown Lands Consolidation Act 1913</i>	16 Jun 1967 - <i>Public Trusts Act 1897</i> (see Tag 3D)	Yes See Appendix 3
4	St Ives Road Safety Centre	2843 / 822242	State of NSW (see Tag 4A)	R.100219 for Government – 13 Dec 1991 (see Tag 4B)(see Tag 4C for reserve diagram)	Section 87 <i>Crown Lands Act 1989</i> .	Nil	Yes, in part. See Appendix 4
		2842 / 822242	State of NSW (see Tag 4A)	R.752038 for Future Public Requirements – 29 Jun 2007 (see Tag 4E) ³	Section 87 <i>Crown Lands Act 1989</i> .	Nil	
		2844 & 2845 / 822242	State of NSW (see Tag 4F)	No Reservation. Subject to Lease ⁴ .	N/A	N/A	
5	Green Waste Tip	2753 / 752038	State of NSW (see Tag 5A)	R.752038 for Future Public Requirements – 29 Jun 2007 (see Tag 4E) ⁵ . Addition to R.752038 – 18 Jul 2008 (see Tag 5B). Subject to Permissive Occupancy ⁶ .	Section 87 <i>Crown Lands Act 1989</i> . Section 88 <i>Crown Lands Act 1989</i>	Nil	No See Appendix 5

¹ Title has been purchased for Lots 18 & 19 in DP 752017. The other lots can be purchased if required.

² **Tag 2D** is the relevant section of the 9th Edition of the Parish Map of Gordon, County of Cumberland which was placed in production 24 March 1966.

³ **Tag 4E** also includes the prior Reservation 1011448. Note: Lots 2844 & 2845 DP 822242 are not included in the reserve as they were subject to lease at the creation of R.1011448.

⁴ Lots 2844 and 2845 DP 822242 are subject to Crown Lease 200089 issued to the Council of Ku-ring-gai for Driver Training Education, Community and Environment Purposes (see **Tag 4G**). The lease was extended by variation to expire 10 July 2044 (see **Tag 4H**).

⁵ **Tag 4E** also includes the prior Reservation 1011448. **Tag 5B** shows that land subject to Licence or Permissive Occupancy were added to R.752038 where they were in the Parish of Manly Cove County of Cumberland.

⁶ Lot 2753 / 752038 is subject to Permissive Occupancy 72/66 to Ku-ring-gai Council, for the purpose of Dumping of tree loppings, recycling, salvaging or removal for sale of useable timber and materials which commenced 1 December 1978 (see **Tag 5C**).

D. Does the proposed act affect native title?

The relevant act, the adoption of the SISPoM, may occur at some further stage and authorises further acts which may affect native title.

1. The SISPoM authorises use for the following purposes subject to:

- The values, roles and objectives for the land set out in the SISPoM.
- The guidelines and core objectives for the relevant categories in the *NSW Local Government Act 1993*, and any other additional objectives council proposes to place on those categories in this plan.
- Uses listed in the *Local Government (General) Regulation 2005*.
- The requirements of the *NSW Crown Land Management Act 2016*.
- The *Native Title Act 1993* in the case of crown land.
- Uses permitted on community and Crown land without consent under the *State Environmental Planning Policy (SEPP) Infrastructure 2007*.
- The objectives for and permissible uses listed under the relevant land zoning in the *Ku-ring-gai Local Environmental Plan 2015*.
- Authorised leases, licences, permits or easements.
- Relevant Council policies, regulations or local laws.

a. at St Ives Showground

- | | |
|--|--|
| • community gardens | • passive surveillance |
| • dog shows, obedience and agility classes | • picnic areas with wood barbecues |
| • equestrian activities including show jumping and dressage, for both training and competition | • playgrounds |
| • event support by providing administration | • polo, dressage, show jumping, special events, off-leash dog exercise, sports training and sports competition |
| • exhibitions, community events, education/training courses, seminars and meetings. | • protection of biodiversity and eco system services |
| • flying model planes and informal ball games | • radio-controlled car activities including informal use and regular competitions. |
| • food and beverage | • recreation activity |
| • informal dog exercise | • social gatherings |
| • low impact recreation, environmental education and for the rehabilitation, protection and preservation of bushland | • sustainable / nature based community education and camping |
| • outdoor adventure recreation | • toilets |
| • parking | • trail running, mountain bike riding, orienteering and bushwalking including organised events |

b. at Ku-ring-gai Wildflower Garden

- | | |
|----------------------------|---|
| • arboretum | • events |
| • birthday parties. | • interpretation, education activities and events |
| • cycling | • nature appreciation |
| • environmental education. | • parking |

- picnics
 - plant display
 - play
 - walking, running and hiking
- c. at Ku-ring-gai Community Nursery Site
- adventure based recreation
 - camping
 - community nursey
 - environmental activities
 - retail nursery
 - sport
- d. at St Ives Road Safety Centre for:
- driver training for road users, 4WD driving, motorcycle riders and motorcycle pillion passengers
 - for mountain bike and other events
 - bushland buffer
- e. at Green waste tip :
- for site rehabilitation and water recycling/harvesting
 - mountain bike riding
2. The SISPoM authorises impacting acts for development being consistent with:
- The values, roles and objectives for the land set out in this document.
 - The guidelines and core objectives for the relevant categories in the *NSW Local Government Act 1993*, and any other additional objectives council proposes to place on those categories in this plan.
 - Uses listed in the *Local Government (General) Regulation 2005*.
 - The requirements of the *NSW Crown Land Management Act 2016*.
 - The *Native Title Act 1993* in the case of crown land.
 - Uses permitted on community and Crown land without consent under the *State Environmental Planning Policy (SEPP) Infrastructure 2007*.
 - The objectives for and permissible uses listed under the relevant land zoning in the *Ku-ring-gai Local Environmental Plan 2015*.
 - Authorised leases, licences, permits or easements.
 - Relevant Council policies, regulations or local laws.

The Plan authorises, within the requirements of relevant legislation and Council policy, the future development of the St Ives Showground and Precinct Lands as listed within the SISPoM for the following purposes and uses:

- Alterations and additions to the existing land and infrastructure to provide improved facilities for the uses permitted by this Plan of Management.
- Construction of new facilities consistent with the community uses of the land.
- Improvements to the landscape and aesthetic elements of the land.
- Any landscape works, infrastructure improvements or refurbishments required to keep the facilities in good working condition and able to support regular use.
- Any works, improvements or refurbishments to improve sustainable operation and use of the site including those that reduce consumption of electricity, improve water efficiency and reduce impacts on adjacent land uses.

3. The SISPoM specifically authorises impacting acts for development being:

a. at St Ives Showground :

- the adaption of the existing kiosk building for food and beverage operators.
- the upgrade of the Douglas Pickering Pavilion to include water tanks and a dedicated hydrant
- formalisation of access, circulation, entrance/exit points and parking.
- bushwalking tracks and fire trails
- destination, interpretative and wayfinding signage
- a re-designed entrance
- a new Cultural and Environmental Education Centre
- an upgrade the multi-use area outdoor cinema, concerts, theatre
- an outdoor adventure recreation area for high ropes
- a camping area.
- community gardens

b. at Ku-ring-gai Wildflower garden:

- the upgrade of the Caley's Pavilion to provide multi-purpose community, education and function uses and integration of a café/kiosk
- upgrades of existing playspaces and picnic areas
- a destination nature play playground at Lamberts Clearing along with picnic and amenities upgrades.
- road and carpark upgrades
- improved boundary fencing

c. at Ku-ring-gai Community Nursery Site

- | | |
|---|--------------------------------|
| • adventure based recreation facilities | • environmental infrastructure |
| • building upgrades | • retail nursery |
| • camping facilities | • roads |
| • community nursey | • sport facilities |

d. at St Ives Road Safety Centre a second entry point is proposed along the south-west boundary.

e. at Green waste tip :

- environmental infrastructure
- mountain bike riding facility

4. The SISPoM also authorises further impacting acts being licenses, permits or other estates (use agreements) which are:

- compatible with the guidelines and core objectives for community land categories outlined in the *NSW Local Government Act 1993*.
- proposed uses must also be consistent with the Reserve Purpose for Crown land.
- on Crown land, subject to the *Native Title Act 1994*,
- consistent with current and proposed used outlined within the SISPoM.

Secondary interest or short-term licences are authorised, subject to the provisions described in Division 2.5 and 3.3 of the *Crown Land Management Act 2016*.

However, any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the *Crown Land Management Act 2016* unless native title is extinguished.

5. The SISPoM also authorises further impacting acts being licenses, permits or other estates as follows:

a. at St Ives Showground:

- Occupancy by the Northern Suburbs Agricultural and Horticultural Association of the St Ives Showground for the purpose of Holding of the St Ives Show and other related activities.
- Licences to :
 - Northern Suburbs Dog Training Inc of Jim Powell Pavilion, grassed activity areas (dog rings), SIS for Dog training and competition and other related activities
 - Ku-ring-gai Community Workshop Inc of Ku-ring-gai Community Workshop – “The Shed,” SIS for General community use
 - Ku-ring-gai Warringah Radio Control Electric Car Club Inc of Radio Car Control Track, SIS for Model electric and gas car competition, training and other related activities
 - Northside Riding Club Incorporated of Princess Anne Arena, exercise ring, SIS for Horse Riding and other related activities
 - Ku-Ring-Gai Model Flying Club Inc of Ku-ring-gai Model Flying Clubhouse and Model Aeroplane Flying Arena, SIS for Flying model aeroplanes, training and competition and other related activities.

b. at St Ives Road Safety Centre for:

- Licence to Her Most Gracious Majesty Queen Elizabeth II (Minister for Police) of Ku-ring-gai Road Safety Centre for School Road Safety Education Centre ("CARES") and associated activities in line with NSW Police Force education operations
- Sublease to Honda Australia Motorcycle and Power Equipment Pty Ltd of Ku-ring-gai Road Safety Centre for Driver/rider training and education, community and environmental purposes associated with Motor vehicle/cycle driver training; motor vehicle and rider instructor training; road safety and environmental awareness program; continued operation of CARES program; Transport for NSW programs, casual hire to community and business organisations requiring road safety training facilities and parking; activities to promote the Road Safety Centre and administration.

c. at St Ives Showground, Ku-ring-gai Wildflower garden, Ku-ring-gai Community Nursery and Lot 2843 DP 822242:

- Short term licences for:

<ul style="list-style-type: none"> ○ access ○ advertising 	<ul style="list-style-type: none"> ○ camping using a tent, caravan
---	---

- catering
- community, training or education
- emergency occupation
- entertainment
- environmental protection, conservation or restoration or environmental studies
- equestrian events
- exhibitions
- filming (as defined by the *Local Government Act 1993*)
- functions
- grazing
- hiring of equipment
- holiday accommodation
- markets
- meetings
- military exercises
- mooring of boats to wharves or other structures
- sales
- shows
- site investigations
- sporting and organised recreational activities
- stabling of horses
- storage.

E. Land Status

Table 1 shows the current status of the land.

The relevant act is not a past act for the purposes of the *Native Title Act 1993*.

F. Future Act Regime

- (1) Subdivisions B – E do not apply.

There are no existing Indigenous Land Use Agreements in place over any of the affected land.

- (2) Subdivision F does not apply.

No non-claimant application has been previously made.

- (3) Subdivision G does not apply.

The relevant acts are unrelated to primary production.

- (4) Subdivision H does not apply.

The relevant acts do not relate to the management or regulation of surface and subterranean water, living aquatic resources or airspace.

- (5) Subdivision I does not apply in part.

The lease at **Tags 4G** and **4H** commenced on 11 July 1994 for the purpose of Driver Training Education, Community and Environment Purposes and continues to apply. Future acts on Lots 2844 & 2845 DP 822242 consistent with the lease conditions will be valid future acts under Section 241C of the *Native Title Act 1993* while the lease or similar⁷ remain in place.

⁷ Section 241C of the *Native Title Act 1993* describes the requirements to meet the definition of “similar”.

Permissive Occupancy 1972/66 Metropolitan at **Tag 5C** commenced on 1 December 1978 for the purpose of Dumping of tree loppings, recycling, salvaging or removal for sale of useable timber and materials; and continues to apply. Future acts on Lot 2753 DP 752038 consistent with the permissive occupancy conditions will be valid future acts under Section 241C of the *Native Title Act 1993* while the permissive occupancy or similar remain in place.

- (6) Subdivision JA does not apply.

The relevant acts are not related to public housing.

- (7) Subdivision J applies in part.

Table 2 shows the requirements to satisfy Subdivision J and how that requirement is satisfied.

Table 2 - Requirements to satisfy Subdivision J

Requirement	Section	Comment
There is an earlier act that took place before the later act and on or before 23 December 1996	24JA(1)(a)	<u>Requirement partially satisfied.</u> The gazette dates for the land in Table 1 took place on or before 23 December 1996, excepting in relation to R.752038. Council will not be able to utilise Section 24JA of the <i>Native Title Act 1993</i> for future acts on this reserve as it relates to the subject land. R.752038 is not further considered in this table
The earlier act was valid (including because of Div. 2 or 2A)	24JA(1)(b)	<u>Requirement satisfied.</u> The reservations were valid. (See Table 1 notations for past act basis). A reservation or dedication under the various legislative provisions noted in column F of Table 1 were valid if the responsible Minister notified the reservation or dedication in the Gazette.
The earlier act was done by the Crown in right of the Commonwealth, a State or Territory; or consisted of the making, amendment or repeal of legislation	24JA(1)(c)	<u>Requirement satisfied.</u> The earlier acts were undertaken by the responsible Minister.
The earlier act contained, made or conferred a reservation, proclamation, dedication, condition, permission or authority (the reservation) under which the whole or part of any land or waters was to be used for a particular purpose	24JA(1)(d)	<u>Requirement satisfied.</u> The earlier acts were for a particular purpose being Public Recreation and Showground, Promotion of the Study and Preservation of Native Flora and Fauna, Public Recreation and Plantation and Government.

Requirement	Section	Comment
<p>the later act is done in good faith:</p> <ul style="list-style-type: none"> i. under or in accordance with the reservation; or ii. in the area covered by the reservation, so long as the act's impact on native title is no greater than the impact that any act that could have been done under or in accordance with the reservation would have had. 	24JA(1)(e)	<p><u>Requirement satisfied.</u></p> <p>In my opinion each of the acts listed in sections D(1)(a), (b) & (c), D(3)(a) & (b) and D(5)(a) & (c) will be undertaken in accordance with the various reservation purposes or the listed act's impact on native title is no greater than the impact that any act that could have been done under or in accordance with the reservation would have had.</p> <p>Acts listed in D(2) and D(4) <u>may</u> be valid, however, that will be determined when the processed act is further assessed. See Part G.</p>

Council will not be able to utilise Section 24JA to authorise future acts at the St Ives Road Safety Centre (excepting Lot 2843 DP 822242) or at the Green Waste Tip.

- (8) Subdivision K applies. Table 3 shows the requirements to satisfy Subdivision K and how that requirement is satisfied.

Table 3 - Requirements for an Act to be valid under Subdivision K

Requirement	Section	Comment
The act relates, to any extent, to an onshore place.	24KA(1)(a)	<p><u>Requirement satisfied</u></p> <p>The subject land is within the limits of New South Wales.</p>
<p>The act either:</p> <ul style="list-style-type: none"> (i) permits or requires the construction, operation, use, maintenance or repair, by or on behalf of any person, of any of the things listed in subsection (2) that is to be operated, or is operated, for the general public; or (ii) consists of the construction, operation, use, maintenance or repair, by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities, of any of the things listed in subsection (2) that is to be operated, or is operated, for the general public. <p>Subsection (2)</p> <ul style="list-style-type: none"> (a) a road, railway, bridge or other transport facility (other than an airport or port); (b) a jetty or wharf; (c) a navigation marker or other navigational facility; (d) an electricity transmission or distribution facility; (e) lighting of streets or other public places; (f) a gas transmission or distribution facility; (g) a well, or a bore, for obtaining water; (h) a pipeline or other water supply or reticulation facility; (i) a drainage facility, or a levee or other device for management of water flows; (j) an irrigation channel or other irrigation facility; (k) a sewerage facility, other than a treatment facility; (l) a cable, antenna, tower or other communication facility; (la) an automatic weather station; (m) any other thing that is similar to any one or more of the things mentioned in the paragraphs above. 	24KA(1)(b) and 24KA(2)	<p><u>Requirement satisfied.</u></p> <p>Th proposed acts will be constructed by or on behalf of Council.</p> <p>The proposed entry point and road for the St Ives Road Safety Centre will meet the requirements of subsection 2(a).</p>

Requirement	Section	Comment
The act does not prevent native title holders in relation to land or waters on which the thing is located or to be located from having reasonable access to such land or waters in the vicinity of the thing, except: (i) while the thing is being constructed; or (ii) for reasons of health and safety;	24KA(1)(c)	<u>Requirement satisfied.</u> When construction is complete the native title holders will have access to the area.
A law of the Commonwealth, a State or a Territory makes provision in relation to the preservation or protection of areas, or sites, that may be: (i) in the area in which the act is done; and (ii) of particular significance to Aboriginal peoples or Torres Strait Islanders in accordance with their traditions.	24KA(1)(d)	<u>Requirement satisfied.</u> The New South Wales <i>National Parks and Wildlife Act 1974</i> provides for the preservation or protection of Aboriginal areas or sites.
The Act is not a future act that is the compulsory acquisition of the whole or part of any native title rights and interests.	24KA(1A)	<u>Requirement satisfied.</u> The act does not consist of the compulsory acquisition of native title rights and interests.

Council will not be able to utilise Section 24KA to authorise future acts relating to public works noted in D(3)(e) at the Green Waste Tip. Council may need to seek future act protection under Section 24FA of the *Native Title Act 1993* to undertake these developments.

G. Further Native Title Manager Advice

Further native title manager advice will be required prior to issuing approval for future acts listed in D(4) but not specified in D(5).

Any public works, noted in D(2) and D(3) will require that notification and opportunity to comment be given to NTSCorp Limited as the representative Aboriginal /Torres Strait Islander body and any registered native title claimant or holder.

However, Council will not be able to utilise Section 24KA to authorise future acts relating to public works noted in D(3)(e) at the Green Waste Tip. Council will likely need to seek future act protection under Section 24FA of the *Native Title Act 1993*.

H. Consequences

- (1) The acts are valid.
- (2) Apart from that noted in Section (G) any uses and use agreements authorised by the SISPoM and not requiring further native title manager advice will either have no impact on native title or be valid under Sections 24IB, 24IC, 24JA, 24KA and/or 24LA of the *Native Title Act 1993*.

See Section D of this report for this list of uses etc.

- (3) Where the proposed act is the establishment or construction of a public work, and is a valid future act under section 24JA, native title will be extinguished over the footprint and curtilage of the works. A public work is defined as:

- (a) *any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:*
- (i) *a building, or other structure (including a memorial), that is a fixture; or*
 - (ii) *a road, railway or bridge; or*
 - (iia) *where the expression is used in or for the purposes of Division 2 or 2A of Part 2--a stock-route; or*
 - (iii) *a well, or bore, for obtaining water; or*
 - (iv) *any major earthworks; or*
- (b) *a building that is constructed with the authority of the Crown, other than on a lease.*

Major earthworks are defined as:

earthworks (other than in the course of mining) whose construction causes major disturbance to the land, or to the bed or subsoil under waters.

- (4) Where the proposed act is the establishment or construction of a public work, and is a valid future act under section 24KA, the non-extinguishment principle applies.
- (5) In the event of a future native title determination where native title is found to exist native title holders may be entitled to compensation.

For works undertaken under Section 24JA compensation will be payable by the State. Council may be liable to indemnify the State for such compensation.

For works undertaken under Section 24KA compensation will be payable by Council.

- (6) Under Subdivisions J and K of the future act provisions of the *Native title Act 1993*, notification and the right to comment is required if the relevant act consists of the construction or establishment of a public work. The requirement will be satisfied when specific public works are proposed, and appropriate development plans are prepared. Notification is not required at this stage.

Appendix 1

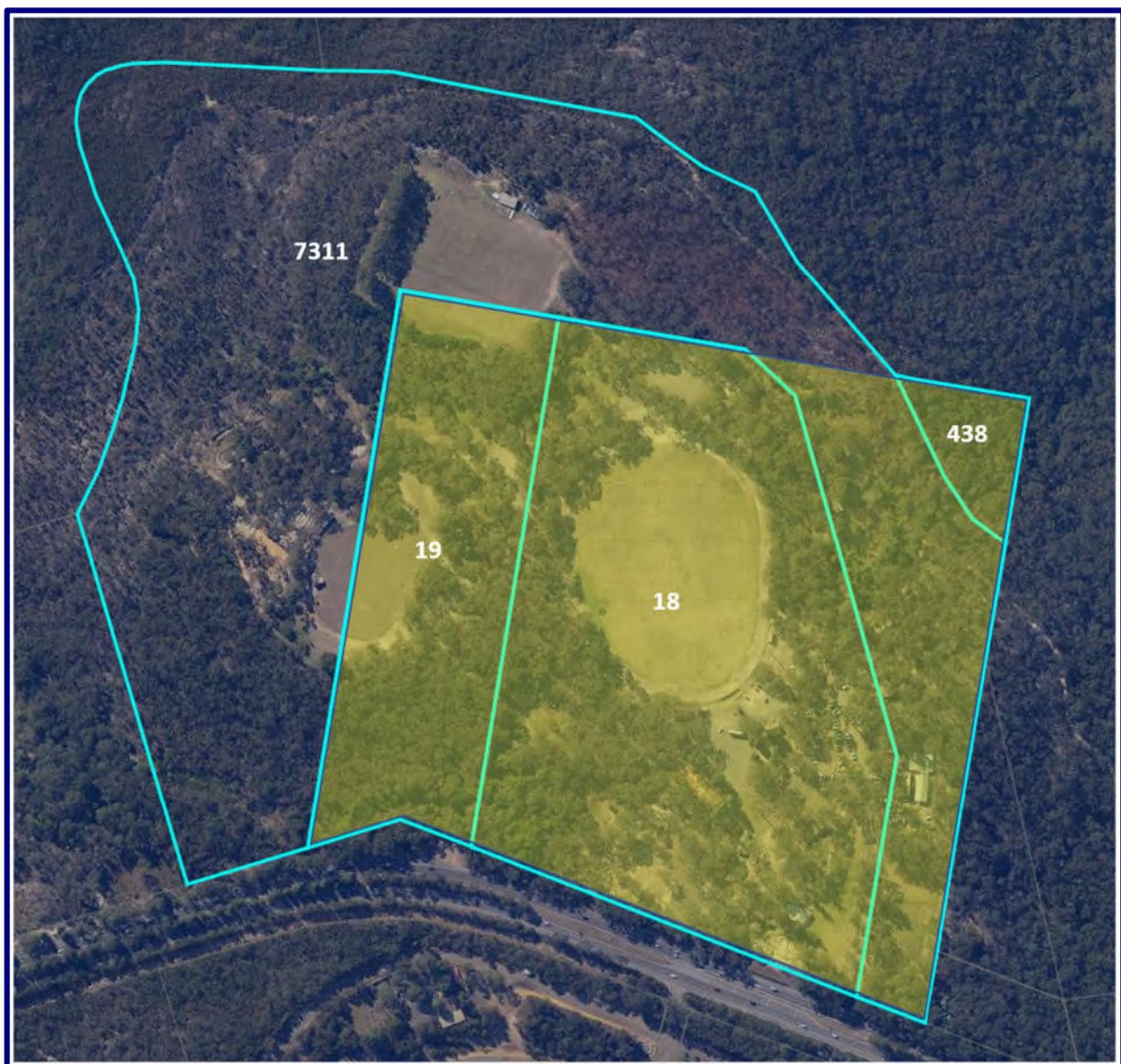
D.500103 – St Ives Showground – Native Title


Vested Land

Lots 18 & 19 in DP 752017, Lot 438 in DP 40911 and part of Lot 7311 in DP 1153639 (area shaded yellow in figure below) were previously dedicated for Public recreation and showground under Section 24 of the *Crown Lands Consolidation Act 1913* on 28 November 1947 (see **Tag 1E**).

This land was vested in the Council of the Municipality of Ku-ring-gai as trustee for an estate in fee simple under the Public Trusts Act 1897 on 5 March 1948 (see **Tag 1F**).

The vesting to the Council of the Municipality of Ku-ring-gai as trustee may be consistent with Section 23B(2)(c)(ii) of the *Native Title Act 1993* and it is my opinion that native title is likely to be extinguished over that part of D 500103.





Other grants of title had been previously made over these lands. This was noted in our report 18.156 dated 5 June 2018.

Our investigations have not found any other act likely to have extinguished native title over the remainder of D.500103. Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.

Appendix 2

R.86262 – Ku-ring-gai Wildflower Gardens – Native Title

Special Lease

Lot 575 DP 752031 (former portion 575 Parish of Gordon County of Cumberland) was previously subject to Special Lease 1933-48 Metropolitan for Poultry farm, vegetable and nurse garden under the provisions of the *Crown Lands Consolidation Act 1913* to Thomas Kenneth Gibbs approved 3 November 1933 (see **Tag 2F** for gazette notification and **Tag 2G** for lease diagram).

The grant of Special Lease 1933-48 Metropolitan to Thomas Kenneth Gibbs may be consistent with Section 23B(2)(c)(i) and Schedule 1 Part 1 (3)(8) of the *Native Title Act 1993*. Schedule 1 Part 1 (3)(8) provides for “Poultry farm” and “vegetable and nurse garden” as valid purposes under the Act and it is my opinion that native title is likely to be extinguished over that parcel within R.86262.

Our investigations have not found any prior act likely to have extinguished native title over R.86262. Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.

Appendix 3

R.81542 – Council Nursery – Native Title

Special Lease

Lot 56 DP 752017 (former portion 56 Parish of Broken Bay County of Cumberland) was previously subject to Special Lease 1931-19 Metropolitan for Pig Farm under the provisions of the *Crown Lands Consolidation Act 1913* to Albert Richard Tunbridge approved 8 April 1932 (see **Tag 3E** for gazette notification and **Tag 3C** for lease diagram).

The grant of Special Lease 1933-48 Metropolitan to Albert Richard Tunbridge may be consistent with Section 23B(2)(c)(i) and Schedule 1 Part 1 (3)(8) of the *Native Title Act 1993*. Schedule 1 Part 1 (3)(8) provides for “Pig Farm” as valid purposes under the Act and it is my opinion that native title is likely to be extinguished over that parcel within R.81542.

Our investigations have not found any prior act likely to have extinguished native title over R.81542. Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.

Appendix 4

St Ives Road Safety Centre

R.100219, R.752038 and Unreserved Crown land – Native Title

Lease

Lots 2844 & 2845 DP 822242 are subject to Lease 200089 to the Council of Ku-ring-gai for Driver Training Education, Community Purposes and Environment Purposes commencing 11 July 1994 under the *Crown Lands Act 1989*. (see **Tag 4G** for gazette notification and **Tag 4C** for lease diagram).

The grant of Lease 200089 the Council of Ku-ring-gai may be consistent with Section 23B(2)(c)(i) and Schedule 1 Part 1 (8) of the *Native Title Act 1993*. Schedule 1 Part 1 (3)(8) provides for “driver training ground” as a valid purposes under the Act and it is my opinion that native title may be extinguished over those parcels.

Our investigations have not found any other prior act likely to have extinguished native title over R.100219 and the part of R.752038 currently identified as part of St Ives Road Safety Centre. Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.

Appendix 5

Green Waste Tip – R.752038 – Native Title

Our investigations have not found any prior act likely to have extinguished native title over the part of R.752038 currently identified as Green Waste Tip. Please note, however, that no investigation has been undertaken into the extinguishment of native title via a public work under Section 23B(7) of the *Native Title Act 1993*.



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 18/752017

SEARCH DATE	TIME	EDITION NO	DATE
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5/6/2018	12:38 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 18 IN DEPOSITED PLAN 752017
AT ST IVES
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF BROKEN BAY COUNTY OF CUMBERLAND
(FORMERLY KNOWN AS PORTION 18)
TITLE DIAGRAM CROWN PLAN 3671.2030

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (CA133127)

SECOND SCHEDULE (3 NOTIFICATIONS)

- * 1 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.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: 19/752017

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
5/6/2018	12:38 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 19 IN DEPOSITED PLAN 752017
AT ST IVES
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF BROKEN BAY COUNTY OF CUMBERLAND
(FORMERLY KNOWN AS PORTION 19)
TITLE DIAGRAM CROWN PLAN 3959.2030

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (CA133127)

SECOND SCHEDULE (3 NOTIFICATIONS)

- * 1 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.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

(2134)

Sydney, 9th May, 1958.

**NOTIFICATION OF DEDICATION OF LAND FOR PUBLIC PURPOSES UNDER THE CROWN LANDS
CONSOLIDATION ACT, 1913.**

AN abstract of the intended **dedication** of the areas of Crown land described in the Schedule hereto for the public purposes therein mentioned having been duly laid before both Houses of Parliament of the State of New South Wales, in accordance with the provisions of section 24 of the Crown Lands Consolidation Act, 1913, it is hereby notified that the areas of Crown land hereinbefore mentioned and as more particularly described in the Schedule hereto are hereby dedicated for the public purposes specified in connection therewith.

W. M. GOLLAN, Minister for Lands.

Place	County	Portion	Allotment	Section	Locality	Area	Purpose of Dedication	No. of Papers	Cat. No. of Plan
St. Ives ...	Cumberland ...	...	*	...	Parish of Broken Bay ...	a. r. p. 105 1 30 (about).	Public recreation and showground .	P. 57-4,622 ...	C. 3,671-2,030, C. 3,959-2,030, Ms. 8,062 Sy. R.
Rankin's Springs. Liverpool	Cooper ...	97	...	...	Parish Compsaira ...	0 2 25½	War memorial (hall) ...	P. 58-865 ...	C. 6,974-1,804
...	Cumberland ...	†	...	...	Parish St. Luke ...	54 0 0	Public recreation (Woodward Park).	P. 57-5,931 ...	Ms. 561 Sy, C. 6,643-2,030 R.
Runnymede	Rous ...	189	...	...	At Kyogle ...	3 0 24	Public school site ...	P. 58-738 ...	R. 9,599-1,759
Braidwood	St. Vincent ...	‡	...	...	Parish Boyle ...	3 0 0	Cemetery (addition) ...	P. 56-5,355 ...	Ms. 4,308 Gbn.
Tarcutta	Wynyard ...	238	...	...	Tarcutta ...	0 0 15½	Public hall (addition) ...	P. 56-4,132 ...	W. 6,548-2,119 R.

* Portions 18, 19, broadarrow shown on plans C. 3,671-2,030, and area shown by red tint on Ms. 8,602 Sy. R.

† Portion 368 and the land bounded by Hoxton Park road, Copeland-street, and portions 368, 226 and 257.

‡ As shown by yellow edging on plan.

Ms. 22-817



Applied for under the Section of the Crown Lands Consolidation Act 1913 by

Measured for Show Ground at "St Nes"

Por. N.º C.L. N.º

Partly within R.R. 63. Noted 20th April, 1881. Revoked 15th September '22.

~~Show Ground Dedicated 15th September 1924. Revoked 28.11.47.~~

Grant issued to John William Taylor William George

~~Peter Clarke, John Hughes, Roland Douglas Athol, Robert Bruce Brown &~~

~~Oscar Curtis as Trustees for Show Ground Site vide Misc 25/10356. Revoked 28.11.47.~~

~~Dedicated for Public Recreation & Show Ground Gaz. 28.11.47, Revoked 9.5.58~~

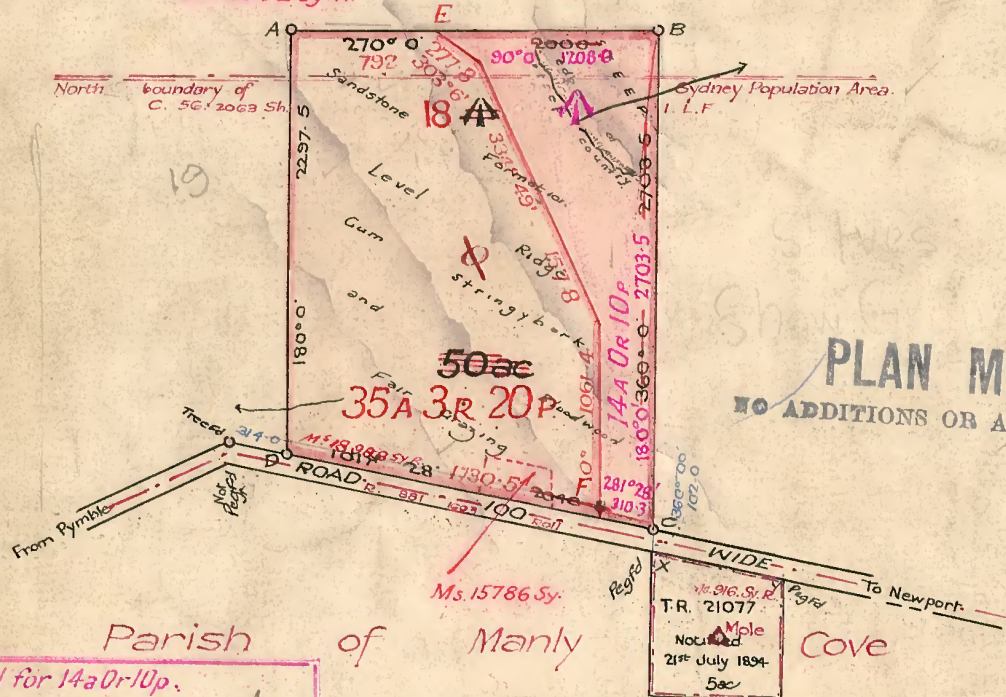
Within Dedication for Public Recreation & Show Ground Gaz 9.5.58

Notice of Re-alignment of Mona Vale road Gqz 16-8-63 MS/8988.SYR

R. R. 63

Notd 20th April 1881

MS 8602 Sv. R



PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE

Por. 1 approved for 14a Or 10p.
(Surround Area 14-1161ac.)
Pks. 47,5687.

General Drafting Branch.
22nd September, 1947.

Azimuth taken from X-Y

Field Book Vol. 8183 Folio 46

Reference to Corners

Corner	Bearing	From	Links	N ^o on Free
A.	58° 24'	Bldw ^d	16.1	7 18
E	245 37	Bldw ^d	9.8	18
B	161° 52'	Gum	41.8	7 18
F	164 8	Bldw ^d	79.8	18
C	174° 40'	Bldw ^d	10.4	7 18
D	197° 25'	Gum	56.2	7 18

Value of Improvements Nil

Reference to Traverse

[illegible]

I hereby certify that I in person made and on the 23rd Jan'y 1922 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of licensed Surveyors and the practice of the Department of Lands.

A. L. Foul

Licensed Surveyor

Transmitted to the District Surveyor with my letter of 31st January 1922 No. 7

Voucher N^o — Passed Staff

Calculation Book N^o C.36 Folio 81

Checked and Charted

Examined *O. N. Br. S. 31. 5. 32*

Plan approved C. S. Shearer

19

Scale ¹⁰~~20~~ Chains to an Inch

Lithographed & Printed at the Department of Lands, Sydney, N.S.W., 1918.

~~Ms 5621.5v~~

C 3671 2030

N^o of Lith. 18.759.0

3671-2030

H.O.183 (St.)

Papers LB²⁸/377

MUN. OF KU-RING-GAI (GAZ. 17-11-33)
Warringah Shire

PLAN OF PORTION 19

County of Cumberland Parish of Broken Bay

LAND DISTRICT OF METROPOLITAN LAND BOARD DISTRICT OF SYDNEY

Occupation license N^o

Holding, Eastern Division

Applied for under the Section of the Crown Lands Consolidation Act 1913 by

Partly within R.R. 63 Notified 20th April 1881 Revoked 1-11-23

do do Population Area of Sydney Proclaimed 22nd April 1886

do do R. 1668 from Occⁿ under Min. Right or Bus. Lic. for Resid. or Bus. Pur. Not^d 15-12-22

~~Proposed addition to St Ives Show Ground Dedicated Gaz. 1-11-29 Revoked 28.11.47.~~

~~Grant issued to John William Taylor, George Gaukrodger, Peter Clarke, William Hensman, William Wills Higgins, William James Sanders & Owen Clarke, Parks 1939 6610 Revoked 28.11.47~~

~~Dedicated for Public Recreation & Show Ground Gaz. 28.11.47. Revoked 9.5.58~~

Within Dedication for Public Recreation & Show Ground Gaz. 9.5.58

In 30p. appropriated by Department of Main Roads. Gazette. 4.12.64. M⁸ 19436 Sy. R.

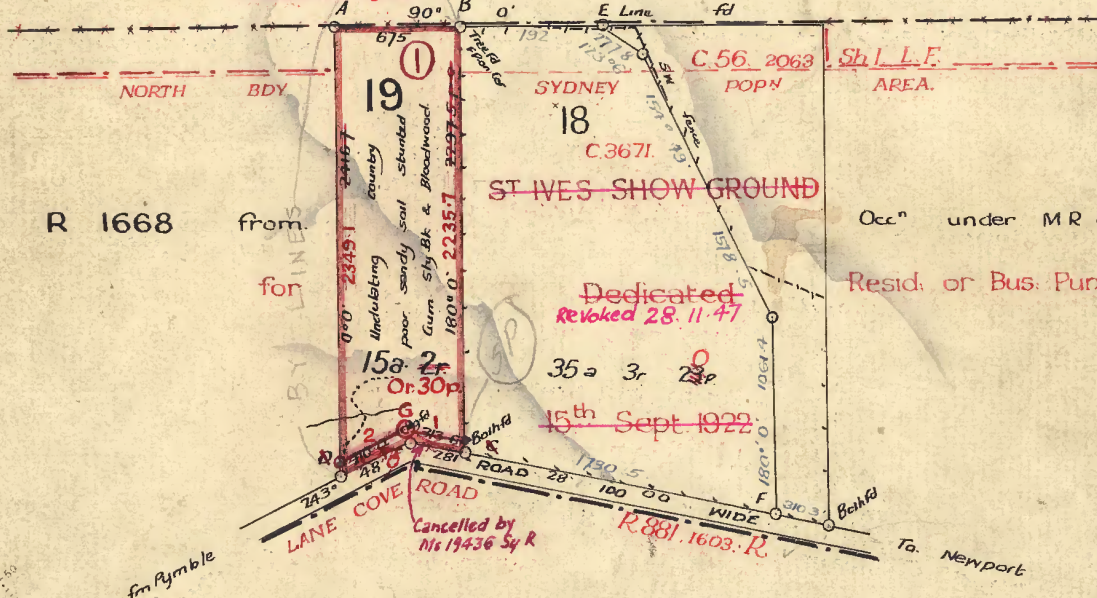
PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

R. R. 63

Not^d 20. 4. 81.

Ms. 8602 Sy. R.



Azimuth taken from BC

Field Book 4481 Pages 11

Reference to Corners

Corner	Bearing	From	Links	N ^o on Plan
A	21° 24'	Sty Bk	58.7	19
B	58° 24'	Bldwd	16.1	18 19
C	197° 25'	Gum	56.2	18 19
D	143° 22'	Sty Bk	97.3	19
E	245° 37'	Bldwd	9.8	18
F	164° 8'	do	79.8	18
G	352° 38' 15"	Conc. Block	2.41	

Reference to Traverse

Line	Bearing	Distance
1	281° 28'	322.3
2	243° 48'	400.9

Value of Improvements

Plan approved for area of 15a. Or. 30p. by dedⁿ

15th Dec. 1922.
Authorized Officer
29 October 1965.

I hereby certify that I in person made and on the 8th Nov^r 1928 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

J. B. Pople

Licensed Surveyor

Transmitted to the District Surveyor with my letter of 31. 12. 28 N^o 68

Voucher N^o Passed Staff
Calculation Book N^o D 66 Folio 13
Checked and Charted R. B. Field 31. 1. 29.

Examined 11. 2. 29
Plan approved 19th February 1929.

D. J. Mainsell
Draftsman in Charge

Scale 20 Chains to an Inch.

Lithographed & Printed at the Department of Lands Sydney N.S.W.

Cat N^o C.3959.2030



LANDS DEPARTMENT NOTICES

NOTICE APPOINTING A TRUSTEE UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General Sir ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the Council of the Municipality of Ku-ring-gai as trustee of an area of about 105 acres 1 rood 30 perches at **St. Ives**, parish of Broken Bay, county of Cumberland, dedicated 9th May, 1958, for Public Recreation and **Showground**. Pks. 57-4,622.

Signed and sealed at Sydney, this 23rd day of September, 1958.

E. W. WOODWARD, Governor.

By His Excellency's Command,

F. H. HAWKINS.

(4045)

GOD SAVE THE QUEEN!

(4782)

Sydney, 26th September, 1958.

IT is hereby notified that, in accordance with the provisions of section 26 of the Crown Lands Consolidation Act, 1913, the undermentioned gentlemen are hereby appointed as trustees, respectively, of the portions of land hereunder particularised.

W. M. GOLLAN, Minister for Lands.

The portion of the General Cemetery at Baradine, parish and county of Baradine, dedicated 26th November, 1920, set apart for Methodist Burial Grounds:—Alfred Hotchkiss (in the place of J. G. Hotchkiss, retired). Pks. 53-6,767.

The portion of the General Cemetery at Nowra, parish of Nowra, county of St. Vincent, dedicated 20th April, 1875, set apart for Burial Grounds for Other Denominations:—Thomas Albert Shackleton (in the place of P. Calopedis, retired). Pks. 58-3,296.

The portion of the General Cemetery at Quambone, parish of Mobala, county of Gregory, dedicated 19th October, 1894, set apart for Burial Grounds for Other Denominations:—Luddon Joseph Wooding (in the place of J. S. Jones, retired). Pks. 51-8,937.

(8406)

Western Lands Office, Sydney, 28th November, 1947.

IT is hereby notified that under the provisions of Section 28A of the Western Lands Act of 1901, Western Lands Leases of the land specified in the annexed Schedule have been granted to the undermentioned persons.

The leases are subject to the provisions of the Western Lands Act, 1901, and the Regulations thereunder, and to the special conditions, provisions, exceptions, covenants, and reservations set out at the foot of the Schedule.

The land to be used only for the purposes for which the leases are granted.

All amounts due and payable to the Crown must be paid to the Accountant, Department of Lands, within one month from the date hereof.

W. F. SHEAHAN, Minister for Lands.

No. of Western Lands Lease.	Reg. No. of Papers.	Name of Lessee.	Parish.	County.	Situation of Land.	Area.	Purpose of Lease.	Term of Lease.		Annual Rent.	Survey Fee.	Pastures Protection District.
								From	To			
6001	W.L.O. 47-6338	Hilda Burns	Pieton	Yanco-winna.	Por. 2084	a. r. p. 0 0 33½	Residence	1947. 22 Sept.	1961. 21 Sept. 1957.	£ s. d. 1 0 0	£ s. d. 1 0 0	Broken Hill.
6003	47-7411	Walter David Harris	do	do	Por. 1461	1 0 0	Poultry Farm	15 Oct.	14 Oct. 1961.	1 0 0	1 0 0	do
6006	47-6667	Max Stewart Middleton.	do	do	Por. 868	0 2 39½	Cultivation	1 Nov.	31 Oct. 1961.	1 10 0	1 0 0	do
6016	47-7438	Reuben Keith Collicott.	do	do	South-eastern part portion 1539.	0 0 34½	Residence	15 Nov.	14 Nov. 1968.	1 0 0	1 0 0	do
6018	47-7437	Walter Henry Sinclair	do	do	Por. W.L. 2794	0 1 0	do	15 Nov.	14 Nov.	1 0 0	1 0 0	do

The leases are subject to the provisions of clauses 1 to 5, 9, 11 and 12 of Regulation 34 under the Western Lands Act and the following special conditions attach to the leases indicated:—

Western Lands Lease 6001.—The lessee shall within twelve months from date of commencement of the lease erect on the land a dwelling in accordance with plans and specifications approved by the Broken Hill City Council and shall enclose the land with a substantial fence to the satisfaction of the Commissioner.

Western Lands Lease 6003.—The lessee shall within twelve months from date of commencement of the lease enclose the land with a substantial fence to the satisfaction of the Commissioner. The Minister shall have the right to withdraw from the lease without compensation, any land required for the purpose of roadways or lanes.

Western Lands Leases 6006, 6016 and 6018.—The lessee shall within twelve months from date of commencement of the lease enclose the land with a suitable fence to the satisfaction of the Commissioner.

(8366)

Western Lands Office, Sydney, 28th November, 1947.

IT is hereby notified that under the provisions of section 28A of the Western Lands Act of 1901, a Western Lands Lease of the land specified in the annexed Schedule has been granted to the undermentioned person.

The lease is subject to the provisions of the Western Lands Act of 1901, and to the special condition set out at the foot of the schedule.

The land to be used only for the purpose for which the lease is granted.

All amounts due and payable to the Crown must be paid to the Accountant, Department of Lands, within one month from the date hereof.

W. F. SHEAHAN, Minister for Lands.

No. of Western Lands Lease.	Reg. No. of Papers.	Name of Lessee.	Situation of Land.	Area.	Purpose of Lease.	Term of Lease.		Annual Rent.	Survey Fee.	Pastures Protection District.
						From	To			
5999	W.L.O. 47-7,036	George Weir, Minister for Conservation.	County of Waljeers, portion No. 3317.	Aeres. 29,475	Conservation purposes.	1947. 6 Oct. ...	1954. 5 Oct. ...	£ s. d. 1 0 0	£ s. d.	Bairnsdale.

* Survey Fee not to be called for.

The lease shall be subject to the general provisions of Regulation 34 (exclusive of paragraph 13) under the Western Lands Act of 1901, and to the following special condition:—

"The lessee shall use iron or steel posts (with wooden strainers) for the erection or repair of all fencing on the land leased except that, in special cases, the Commissioner may permit the use of other posts."

(8449)

Sydney, 28th November, 1947.

NOTIFICATION OF DEDICATION OF LANDS FOR PUBLIC PURPOSES UNDER THE CROWN LANDS CONSOLIDATION ACT, 1913.

AN abstract of the intended dedication of the areas of Crown Lands described in the Schedule hereto for the public purposes therein mentioned, having been duly laid before both Houses

of Parliament of the State of New South Wales, in accordance with the provisions of section 24 of the Crown Lands Consolidation Act, 1913, it is hereby notified that the areas of Crown Lands hereinbefore mentioned and as more particularly described in the Schedule hereto, are hereby dedicated for the public purposes specified in connection therewith.

W. F. SHEAHAN, Minister for Lands.

SCHEDULE.

List No. 8 of 1947.

Place.	County.	Portion.	Allotment.	Section.	Locality.	Area.	Purpose of Intended Dedication.	No. of Papers.	Cat. No. of Plans.
Leichhardt	Cumberland	*	...	...	Parish Petersham	a. r. p. 0 0 24 (about).	Public recreation (addition to Leichhardt Park).	Rds. 46-615 ...	Ms. 10,722 Sy. Roll.
Do	do	...	...	...	do	0 0 9½	do	S. 46-11,943 ...	C. 6,061-2,030.
Crookwell	King	...	12	2	Parish Crookwell (Town)	0 1 0½	War Memorial (Library)	P. 47-5,586 ...	C. 13-1,733.
St. Ives	Cumberland	18, 19, and portion broad-arrow.	...	...	Parish Broken Bay	65 1 30	Public recreation and show-ground.	P. 47-9,000 ...	C. 3,671 and C. 3,059-2,030.
Deniquin	Townsend	974	...	...	Suburban lands, South Deniquin.	0 1 00	Public school	P. 47-5,606 ...	T. 1,671 1,803.

* Part of Glover-street closed by Gazette of 25th July, 1947.

south-eastern boundary and its prolongation; thence by designed road, 1 chain wide, north-westerly, and designed road, 50 links wide, running south-westerly; and thence southerly along the easternmost boundary of portion 33. V. 3,824-2,013 r. P. 47-7,153.

Signed and sealed at Sydney, this 4th day of March, 1948.

(L.S.) J. NORTHCOTT, Governor.

By His Excellency's Command,

W. F. SHEAHAN, Minister for Lands.

(9378)

GOD SAVE THE KING!

NOTICE VESTING LAND IN TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.

WHEREAS by notification published in the New South Wales Government Gazette of the 15th June, 1928, the land described in the Schedule hereto was, in pursuance of the provisions of the 28th and 29th sections of the Crown Lands Consolidation Act, 1913, reserved from sale for the purpose of Public Recreation and from lease generally; and whereas The Council of the City of Orange is the present trustee of the said land; and whereas it is desired to vest the said land in the said trustee in accordance with the provisions of section 3 of the Public Trusts Act, 1897, as hereinafter mentioned: Now, therefore, I, Lieutenant-General JOHN NORTHCOTT, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, vest the said land described in the Schedule hereto, in the said Council of the City of Orange and its successors as trustee for an estate in fee-simple to hold for the purpose of Public Recreation, subject to the conditions and provisos and with the powers following: Provided that the said estate shall immediately cease and determine upon the revocation of the whole or any part of the said reservation so far as regards the lands comprised in such revocation: Provided also that the said trustee shall not be capable of alienating, charging, or in any way disposing of the said land or any part thereof except in manner following, that is to say: The said trustee shall have power, subject to the written consent of the Minister for Lands being first had and obtained, to lease the whole or any part of the said land at such rent for such purposes during such term and subject to such provisions and conditions as the said Minister in writing approves, and subject to any statutes, ordinances, rules and regulations now or hereafter made and relating to the management and control of the said land: Provided lastly that every lease shall contain a proviso that it shall cease and determine immediately upon the revocation of the whole or any part of the said reservation so far as regards the land comprised in such revocation. P. 47-9,770.

SCHEDULE.

Orange Land District, City of Orange, town of Orange, parish of Orange, counties of Wellington and Bathurst; area about 32 acres 3 roods, known as National Park, being Reserve No. 60,513 from sale (60,514 from lease generally) for Public Recreation, notified 15th June, 1928. Plans Ms. 584 to 587 Oe.

Signed and sealed at Sydney, this 4th day of March, 1948.

(L.S.) J. NORTHCOTT, Governor.

By His Excellency's Command,

W. F. SHEAHAN, Minister for Lands.

(9315)

GOD SAVE THE KING!

NOTICE VESTING LAND IN TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.

WHEREAS by notification published in the New South Wales Government Gazette of the 28th November, 1947, the land described in the Schedule hereto was, in pursuance of the provisions of the 24th section of the Crown Lands Consolidation Act, 1913, dedicated for the purpose of Public Recreation and Showground; and whereas The Council of the Municipality of Ku-ring-gai is the present trustee of the said land; and whereas it is desired to vest the said land in the said trustee in accordance with the provisions of section 3 of the Public Trusts Act, 1897, as hereinafter mentioned: Now, therefore, I, Lieutenant-General JOHN NORTHCOTT, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, vest the said land described in the Schedule hereto, in the said Council of the Municipality of Ku-ring-gai and its successors as trustee for an estate in fee-simple to hold for the purpose of Public Recreation, subject to the conditions and provisos and with the powers following: Provided that the said estate shall immediately cease and determine upon the revocation of the whole or any part of the said dedication so far as regards the lands comprised in such revocation: Provided also that the said trustee shall not be capable of alienating, charging, or in any way disposing of the said land or any part thereof except in manner following, that is to say: The said trustee shall have power, subject to the written consent of the Minister for Lands being first had and obtained, to lease the whole or any part of the said

land at such rent for such purposes during such term and subject to such provisions and conditions as the said Minister in writing approves, and subject to any statutes, ordinances, rules and regulations now or hereafter made and relating to the management and control of the said land: Provided lastly that every lease shall contain a proviso that it shall cease and determine immediately upon the revocation of the whole or any part of the said dedication so far as regards the land comprised in such revocation. P. 48-659.

SCHEDULE.

Metropolitan Land District, Ku-ring-gai Municipality, parish Broken Bay, county Cumberland, area 65 acres 1 rood 30 perches, being the land dedicated for Public Recreation and Showground at St. Ives, Gazette 28th November, 1947, within portions 18, 19 and broad-arrow. C. 3,671 and 3,959-2,030.

Signed and sealed at Sydney, this 4th day of March, 1948.

(L.S.) J. NORTHCOTT, Governor.

By His Excellency's Command,

W. F. SHEAHAN, Minister for Lands.

(9531)

GOD SAVE THE KING!

(88)

Sydney, 5th March, 1948.

IT is hereby notified that, in accordance with the provisions of the Commons Regulation Act, 1898, the undermentioned gentleman is hereby appointed as a trustee of the Common particularised hereunder, and holds office until the next general election of trustees.

W. F. SHEAHAN, Minister for Lands.

Yetman Common:—James Hildrew, senior (in the place of Mr. J. E. Martin, resigned). P. 48-1,323.

(97)

Sydney, 5th March, 1948.

IT is hereby notified that, in accordance with the provisions of section 26 of the Crown Lands Consolidation Act, 1913, the undermentioned gentlemen are hereby appointed as trustees, respectively, of the portions of land hereinafter particularised.

W. F. SHEAHAN, Minister for Lands.

The portion of the General Cemetery at Mullumbimby, dedicated 15th January, 1892, set apart for Presbyterian Burial Ground:—Messrs. Sidney Charles Vallance, George Keith Gardner, Roy Joseph Maddy and William Frederick Arnison (in the places of Messrs. S. Gardner, H. Byrnes, R. Argue and W. E. Sellwood, deceased). P. 48-1,067.

Public Hall Site at Rosewood, area 1 rood 5½ perches, dedicated 11th January, 1929:—Messrs. Harold Lionel Rial, Mark Ernest Portors and Laurence Holden McEachern (in the places of Messrs. C. G. Archer, T. E. A. Doughty and G. F. Portors, resigned). P. 48-1,320.

The portions of the General Cemetery and Addition thereto at Sandgate, dedicated 10th June, 1887, and 9th September, 1908, respectively, set apart for Methodist Burial Ground:—Harold George Peterson, Esq. (in the place of Mr. G. H. Lock, retired). P. 48-1,397.

Site for War Memorial, allotment 9, section 25, of 36 7/10th perches, town of Wentworth, dedicated 7th December, 1945:—Bernard James Loomes, Esq. (in the place of Mr. V. C. Ellis, resigned). P. 48-864.

PERMISSION TO ENGAGE IN PRIVATE BUSINESS.

HIS Excellency the Governor, with the advice of the Executive Council, has approved of Mr. Augustus Benedict Sheahan, an officer of the Public Service at present on leave prior to retirement, being permitted to engage in private business as a Land Agent, in terms of section 68 of the Public Service Act, 1902, during the period of his leave, which expires on 27th August, 1948. (Insp. 47-3,080)

(109)

W. F. SHEAHAN, Minister for Lands.

(9610)

Sydney, 5th March, 1948.

NOTIFICATION SETTING APART LANDS AS A CLOSER SETTLEMENT LEASE AREA.

IT is hereby notified for public information that in pursuance of the provisions of the Closer Settlement Amendment (Conversion) Act, 1943, the lands comprised within the area hereunder described are hereby set apart as a Closer Settlement Lease Area to be known as Murrumbidgee Closer Settlement Lease Area.

W. F. SHEAHAN, Minister for Lands.

LAND DISTRICT—TUMBARUMBA NORTH; SHIRE—KYKAMBA.

County Wynyard, parish Umbango, being the area shown by red edge and blue tint on plan catalogued Ms. 2,935 Wga. in the Department of Lands, Sydney, exclusive of public road and railway lands. (C.S. 48-794)



FOLIO: 7310/1153639

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
22/3/2021	3:13 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 7310 IN DEPOSITED PLAN 1153639

AT ST IVES

LOCAL GOVERNMENT AREA KU-RING-GAI

PARISH OF BROKEN BAY COUNTY OF CUMBERLAND

PARISH OF GORDON COUNTY OF CUMBERLAND

PARISH OF MANLY COVE COUNTY OF CUMBERLAND

TITLE DIAGRAM DP1153639

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

(CA120154)

SECOND SCHEDULE (4 NOTIFICATIONS)

- * 1 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.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 NOTIFICATION IN GOVERNMENT GAZETTE DATED 02-05-2010 FOLS 1602-1603. EASEMENT FOR TRANSMISSION LINE 45.72 METERS WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN CROWN PLANS 21795.300 , 21796.3000
- * 4 LAND EXCLUDES THE CREEK SHOWN IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: 575/752031

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
22/3/2021	3:15 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 575 IN DEPOSITED PLAN 752031
AT ST IVES
LOCAL GOVERNMENT AREA KU-RING-GAI
PARISH OF GORDON COUNTY OF CUMBERLAND
(FORMERLY KNOWN AS PORTION 575)
TITLE DIAGRAM CROWN PLAN 4571.2030

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (CA139429)

SECOND SCHEDULE (2 NOTIFICATIONS)

- * 1 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.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

(6146)

Sydney, 12th May, 1967.

RESERVES FROM SALE

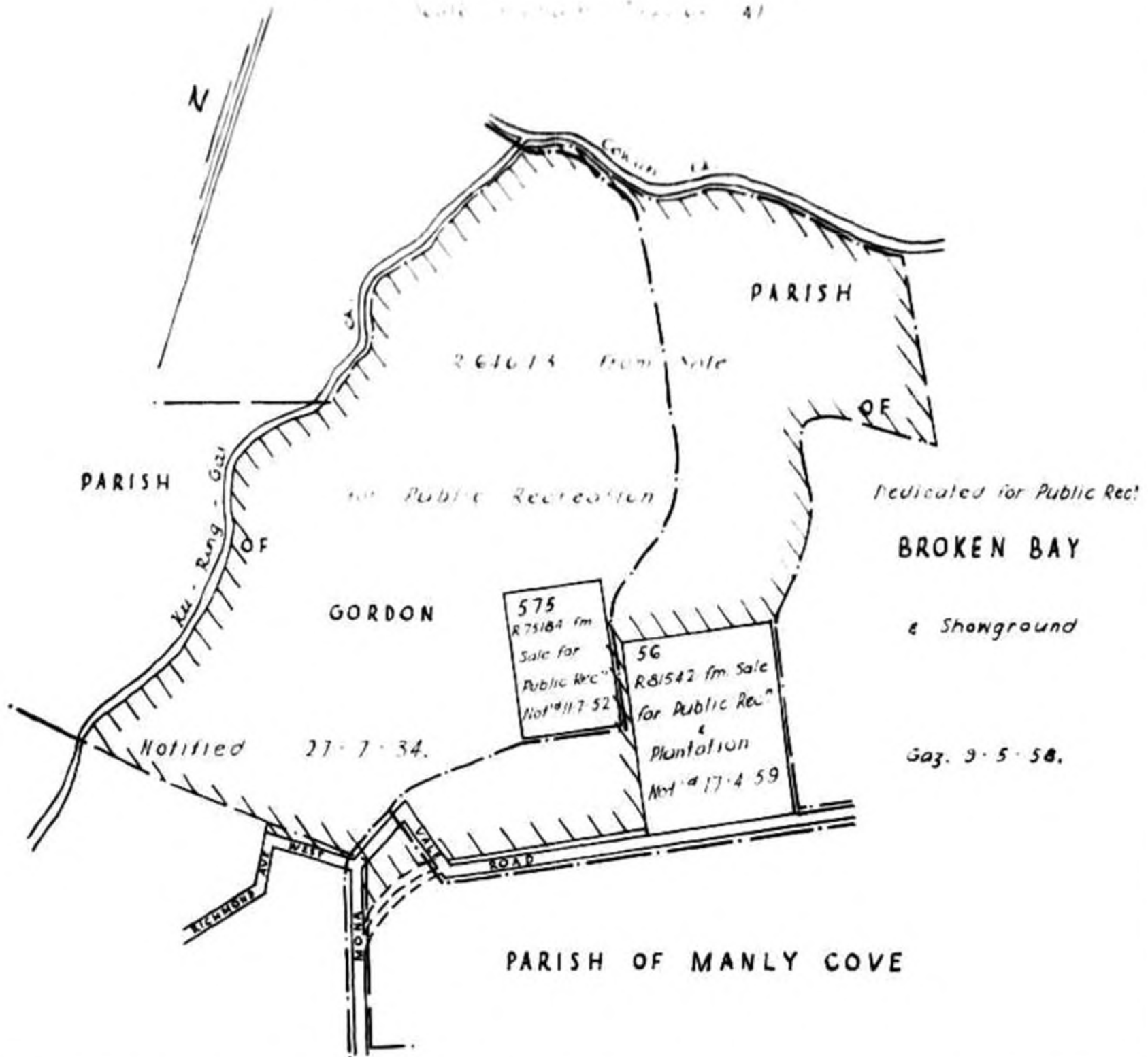
IT is hereby notified that in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown land hereunder described shall be reserved from sale for the public purpose hereinafter specified, and is hereby reserved accordingly.

T. L. LEWIS, Minister for Lands.

FOR PROMOTION OF THE STUDY AND PRESERVATION OF NATIVE FLORA AND FAUNA

Land District—Metropolitan; Municipality—Ku-ring-gai

No. 86,262. Parish Broken Bay and Gordon, County Cumberland, about 250 acres, shown by hatched edging on the diagram hereunder. C. 4,571-2,030, Ms. 8,602 Sy. R. Pks. 63-847. L.B. 62-1661.

DIAGRAM

(6150)

Sydney, 12th May, 1967.

RESERVES FROM SALE

IT is hereby notified that in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be reserved from sale for the public purposes hereinafter specified, and are hereby reserved accordingly.

T. L. LEWIS, Minister for Lands.

FOR FUTURE PUBLIC REQUIREMENTS

Land District—Grafton; Shire—Maclean

No. 86,265, Parish Yamba, County Clarence, about 78 acres 3 roods 20 perches, portion 141, and adjoining land separating portion 141 from The Lake. C. 3,810-1,577. T. 67-2,199.

FOR TRAVELLING STOCK

Land District—Dubbo; Shire—Talbragar

No. 86,266, Parish Dubbo, County Gordon, about 72 acres, in three parts: firstly being road north of portion 172, end of road, east of portion 170, end of road and north of portion 170; secondly being the road east of portions 76, 77 and 78, south of portions 110, 109 and 108, end of road and east of portion 108; and thirdly being the area bounded by portions 73, 50 and the Mitchell Highway. P. 67-621.

FOR TENNIS COURTS

Land District—Condobolin; Shire—Lachlan

No. 86,267, Parish Derriwong, County Cunningham, about 1 acre 1 rood 24 perches, being that part of portion 36 north-east of a line parallel to and rectangularly 4 chains from the northeastern boundary. C. 1,752-1,947. P. 66-1,478.

*Parish Pindari, County Arrawatta, Land District Inverell,
Shire Ashford*

Opening of road within portions 135 and 138, vide plan R. 33366-1603. (Council's reference RRB/ECW/D/L. 5.) Rds 72-932.

Rene Unice Watts

Resumed land: 5.736 hectares (in two parts), parts Crown Lease 62-1, and being parts portions 135 and 138.

Resumed land: 3.300 hectares resumed as severed land, part Crown Lease 62-1, and being part portion 138.

NOTE: (1) The part of reserved road within portion 138 included in the survey of the new road is declared to be public road. (2) The land resumed as severed land is not declared to be public road.

*Parish Turrallo, County Argyle, Land District Goulburn,
Shire Mulwaree*

Widening of Main Road No. 256 within portion 273, vide plan R. 33169-1603. (Council's reference 200/5/72; D.M.R. 297/5360.) Rds 72-992.

John Bertram Byrne

Resumed land: 1 088 square metres, part C.S.L. 1958-1, and being part portion 273.

*Parish Yewrangara, County Georgiana, Land District and
Shire Crookwell*

Opening and widening of road within portions 17, 97, 9, and 10, vide plan R. 33385-1603. (Council's reference R7.) Rds 72-1011.

Finchley Pty Limited

Resumed land: 1.353 hectares, part C.T., vol. 10510, fol. 207, and being part portions 17, 97, and 9.

Withdrawn land: 1.467 hectares, part Special Lease 56-7, and being part portion 10.

Parish Warne, County, Land District and Shire Wellington

Widening of Developmental Road No. 1310, vide plan R. 33410-1603. (Council 260/72; D.M.R. 484.1186.) Rds 72-1057.

John Wilfred Edwards and Melva Jane Edwards

Resumed land: 2 681 square metres, part C'sT., vol. 6327, fol. 185 and 188, and being part of portion 65.

Shepherds Creek Pty Limited

Resumed land: 1 062 square metres, part C.T., vol. 8384, fol. 137, and being part of portion 62.

*Parish Jesse, County Roxburgh, Land District Bathurst,
Shire Turon*

Widening of road from Wattle Flat to Palmers Oakey within portions 7 and 8, vide plan R. 33418-1603. (Council's reference 71/280.) (R. 36 Pt 2.) Rds 72-1074.

Thomas James Tobin and James Spencer Tobin

Resumed land: 2.124 hectares, part C.T., vol. 8165, fol. 129, and being part portions 7 and 8 (part lot B in F.P. 380082).

(8875) Sydney, 22nd September, 1972.

ADDITIONS TO RESERVES FROM SALE

IT is hereby notified that, in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown lands described hereunder shall be added to the existing reserves shown in parentheses, and are hereby added accordingly.

T. L. LEWIS, Minister for Lands.

FOR PUBLIC RECREATION

Land District and Shire—Gunning

Town and Parish Gunning, County King, about 1 897 square metres, being part Adams Street, northeast of allotment 12, section 7, extending southeasterly from Biala Street to the northeasterly prolongation of the northwestern side of Saxby Lane within that section (R. 62736, notified 5th June, 1931). Rds 72-119.

FOR MUNICIPAL PURPOSES

Land District and Municipality—Inverell

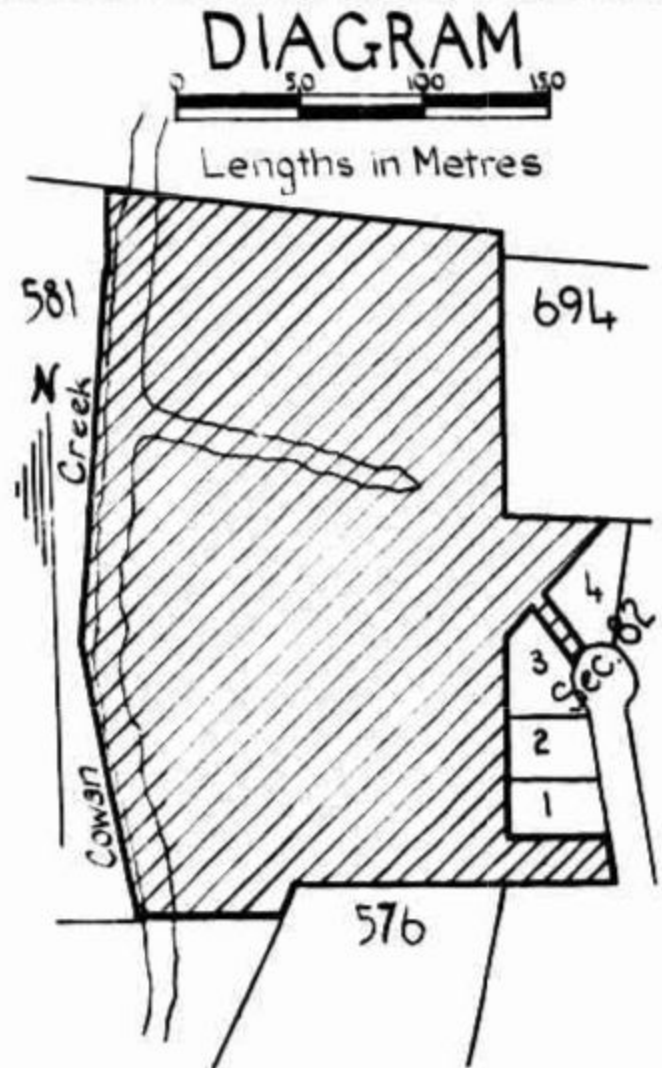
Parish and Town of Inverell, County Gough, 373.1 square metres, being allotment 1 of section 86 (R. 549-16, notified 14th October, 1921). Plan I. 68-1651.

NOTE: R. 77-103 for Red Cross Station, notified 1st October, 1954, is hereby revoked. Pks 71-3260.

FOR PUBLIC RECREATION

Land District—Metropolitan; Municipality—Ku-ring-gai

Parish Gordon, County Cumberland, about 5.041 hectares, shown by hatching on diagram hereunder (R. 68222 for Public Recreation, notified 24th March, 1939). Pks 70-2632.



FOR PROMOTION OF THE STUDY AND PRESERVATION OF NATIVE FLORA AND FAUNA

Land District—Metropolitan; Municipality—Ku-ring-gai

Parish Gordon, County Cumberland, area about 22.27 hectares, commencing at the northeastern corner of portion 581 and bounded by portions 581, 564, 563, 565 and the easterly prolongation of its northern boundary to its intersection with the southwesterly prolongation of the southeastern boundary of portion 560, thence by that prolongation and boundary, the end of Timbarra Road, the southern boundary of Ku-ring-gai Chase National Park and Cowan Creek to the point of commencement (No. 86262, notified 12th May, 1967). The affected part of R. 64673 for public recreation, notified 27th July, 1934, is hereby revoked. Pks 70-2632.

(8872)

Sydney, 22nd September, 1972.

RESERVES FROM SALE

IT is hereby notified that, in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be reserved from sale for the public purposes hereinafter specified, and are hereby reserved accordingly.

T. L. LEWIS, Minister for Lands.

FOR PUBLIC RECREATION

Land District—Metropolitan; Municipality—Kogarah

No. 88727, Parish St George, County Cumberland, about 2.959 hectares at Shipwrights Bay, being the lands comprised in reserves R. 67391 and R. 72356 for Public Recreation, notified 25th February, 1938, and 18th July, 1947, respectively; such reserves being hereby revoked. Pks 72-1316.

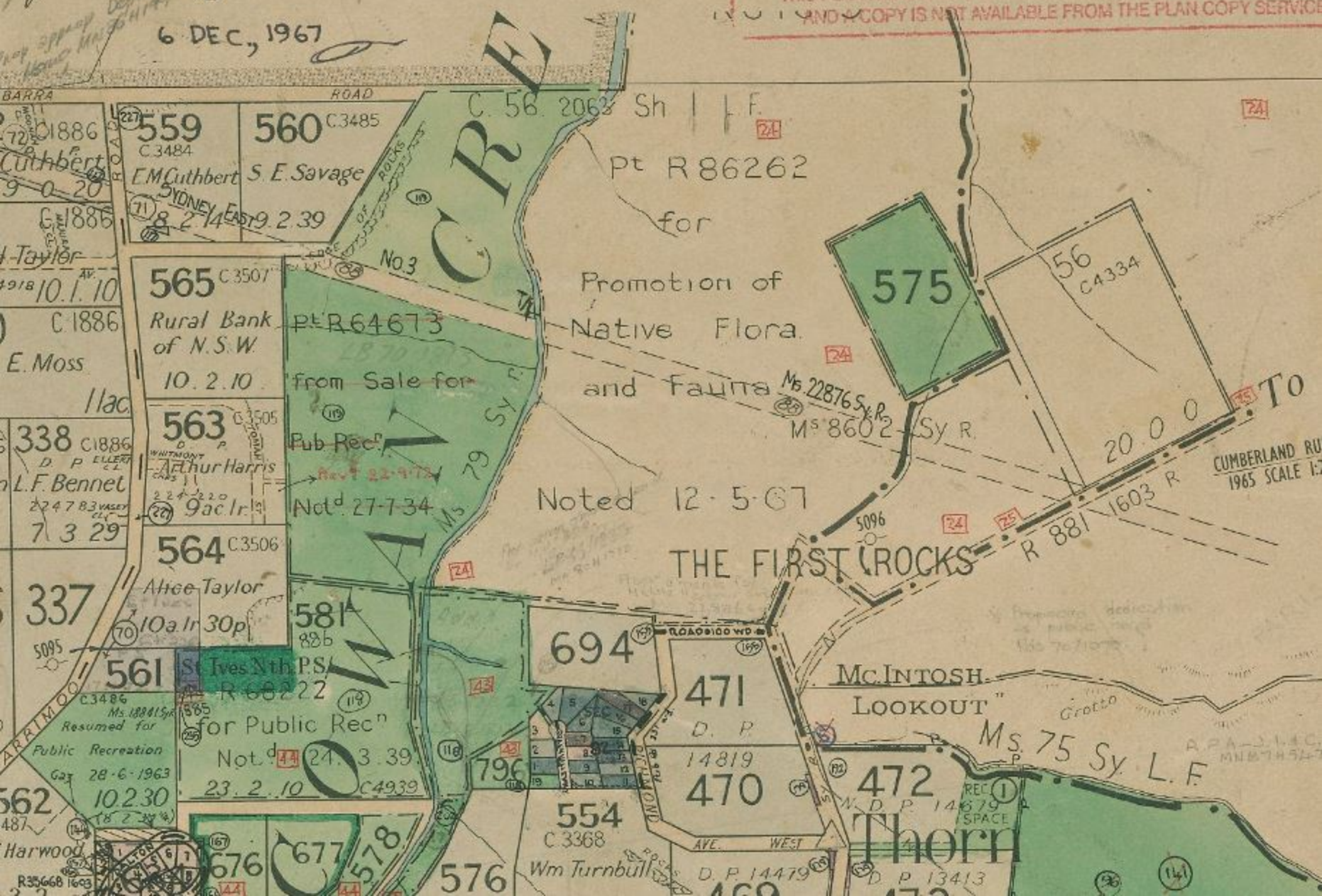
No. 88728, Parish St George, County Cumberland, about 8 878 square metres at Bald Face Point, being the lands comprised in reserves R. 67603 and R. 68777 for Public Recreation, notified 13th May, 1938, and 3rd November, 1939, respectively; such reserves being hereby revoked. Pks 72-1317.

ADJOINS

NOTE

ALL SURSISTING ALLOT'S IN BARRA BUI WILL IN FUTURE BE IDENT
THE CORRESPONDINGLY NUMBERED LOTS IN DEPOSITED PLAN 7580
(eg. ALLOT 12/5EC12 WILL BE SHOWN 12/12/D5P
THIS PLAN NUMBER IS FOR PARCEL IDENTIFICATION PURPOSES
AND A COPY IS NOT AVAILABLE FROM THE PLAN COPY SERVICE

6 DEC, 1967



LANDS DEPARTMENT NOTICES

APPOINTMENTS

Department of Lands

HIS Excellency the Governor, with the advice of the Executive Council, has approved of the following appointments:

Mr William Vincent Carlton, Clerk of Petty Sessions, Singleton, Department of the Attorney-General and of Justice, to be also Crown Land Agent for the Land District of Singleton, Department of Lands, to take effect from 28th November, 1966.

Mr Thomas Geoffrey Cleary, Clerk of Petty Sessions, Coonamble, Department of the Attorney-General and of Justice, to be also Crown Land Agent for the Land District of Coonamble, Department of Lands, to take effect from 9th January, 1967.

Mr Peter Cameron Bryson, Clerk of Petty Sessions, Tumut, Department of the Attorney-General and of Justice, to be also Crown Land Agent for the Land District of Tumut, Department of Lands, to take effect from 6th March, 1967.

Mr Lawrence Alwyn Brown be relieved of his positions of Chairman and Member of the Metropolitan Local Land Board, for the meetings of that Board, to be held during the weeks commencing 8th, 15th and 22nd May, 1967, and that—

(1) Mr Bruce Maxwell Turvey be appointed as Acting Chairman and Member of the said Local Land Board to deal with all cases listed for hearing by the said Board during such period, with the exception of the case relating to Special Purchase Application 62-1, Metropolitan, listed for the 15th May, 1967.

(2) Mr Gordon James Dee Taylor be appointed as Acting Chairman and Member of the said Local Land Board on 15th May, 1967, for the purpose of dealing only with the case relating to Special Purchase Application 62-1, Metropolitan.

T. L. LEWIS, Minister for Lands.

NOTICE APPOINTING A TRUSTEE UNDER THE PUBLIC PARKS ACT, 1912.—PROCLAMATION

IN accordance with the provisions of the Public Parks Act, 1912, I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint James William Sims, as a trustee of Richmond Park at Ballina, Parish of Ballina, County of Rous, proclaimed to be a Public Park on 10th February, 1888, in the place of J. H. Trevan, resigned. Pks 63-1,329.

Signed and sealed at Sydney, this 31st day of May, 1967.

A. R. CUTLER, Governor.

By His Excellency's Command,

T. L. LEWIS, Minister for Lands.

(5838) GOD SAVE THE QUEEN!

NOTICE APPOINTING A TRUSTEE UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint James William Sims, as a trustee of Reserve No. 84,107 at Ballina, Parish of Ballina, County of Rous, notified 14th December, 1962, for Public Recreation and Resting Place, in the place of J. H. Trevan, resigned. P. 63-1,329.

Signed and sealed at Sydney, this 31st day of May, 1967.

A. R. CUTLER, Governor.

By His Excellency's Command,

T. L. LEWIS, Minister for Lands.

(5839) GOD SAVE THE QUEEN!

NOTICE APPOINTING A TRUSTEE UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the Council of the Municipality of Ku-ring-gai as trustee of Reserve No. 86,262 at North St Ives, Parishes of Broken Bay and Gordon, County of Cumberland, notified 12th May, 1967, for Promotion of the Study and Preservation of Native Flora and Fauna. Pks 63-847.

Signed and sealed at Sydney, this 31st day of May, 1967.

A. R. CUTLER, Governor.

By His Excellency's Command,

T. L. LEWIS, Minister for Lands.

(6420) GOD SAVE THE QUEEN!

NOTICE VESTING LANDS IN TRUSTEE UNDER THE PUBLIC TRUSTS ACT, 1897

WHEREAS by notification published in the New South Wales Government Gazette of 22nd August, 1924, Reserve No. 57,381 at Gunnedah, Parish of Gunnedah, County of Pottinger, was reserved for the purpose of Refuge in Time of Flood, and whereas the Council of the Municipality of Gunnedah is the present trustee of the said lands, and whereas it is desired to vest the said lands in the said trustee in accordance with the provisions of section 3 of the Public Trusts Act, 1897, as hereinafter mentioned: Now, therefore, I, Sir ARTHUR RODEN CUTLER, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, vest the lands described in the Schedule hereto in the Council of the Municipality of Gunnedah as trustee in accordance with the provisions of section 3 of the Public Trusts Act, 1897, to hold for the purpose of Refuge in Time of Flood, subject to the conditions and provisos and with the powers following: Provided that the said estate shall immediately cease and determine upon the revocation of the whole or any parts of the said notification so far as regards the land comprised in such revocation: Provided also that the said trustee shall not be capable of alienating, charging or in any way disposing of the said lands or any parts thereof except in the manner following, that is to say: The said trustee shall have power, subject to the written consent of the Minister for Lands being first had and obtained, to lease the whole or any parts of the said lands at such rent for such purposes during such terms and subject to such provisions and conditions as the said Minister in writing approves and subject to any statutes, ordinances, rules, and regulations now or hereafter made and relating to the management and control of the said lands: Provided, lastly that every lease shall contain a proviso that it shall cease and determine immediately upon revocation of the whole or any parts of the said notification so far as regards the land comprised in such revocation. Ten. 64-4,443.

Signed and sealed at Sydney, this 31st day of May, 1967.

A. R. CUTLER, Governor.

By His Excellency's Command,

T. L. LEWIS, Minister for Lands.

(5949) GOD SAVE THE QUEEN!

NOTIFICATION OF GRANTING OF SPECIAL LEASES.

IT is hereby notified that Special Leases of the lands specified in the annexed Schedule have been granted to the undermentioned persons.

The leases are subject to the provisions of the Crown Lands Consolidation Act, 1913, and the Regulations thereunder, and to the special conditions, provisions, exceptions, covenants, and reservations set out at the foot of the Schedule.

Rent is subject to adjustment on survey as from the commencement of the next year ensuing.

Any amounts which have been paid in excess will be refunded upon application to the State Treasury. If not claimed, the amounts will be appropriated to future charges as they fall due.

Any amount required to complete payment of expenses and rent from the date of the commencement of lease to 31st December, 1933, must be paid by the lessee to

the Crown Land Agent of the District or to the State Treasurer within one month from this date, otherwise the lease will be liable to forfeiture, and should forfeiture be declared all moneys lodged with the application will become forfeited to the Crown.

For the year 1934 and any subsequent year the rentals and instalments of survey fee (if any) must be paid during the month of December of the preceding year.

E. A. BUTTENSCHAW, Minister for Lands.

SCHEDULE.

Reg. No. of Papers.	No. of Lease.	Name and Address of Lessee.	Situation and Area of Land.	Purpose of Lease.	Term of Lease.	Annual Rent.	Expenses.		Amount already paid as Rent, Deposit, and Survey Fee.	Balance.		Shire or Municipality.
							Rent required to complete payment to 31st Dec., 1933.	(1) Inspection, etc. (2) Survey Fee (part only).		Payable by Lessee.	Due to Lessee.	
Leases. 1933-18582	1933-3, Bega.	Reeve, Arthur George, of Bega.	Parish Bega, county Auckland, portions 213 and 214; A. 3,822-2,098. Area, 5 acres 3 roods 34½ perches.	Grazing ..	1 Nov., 1932, to 31 Dec., 1942.	£ s. d. 1 0 0	£ s. d. 1 3 4	£ s. d. (1) 3 0 0 (2) 0 9 4	£ s. d. 3 9 4	£ s. d. 1 3 4	.....	Mumbulla.
1933-8218	1933-2, Bellingen.	Haigh, Alfred, of Gleniffer.	Parish Never Never, county Raleigh, portion 138; R. 3,735-1,714. Area, 147 acres 2 roods (ex. roads).	Grazing, dairying, and agriculture.	2 June, 1933, to 31 Dec., 1946.	5 0 0*	2 18 5	(1) (2) 0 18 8	3 18 8	.....	0 1 7	Bellingen.
1933-18760	1932-41, Forbes.	Acheson, Hugh, of Forbes.	Parish Forbes, county Ashburnham, portion 1,585; A. 8,443-1,770. Area, 11 acres 1 rood 30 perches (ex. Sp. L. 1919-1).	Grazing ...	1 May, 1933, to 31 Dec., 1942.	1 2 11	0 15 4	(1) 2 15 0 (2) 0 9 4	3 9 4†	0 10 4	.....	Forbes.
1933 18761	1932-51, Forbes.	Archer, William Harold, of Mandagery.	Parish Coonambro, county Ashburnham, portion 3; A. 8,442-1,770. Area, 1 acre.	Residence ...	25 Oct., 1933, to 31 Dec., 1943.	1 0 0	0 8 4†	(1) 1 6 8 (2) 0 8 8	3 8 8	.....	1 5 0	Jemalong.
1933-8627	1932-17, Inverell.	Cole, Joseph, of Maidenhead.	Parish Bowman, county Arrawatta, portion 65; A. 3,536 1,847. Area, 104 acres, 3 roods.	Agriculture and grazing.	1 June, 1932, to 31 Dec., 1945.	2 12 5	4 3 0	(1) 6 5 0† (2) 0 16 0	6 16 0†	4 8 0	.....	Aahford.
1933-5386	1932-21, Kempsey.	Hickson, Jessie Agnes, of South Kempsey.	Parish Beranghi, county Macquarie, portion 245; M. 7,707-666. Area, 40 acres 3 roods.	Residence, grazing, and agriculture.	15 April, 1933, to 31 Dec., 1942.	2 0 9	1 9 2	(1) 0 15 0 (2) 0 10 8	3 10 8	.....	0 15 10	Macleay.
1933-16010	1932-79, Kempsey.	Purcell, William John, of Aldavilla.	Parish and county Dudley, the land adjoining portion 14 on the south. Area, about 245 acres.	Grazing ...	12 Oct., 1933, to 31 Dec., 1943.	3 0 0	0 13 4	(1) 1 12 6 (2) 1 1 4	4 1 4	.....	0 14 2	Macleay.
1933-16210	1932-140, Metropolitan.	Weaver, John, of Old Sarin road, Helensburg.	Parish Heathcote, county Cumberland, portion 698; C. 4,518-2,030. Area, 9 acres 2 roods 34 perches.	Poultry farm	13 Oct., 1933, to 31 Dec., 1947.	4 0 0*	3 6 8‡	(1) 2 0 0 (2) 0 8 8	3 8 8	2 6 8	.....	Bulli.

NOTIFICATION OF GRANTING OF SPECIAL LEASES—continued.

Reg. No. of Papers.	No. of Lease.	Name and Address of Lessee.	Situation and Area of Land.	Purpose of Lease.	Term of Lease.	Annual Rent.	Expenses.		Amount already paid as Rent Deposit, and Survey Fee.	Balance.		Shire or Municipality.
							Rent required to complete payment 31st Dec., 1933.	(1) Inspec- tion, etc. (2) Survey Fee (part only).		Payable by Lessee.	Due to Lessee.	
Leases. 1933-18694	1932-158, Metropolitan.	Ashton, Paul George, of 29 Welby-street, Eastwood.	Parish Field of Mars, county Cum- berland, portion 905; C. 4,566- 2,030. Area, 1 acre 1 rood 11 perches.	Vegetable garden.	1 June, 1933, to 31 Dec., 1939.	£ s. d. 2 10 0*	£ s. d. 1 16 11	£ s. d. (1) 1 6 0 (2) 0 8 8	£ s. d. 3 8 8	£ s. d. 0 2 11	£ s. d.	Hornsby.
1933-12389	1933-1, Metropolitan.	Tiy War and Com- pany, c.o. Gill, Oxlade and Clegg, Solicitors, of 11c Castlereagh-street, Sydney.	Parish Botany, county Cumberland, portion 1,078; C. 2,498-2,030. Area, 8 acres 0 roods 31 perches (ex. drainway).	Vegetable garden.	1 Jan., 1933, to 31 Dec., 1937.	110 0 0*	110 0 0	(1) 2 0 0 (2) 0 8 8	3 8 8	109 0 0	.....	Randwick.
1933-19409	1933-12, Metropolitan.	Andersen, Bertram, of 62 Burwood- road, Burwood.	Parish South Colah, county Cumber- land, portion 604; C. 4,569-2,030. Area, 8 acres.	Agriculture ...	15 June, 1933, to 31 Dec., 1946.	4 0 0*	2 3 11	(1) 1 6 0 (2) 0 8 8	3 8 8	0 9 11	.....	Hornsby.
1933-18693	1933-32, Metropolitan.	Barlow, Nora, c.o. C. S. Barlow, Dak- ing House, Raw- son-place, Sydney.	Parish Field of Mars, county Cumber- land, portion 102; C. 4,564-2,030. Area, 1 acre.	Orchard and vegetable garden.	1 June, 1933, to 31 Dec., 1939.	2 0 0a	1 13 8d	(1) 1 0 0 (2) 0 8 8	3 8 8c	.....	0 6 4	Hornsby.
1933-19130	1933-48, Metropolitan	Gibbs, Thomas Kenneth, of 23 Moree street, Gor- don.	Parish Gordon, county Cumberland, portion 575; C. 4,571-2,030. Area, 10 acres.	Poultry farm, vegetable and nursery garden.	1 July, 1933, to 31 Dec., 1939.	5 0 0*	2 10 0	(1) 0 10 0 (2) 0 8 8	3 8 8	.....	.....	Ku-ring- gai and Warringah.
1933-19287	1933-1, Mur- willumbah.	The Colonial Sugar Refining Company Limited, of Con- dong.	Parish and village Condong, county Rous, below high-water mark of Tweed River, fronting portions 2 and 22. Area, about 12 roods 30 perches.	Wharves, mooring piles, and landing places.	1 Jan. 1933 to 31 Dec., 1939.	30 0 0	30 0 0	(1) 2 17 0 (2)	3 8 8	29 8 4	.....	Tweed.
1933-19306	1932-12, Narrabri.	Gleeson, Patrick Harold, of West Narrabri.	Parish Cooma, county White, portion 144; W. 1,201-1,767. Area, 112 acres 2 roods (ex. road).	Grazing and agriculture.	21 July, 1933, to 31 Dec., 1940.	1 12 10	0 14 9	(1) 4 15 0 (2) 0 16 0	3 16 0	2 9 9	.....	Namoi.
1933-19317	1933-2, Narrabri.	Gordon, William Oswald, of Wukawa-street, West Narrabri.	Parish Cooma, town Narrabri West, county White, allotment 1, section 28; Narrabri West 21-2,297. Area, 1 acre.	Residence ...	1 June, 1933, to 31 Dec., 1939.	1 0 0	0 11 8	(1) (2) 0 8 8	3 8 8	.....	2 8 4	Narrabri West.
1933-17724	1933-6, Penrith.	Kelly, Walter Thom- as, of 100 Hud- son-street, Hurst- ville.	Parish Castlereagh, county Cumber- land, portion 228. Area, 40 acres.	Vegetable gar- den and poul- try farm.	13 Dec., 1933, to 31 Dec., 1946.	2 0 0*	1 2 9d	(1) 0 10 0 (2) 0 10 8	3 10 8	.....	1 7 3	Castlereagh.
1933-18625	1932-22, Tumut.	Butler, William Clarence, of Gil- more.	Parish Tumut, county Wynyard, portion 139; W. 6,040-2,119. Area, 438 acres 2 roods.	Grazing ...	1 June, 1933, to 31 Dec., 1946.	5 9 8	3 4 0	(1) 4 0 0 (2) 1 1 4	4 1 4	4 4 0	.....	Tumut.

Papers L.B. 33.224

Parish of Gordon County of Cumberland

KU-RING-GAI MUNICIPALITY

~~WARRINGAH~~ SHIRE (187-17-11-33)

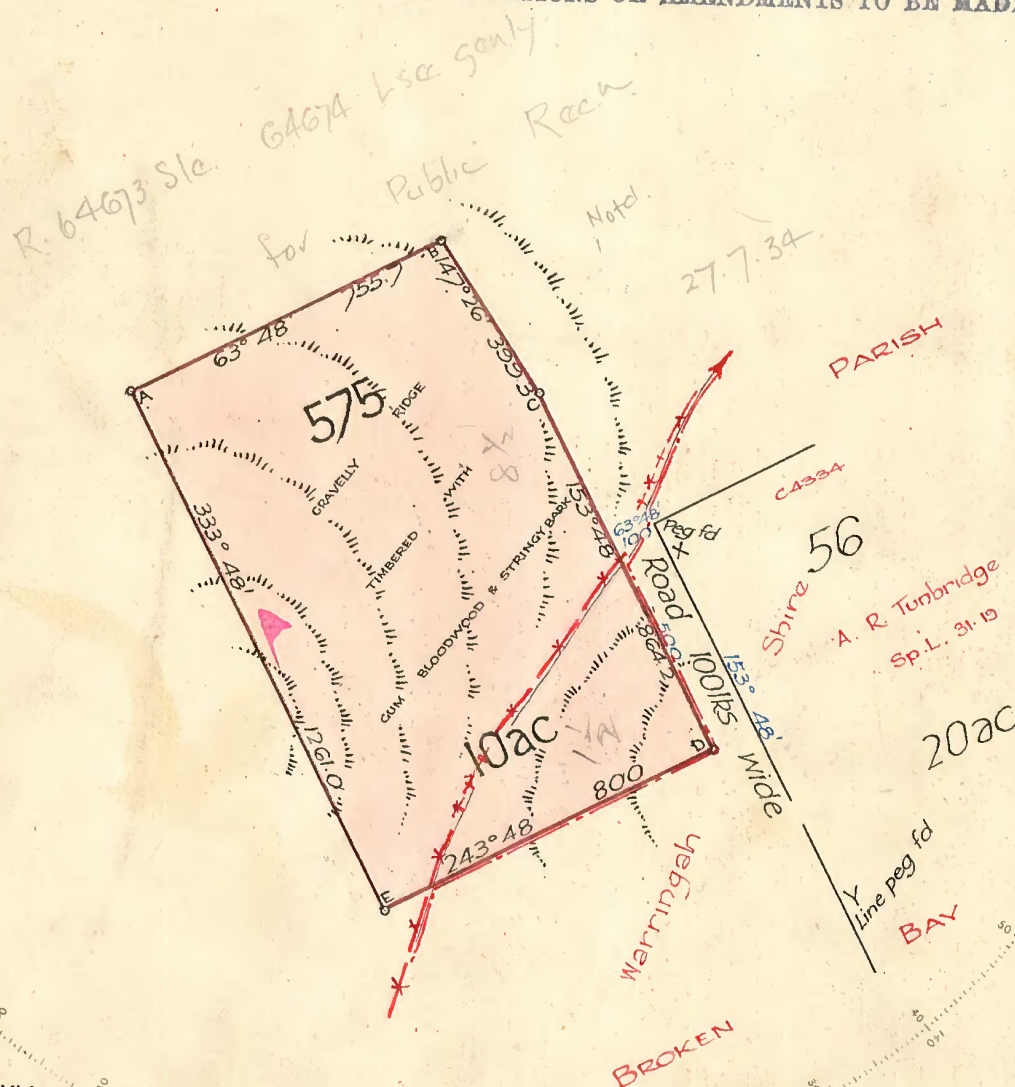
~~Sp 1-2 33-48, Poultry farm, vegetable & nursery garden, Term 1-7 33-6, 3-12-39 Gsz. 3-11-32~~
~~Expanded to include Clark's other Ag. Pl. (Green-sta), Revoked 11.7.52.~~
 CP 35.36, Thomas-Kenneth Gibbs. Refused S36 16028

~~Por. 575, Sp. L. 50.5/6 George Edgar Neville Stephenson Refused Ls. 51/513~~

~~R.75184 from Sale (75185 from Lease generally) for Public Recreation. Notified 11-7-52. Auto. rev^d 12-5-67.~~
~~Pt. R. 86262 for Promotion of the Study and Preservation of Native Flora and Fauna. Not^d 12-5-67~~

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE



Field Book 372 * Pages 14

Corner	Bearing	From	Links	N° on Tree
A	Numbered Peg			575
B	Rock Mark			575
C	Numbered Peg			575
D	do			575
E	299°57' Gum	48.6		575

4571.2030

[illegible]

S. B. Waase — Licensed Surveyor

Transmitted to the District Surveyor with my letter of 12th Sept. 33 N^o 29

Account 33.28 passed £8.1.9
Calculation Book No. F12 Folio 75

Checked and charged by L. J. J. 3rd October 1933

Examined *W. H. Brown* 4th October 1933

Plan approved J. G. Buchanan

Officer in Charge

Officer in Charge
5th October 1933

Scale ~~20~~ Chains to an inch.

Lithographed & Printed at the Department of Lands Sydney N.S.W.

Cat. No. **C4571** 2030

Improvements

Standard Living

Entered



FOLIO: 56/752017

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
22/3/2021	4:18 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 56 IN DEPOSITED PLAN 752017

AT ST IVES

LOCAL GOVERNMENT AREA KU-RING-GAI

PARISH OF BROKEN BAY COUNTY OF CUMBERLAND

(FORMERLY KNOWN AS PORTION 56)

TITLE DIAGRAM CROWN PLAN 4334.2030

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

(CA132340)

SECOND SCHEDULE (2 NOTIFICATIONS)

- * 1 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.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

REVOCATION OF RESERVES FROM SALE, LEASE, ETC.—continued

Land District	Reserve No.	Purpose	Date of Notification	Parish	County	Shire, etc.	Area	Part Revoked	Pages No.
Queanbeyan		From sale or lease other than Annual Lease, section 228.		Queanbeyan	Murray	Yarrow-lumla.	a. r. p. 60 0 0 (about).	Within expired Sp. L. 33-12 (part portion 47). M. 6,901-1,966.	T. 58-6,970
Rylstone		do		Coolcalwin	Phillip	Rylstone	361 3 0	The whole; portion 156. P. 4,259-2,125.	T. 59-930
Do		From sale or lease, section 206.		Never Never	do	do	350 0 0 (about).	Forfeited Special Lease 1955-9.	T. 59-988
Do		do		Warran-gunia.	Roxburgh	do	3 3 0	The whole; portion 254. R. 1,356-1,496.	T. 59-933
Scone		From sale or lease other than Annual Lease, section 228.		Bronte	Durham	Scone	501 0 0	Portion 38. D. 4,048-2,083.	T. 59-900
Do		do		Oldcastle	do	do	21 0 0 (about).	Within approved Sp. L. 56-5.	T. 59-362
Singleton		do		Herschell	do	Muswellbrook.	74 2 0	Portion 164. D. 2,377-2,083.	T. 59-312
Tenterfield		do		Bolivia and Angoperran.	Clive	Tenterfield	185 1 0 (about).	The whole; expired Sp. L. 28-4. C. 3,889-1,809.	T. 59-905
Do		From sale or lease, section 206.		Timbarra	do	do	6 3 29	Portions 169 and 170. P. 1,167-1,978.	T. 59-906
Wellington		From sale or lease, section 228.		Galwadgere	Wellington	Wellington	21 2 36	The whole; portions 144 and 145. P. 1,036-1,978.	T. 59-1,379
Narrabri	66,705	From sale for public recreation.	30 April, 1937	Cooma	White	Namol	109 2 0	The whole. W. 2-2,450 R.	P. 59-1,480
Do	66,706	From lease generally	30 April, 1937	do	do	do	109 2 0	do	do
Do	66,707	From sale for showground	30 April, 1937	do	do	do	48 0 0	The whole; portion 145. W. 1,214-1,767 R.	do
Do	66,708	From lease generally	30 April, 1937	do	do	do	48 0 0	do	do
Lismore	609	From sale for future public requirements.	22 Mar., 1880	Ballina	Rous	Municipality Ballina.	0 0 29½	Allotment 1, section 68. B. 114-1,612.	do
Corowa	43,889	From license and lease generally for travelling stock and camping.	12 May, 1909	Denison	Denison	Corowa	34 1 0 (about). ex. road	Portion 136. D. 2,064-1,798.	do
Bellingen	64,449	From lease other than Special Lease.	16 Mar., 1934	Newry	Raleigh	Bellingen	0 1 17½	Allotment 3, section 22. Urunga 24.	do
Do	60,694	From after-auction purchase.	28 Sept., 1928	do	do	do	0 1 22½	Allotment 16, section 18. Urunga 19.	do
Casino		Reserve from sale or lease, section 206.	17 Sept., 1954	North Casino	Rous	Municipality Casino.	0 0 38½	The whole; forfeited Sp. L. 47-23, allotment 13 section 68. C. 55-1,590.	do
Lismore	25,375	From sale pending survey	23 Jan., 1897	Ballina	Rous	Tintenbar	8 0 0 (about).	Part (being road 300 links wide) east of portion 373.	do
Parkes	67,908	From sale and lease other than Special Lease.	23 Sept., 1938	Mingelo	Narromine	Municipality Peak Hill.	3 0 0 (about).	Within roads 100 links wide north-west and south-west of portion 380.	do
Do	36,180	From license and lease generally.	29 Aug., 1903	Trundle	Cunningham	Goobang	8 0 0 (about).	The balance. C. 2,685-1,947.	do
Cooma	17,602	From conditional sale	22 April, 1893	Boraig	Buccleuch	Tumut	6,000 0 0 (about).	Within the parish	do

(1579)

Sydney, 17th April, 1959.

RESERVE FROM SALE

IT is hereby notified that, in pursuance of the provisions of section 29 of the Crown Lands Consolidation Act, 1913, the Crown land hereunder described shall be reserved from sale, and it is hereby reserved accordingly.

J. M. A. McMAHON, Minister for Lands.

LAND DISTRICT—KEMPSEY; SHIRE—MACLEAY

No. 81,551 from sale, parish Beranghi, county Macquarie, 185 acres ex. road, portions 135, 136, 199 and 202. M. 4,315, 4,317, 6,217 and 6,331-666. T. 59-2,100.

FOR FUTURE PUBLIC REQUIREMENTS

LAND DISTRICT—LISMORE; SHIRE—WOODBURN

No. 81,540. Parish Riley, county Richmond, about 1 rood 3 perches, portion 463, exclusive of Conditional Purchase 58-3. R. 2,752-1,744. T. 59-1,802.

LAND DISTRICT—WENTWORTH; SHIRE—WENTWORTH

No. 81,541 from sale. Parish Mourquong, county Wentworth, about 1 acre, portion 914. P. 59-1,404.

LAND DISTRICT—COOMA; SHIRE—SNOWY RIVER

No. 81,546 from sale. Parish Jinderboine, county Wallace, about 33 acres, indicated by black hatched edging on diagram hereunder. L.B. 55-301. T. 58-8,247.

(1589)

Sydney, 17th April, 1959.

RESERVES FROM SALE

IT is hereby notified that, in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be reserved from sale for the public purposes hereinafter specified, and they are hereby reserved accordingly.

J. M. A. McMAHON, Minister for Lands.

FOR PUBLIC RECREATION AND PLANTATION

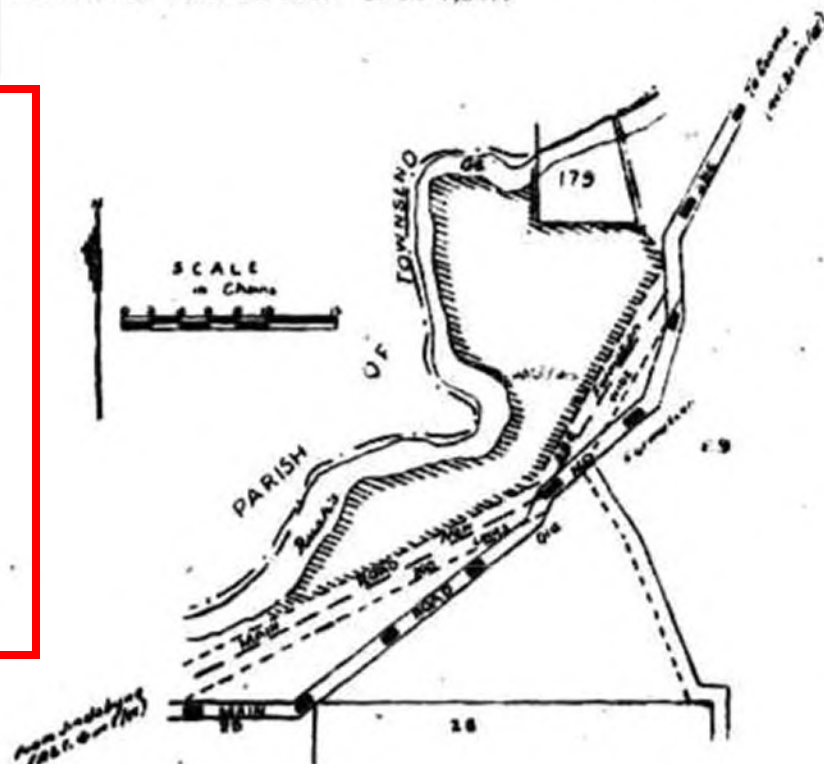
LAND DISTRICT—METROPOLITAN; MUNICIPALITY—KU-RING-GAI

No. 81,542 from sale. Parish Broken Bay, county Cumberland, 20 acres, portion 56. C. 4,334-2,030. P. 59-659.

FOR FISHERIES PURPOSES

LAND DISTRICT—NEWCASTLE; SHIRE—LAKE MACQUARIE

No. 81,543 from sale, parish Kahibah, county Northumberland, 23 perches, allotment 10, section 11, at Blacksmiths, N. 8,110-2,111 R. (limited to the surface and to a depth of 50 feet below the surface). P. 59-777.



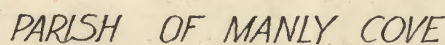
LAND DISTRICT—METROPOLITAN; SHIRE—HORNSBY

No. 81,550 from sale. Parish South Colah, county Cumberland, 5 a. 0 r. 17 p., portion 886. C. 7,057-2,030 P. 59-2,018.

Papers [SLS. 3]. 23885

Applied for under the 75th Section of the Crown Lands Consolidation Act 1913 by Albert Richard Turbridge

9



Notified 15th December 1922

Plan approved for area of 19a.1r.3 $\frac{3}{4}$ p by dedⁿ

AdTate
 Authorised Officer
 29 October 1965

NO ADDITIONS OR AMENDMENTS TO BE MADE

Field Book 183 x Pages 4

Corner	Bearing	From	Links	N° on Tree
a	269°13'	Sly. Bark	22.1	56
b	A 56 on rock			
c	68°39'	Bloodwood	31.3	56
d	129°54'	Gum	77.1	56
e	333°48'	Cornc. Block	227	

[illegible]

I hereby certify that I in person made and on the 15th March 1932 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of licensed Surveyors and the practice of the Department of Lands.

S. B. Mose *Licensed Surveyor*

Transmitted to the District Surveyor with my letter of the 20th March. N^o 3

Calculation Book No ^D42. Folio 30.
Checked and Corrected *W. L. E. Smith* 29th March 1932
Examined *W. L. E. Smith* 30th March 1932
Plan approved *A. E. Buchanan*

Officer in Charge

30th March 1932

Scale ⁸~~20~~ Chains to an Inch.

Lithographed & Printed at the Department of Lands Sydney N.S.W.

Printed at the Department of Lands and Survey, N.S.W.
Cat No C4334 2030

LANDS DEPARTMENT NOTICES

NOTICE APPOINTING A TRUSTEE UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General Sir ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the Council of Shire of Kyogle as trustee of Reserve No. 81,500 at Woodenbong, parish of Donaldson, county of Buller, notified 3rd April, 1959, for Public Recreation. Pks. 58-3,026.

Signed and sealed at Sydney, this 5th day of June, 1959.

E. W. WOODWARD, Governor.

By His Excellency's Command,

JOHN McMAHON, Minister for Lands.

(116) GOD SAVE THE QUEEN!

NOTICE APPOINTING TRUSTEES UNDER THE COMMONS REGULATION ACT, 1898.—PROCLAMATION

IN accordance with the provisions of section 10 of the Commons Regulation Act, 1898, I, Lieutenant-General Sir ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do by this notice appoint the undermentioned gentlemen as trustees of the Common hereinafter particularised, to hold office until the next general election of trustees.

Signed and sealed at Sydney, this 5th day of June, 1959.

E. W. WOODWARD, Governor.

By His Excellency's Command,

JOHN McMAHON, Minister for Lands.

GOD SAVE THE QUEEN!

LAKE CARGELLIGO COMMON

Arthur William Schick, James Michael Mercer, Edgar Thomas Townsend, Gilbert Patrick Byrnes and Daniel Edward MacRae. P. 58-3,494. (558)

NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General Sir ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do by this notice appoint the undermentioned gentlemen and bodies as trustees of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 5th day of June, 1959.

E. W. WOODWARD, Governor.

By His Excellency's Command,

JOHN McMAHON, Minister for Lands.

GOD SAVE THE QUEEN!

Reserve No. 78,846 at Barellan, parish of Barellan North, county of Cooper, notified 24th August, 1956, for Public Recreation and Preservation of Trees:—Francis George Busby (in the place of S. I. Bennett, retired). Pks. 57-4,842.

The portion of the General Cemetery at Brewarrina, parish of Brewarrina, county of Clyde, dedicated 24th February, 1874, set apart for Methodist Burial Grounds:—*The Council of the Shire of Brewarrina* (in the places of J. R. Clutterbuck, T. I. Doust, S. E. Dunbar and L. S. Dunbar, resigned). Pks. 53-4,454.

Reserve No. 81,555 at Coff's Harbour, parish of Coff, county of Fitzroy, notified 24th April, 1959, for Public Recreation:—*The Council of the Shire of Coff's Harbour*. Rds. 54-506.

Reserve No. 81,411 at "Ellerslie" War Service Land Settlement, parish of Wallace, county of Wynyard, notified 20th February, 1959, for Public Recreation:—Walter Ramsay Carruthers, John Harleigh Hanrahan and James Douglas McMahon. Pks. 59-825.

Reserve No. 81,547 at Katoomba, parish of Blackheath, county of Cook, notified 17th April, 1959, for Public Recreation:—*The Council of the City of Blue Mountains*. Rds. 55-547.

Reserve No. 81,558 at Lismore, parish of Lismore, county of Rous, notified 24th April, 1959, for Homes for the Aged:—*The Council of the City of Lismore*. Pks. 58-2,123.

The General Cemetery at Oaklands, parish of Clear Hill, county of Urana, dedicated 12th August, 1914:—*The Council of the Shire of Urana* (in the places of the Trustees of Church Property for the Diocese of Riverina, resigned, trustees of the Church of England portion; The Trustees of the Roman Catholic Church for the Diocese of Wagga Wagga, resigned, trustees of the Roman Catholic portion; The Baptist Union of New South Wales, resigned, trustees of the Baptist portion; The Congregational Union of New South Wales, resigned, trustees of the Independent portion; G. A. Olsen, deceased, H. Munro, J. H. Pluck, D. J. Kerr, resigned, trustees of the Presbyterian portion; G. L. Lelievre, M. Smith, R. C. Webster, resigned, trustees of the Methodist portion; W. G. Thomas and D. E. Terry, resigned, trustees of the Other Denominations portion). Pks. 54-3,212.

Reserve No. 81,378 at Port Macquarie, parish and county of Macquarie, notified 6th February, 1959, for Homes for the Aged:—Noel William Joscelyne, Arthur Percival Cooper, Hubert George Elliott, Nicol Ernest McLaren and Roger Knyvet Dumonty. Pks. 59-247.

Reserve No. 81,542 at St. Ives, parish of Broken Bay, county of Cumberland, notified 17th April, 1959, for Public Recreation and Plantation:—*The Council of the Municipality of Ku-ring-gai*. Pks. 59-659.

Reserve No. 51,414 at Tara, parish of Tara, county of Bourke, notified 31st March, 1916, for Public Hall:—James Ryan (in the place of R. J. Hawkins, deceased). Pks. 58-3,443. (415)

(794)

Sydney, 12th June, 1959.

ERRATUM

LAND DISTRICT—METROPOLITAN; MUNICIPALITY—WOOLLAHRA
IN the notification published in the Government Gazette of the 8th May, 1959, folio 1407, of the appointment of trustees of an area of about 1 rood 31 perches at Vacluse, dedicated 25th June, 1948, for Soldiers Memorial Hall, for "Clarence Ernest Ball" read "Clarence Ernest Preston Ball". Pks. 58-4,250.

J. M. A. McMAHON, Minister for Lands.

NOTIFICATION OF RESUMPTION OF LAND UNDER THE PUBLIC WORKS ACT, 1912

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that so much of the land hereunder described as is Crown land has been appropriated, and so much thereof as is private property has been resumed under the Public Works Act, 1912, for the following public purpose, namely, for the establishment of a Public Recreation Reserve at Temora, and is vested in the Minister for Lands as Constructing Authority on behalf of Her Majesty. P. 57-6,577.

Signed and sealed at Sydney, this 5th day of June, 1959.

E. W. WOODWARD, Governor.

By His Excellency's Command,

JOHN McMAHON, Minister for Lands.

GOD SAVE THE QUEEN!

All that piece or parcel of land containing by admeasurement 1 a. 1 r. 24 p., be the same more or less, situate in the City of Goulburn, county of Argyle, parish of Towrang, being part of portion 230, and being the whole of the land comprised in Conveyance No. 332, Book 39, dated 22nd August, 1855: Commencing on the right bank of Mulwaree Ponds at a point rectangularly distant about 90 feet north from the southern boundary of portion 230; and bounded thence on the south by a line bearing easterly about 522 feet; thence on the east by a line bearing northerly about 90 feet; thence on the north by a line bearing westerly about 522 feet to Mulwaree Ponds; and thence by the right bank of Mulwaree Ponds upwards to the point of commencement. A. 153-642. (1028)

(1538)

Sydney, 8th April, 1932.

NOTIFICATION OF GRANTING OF SPECIAL LEASES.

IT is hereby notified that Special Leases of the lands specified in the annexed Schedule have been granted to the undermentioned persons.

The leases are subject to the provisions of the Crown Lands Consolidation Act, 1913, and the Regulations thereunder, and to the special conditions, provisions, exceptions, covenants, and reservations set out at the foot of the Schedule.

Rent is subject to adjustment on survey as from the commencement of the next year ensuing.

Any amounts which have been paid in excess will be refunded upon application to the State Treasury.

Any amount required to complete payment of expenses and rent from the date of the commencement of lease to 31st December, 1932, must be paid by the lessee to the Crown Land Agent of the District or to the State Treasurer within one month from this date, otherwise the lease will be liable to forfeiture, and should forfeiture be declared all moneys lodged with the application will become forfeited to the Crown.

For the year 1933 and any subsequent year the rentals and instalments of survey fee (if any) must be paid during the month of December of the preceding year.

J. M. TULLY, Minister for Lands.

SCHEDULE.

Reg. No. of Papers.	No. of Lease.	Name and Address of Lessee.	Situation and Area of Land.	Purpose of Lease.	Term of Lease.	Annual Rent.	Rent required to complete payment to 31st Dec., 1932.	Amount of expenses chargeable.	Amount already paid as Rent, Deposit, and Survey Fee.	Amount to credit of Lessee after deducting Costs and Rent to 31st Dec., 1932.	Amount required for payment of Costs and Rent to 31st Dec., 1932.	Shire or Municipality.
Leases. 1932- 429	1931-24, Bathurst.	Porter, Thomas, of Yetholme.	Parish Yetholme, county Roxburgh, portion 86; R. 119-1,496. Area, 40 acres.	Agriculture and grazing	6 April, 1932, to 31 Dec., 1941.	£ s. d. 2 0 9*	£ s. d. 1 10 2	£ s. d. 7 6 8	£ s. d. 8 6 8	.....	£ s. d. 0 10 2	Turon.
1931-2-784	1931-17, Bellingen.	Thompson, Donald Bruce, of Valla Beach, via Nambucca Heads.	Parish Valley Valley, county Raleigh, portion 155; K. 3,545-1,714. Area, 6 acres 1 rood 39 perches.	Agriculture ...	6 April, 1932, to 31 Dec., 1938	4 0 0	2 19 2	5 16 8	7 6 8	.....	1 9 2	Nambucca.
1932- 5382	1931-2, Booiowa	Carroll, Margaret Celia, of Carollurst, Bookham.	Parishes Talmo and Childowla, county Harden, Reserve 63,271 for resting-place, notified 1st April, 1932. Area, 15 acres (ex. strip 100 feet wide for transmission line).	Grazing ...	1 April, 1932, to 31 Dec., 1941.	1 0 0	0 15 0	7 8 4	7 13 4	.....	0 10 0	Goodradigbee.
1932- 2385	1931-17, Casino	Newton, Leslie Raymond, of Mummulgum, via Casino.	Parish Dyraaba, county Rouss, portion 190; R. 8,721-1,759. Area, 4 acres 3 roads 39 perches.	Agriculture ...	1 Jan., 1932, to 31 Dec., 1938	3 10 0†	3 10 0	6 6 8	7 6 8	.....	2 10 0	Kyogle.
1932- 1400	1931- 2, Eden...	Whitby, Percy Lindon, of Rocky Hall.	Parish Koonah, county Auckland, portion 61; A. 2,139-2,098. Area 40 acres.	Agriculture and grazing.	6 April, 1932, to 31 Dec., 1945.	1 2 0†	0 16 3	7 16 8	8 6 8	.....	0 6 3	Imlay.
1932- 5771	1932- 4, Forbes.	Reedy, Leslie James, of Condobolin-road, Forbes.	Parish Forbes, county Ashburnham, portion 1,528; A. 8,137-1,770. Area, 4 acres 0 roads 5 perches.	Agriculture and grazing.	1 April, 1932, to 31 Dec., 1938.	1 0 0	0 15 0	4 6 8	3 8 8‡	.....	1 13 0	Forbes.

NOTIFICATION OF GRANTING OF SPECIAL LEASES—continued.

Reg. No. of Papers.	No. of Lease.	Name and Address of Lessee.	Situation and Area of Land	Purpose of Lease.	Term of Lease.	Annual Rent.	Rent required to complete payment to 31st Dec., 1932.	Amount of expenses chargeable.	Amount already paid as Rent, Deposit, and Survey Fee.	Amount to credit of Lessee after deducting Costs and Rent to 31st Dec., 1932.	Amount required for payment of Costs and Rent to 31st Dec., 1932.	Shire or Municipality.
Leases. 1932- 851	1930-26, Glen Innes.	McAlister, John Reginald Albert, surviving executor of the late James Coventry of Guyra.	Parish Coventry, county Clarke, portion 22; C. 1,004-1,867. Area, 40 acres.	Grazing ...	24 April, 1930, to 31 Dec., 1936.	£ s. d. 1 0 0	£ s. d. 2 13 10	.....	£ s. d. 6 18 0	£ s. d. 4 4 2	.....	Guyra.
1931-23338	1931-2, Gosford.	White, Marshall Andrew, of Holgate.	Parish Tuggarah, county Northumberland, portions 147 and 148; N. 5,234, 5,225-2,111. Area, 81 acres 3 roods.	Agriculture ...	6 April, 1932, to 31 Dec., 1938.	6 8 0	7 15 4	8 1 0	10 0 0	.....	5 16 4	Erina.
1931-24204	1931-9, Goulburn.	O'Neill, Owen, of Gurrundah, via Breadalbane.	Parish Pomeroy, county Argyle, part of former Scrub Lease 221; Sc. L. 8 Gbn. Area, 315 acres.	Grazing ...	6 June, 1931, to 31 Dec., 1944.	2 12 6	4 2 7	20 0 0	43 5 10	12 12 2	.....	Mulwaree.
	1931-10, Goulburn.		Do ...			2 10 0	3 18 8					
	1931-11, Goulburn.		Do ...			1 13 4	2 12 5					
1932- 432	1931-12, Goulburn.	McIntosh, Angus Alexander, of Carraburga, Laggan.	Parish Tyril Tyril, county Georgiana, portion 186; G. 3,269-1,506. Area, 39 acres (ex. road).	Grazing ...	9 April, 1931, to 31 Dec., 1944.	1 0 0	1 14 8	.....	8 6 8	6 12 0	.....	Crookwell.
1931-21608	1931-7, Grafton	Gause, Frederick, of Woolgoolga.	Parish Woogoolga, county Fitzroy, portion 153; F. 3,724-1,810. Area, 4 acres 2 roods 27 perches.	Residence and vegetable garden.	1 Nov., 1931, to 31 Dec., 1938.	4 0 0	4 13 4	8 10 0	7 6 8	.....	5 16 8	Dorrigo.
1932- 5988	1931-3, Hay ...	Meehan, John Thomas, of Tabbita.	Parish Denny, county Sturt, portion 45; S. 1,082-1,918. Area, 75 acres.	Agriculture and grazing	1 Jan., 1932, to 31 Dec., 1938.	3 3 9c	3 3 9	10 12 6	9 13 4	.....	4 2 11	Carrathool.
1932- 4716	1931-62, Hay ...	McRae, William James, of Sunrise, Tabbita.	Parish Denny, county Sturt, portion 44; S. 1,088-1918. Area, 29 acres 3 roods 30 perches.	Residence and grazing	1 April, 1932, to 31 Dec., 1938.	1 13 8d	1 5 3	6 0 0	11 10 0	4 4 9	.....	Carrathool.
1932- 1497	1931-21, Hillston.	Smith, Donald Davidson, of Happy Valley, Merriwagga.	Parish Griffiths, county Nicholson, portion 46; N. 2,019-1,992. Area, 10 acres.	Sale yards and erection of buildings, (shearing-shed and sheep dip).	6 April, 1932, to 31 Dec., 1945.	1 0 0	0 14 10	5 16 8	7 6 8	0 15 2	.....	Carrathool.
1932- 5973	1931-19, Metropolitan.	Tunbridge, Albert Richard, of Warrigal-street, Turramurra.	Parish Broken Bay, county Cumberland, portion 56; C. 4,334-2,030. Area, 20 acres.	Pig farm ...	1 Jan., 1932, to 31 Dec., 1938.	15 0 0	15 0 0	4 13 4	5 13 4	.....	14 0 0	Warringah.
1932- 4082	1931-41, Metropolitan.	Dugan, Daniel, of Fowler's-road, Como.	Parish Holsworthy, county Cumberland, portion 207. Area, 5 acres 3 roods 39 perches.	Orchard, poultry farm, vegetable and nursery garden.	1 Oct. 1931, to 31 Dec., 1945.	3 0 0	3 15 0	6 15 0	3 10 0	.....	7 0 0	Sutherland.



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2843/822242

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
23/3/2021	10:50 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 2843 IN DEPOSITED PLAN 822242

AT ST IVES

LOCAL GOVERNMENT AREA KU-RING-GAI

PARISH OF BROKEN BAY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP822242

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

SECOND SCHEDULE (2 NOTIFICATIONS)

- * 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- * 2 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 ***

16.2513

PRINTED ON 23/3/2021

METROPOLITAN LANDS OFFICE
22 Main Street
P. O. Box 878, Blacktown 2148
Phone (02) 671 8611
Fax 671 8858

DRAFT ASSESSMENT OF LANDS AT BALMORAL UNDER PART 3 OF THE CROWN LANDS ACT, 1989 AND THE CROWN LANDS REGULATION 1990

The Minister for Conservation and Land Management has prepared a draft land assessment for Crown lands situated at Hunters Park, Balmoral being the land described hereunder.

Inspection of this draft assessment can be made at the Metropolitan Lands Office, 22 Main Street, Blacktown and Mosman Municipal Council, Council Chambers, Mosman Square, Mosman during normal business hours.

Representations are invited from the public on the draft assessment. These must be in writing and lodged, within 28 days from the date of this notice, with the Regional Director, Metropolitan Lands Office, P. O. Box 878, Blacktown, 2148.

GARRY WEST, M.P., Minister for Conservation and Land Management
Sydney, 13th December, 1991

Description
Parish - Willoughby County - Cumberland Locality - Balmoral Land District - Metropolitan City - Mosman
The Balmoral Bathers Pavilion is located between The Esplanade & Edwards Beach in Hunters Park at Balmoral. MN80H247

RESERVATION OF CROWN LAND

Pursuant to section 87 of the Crown Lands Act 1989, the Crown land specified in Column 1 of the Schedule hereunder is reserved as specified opposite thereto in Column 2 of the Schedule.

GARRY WEST, M.P., Minister for Conservation and Land Management
Sydney, 13th December, 1991

SCHEDULE	
COLUMN 1	COLUMN 2
Land District: Metropolitan Municipality: Ku-ring-gai Parish: Manly Cove (Sheet 1) County: Cumberland Locality: St Ives Lot: 2843 D.P. 822242 Area: 2013 square metres Purposes Torrens Title Identifier: 2843/822242 File No: MN91R63	Reserve No. 100219 for the public purpose of Government

NOTIFICATION OF CLOSING OF ROADS

In pursuance of the provisions of the Public Roads Act 1902, the roads hereunder specified are closed and the lands comprised therein are freed and discharged from any rights of the public or any person to the same as highways.

GARRY WEST, M.P., Minister for Conservation and Land Management
Sydney, 13th December, 1991

Descriptions
Land District-Metropolitan; Shire-Hornsby
Hornsby Shire Council, Lot 1112, DP 822248, at Cherrybrook, Parish South Colah (Sheet 4), County Cumberland (not being land under the Real property Act). MN91H224.
Hornsby Shire Council, Lot 1113, DP 822249 at Cherrybrook, Parish South Colah (Sheet 4), County Cumberland (not being land under the Real Property Act). MN91H230.

PLAN FORM 2

SIGNATURE AND SEALS ONLY.

Plan Drawing only to appear in this space

*OFFICE USE ONLY

D.P. 822242

Registered: 11.12.1991

C.A:

Title System: CROWN LAND

Purpose: SUBDIVISION

Ref. Map: U 0967-9

Last Plan: 0513 - 2030

PLAN OF SUBDIVISION FOR 2823
CREATING LOTS 2842, 2843
2844 & 2845.

Lengths are in metres. Reduction Ratio 1:2000

Mun./Shire: KU - RING-GAI

Locality: ST IVES

Parish: MANLY COVE (1)

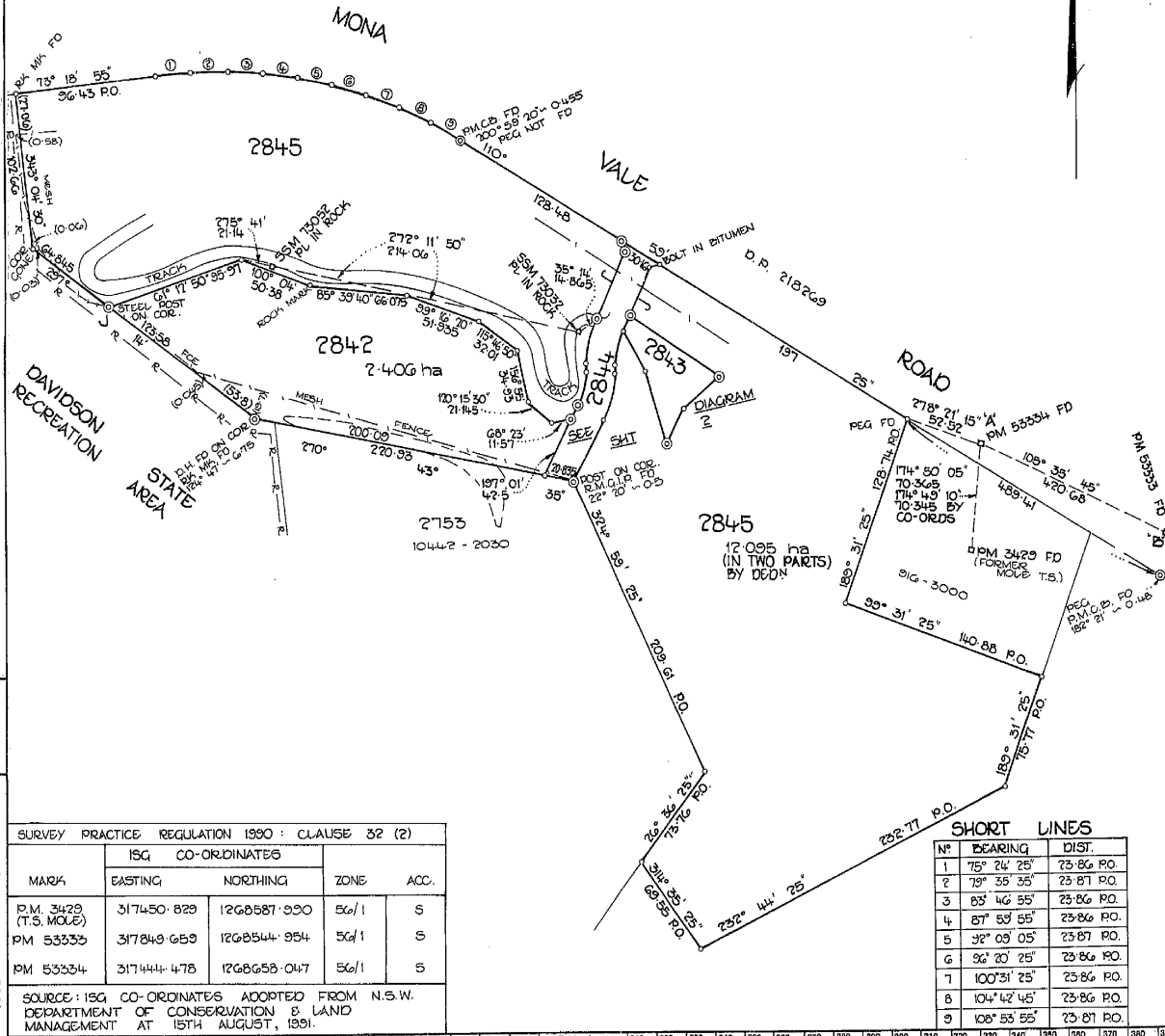
County: CUMBERLAND

This is sheet 1 of my plan in 2 sheets.
(Delete if inapplicable).JOHN JOSEPH FILOCAMO
M.L.O. BLACKTOWN

I, the undersigned, being a surveyor registered under the Surveyors Act, 1920, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulations, 1933 and any special requirements of the Department of Lands, and was completed on

20TH AUGUST, 1991.
Signature: John Filocamo
Surveyor registered under Surveyors Act, 1920, as amended.
Deputy Line of Attestation.
Witness: A. B.

Plans used in preparation of survey/compilation.

D.P. 2182G9
0513 - 2030
1044-2 - 2030
01G - 3000PANEL FOR USE ONLY for statements of
intention to dedicate public roads or to create
public reserves, drainage reserves, easements or
restrictions as to user.

Department Of Lands Approval

PLAN APPROVED: 18.11.91
Authorised Officer
Land District: METROPOLITAN
Paper No.: H 91 H 15
Field Book: U 1001 G 1511, pages 51-56

Council Clerk's Certificate

I hereby certify that -
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and
(b) the requirements of section 34B of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, and Hunter District Water, Sewerage and Drainage Act, 1930, as amended, have been complied with by the applicant in relation to the proposed
Subdivision No.
Date:
(Signature)
Council Clerk

Council File No.
*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water, Sewerage and Drainage Board and the Hunter District Water Board.
I Delete if inapplicable.

SURVEY PRACTICE REGULATION 1930: CLAUSE 32 (2)

MARK	ISG CO-ORDINATES		ZONE	ACC.
	EASTING	NORTHING		
P.M. 3429 (T.S. MOLE)	317450.829	1268587.930	56/1	S
PM 53333	317849.653	1268544.954	56/1	S
PM 53334	317444.478	1268658.047	56/1	S

SOURCE: ISG CO-ORDINATES ADOPTED FROM N.S.W.
DEPARTMENT OF CONSERVATION & LAND
MANAGEMENT AT 15TH AUGUST, 1991.

SURVEYOR'S REFERENCE:

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day. 12th December, 1991



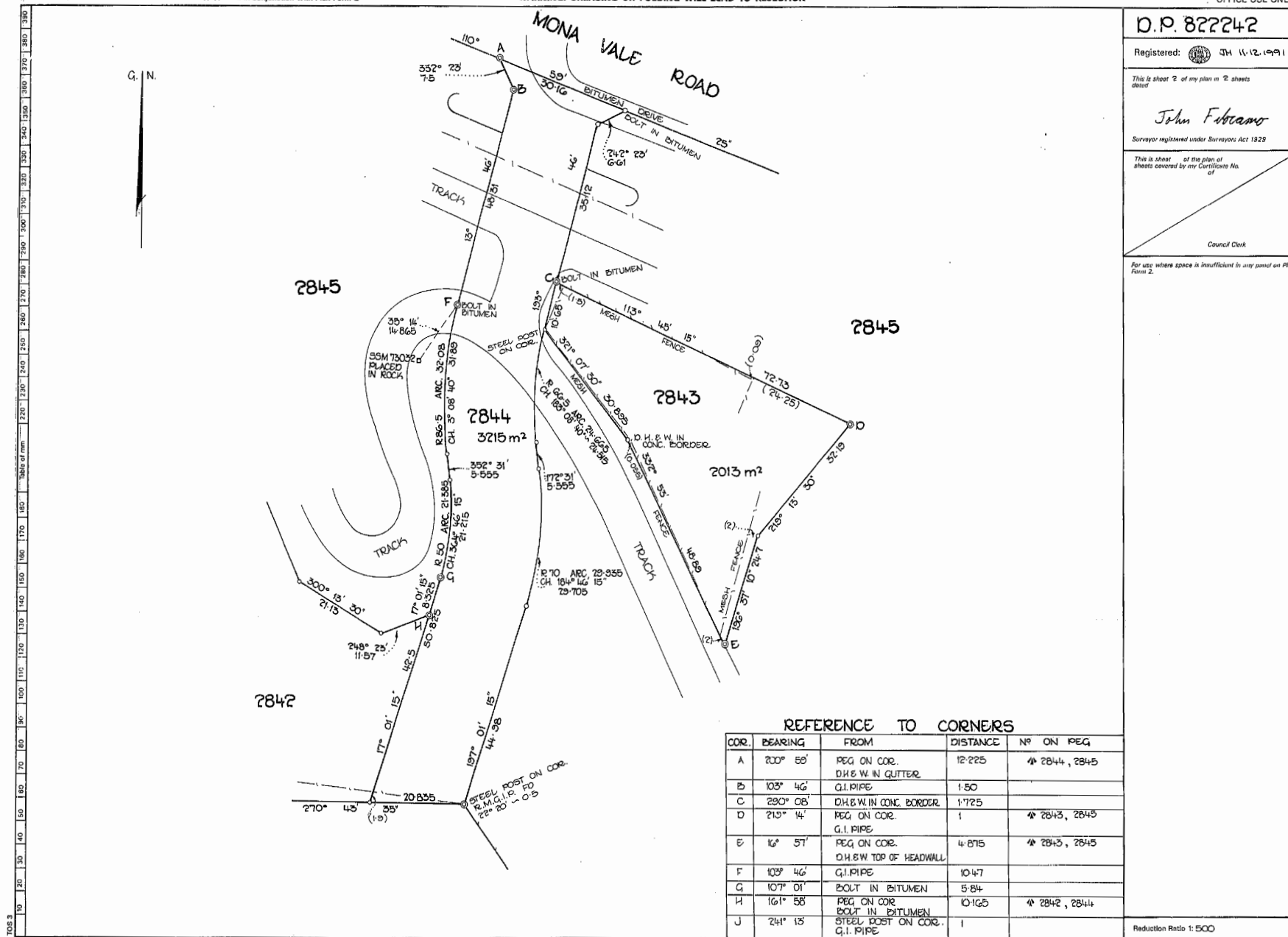
10 20 30 40 50 60 70 Table of mm 110 120 130 140

PLAN FORM 3

To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

* OFFICE USE ONLY



D.P. 822242

Registered: 314 11.12.1991

This is sheet 2 of my plan in 2 sheets dated

John Fibraro

Surveyor registered under Surveyors Act 1928

This is sheet of the plan of sheets covered by my Certificate No. of

Council Clerk

For use where space is insufficient in any panel on Plan Form 2.

2

Plan Drawing only to appear in this space

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 12th December, 1991

10 20 30 40 50 60 70 Table of mm 110 120 130 140

SURVEYOR'S REFERENCE: 31/69



FOLIO: 2842/822242

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
23/3/2021	10:50 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 2842 IN DEPOSITED PLAN 822242

AT ST IVES

LOCAL GOVERNMENT AREA KU-RING-GAI

PARISH OF BROKEN BAY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP822242

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

SECOND SCHEDULE (1 NOTIFICATION)

* 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

HEAD OFFICE
1 Prince Albert Road, Queens Square (GPO Box 15), Sydney NSW 2000
Phone: (02) 9236 7764 Fax: (02) 8236 7081

RESERVATION OF CROWN LAND

Pursuant to section 87 of the Crown Lands Act 1989, all the Crown land covered by Reserve No. 1011448 in the parish specified in Column 1 of the Schedule hereunder is reserved for the public purpose of Future public requirements as specified opposite thereto in Column 2 of the Schedule.

Note: Reserve No. 1011448 for the public purpose of future public requirements is revoked this day.

File No: LANDS 06/138

TONY KELLY, M.L.C.,
Minister for Lands

SCHEDULE

COLUMN 1 (Parish/County)	COLUMN 2 (Reserve No)	COLUMN 1 (Parish/County)	COLUMN 2 (Reserve No)	COLUMN 1 (Parish/County)	COLUMN 2 (Reserve No)
BANNABY / ARGYLE	750001	BAW BAW / ARGYLE	750002	BILLYRAMBIJA / ARGYLE	750003
BORO / ARGYLE	750004	BOURKE / ARGYLE	750005	BREADALBANE / ARGYLE	750006
BUNGONIA / ARGYLE	750007	COLLECTOR / ARGYLE	750008	COOKBUNDOON / ARGYLE	750009
COVAN / ARGYLE	750010	CULLULLA / ARGYLE	750012	CURRAWANG / ARGYLE	750013
EDEN FOREST / ARGYLE	750014	GOULBURN / ARGYLE	750015	GUINEACOR / ARGYLE	750017
GUNDARY / ARGYLE	750018	GURRUNDIAH / ARGYLE	750019	INVERARY / ARGYLE	750020
JERRALONG / ARGYLE	750021	JERRARA / ARGYLE	750022	KERRAWARY / ARGYLE	750023
MANGAMORE / ARGYLE	750028	MARULAN / ARGYLE	750029	MILBANG / ARGYLE	750031
MULLENGULLENGA / ARGYLE	750032	MULWAREE / ARGYLE	750033	MUMMEL / ARGYLE	750034
MUTMUTBILLY / ARGYLE	750035	NADGIGOMAR / ARGYLE	750036	NARRANGARRIL / ARGYLE	750037
NATTERY / ARGYLE	750038	NERRIMUNGA / ARGYLE	750039	NORRONG / ARGYLE	750040
OALLEN / ARGYLE	750041	PEJAR / ARGYLE	750042	POMEROY / ARGYLE	750043
QUIALIGO / ARGYLE	750044	RHYANA / ARGYLE	750045	STRATHAIRD / ARGYLE	750046
TARAGO / ARGYLE	750047	TARLO / ARGYLE	750048	TERRANNA / ARGYLE	750049
TOWRANG / ARGYLE	750050	TURRALLO / ARGYLE	750051	UPPER TARLO / ARGYLE	750052
URINGALLA / ARGYLE	750053	WAYO / ARGYLE	750054	WILLEROO / ARGYLE	750056
WOLOGORONG / ARGYLE	750057	YARRALAW / ARGYLE	750059	ADOWA / ARRAWATTA	750060
ALPINE / ARRAWATTA	750061	ANDERSON / ARRAWATTA	750062	ARTHURS SEAT / ARRAWATTA	750063
ASHBY / ARRAWATTA	750064	ASHFORD / ARRAWATTA	750065	ASTLEY / ARRAWATTA	750066
ATHOL / ARRAWATTA	750067	BANNOCKBURN / ARRAWATTA	750068	BARDEN / ARRAWATTA	750069
BEBO / ARRAWATTA	750070	BENGALLA / ARRAWATTA	750071	BLLOONBAH / ARRAWATTA	750072
BONSHAW / ARRAWATTA	750073	BORA / ARRAWATTA	750074	BOWMAN / ARRAWATTA	750075
BUCKLEY / ARRAWATTA	750076	BUKKULLA / ARRAWATTA	750077	BUNAL / ARRAWATTA	750078
BURGUNDY / ARRAWATTA	750079	BYRON / ARRAWATTA	750080	CAMPBELL / ARRAWATTA	750081
CHAMPAGNE / ARRAWATTA	750082	CHAPMAN / ARRAWATTA	750083	COX / ARRAWATTA	750084
CUCUMBER / ARRAWATTA	750085	DIGHT / ARRAWATTA	750086	DUMARESQ / ARRAWATTA	750087
EAST YETMAN / ARRAWATTA	750088	EGERTON / ARRAWATTA	750089	ELLIS / ARRAWATTA	750090
ENA / ARRAWATTA	750091	FRAZER / ARRAWATTA	750092	GOONIAN / ARRAWATTA	750093
GORDON / ARRAWATTA	750094	GRAMAN / ARRAWATTA	750095	HALLAM / ARRAWATTA	750096
HAWTHORNE / ARRAWATTA	750097	HETHERINGTON / ARRAWATTA	750098	HOGARTH / ARRAWATTA	750099
HOLDFAST / ARRAWATTA	750100	HOLMES / ARRAWATTA	750101	KINGS PLAINS / ARRAWATTA	750102
LESLIE / ARRAWATTA	750103	LIMESTONE / ARRAWATTA	750104	LOCKERBY / ARRAWATTA	750105
LORNE / ARRAWATTA	750106	MACINTYRE / ARRAWATTA	750107	MANDOE / ARRAWATTA	750108
MCDONALD / ARRAWATTA	750109	MERITI / ARRAWATTA	750110	MYALL / ARRAWATTA	750111
NORTH NULLAMANNA / ARRAWATTA	750112	NULLAMANNA / ARRAWATTA	750113	PINDARI / ARRAWATTA	750114
REDBANK / ARRAWATTA	750115	ROSE / ARRAWATTA	750116	RUSSELL / ARRAWATTA	750117
SAMUEL / ARRAWATTA	750118	SEVERN / ARRAWATTA	750119	ST ANDREWS / ARRAWATTA	750120
SWAMP OAK / ARRAWATTA	750121	TEXAS / ARRAWATTA	750122	TRIGAMON / ARRAWATTA	750123
VIVIER / ARRAWATTA	750124	WALLANGRA / ARRAWATTA	750125	WANDERA / ARRAWATTA	750126
WEEAN / ARRAWATTA	750127	WYNDHAM / ARRAWATTA	750128	YETMAN / ARRAWATTA	750129
BARRAJIN / ASHBURNHAM	750130	BARTON / ASHBURNHAM	750131	BEARGAMIL / ASHBURNHAM	750132
BELL / ASHBURNHAM	750133	BELUBULA / ASHBURNHAM	750134	BINDOGUNDRAL / ASHBURNHAM	750135
BOCOBIDGLE / ASHBURNHAM	750136	BOREE CABONNE / ASHBURNHAM	750137	BOREE NYRANG / ASHBURNHAM	750138
BOWAN / ASHBURNHAM	750139	BROLGAN / ASHBURNHAM	750140	BRYMEDURA / ASHBURNHAM	750141

COLUMN 1 (Parish/County)	COLUMN 2 (Reserve No)	COLUMN 1 (Parish/County)	COLUMN 2 (Reserve No)	COLUMN 1 (Parish/County)	COLUMN 2 (Reserve No)
WALLANOLL / COURALLIE	751792	WATHAGAR / COURALLIE	751793	WEAH WAA / COURALLIE	751794
WEE BULLA BULLA / COURALLIE	751795	WHITTAKER / COURALLIE	751796	WINDOONDILLA / COURALLIE	751797
WIRRIGURLDONGA / COURALLIE	751798	YARRAMAN / COURALLIE	751799	YATTA / COURALLIE	751800
BIMBERI / COWLEY	751801	BRINDIBELLA / COWLEY	751805	BUMBALONG / COWLEY	751806
CAVAN / COWLEY	751807	COCHRAN / COWLEY	751808	COOLEMAN / COWLEY	751810
COREE / COWLEY	751811	CUPPACUMBALONG / COWLEY	751813	EAST GOODRADIGBEE / COWLEY	751814
GURRANGORA / COWLEY	751819	LONG PLAIN / COWLEY	751820	MICALONG / COWLEY	751821
MULLION / COWLEY	751823	MURRAY / COWLEY	751824	NARRANGULLEN / COWLEY	751826
NATTUNG / COWLEY	751827	PABRAL / COWLEY	751829	TAEMAS / COWLEY	751831
UMBURRA / COWLEY	751834	URAYARRA / COWLEY	751835	VENTERMAN / COWLEY	751836
YAOUK / COWLEY	751837	YARARA / COWLEY	751838	GARFIELD / COWPER	751874
WEST BOGAN / COWPER	751955	YARRAMAN / COWPER	751960	ALEXANDRIA / CUMBERLAND	752011
APPIN / CUMBERLAND	752012	BANKSTOWN / CUMBERLAND	752013	BEROWRA / CUMBERLAND	752014
BOTANY / CUMBERLAND	752015	BRINGELLY / CUMBERLAND	752016	BROKEN BAY / CUMBERLAND	752017
BULGO / CUMBERLAND	752018	CABRAMATTA / CUMBERLAND	752019	CASTLE HILL / CUMBERLAND	752020
CASTLEREAGH / CUMBERLAND	752021	CLAREMONT / CUMBERLAND	752022	CONCORD / CUMBERLAND	752023
COOK / CUMBERLAND	752024	CORNELIA / CUMBERLAND	752025	COWAN / CUMBERLAND	752026
ECKERSLEY / CUMBERLAND	752027	FIELD OF MARS / CUMBERLAND	752028	FREDERICK / CUMBERLAND	752029
GIDLEY / CUMBERLAND	752030	GORDON / CUMBERLAND	752031	HAM COMMON / CUMBERLAND	752032
HEATHCOTE / CUMBERLAND	752033	HOLSWORTHY / CUMBERLAND	752034	HUNTERS HILL / CUMBERLAND	752035
LIBERTY PLAINS / CUMBERLAND	752036	LONDONDERRY / CUMBERLAND	752037	MANLY COVE / CUMBERLAND	752038
MARROOTA / CUMBERLAND	752039	MARRAMARRA / CUMBERLAND	752040	MELVILLE / CUMBERLAND	752041
MENANGLE / CUMBERLAND	752042	MINTO / CUMBERLAND	752043	MULGOA / CUMBERLAND	752044
NARELLAN / CUMBERLAND	752045	NARRABEEN / CUMBERLAND	752046	NELSON / CUMBERLAND	752047
NORTH COLAH / CUMBERLAND	752048	PETERSHAM / CUMBERLAND	752049	PITT TOWN / CUMBERLAND	752050
PROSPECT / CUMBERLAND	752051	ROOTY HILL / CUMBERLAND	752052	SOUTH COLAH / CUMBERLAND	752053
SOUTHEND / CUMBERLAND	752054	ST ANDREW / CUMBERLAND	752055	ST GEORGE / CUMBERLAND	752056
ST JAMES / CUMBERLAND	752057	ST JOHN / CUMBERLAND	752058	ST LAWRENCE / CUMBERLAND	752059
ST LUKE / CUMBERLAND	752060	ST MATTHEW / CUMBERLAND	752061	ST PETER / CUMBERLAND	752062
ST PHILIP / CUMBERLAND	752063	SUTHERLAND / CUMBERLAND	752064	WATTAMOLLA / CUMBERLAND	752065
WEDDERBURN / CUMBERLAND	752066	WILLOUGHBY / CUMBERLAND	752067	BARATTA / CUNNINGHAM	752068
BEDGEREBONG / CUNNINGHAM	752069	BEREWOMBENIA / CUNNINGHAM	752070	BIMBELLA / CUNNINGHAM	752071
BOMOBBIN / CUNNINGHAM	752072	BOONA EAST / CUNNINGHAM	752073	BOONA WEST / CUNNINGHAM	752074
BOTFIELDS / CUNNINGHAM	752075	BUNDABURRA / CUNNINGHAM	752076	BURRAWONG / CUNNINGHAM	752077
BYONG / CUNNINGHAM	752078	CARROBOBLIN / CUNNINGHAM	752079	CONDOBOLIN / CUNNINGHAM	752080
COOKEYS PLAINS / CUNNINGHAM	752081	CORELLA / CUNNINGHAM	752082	CORRIDGERY / CUNNINGHAM	752083
DERRIWONG / CUNNINGHAM	752084	DULHUNTY / CUNNINGHAM	752085	ELLERSLIE / CUNNINGHAM	752086
ELSMORE / CUNNINGHAM	752087	EMU PLAINS / CUNNINGHAM	752088	GILLENBINE / CUNNINGHAM	752089
GINDOONO / CUNNINGHAM	752090	GOOBANG / CUNNINGHAM	752091	GREENOCK / CUNNINGHAM	752092
GULGO / CUNNINGHAM	752093	GUNNING / CUNNINGHAM	752094	GUNNINGBLAND / CUNNINGHAM	752095
JERULA / CUNNINGHAM	752096	JULANDERY / CUNNINGHAM	752097	KALINGA / CUNNINGHAM	752098
KARS / CUNNINGHAM	752099	KIARGATHUR / CUNNINGHAM	752100	MAMRE / CUNNINGHAM	752101
MELROSE / CUNNINGHAM	752102	MICABIL / CUNNINGHAM	752103	MILPOSE / CUNNINGHAM	752104
MONOMIE / CUNNINGHAM	752105	MONWONGA / CUNNINGHAM	752106	MOUNT NOBBY / CUNNINGHAM	752107
MOWABLA / CUNNINGHAM	752108	MULGUTHRIE / CUNNINGHAM	752109	MURDA / CUNNINGHAM	752110

GRAFTON OFFICE
76 Victoria Street (Locked Bag 10), Grafton NSW 2460
Phone: (02) 6640 2020 Fax: (02) 6640 2036

TRANSFER OF A CROWN ROAD TO A COUNCIL

Roads Act 1993 – Order

IN pursuance of the provisions of section 151, Roads Act 1993, the Crown roads specified in Schedule 1 are hereby transferred to the Roads Authority specified in Schedule 2 hereunder, as from the date of publication of this notice and as from the date, the roads specified in Schedule 1, ceases to be Crown road.

TONY KELLY, M.L.C.,
Minister for Lands

SCHEDULE 1

*Parish – Chillingham; County – Rous;
Land District – Murwillumbah; Shire – Tweed.*

Crown public road south east of Lot 5, DP 737092.

File No.: GF06 H 83.

SCHEDULE 2

Roads Authority: Tweed Shire Council.

**APPOINTMENT OF ADMINISTRATOR TO
MANAGE A RESERVE TRUST**

PURSUANT to section 117, Crown Lands Act 1989, the person specified in Column 1 of the Schedules hereunder, is appointed as administrator for the term also specified thereunder, of the reserve trust specified opposite thereto in Column 2, which is trustee of the reserve referred to in Column 3 of the Schedules.

TONY KELLY, M.L.C.,
Minister for Lands

SCHEDULE 1

COLUMN 1	COLUMN 2	COLUMN 3
Phillip Thomas FOGARTY.	Camp Wollumbin Reserve Trust.	Reserve No.: 89580. Public Purpose: Boy scouts. Notified: 5 September 1975. Reserve No.: 83495. Public Purpose: Public recreation. Notified: 6 October 1961. File No.: GF93 R 42.

For a term commencing the date of this notice and expiring 23 September 2006.

SCHEDULE 2

COLUMN 1	COLUMN 2	COLUMN 3
George Jess WAGENER.	Yorklea Public Hall Trust.	Dedication No.: 540087. Public Purpose: Public hall. Notified: 1 October 1954. File No.: GF81 R 260.

For a term commencing 8 April 2006 and expiring 7 October 2006.

HEAD OFFICE

1 Prince Albert Road, Queens Square (GPO Box 15), Sydney NSW 2000
Phone: (02) 9236 7764 Fax: (02) 8236 7081

RESERVATION OF CROWN LAND

PURSUANT to section 87 of the Crown Lands Act 1989, the Crown Land specified in Column 1 of the Schedule hereunder, is reserved as specified opposite thereto in Column 2 of the Schedule.

TONY KELLY, M.L.C.,
Minister for Lands

SCHEDULE

COLUMN 1	COLUMN 2
All Crown Land in the Eastern and Central Divisions of the State that is not within a reserve or part of any holding. File No.: LANDS06/138.	Reserve No. 1011448, for the public purpose of future public requirements.



FOLIO: 2844/822242

SEARCH DATE	TIME	EDITION NO	DATE
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23/3/2021	10:53 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 2844 IN DEPOSITED PLAN 822242

AT ST IVES

LOCAL GOVERNMENT AREA KU-RING-GAI

PARISH OF BROKEN BAY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP822242

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

SECOND SCHEDULE (3 NOTIFICATIONS)

- * 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- * 2 U989949 CROWN LEASE TO THE COUNCIL OF KU-RING-GAI (200089).
EXPIRES: 10/7/2019.
- * U989950 LEASE NO.LT 200089 (U989949) MAY NOT BE
TRANSFERRED, SUB-LEASED, MORTGAGED OR DEALT WITH
IN ANY OTHER SPECIFIED MANNER WITHOUT THE CONSENT
OF THE MINISTER ADMINISTERING THE CROWN LANDS ACT
1989
- * AN325944 APPLICATION AFFECTING LEASE U989949 LESSEE NOW
KU-RING-GAI COUNCIL
- * AN210351 LEASE OF LEASE U989949 TO HONDA AUSTRALIA
MOTORCYCLE AND POWER EQUIPMENT PTY. LTD. EXPIRES:
18/8/2018.
- * AP643277 VARIATION OF LEASE U989949 EXPIRY DATE NOW
10/7/2044.
- * 3 U989949 THIS FOLIO CANNOT BE DEALT WITH SEPARATELY FROM THE
BALANCE OF THE ABOVE HOLDING WHICH COMPRISES LOTS 2844
AND 2845 IN DP822242

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

16.2513

PRINTED ON 23/3/2021



FOLIO: 2845/822242

SEARCH DATE	TIME	EDITION NO	DATE
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23/3/2021	10:51 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 2845 IN DEPOSITED PLAN 822242

AT ST IVES

LOCAL GOVERNMENT AREA KU-RING-GAI

PARISH OF BROKEN BAY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP822242

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

SECOND SCHEDULE (3 NOTIFICATIONS)

- * 1 LAND EXCLUDES MINERALS (S.171 CROWN LANDS ACT 1989)
- * 2 U989949 CROWN LEASE TO THE COUNCIL OF KU-RING-GAI (200089).
EXPIRES: 10/7/2019.
- * U989950 LEASE NO.LT 200089 (U989949) MAY NOT BE
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IN ANY OTHER SPECIFIED MANNER WITHOUT THE CONSENT
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- * AN325944 APPLICATION AFFECTING LEASE U989949 LESSEE NOW
KU-RING-GAI COUNCIL
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MOTORCYCLE AND POWER EQUIPMENT PTY. LTD. EXPIRES:
18/8/2018.
- * AP643277 VARIATION OF LEASE U989949 EXPIRY DATE NOW
10/7/2044.
- * 3 U989949 THIS FOLIO CANNOT BE DEALT WITH SEPARATELY FROM THE
BALANCE OF THE ABOVE HOLDING WHICH COMPRISES LOTS 2844
AND 2845 IN DP822242

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

16.2513

PRINTED ON 23/3/2021

RPM



B

LEASE

Real Property Act, 1900



U
989949 H



Office



(A) **PROPERTY LEASED**

Show no more than 20 References to Title.
Specify the part or premises if appropriate.

2844/822242
2845/822242

(B) **LODGED BY**

L.T.O. Box 4695	Name, Address or DX and Telephone Administration Branch Land Management Division Department of Conservation and Land Management REFERENCE (max. 15 characters): MN91 H 331	Box 4695
------------------------	---	----------

(C) **LESSOR**

The State of New South Wales

(D) The lessor leases to the lessee the property described above subject to the following **ENCUMBRANCES**

1. 2. 3. 4.

(E) **LESSEE**

L	The Council of Ku-ring-gai, Council Chambers, 818 Pacific Highway, GORDON 2072
	as joint tenants/tenants in common

ON L

(F)

(G) 1. **TERM:** 25 years

2. **COMMENCING DATE:** 11th July, 1994

3. **TERMINATING DATE:** 10th July, 2019

4. — ~~With an OPTION TO RENEW~~ for a period of set out in

5. — ~~With an OPTION TO PURCHASE~~ set out in

6. Together with and reserving the **RIGHTS** set out in Schedules One and Two

7. Incorporates the provisions set out in **ANNEXURE** "A" hereto.

8. Incorporates the provisions set out in **MEMORANDUM No.** filed in the Land Titles Office.

0-14
5/23

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900

DATE OF EXECUTION 11-7-1994.....

Signed in my presence by the lessor who is personally known to me

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Signature of Lessor

As Delegate of the Minister for
Land and Water Conservation

Signed in my presence by the lessee who is personally known to me

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

COUNCILLOR

The CoOMMON SEAL OF KU-RING-GAI COUNCIL
was hereunto affixed this 22nd day of
February 1994 in pursuance of
a resolution of the Council passed on the
28th day of February 1992.

.....
Signature of Lessee

MAYOR

(I) I solemnly and sincerely declare that the time for the exercise of the Option to Renew/Purchase in expired lease No.
has ended and the lessee under that lease has not exercised the option.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900.

Made and subscribed at in the State of on 19.....
in the presence of

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

.....
Signature of Lessor

ANNEXURE "A"

This and the following 34 pages comprise Annexure "A" referred to in the Lease between the State of New South Wales as Lessor and the Council of the Municipality of Ku-ring-gai as Lessee

M. J. M. J.
Witness

[Signature] 11/7/1994

Lessor

By delegation pursuant to section 180 of the Crown Lands Act 1989 and with authority under section 13L of the Real Property Act 1900 from the Minister administering the Crown Lands Act 1989 on behalf of the State of New South Wales

Witness

The COMMON SEAL of KU-RING-GAI COUNCIL was hereunto affixed this 22nd day of February 1994 in pursuance of a resolution of the Council passed on the 28th day of February 1992.

[Signature]
Councillor

[Signature]
Councillor

Lessee

(A Table of Contents appears at the end of this Annexure) (4.001)

The Lessor and the Lessee hereby covenant and agree the one with the other as follows: -

1 Authority for Grant of Lease

The Holder acknowledges that -

- (a) the Land is Crown land within the meaning of the CLA;
- (b) the State of New South Wales is recorded as registered proprietor of the Land by virtue of the provisions of section 13D of the Real Property Act 1900;
- (c) the Minister is authorised by section 34 of the CLA to grant a lease of Crown land on behalf of the Crown;

- (d) the Minister has executed this Lease on behalf of the State of New South Wales as authorised by section 13L of the Real Property Act 1900;
- (e) this Lease has been granted pursuant to section 34 of the CLA and is a "holding" for the purposes of that Act and the provisions of that Act relating to holdings apply to this lease; and
- (f) the holder is a "holder" for the purposes of the CLA and the provisions of that Act relating to holders apply to the holder. (4.002)

2 Definitions

In this Lease unless the contrary intention appears:

"CLA" means the Crown Lands Act 1989.

"Commencement Date" means the date of commencement of the Term as referred to on the front page of this Lease.

"Holder" means the Lessee or its permitted assigns or permitted transferee and where not repugnant to the context its agents employees invitees and licencees.

"Improvements" means all buildings structures facilities works and equipment situated on or in the land or which under the terms of this Lease are to be constructed effected erected or undertaken on or in the land.

"Land" means the land (including any submerged land and waterway) described on the front page of this Lease or where the context so admits any part thereof.

"Lease" means this Lease including the Schedules and Annexures hereto.

"Lessee" means the Lessee or its permitted assigns or permitted transferee and where not repugnant to the context its agents employees invitees and licensees.

"Lessor" means the State of New South Wales being the Crown in the right of New South Wales.

"Minister" means the Minister of the Crown for the time being administering the CLA or any Act replacing or consolidating that Act.

"Premises" means the Land, the Improvements and the Lessee's Plant and where the context so permits any part of the foregoing.

"Regulations" means the Crown Lands Regulation 1989.

"Rent" means the rent hereby reserved.

"Schedule 1" means schedule 1 of this Lease.

"Term" means the term of this Lease as shown on page one of this Lease.

"Termination Date" means the date of expiration of the Term as referred to on the front page of this Lease or where this Lease is determined (by forfeiture or otherwise) on a date earlier than that date then that earlier date. (4.003)

3 Plurals and Genders

- (a) Words importing the singular number shall include plural and vice versa.
- (b) Words importing the masculine gender shall include the feminine or neuter and vice versa.
- (c) Any reference to a person shall be deemed to include a reference to a corporation and vice versa. (4.005)

4 Contra proferentum

In the interpretation of this lease no rule of construction shall apply to the disadvantage of a party on the basis that that party was responsible for the preparation of this Lease or any part of it. (4.006)

5 Headings Code Numbers and References

- (a) Headings (and subheadings within clauses) marginal notes the matter appearing in Column 1 of Schedule 1 and the Table of Contents have been included for guidance only and shall be deemed not to form any part of this Lease.
- (b) The code number appearing at the end of each clause of the Lease shall be deemed not to form part of the Lease.
- (c) References to Clauses Parts and Schedules are references to clauses parts and schedules of this Lease. (4.007)

6 Statutes

- (a) A reference to a statute or statutory instrument includes amendments to that statute or statutory instrument whether by subsequent statutes or statutory instruments or otherwise and any statute or statutory instrument passed in substitution for the statute or statutory instrument referred to or incorporating any of its provisions.

1075

- (b) Without limiting the operation of paragraph (a) where any clause of this Lease contains a reference to a specific provision in a statute or statutory instrument which is repealed the Lessor may by notice in writing served on the Holder specify that a provision of any statute or statutory instrument replacing the abovementioned provision shall be substituted for the abovementioned provision and the clause shall be read and construed to that effect.
- (c) A reference to a statute includes a reference to any statutory instrument made thereunder. (4.008)

7 Provisions to be construed as Covenants

Such of the provisions and conditions herein contained as require or prescribe anything to be done or not to be done by the Holder shall in addition to being read and construed as conditions of this Lease shall be also read and construed as covenants and agreements whereby the Holder for itself and its assigns agrees with the Lessor to observe and perform such provisions and conditions. (4.009)

8 Joint and Several Covenants

Any covenant or agreement in this Lease on the part of two or more persons shall be deemed to bind them jointly and severally. (4.010)

9 Application of Conveyancing Act

Pursuant to the provisions of section 43 of the CLA the provisions of sections 84, 84A, 85, 86, 129, 130, 131, 132, 133, 133A and 133B of the Conveyancing Act 1919 shall not apply to this Lease. (4.011)

10 Performance of Functions etc.

The Lessor and the Holder expressly agree that -

- (a) any power authority duty or function conferred or imposed upon the Lessor under any provision of this lease may be exercised or performed by the Minister as if the power authority duty or function had been conferred or imposed by this Lease on the Minister;
- (b) any power authority duty or function exercised or performed by the Minister pursuant to this clause may be exercised or performed in the name of the Minister with or without any reference to the Lessor;
- (c) the Minister may authorise a person to exercise or perform any power authority duty or function which this clause or

1074

this lease authorises or requires the Minister to exercise or perform;

- (d) a person shall be taken to have been validly authorised by the Minister to exercise or perform any power authority duty or function if that person is authorised to exercise any power authority duty or function conferred or imposed in any lease granted under section 34 of the CLA or any such lease of a specific type or any such lease within a specified locality. (4.012)

11 Lessor as Public Authority

The Holder acknowledges that nothing in this Lease can in any way restrict or otherwise affect the Lessor's or the Minister's unfettered discretion as to the use of the Lessor's or the Minister's statutory powers as a public authority. (4.013)

12 Approval by the Lessor or the Minister

- (a) In any case where pursuant to this Lease the doing or executing of any act matter or thing by the Holder is dependent upon the approval or consent of the Lessor or the Minister such approval or consent shall not be effective unless given in writing and may be given or withheld by the Lessor or the Minister in its or the Minister's absolute discretion and may be given subject to such conditions as it or the Minister may determine unless otherwise herein provided.
- (b) The Holder expressly agrees that any failure by the Holder to comply with or perform a condition imposed pursuant to this clause will constitute a failure by the Holder to comply with or perform a condition of this Lease. (4.014)

13 Opinion of the Lessor or the Minister

Any opinion to be formed by the Lessor or the Minister for the purposes of this Lease may be formed by the Lessor on such grounds and material as the Lessor or the Minister determines to be sufficient after consultation if the Lessor or the Minister deems it necessary with any New South Wales Government Department or other public authority the Standards Association of Australia or any other body whose objects and functions are relevant. In forming any such opinion the Lessor or the Minister shall be deemed to be exercising merely administrative functions. (4.015)

14 Time to be of the essence

Where in any provision of this Lease -

1072

- (a) the Holder is given or allowed a specified time or period within which to undertake or do any act or thing;
- (b) any power or authority is conferred on the Lessor the Minister or the Holder after the lapse of a specified time or period; or
- (c) any event occurs after the lapse of a specified time or period

the Lessor and the Holder expressly agree that time shall be of the essence of this contract in that regard. (4.016)

15 Holder to pay Cost of Work

Whenever the Holder is required by this Lease to do or effect any act matter or thing or to undertake any work then the doing of such act matter thing or work shall unless this Lease otherwise provides be at the sole risk cost and expense of the Holder. (4.017)

16 Notices

- (a) A reference in this clause to a notice required to be served includes a reference to any -
 - (i) requirement in this lease for a notice or other communication to be given;
 - (ii) notice or other communication which may be convenient to be given or served in connection with this Lease; and
 - (iii) notice or other communication which may be required to be given or served or which may be convenient to be given or served under any condition of any approval consent or permission which the Lessor or the Minister may give under this Lease.
- (b) All notices which are required to be served by the Lessor or the Minister to or upon the Holder under this Lease shall be sufficiently given or served if left at or sent by ordinary post addressed to the Holder at the address specified in Column 2 of Item 1 of Schedule 1 or at the Premises or at such other place as notified in writing by the Holder to the Lessor.
- (c) All notices which are required to be served by the Holder to or upon the Lessor or the Minister under this Lease shall be sufficiently given or served if left at or sent by ordinary post addressed to the Minister at the address specified in Column 2 of Item 2 of Schedule 1.

1002

- (d) Any notice or communication given or served by post shall be deemed to have been duly given or served at the time when it would in the ordinary course be delivered.
- (e) Subject to any other provision of this Lease to the contrary where the Holder is a corporation any notice or other communication required to be served or given or which may be convenient to be served or given under or in connection with this Lease shall be sufficiently executed if signed by the Secretary or other principal permanent officer of the corporation. (4.018)

17 Manner of Payment of Rent and Other Moneys

The rent and other moneys payable in accordance with this Lease shall be paid to the person and at the address specified in Column 2 of Item 3 of Schedule 1 or to such other person or at such other address as the Lessor may from time to time direct by notice in writing served on the Holder. (4.019)

18 Waiver

No waiver by the Lessor of one breach of any provision of this Lease shall operate as a waiver of another breach of the same or of any other provision. (4.020)

19 Severability of Provisions

Any provision of this Lease which is prohibited or unenforceable in any jurisdiction shall as to such jurisdiction be ineffective to the extent of such prohibition or inability to enforce without invalidating the remaining provisions of this Lease or affecting the validity or enforceability of such provision in any other jurisdiction. (4.021)

20 Applicable Law

This Lease shall be construed and interpreted in accordance with the law of New South Wales. (4.022)

21 Exclusion of Warranties

The Holder acknowledges having inspected the Premises and that in entering into this Lease the Holder has not relied on any statement representation or warranty (other than those implied by or deemed to have been given by law and which cannot be contracted out of) by or on behalf of the Lessor whether expressed or implied other than the statements representations and warranties expressly set out in this Lease. (4.023)

10-71

22 Condition of and Damage to Premises

The Holder acknowledges that the Holder has inspected the Premises and accepts them in their condition and state of repair as at the Commencement Date. (4.024)

23 Whole Agreement

- (a) The provisions contained in this Lease expressly or by statutory implication cover and comprise the whole of the agreement between the parties.
- (b) It is expressly agreed and declared that no further or other provisions whether in respect of the Premises or otherwise will be deemed to be implied in this Lease or to arise between the parties hereto by way of collateral or other agreement by reason of any promise representation warranty or undertaking given or made by any party hereto to another on or prior to the execution of this Lease.
- (c) The existence of any such implication or collateral or other agreement is hereby negatived. (4.025)

24 Payment of Rent (No CPI)

- (a) For the purposes of this clause:

"Initial Rent" means the rent specified or referred to in Column 2 of Item 9 of Schedule 1.

"Due Date" means each anniversary date of the Commencement Date.

"Market Rent Review Date" means -

- (i) the date specified in Column 2 of Item 10 of Schedule 1 (either being a Due Date or another date); and
- (ii) thereafter means the date of the expiration of each period of years as specified in Column 2 of Item 11 of Schedule 1 as calculated from the date specified in Column 2 of Item 10 of Schedule 1.

"Market Rent Review Period" means the period between each Market Rent Review Date as specified in Column 2 of Item 11 of Schedule 1.

- (b) The Holder covenants with the Lessor that the Holder will during the whole of the Term pay to the Lessor in accordance with the provisions of this clause without demand free of exchange and without deduction whatsoever the rent hereinafter provided.

1070

- (c) The Holder will pay to the Lessor on the Commencement Date the Initial Rent and thereafter shall pay that rent in advance on each Due Date until the rent is adjusted as hereinafter provided.
- (d) On the first Market Rent Review Date after the Commencement Date and thereafter on each Market Rent Review Date the rent may be adjusted by the Minister redetermining the rent pursuant to the provisions of sections 142 and 143 of the CLA.

A redetermination of rent for the purposes of this subclause shall be taken to have been made on the Market Rent Review Date if it is made at any time within the period of six months before the Market Rent Review Date.

- (e) Where the Minister does not redetermine the rent as provided for in subclause (d) he may adjust the rent by redetermining the rent pursuant to the provisions of sections 142 and 143 of the CLA at any time prior to the next Market Rent Review Date and no succeeding Market Rent Review Date shall be postponed by reason of the operation of this subclause.
- (f) Where the Minister does not adjust the rent on the first Market Rent Review Date or a Market Rent Review Date as provided for in subclause (d) the Holder may by notice in writing served on the Minister require that the Minister redetermine the rent pursuant to the provisions of sections 142 and 143 of the CLA. Where the Holder requires the Minister to redetermine the rent under this subclause he shall pay on demand the costs of the Minister (or so much of the cost as the Minister may require) in making that determination.
- (g) A redetermination of rent made as provided for in subclause (d) shall take effect and be due and payable on the next Due Date following the date of issue of the notice of redetermination (or where the said Due Date and the date of issue of the notice of redetermination are the same - then that date) even if an objection or appeal under section 142 of the CLA has been lodged. On the completion of the objection and appeal process any necessary adjustments shall be made.

For the purposes of this subclause the term "next Due Date" does not include a Due Date falling between the date of issue of the notice of redetermination and the relevant Market Rent Review Date.

- (h) A redetermination of rent as provided for in subclauses (e) and (f) shall take effect and be due and payable from the next Due Date following the date of issue of the notice of redetermination under section 142 of the CLA even if an objection or appeal under that section has been lodged. On the completion of the objection and appeal process any necessary adjustments shall be made.

1069

- (i) The Holder acknowledges that the Minister may make a direction under section 152 (alteration of due date) of the CLA in respect of any rent payable under this Lease. (4.029)

25 Continuing Obligation

The obligation of the Holder to pay the Rent shall be a continuing obligation during the term of this Lease and shall not abate in whole or in part or be affected by any cause whatsoever. (4.038)

26 Holder to Pay Rates etc.

The Holder will when the same become due for payment pay all (or in the first and last year of the term of this Lease the appropriate proportionate part) rates taxes (including Land Tax) assessments duties charges and fees whether municipal local government statutory or otherwise which are at any time during the currency of this Lease lawfully charged upon imposed or levied in respect of the Premises or on the Lessor or the Holder on account thereof and will if required by the Lessor produce to the Lessor the receipts for such payments within ten business days after the respective due dates for payment AND in case such rates taxes duties and fees so covenanted to be paid by the Holder are not paid when the same shall become due the Lessor may if it thinks fit pay the same and any such sum or sums so paid may be recovered by the Lessor as if such sums were rent in arrears. (4.040)

27 Holder to Pay for Services

The Holder will as and when the same become due for payment pay to the Lessor or to any other person or body authorised to supply the same all proper charges for gas electricity water sewage or other services supplied to or consumed in or on the Premises and will also pay all charges in respect of any telephone services connected to the Premises. (4.041)

28 Holder not to Impose Liability on Lessor

Subject to any other provision of this Lease the Holder will not without the written consent of the Lessor by any act matter or deed or by failure or omission cause or permit to be imposed on the Lessor any liability of the Holder under or by virtue of this Lease even though the Holder is entitled so to do under any law (present or future) or otherwise. (4.042)

1068

29 Permitted Use

- (a) This Lease confers on the Holder a right to occupy and use the Premises for the purpose specified or referred to in Column 2 of Item 36 of Schedule 1.
- (b) The Holder will not use the Premises or allow them to be used for any purpose other than the purpose specified in Column 2 of Item 36 in Schedule 1. (4.043)

30 Holder Not to Commit Nuisance etc.

The Holder will not at any time during the term of this Lease :

- (a) carry on or permit to be carried on at the premises any noxious nuisance or offensive trade business or calling;
- (b) do or permit to be carried on at the Premises any act matter or thing which results in nuisance damage or disturbance to the Lessor or owners or occupiers of adjoining or neighbouring lands or buildings; or
- (c) use the premises for any illegal activity. (4.044)

31 Lessor's Consent to Development Application

The Holder covenants with the Lessor that the Holder will obtain the Lessor's consent to the lodgement of any development application in respect of the Land. (4.047)

32 Holder not to undertake Development without consent notwithstanding any other provision of this Lease

The Holder will not undertake any development within the meaning of the Environmental Planning and Assessment Act 1979 contrary to the provisions of that Act or in breach of any restriction condition or prohibition imposed by an Environmental Planning Instrument or condition of a development consent. (4.048)

33 Development Consent

- (a) The Holder will not undertake any activity on or within the Premises for which consent is required under the Environmental Planning and Assessment Act 1979 or any Instrument made thereunder without first obtaining such consent.
- (b) Where the Holder obtains consent in accordance with the provisions of this clause the Holder will not undertake any activity on or within the Premises except in accordance with any conditions or requirements of that consent. (4.049)

1067

34 Compliance with Statutes

- (a) The Holder will comply with the requirements of all statutes regulations or by-laws and requirements of all relevant public and local authorities in so far as they apply in relation to the use and occupation of the premises.
- (b) The Holder will forthwith on being served with a notice by the Lessor comply with any notice or direction served on the Lessor or the Minister by a competent authority relating to the destruction of noxious animals or plants or pests or the carrying out of repairs alterations or works on or to the Premises. (4.050)

35 Occupational Health and Safety Act 1983

The Holder accepts responsibility for the control of the whole of the Premises for the purposes of the Occupational Health and Safety Act 1983 and agrees to keep and maintain the Premises in the manner which complies with the said Act. (4.051)

36 No Assignment, Sublease, Mortgage or other dealing with Lease except with consent

- (a) The Holder will not assign transfer demise sublease mortgage charge or otherwise deal with the Holder's interest in this Lease or demise sublease or part with the possession of the Premises or by any act or deed procure any of the foregoing except with the consent in writing of the Lessor.
- (b) In the case of an application for the consent of the Lessor to a proposed mortgage, charge or encumbrance the Lessor may require that the proposed mortgagee or chargee enter into a covenant with the Lessor in the form required by the Lessor that the mortgagee or chargee will notify the Lessor if the Holder is in default under the terms of the mortgage or charge and that should the mortgagee or chargee enter into possession of the Premises for the purpose of realising its security or otherwise then the said mortgagee or chargee will duly perform and keep the covenants and agreements on the Holder's part herein contained. (4.053)

37 Lessor may Charge Fee

The Lessor may charge such fees as may be prescribed in the Regulations made under the CLA for dealing with any application by the Holder for consent to assign transfer sublease or otherwise part with possession of the Premises. (4.055)

1066

38 Provision of Guarantees

In the case of an application for consent to a proposed assignment transfer or declaration of trust of this Lease in favour of a company the Lessor may require guarantees by such persons and in such form as the Lessor requires. (4.056)

39 Forfeiture

- (a) The Holder expressly acknowledges that this Lease may be forfeited pursuant to the provisions of section 129(1) of the CLA in the circumstances set out in that section.
- (b) For the purposes of this Lease the Holder will be taken not to have failed to comply with a condition covenant or provision of this Lease until a period of 28 days (or such further period as may be specified in the notice) has elapsed after the service of a notice in writing on the Holder specifying the covenant conditions or provision which the Holder has failed to comply with.
- (c) The Lessor and the Holder expressly acknowledges that if one or both of the events specified hereunder occurs the Holder will for the purposes of this clause and for the purpose of section 129(1) of the CLA be taken to have failed to comply with a provision of this Lease and the provision of subclause (b) shall not apply to such a default.

(i) Winding Up

the Holder (being a company) - an order is made or a resolution is effectively passed for the winding up of the Holder (except where such winding up is for the purpose of reconstruction or amalgamation with the written consent of the Lessor which consent shall not be unreasonably withheld); or

(ii) Liquidation

the Holder goes into liquidation or makes an assignment for the benefit of or enters into an arrangement or composition with its creditors or stops payment or is unable to pay its debts or if execution is levied against the Holder and not discharged within 30 days.

- (d) Demand or acceptance of Rent or any other money due under this Lease by the Lessor after forfeiture does not operate as a waiver of forfeiture. (4.059)

40 Abandonment

If the Holder vacates or abandons the Premises during the continuance of this Lease (whether or not the Holder ceases to pay the Rent and other amounts payable pursuant to this Lease)

1065

then in the absence of written notice by the Lessor accepting the surrender of the Holder's interest under this Lease or the forfeiture of the Lease neither acceptance of the keys nor entry into the Premises by the Lessor or by any person on the Lessor's behalf for the purpose of inspection or for the purpose of showing the Premises to prospective lessees or licencees nor the advertising of the Premises for re-letting shall constitute a waiver of the Lessor's rights to recover in full all Rent and other amounts from time to time payable by the Holder pursuant to this Lease and this Lease shall be deemed to continue in full force and effect until the date on which any forfeiture thereof takes effect or the date of expiration of the term whichever shall first occur. (4.060)

41 Interest on Overdue Money

The Holder shall pay interest on any money due and payable under this Lease at the rate prescribed from time to time under the provisions of section 148 of the CLA and any such interest shall for the purposes of this Lease be deemed to be Rent in arrears. (4.061)

42 Holder to take as if Owner

The Holder shall take and be subject to the same responsibilities in regard to persons and property and otherwise to which the Holder would be subject as if during the Term the Holder was the owner of the freehold of the Premises. (4.063)

43 Release of Lessor from Accident Damage

- (a) For the purposes of this clause the term Lessor shall include Her Majesty the Queen Her Heirs and Successors the Minister and the agents servants employees and contractors of the Lessor Her Majesty Her Majesty's Heirs and Successors and the Minister.
- (b) The Holder agrees to occupy use and keep the Premises at the risk of the Holder and hereby releases to the full extent permitted by law the Lessor from all claims and demands of every kind resulting from any accident damage or injury occurring therein and the Holder EXPRESSLY AGREES that the Lessor shall have no responsibility or liability for any loss of or damage to fixtures and/or the personal property of the Holder.
- (c) The Holder expressly agrees that the obligations of the Holder under this clause shall continue after the expiration or other determination of this Lease in respect of any act deed matter or thing occurring before such expiration or determination. (4.064)

1004

44 Indemnities

- (a) For the purposes of this clause the term Lessor shall include Her Majesty the Queen Her Heirs and Successors the Minister and the agents servants employees and contractors of the Lessor Her Majesty Her Majesty's Heirs and Successors and the Minister.
- (b) The Holder covenants with the Lessor to indemnify and keep indemnified the Lessor from and against all claims for injury loss or damage suffered by any person or body using or being in or upon the Premises or any adjoining land or premises of the Lessor arising out of the Holder's use of the Premises and against all liabilities for costs charges and expenses incurred by the Lessor in respect of the claim of any such person or body except to the extent that any such claims and demands arise wholly from any negligence or wilful act or omission on the part of the Lessor.
- (c) The indemnity contained in this clause applies notwithstanding that this Lease authorised or required the Holder to undertake or perform the activity giving rise to any claim for injury loss or damage.
- (d) The Holder expressly agrees that the obligations of the Holder under this clause shall continue after the expiration or sooner determination of this Lease in respect of any act deed matter or thing occurring before such expiration or determination. (4.065)

45 Insurance - Public Risk

The Holder will (without in any way limiting the liability of the Holder under any other provision of this Lease) forthwith take out and thereafter during the Term keep current a public risk insurance policy for the amount not less than that specified in Column 2 of Item 39 of Schedule 1 for any one claim (or such other reasonable amount as the Lessor may from time to time specify in writing to the Holder) whereby the Lessor shall during the continuance of this Lease be indemnified against all actions suits claims demands proceedings losses damages compensation costs charges and expenses mentioned or referred to in this Lease to which the Lessor shall or may be liable. (4.066)

46 Insurance - Workers Compensation

The Holder will (without in any way limiting the liability of the Holder under any other provision of this Lease) forthwith take out and thereafter during the Term keep current insurance against any liability which may arise at common law or by virtue of any relevant workers compensation legislation in connection with the performance of work or provision of services on or about the Premises and the operation thereof so that the Lessor will be

indemnified against all claims for death or bodily injury by any person at all times. (4.067)

47 Insurance - Loss of Rent

The Holder will (without in any way limiting the liability of the Holder under any other provision of this Lease) forthwith take out and thereafter during the Term keep current insurance for loss of rent with respect of all Rent payable to the Lessor for a period of not less than 2 years the proceeds of which shall be paid to the Lessor to the extent sufficient to compensate the Lessor for any Rent payments which abate in accordance with a provision of this Lease. (4.068)

48 Insurance - Against Fire and Other Risks

The Holder will (without in any way limiting the liability of the Holder under any other provision of this Lease) forthwith take out and thereafter during the Term keep current insurance against loss damage or destruction of the Premises by fire lightning riots strike malicious damage sprinkler failure plumbing leakage storm and tempest explosion earthquake impact by vehicles Acts of God and against such other risks (if any) as the Lessor may from time to time reasonably direct by notice in writing served on the Holder to the full insurable value thereof permitted by the Insurer on a replacement and/of reinstatement basis including extra costs or reinstatement cost of removal of debris and all professional fees incurred in replacing and/or reinstating the Premises. (4.070)

49 Total Destruction

- (a) In the event of the Improvements being Totally Destroyed one of the following alternatives shall apply:

First Alternative - Rebuild to original Design

The Holder may and shall if so required by the Lessor from the insurance moneys available (and to the extent that the same may be insufficient from its own moneys) reinstate the Improvements substantially in accordance with their original design.

Second Alternative - Rebuild to different Design

If the Lessor and the Holder agree that the Improvements are to be rebuilt made or installed to a different design and agree upon the plans and specifications relating thereto then the Holder will from the insurance moneys available (and to the extent the same may be insufficient from its own moneys) prepare the Land for the new improvements and then construct make and install the improvements in accordance with the agreed plans and specifications.

1062

Third Alternative - Improvements not to be rebuilt

If the Lessor and the Holder agree that the Improvements need not be reinstated by the Holder and the Second Alternative is not adopted the Holder will promptly demolish the Improvements and clear the Land of all improvements structures rubbish and debris and following such demolition and clearance being carried out to the Lessor's satisfaction and the Lessor so certifying in writing to the Holder and the Holder at that time not being in default under any provision of this Lease the Holder will then deliver to the Lessor a duly stamped surrender of the Lease and the Lessor shall accept the same. The surrender as aforesaid shall be without prejudice to any claim the Lessor may have against the Holder immediately prior to the date of such surrender.

- (b) For the purposes of this clause "Totally Destroyed" means destroyed or damaged so extensively that in the opinion of the Lessor reasonably held it would be impractical or not commercially viable to make good such damage. (4.071)

50 Partial Destruction

In the event of the Improvements being partially destroyed or damaged the Holder will from the insurance moneys available (and to the extent that the same may be insufficient from the Holder's own moneys) repair replace and make good the whole of the destroyed or damaged portion of the Improvements as nearly as possible to the condition in which it was immediately prior to such damage or destruction with such modifications as the Holder may seek and the Lessor approve (such approval not to be unreasonably withheld) or as may be required by some competent authority and approved by the Lessor (such approval will not be unreasonably withheld). (4.072)

51 Application of Insurance Proceeds

- (a) All moneys received by the Lessor or the Holder in settlement of any claim under any insurance policy in respect of the damage to or destruction of the Premises shall be paid into a bank agreed upon by the Lessor and the Holder (or in default of agreement a bank nominated by the Lessor) in an account (the "Trust Account") in the name of the Lessor and such moneys shall be held in that account and shall be applied by the Lessor in the following order of priorities:

Firstly - in payment to the Lessor on account of expenditure by the Lessor in respect of any work required by this Lease to be undertaken by the Holder but not commenced and completed within a reasonable time; and as to any balance.

Secondly - in payment progressively to the Holder in reimbursement of the Holder's costs in the rebuilding or demolishing and clearing or repair or replacement and making good as the case may be of the Premises; and as to any balance.

Thirdly - an amount shall be credited to the Holder's instalment of the rent next falling due and any other amounts owing by the Holder to the Lessor under the provisions of this Lease; and as to any balance.

Fourthly - such balance shall be equitably apportioned between the Lessor and the Holder having regard to their respective interests in the Premises at the day immediately prior to the incident giving rise to the insurance claim.

- (b) The Holder expressly agrees that the provisions of this clause shall continue after the expiration or other determination of this Lease. (4.073)

52 Provisions re Policies

- (a) Notwithstanding anything expressed or implied in this Lease the following provisions apply to all policies of insurance required to be effected by the Holder under this Lease:

- (i) All policies are to be placed with an Insurer approved by the Lessor in writing (whose approval will not be unreasonably withheld) and shall be for such amounts and cover such risks and contain such conditions endorsements and exclusions as are reasonably acceptable to or reasonably required by the Lessor having regard to insurance commonly effected in relation to the types of business or activity carried out on the Premises and the nature of the Premises.
- (ii) All policies are to be taken out in the names of the Lessor and the Holder for their respective rights and interests and in the name of such other parties having an insurable interest as the Lessor may require.
- (iii) Duplicate or certified copies of the policies and all renewal certificates and endorsement slips are to be lodged by the Holder with the Lessor if required by the Lessor.
- (iv) All premiums in respect of all such policies and renewals of policies are to be paid punctually by the Holder and the receipt for each premium payable in respect of each policy (or other proof of payment to the Lessor's satisfaction) is to be produced by the Holder to the Lessor at the request of the Lessor.
- (v) The Holder will use all reasonable endeavours to ensure that the company or office which issues a policy

1060

advises the Lessor of any failure by the Holder to renew any policy or pay any premium in respect thereof.

- (vi) The Holder will not at any time during the Term do or bring upon the Premises anything whereby any insurance relating to the Premises against damage by fire and other risks may be rendered void or voidable. If the Holder brings anything onto the Premises whereby the rate of premium on such insurance shall be liable to be increased the Holder will obtain insurance cover for such increased risk and pay all additional premiums on the Premises (if any) required on account of the additional risk caused by the use to which the Premises are put by the Holder.
- (vii) The Holder will use all reasonable endeavours to ensure that full true and particular information is given to the office or company with which the said insurances are effected of all matters and things the non-disclosure of which might in any way prejudice or affect any such policy or policies of insurance or the payment of all or any moneys thereunder.
- (b) The Lessor in its own name or as the attorney of the Holder in the name of the Holder shall be entitled to institute all proceedings against any office or company which issues a policy of insurance required by this Lease to recover from it any amount for loss damage or injury or other money payable under any indemnity in favour of the Lessor. The Holder hereby appoints the Lessor the attorney of the Holder for the purpose as aforesaid.
- (c) The Holder will use its best endeavours (including the payment of any reasonable premium) to have any policy of insurance required under the Lease endorsed to the intent that the Insurer under such policy waives the Insurer's right to avoid the policy or any liability of the Insurer under that policy on account of or by reason of any non-disclosure or any inaccurate disclosure in the proposal relating to that policy. (4.074)

53 Construction of Improvements Permitted with Consent

- (a) For the purposes of this clause "Improvement" means any building structure facility or work.
- (b) The Holder will not construct effect erect or undertake any Improvements on the Premises other than with the prior consent in writing of the Lessor or which may be authorised or required by a provision of this Lease. (4.076)

54 Improvements - No Demolition without Consent

- (a) For the purposes of this clause "Improvement" means any building structure facility or work.
- (b) The Holder will not demolish destroy remove take away or pull down any Improvements on the Premises without the written consent of the Lessor. (4.080)

55 Exterior Signs

The Holder will not without the consent of the Lessor erect paint display affix or exhibit upon the exterior of the Premises or upon the interior of the Premises so as to be visible from the outside of the Premises any signs advertisements lights embellishments names notices or hoardings. (4.083)

56 Carrying out of Alteration

- (a) For the purposes of this clause the word "alteration" shall mean a change to the fabric or structure of the Premises but does not include a change to the painting or papering scheme of the Premises.
- (b) The Holder will not make or undertake any alteration to the Premises unless full and proper plans and specifications shall have been previously submitted to and approved by the Lessor in writing and all work in connection thereto shall be carried out by and at the expense of the Holder and to the satisfaction of the Lessor using contractors or workmen previously approved by the Lessor whose approval shall not be unreasonably withheld and subject thereto the Holder will observe and comply with:
 - (i) all requirements of the Lessor the Local Council and any other statutory authority having jurisdiction over the Premises; and
 - (ii) the plans and specifications approved by the Lessor the Council and any other statutory authority.
- (c) The Lessor may appoint such consultants as it may reasonably deem proper to inspect any work undertaken by the Holder pursuant to this clause and the Holder will comply with the reasonable directions of such consultants and shall pay the whole of their fees charges and expenses in relation thereto. (4.084)

57 Removal of Improvements by Holder with Consent

- (a) For the purposes of this clause "Improvement" means any building structure facility or work.

- (b) The Holder expressly acknowledges that any Improvement constructed erected effected or undertaken on the Premises during the Term shall become the property of the Lessor upon the Termination Date and the Holder shall not be entitled to any compensation in respect thereof.
- (c) The Holder may apply in writing to the Lessor within the period of one month after the Termination Date for consent to remove any specified improvement or all improvements.
- (d) The Lessor may grant consent on such terms and conditions as the Lessor may determine including any condition that the Holder will remove and take away at his own expense such other Improvement on the Premises as may be specified in the Lessor's consent.
- (e) On removal of any Improvement under this clause the Lessor ceases to have and shall be taken never to have had any rights to the Improvement so removed. (4.092)

58 Removal of Signs

Upon the Termination Date the Holder will at the Holder's expense remove any signs advertisements lights embellishments names notices or hoardings erected painted displayed affixed or exhibited upon to or within the Premises by or on behalf of the Holder and make good any damage or disfigurement caused by reason of such erection painting displaying affixing exhibiting or removal thereof. (4.097)

59 General Covenant to Repair

Without prejudice to any specific obligation contained in this Lease the Holder will to the satisfaction of the Lessor at all times during the Term keep the Premises in good repair and properly maintained in all respects. (4.098)

60 Repair and Replacement

The Holder will make all repair and replacements to the Premises necessary to preserve all parts thereof in good working order and condition in all respects and in a state of repair consistent with that to be expected in a well maintained building or complex of the type described or referred to in Column 2 of Item 60 Schedule 1. Without prejudice to the foregoing provisions of this clause or to any other provisions of this Lease:

- (a) The Holder will as and when necessary renew repair or replace any substructure seawalls retaining walls wires pipes drains conduits ducts doors fastenings water closets cisterns water apparatus rails fences and other parts of the Premises which cease to function effectively.

1057

- (b) The Holder will as and when necessary replace or repair any part of the Improvements which becomes worn out unsound dilapidated out of alignment broken damaged unsightly or unsafe.
- (c) The Holder will maintain the roof walls windows and entrances on and to the Improvements so as not to allow rain water to penetrate through the same or into any damp course.
- (d) The Holder will as and when necessary paint re-paint clean or otherwise appropriately treat in a proper and workmanlike manner those parts of the Premises usually so treated.
- (e) The Holder will maintain in good working order and condition all plant of whatever nature on or within the Premises.
(4.099)

61 Renovation and Restoration

Without prejudice to any other provision of this Lease the Holder will from time to time during the Term and as and when reasonably required by the Lessor carry out renovations and restoration work in relation to the Premises so as to re-establish the Premises consistent with standards then applicable to a well maintained building or complex of the type described or referred to in Column 2 of Item 62 of Schedule 1. (4.101)

62 Painting

Without prejudice to any other provision of this Lease the Holder will within the period specified or referred to in Column 2 of Item 65 of Schedule 1 at the Holder's expense and thereafter at intervals of not less than the period specified or referred to in Column 2 of Item 66 of Schedule 1 and otherwise whenever necessary or reasonably required by the Lessor paint re-paint clean or otherwise appropriately treat in a proper and workmanlike manner those parts of the Premises usually so treated. (4.103)

63 Premises to be kept in clean and tidy condition

The Holder will at all times during the Term keep the Premises in a clean and tidy condition and will (subject to any other provision of this Lease) on the Termination Date leave the Premises in a clean and tidy condition. (4.104)

64 Maintenance of Ground Areas

The Holder will at all times during the Term keep the ground areas of the land landscaped and in good order and condition. If the Holder fails to keep such grounds in the said condition in the reasonable opinion of the Lessor the Holder will at the

1056

request of the Lessor enter into a contract with an appropriate person skilled in landscaping maintaining and caring for grounds with a view to keeping the grounds professionally landscaped clean tidy and in a healthy condition. (4.105)

65 Lessor's Right to Enter Inspect and Repair

The Lessor and the Lessor's agents may at all reasonable times upon giving to the Holder reasonable notice (except in the case of emergency when no notice shall be required) enter upon the Premises and view the state of repair thereof and may serve upon the Holder a notice in writing of any defect (the repair of which is the Holder's obligation hereunder) requiring the Holder within 14 days to repair the same. (4.106)

66 Overloading of Floors

The Holder will not do or permit or suffer to be done upon the Premises anything that may overload any floor of the Improvements whereby the Improvement may be strained or any walls or floors caused to sag or deflect from the right line or the Improvement otherwise damaged. (4.107)

67 Use by Public of Defective Structures

The Holder will not at any time during the Term permit or suffer members of the public to be upon or use any building structure facility installation contrivance or other thing in or upon the Premises which has to the knowledge of the Holder or in the opinion of the Lessor the Council or any other public or local authority having jurisdiction in the matter become seriously defective unsafe weakened out of repair or faulty in any way PROVIDED HOWEVER the Lessor shall not be held liable or responsible for any failure to notify the Holder of any such defect unsafeness weakness out of repair or fault. (4.108)

68 Holder to Erect Barricades etc.

Where the Premises or any part of the Premises become unsafe hazardous or dangerous the Holder will forthwith erect such warning signs and barricades as may be necessary until the Premises are rendered safe. (4.109)

69 Rodents and Vermin

The Holder will take all reasonable precautions to keep the Premises free of rodents vermin insects and pests and will in the event of failing so to do if required by the Lessor but at the cost of the Holder employ from time to time pest exterminators approved by the Lessor (whose approval shall not be unreasonably withheld). In performing the Holder's obligations pursuant to

this clause the Holder and any one acting on the Holder's behalf will not use any substance prohibited by Statute. (4.111)

70 Breakages

The Holder will immediately at the Holder's expense make good any breakage defect or damage to the Improvements (including but not limited to broken glass) or to any adjoining premises or to any facility or appurtenance of the Lessor occasioned by want of care misuse or abuse on the part of the Holder or the Holders sub-tenants or other persons claiming through or under the Holder or otherwise occasioned by any breach or default of the Holder hereunder. (4.112)

71 Infectious Illness

The Holder will in the event of any infectious illness occurring on the premises forthwith give notice thereof to the Lessor and to the proper public authorities and at the Holder's own expense the Holder will thoroughly fumigate and disinfect such part or parts of the Premises as are affected by any such infectious illness to the satisfaction of the Lessor and such public authorities and otherwise comply with their reasonable and lawful requirements in regard to the same. (4.113)

72 Use of Plumbing

The Holder will not use permit or suffer to be used the lavatories toilets sinks and drainage and other plumbing facilities in the Premises for any purpose other than those for which they were constructed or provided and shall not deposit or permit to be deposited any sweepings rubbish or other material and any damage thereto caused by such misuse shall be made good by the Holder forthwith. (4.114)

73 Notification of Accident

The Holder will give to the Lessor prompt notice in writing of any serious accident to or serious defect or want of repair in any of the Improvements facilities devices contrivances services to or fittings in the Premises which in any way is likely to cause any serious danger risk or hazard to the Premises or any person therein unless such defect unsafeness weakness or want of repair is capable of being and is promptly remedied by the Holder. (4.115)

74 Fire Safety Equipment

- (a) For the purposes of this clause the term "Fire Control Authority" means the New South Wales Fire Brigades, or any

1054

other authority or body responsible for fire safety or the certification of fire fighting equipment or fire plans.

(b) The Holder will:

- (i) provide and maintain at the Premises and keep readily available for use proper fire extinguishing appliances and the Holder will not use permit suffer or allow the same to be used for other than fire extinguishing purposes;
- (ii) take all necessary steps to obtain from the Fire Control Authority and furnish to the Lessor prior to the first day of July in each and every year during the Term and also after any alteration and/or addition to any new Improvements at the Premises and/or a change in user of the premises a Certificate that the fire extinguishing appliances at the Premises provide in their nature number and location a reasonable standard of fire protection of such premises (and of any vessel which may from time to time be moored thereat or adjacent thereto) and shall at all reasonable times and on reasonable prior notice during the Term allow all persons authorised by the Fire Control Authority to enter the Premises to ascertain whether the fire extinguishing appliances thereat comply with the provisions of this clause;
- (iii) keep all fire extinguishing appliances at the Premises in good and efficient condition at all times; and
- (iv) make application to the Fire Control Authority for and do all things necessary to endeavour to obtain the abovementioned certificates and shall pay the Fire Control Authority all fees payable in respect of the issuing of such Certificates. (4.116)

75 Timber

- (a) If the Land has an area of more than 2 hectares the Holder will obtain a licence or authorisation under Part III of the Forestry Act 1916 from the Forestry Commission of New South Wales before doing any of the following things on the land and shall comply with all conditions subject to which the licence or authorisation is issued:
 - (i) cut strip obtain remove destroy or damage any timber (including trees of any age or description whether growing or dead and any sapling and seedling of a tree); or
 - (ii) dig for extract obtain remove destroy or damage any products of trees or shrubs and vegetable growth (other than timber) of economic value; or

- (iii) cause or knowingly suffer any of the things referred to in the preceding paragraphs (i) and (ii) to be done.
- (b) If the Land or any part of the Land is protected land within the meaning of the Soil Conservation Act 1938 the Holder will obtain an authority under section 21D of that Act from the Catchment Areas Protection Board before doing any of the following things on the protected land and shall comply with all conditions subject to which the authority is issued:
 - (i) ring-bark cut down fell poison or otherwise destroy or cause to be ring-barked cut down felled poisoned or otherwise destroyed; or
 - (ii) top lop remove or injure or cause to be topped lopped removed or injuredany tree sapling shrub or scrub on the protected land.
- (c) In addition to the restrictions imposed by the foregoing provisions of this clause the Holder will not cut ring-bark poison or remove any timber or other vegetative cover on the Land except such as directly obstructs or prevents the carrying on of operations authorised by this Lease. (4.118)

76 Land Not to be Cultivated

The Holder will not cultivate the Land. (4.123)

77 Holder to Eradicate Noxious Plants Animals etc.

The Holder will take steps to eradicate or control all noxious plants noxious animals and noxious insects on the Land which he may by law be required to eradicate or control. (4.128)

78 Soil Conservation Act

The Holder will comply with the provisions of the Soil Conservation Act 1938. (4.129)

79 Holder Not to Burn Off

The Holder will not carry out any burning off on the Land except with the prior written consent of the Lessor and after compliance with the requirements of the Bush Fire Act 1949. Any consent granted in accordance with this condition may be subject to such conditions as the Lessor may impose. (4.131)

1052

80 Lessor not liable to provide Access

The Holder acknowledges that the Lessor is not liable to provide access to the Premises over other land held by the Lessor or any other land. (4.134)

81 Holder not to take Timber

The Holder will not destroy or interfere with (by ring-barking or otherwise) any trees or saplings on the land licenced except under the authority of a permit issued under the provisions of the Forestry Act 1916. (4.135)

82 Quiet Enjoyment

The Lessor covenants with the Holder that the Holder paying the rent and performing and observing the covenants and conditions herein shall and may peaceably and quietly possess and enjoy the Premises during the Term without any interruption from or by the Lessor or any person claiming from or under the Lessor. (4.214)

83 Withdrawal of Land - No Compensation

The Minister may pursuant to section 136 of the CLA withdraw such parts of the land comprised in this Lease as are specified or referred to in Column 2 of Item 109 of Schedule 1 that is required for a public purpose and no compensation shall be payable in respect of such a withdrawal. (4.217)

84 Holder not to remove Materials Except with Consent

- (a) The Holder will not mine remove extract dig up or excavate any sand stone gravel clay loam shell or similar substance or permit any other person to undertake any such action without the prior consent in writing of the Lessor and subject to such conditions as the Lessor may determine.
- (b) Subclause (a) shall not apply to any removal digging up or excavation as may be necessary to construct or undertake any improvement or alteration authorised by or under this Lease provided that any such removal digging up or excavation is undertaken in accordance with the requirements of that authority.
- (c) The Minister and the Holder expressly agree that a failure by the Holder to comply with any condition imposed pursuant to subclause (a) shall constitute a failure by the Holder to comply with a provision or covenant of this Lease. (4.227)

85 Holder Not to Consent to Encroachment

The Holder shall not during the Lease agree to or permit any encroachment or easement into upon over or against the Premises or any part thereof without the previous consent in writing of the Lessor. (4.229)

86 Holder to Give Notice of Encroachment

The Holder shall give immediate notice to the Lessor of any encroachment or attempted encroachment over or against the Premises or any part thereof and shall permit the Lessor to enter upon the Premises for the purpose of ascertaining the nature of the encroachment or attempted encroachment. (4.230)

87 Encroachment by Holder onto Public land

The Holder expressly agrees that the Holder will not construct erect or effect any building structure or work which encroaches onto any adjoining "public land" as defined in section 153 of the CLA. (4.231A)

88 No Holding Out

The Holder will not in connection with the Premises or otherwise directly or indirectly hold out or permit to be held out to any member of the public any statement act deed matter or thing indicating that the Premises or the business conducted or operated thereon or any part or parts thereof are or is being carried on or managed or supervised by the Lessor or the Minister nor shall the Holder act as or represent itself to be the servant or agent of the Lessor or the Minister. (4.236)

89 No Liability for Failure of Services

The Lessor will not be under any liability for any loss injury or damage sustained by the Holder or any other person at any time as a result of or arising in any way out of the failure of the electricity telephones gas water supply sewerage drainage or any other services or facilities provided by the Lessor or enjoyed by the Holder in conjunction with the Premises or this Lease provided that such failure is not due to the wilful act or wilful omission of the Lessor. (4.237)

90 Holder to Yield Up

The Holder will forthwith upon the determination of this Lease peaceably surrender and yield up to the Lessor the Premises in good condition reasonable wear and tear excepted together with all conveniences amenities and appurtenances relating thereto clear and free from rubbish and in good and substantial repair

1050

order and condition in every case having regard to the age of what is being surrendered or yielded up. (4.239)

91 No Right to Purchase etc.

The Holder expressly acknowledges that the grant of this Lease does not confer a right to purchase the land or to the grant of a further lease or to the grant of any licence. (4.242)

92 Special Conditions

The special conditions specified or referred to in Column 2 of Item 130 of Schedule 1 shall be deemed to be conditions and provisions of this Lease. (4.243)

1049

SCHEDULE 1

<u>Item</u>	<u>Code No.</u>	<u>Column 1 - (description of variable particulars)</u>	<u>Column 2 - (particulars)</u>
1	4.018	Holder's Address for service of notices	Council Chambers 818 Pacific Highway GORDON 2072
2	4.018	Lessor's or Minister's Address for service of notices	P O Box 878 BLACKTOWN 2148
3	4.019	Person and address for payment of rent	G P O Box 39 SYDNEY 2001
9	4.029	Initial Rent	\$66,000-00
10	4.029	Market Rent Review Date (First)	The fifth anniversary of the commencement date
11	4.029	Market Rent Review Period	Every five (5) years
36	4.043	Permitted Use	Driver Training Education, Community and Environment Purposes
39	4.066	Insurance - Public Risk	\$5,000,000-00
60	4.099	Repair and Replacement - Description of building or complex	Two storey administration building, residence, driver training tracks, fencing, traffic lights
62	4.101	Renovation - Description of Building or complex	Two storey administration building, residence, driver training tracks, fencing, traffic lights
65	4.103	Initial Painting	
66	4.103	Painting - period	Every five (5) years
109	4.217	Land which may be withdrawn	Southeastern part of Lot 2845, D.P. 822242 may be withdrawn at any time for addition to Garigal National Park
130	4.243	Special conditions or provisions	Annexed as Schedule 2

END OF SCHEDULE 1

1048

SCHEDULE 2

Special Conditions

The Holder shall maintain maximum vegetation cover of the site at all times.

The Holder shall rejuvenate vegetation cover in all damaged areas formerly used for trail bike riding.

The Holder shall allow the holders/occupiers of Lots 2842 and 2843, D.P. 822242 and Lot 2753, D.P. 752038 to have free and unrestricted access at all times over Lot 2844, D.P. 822242.

1047

TABLE OF CONTENTS

<u>Clause</u>	<u>Page</u>
1 Authority for Grant of Lease	1
2 Definitions	2
3 Plurals and Genders	3
4 Contra proferentum	3
5 Headings Code Numbers and References	3
6 Statutes	3
7 Provisions to be construed as Covenants	4
8 Joint and Several Covenants	4
9 Application of Conveyancing Act	4
10 Performance of Functions etc.	4
11 Lessor as Public Authority	5
12 Approval by the Lessor or the Minister	5
13 Opinion of the Lessor or the Minister	5
14 Time to be of the essence	5
15 Holder to pay Cost of Work	6
16 Notices	6
17 Manner of Payment of Rent and Other Moneys	7
18 Waiver	7
19 Severability of Provisions	7
20 Applicable Law	7
21 Exclusion of Warranties	7

1046

<u>Clause</u>	<u>Page</u>
22 Condition of and Damage to Premises	8
23 Whole Agreement	8
24 Payment of Rent (No CPI)	8
25 Continuing Obligation	10
26 Holder to Pay Rates etc.	10
27 Holder to Pay for Services	10
28 Holder not to Impose Liability on Lessor	10
29 Permitted Use	11
30 Holder Not to Commit Nuisance etc.	11
31 Lessor's Consent to Development Application	11
32 Holder not to undertake Development without consent notwithstanding any other provision of this Lease .	11
33 Development Consent	11
34 Compliance with Statutes	12
35 Occupational Health and Safety Act 1983	12
36 No Assignment, Sublease, Mortgage or other dealing with Lease except with consent	12
37 Lessor may Charge Fee	12
38 Provision of Guarantees	13
39 Forfeiture	13
40 Abandonment	13
41 Interest on Overdue Money	14
42 Holder to take as if Owner	14
43 Release of Lessor from Accident Damage	14
44 Indemnities	15
45 Insurance - Public Risk	15
46 Insurance - Workers Compensation	15

1045

<u>Clause</u>	<u>Page</u>
47 Insurance - Loss of Rent	16
48 Insurance - Against Fire and Other Risks	16
49 Total Destruction	16
50 Partial Destruction	17
51 Application of Insurance Proceeds	17
52 Provisions re Policies	18
53 Construction of Improvements Permitted with Consent	19
54 Improvements - No Demolition without Consent	19
55 Exterior Signs	20
56 Carrying out of Alteration	20
57 Removal of Improvements by Holder with Consent	20
58 Removal of Signs	21
59 General Covenant to Repair	21
60 Repair and Replacement	21
61 Renovation and Restoration	22
62 Painting	22
63 Premises to be kept in clean and tidy condition	22
64 Maintenance of Ground Areas	22
65 Lessor's Right to Enter Inspect and Repair	23
66 Overloading of Floors	23
67 Use by Public of Defective Structures	23
68 Holder to Erect Barricades etc.	23
69 Rodents and Vermin	23
70 Breakages	24
71 Infectious Illness	24

1024

Clause

Page

72	Use of Plumbing	24
73	Notification of Accident	24
74	Fire Safety Equipment	24
75	Timber	25
76	Land Not to be Cultivated	26
77	Holder to Eradicate Noxious Plants Animals etc.	26
78	Soil Conservation Act	26
79	Holder Not to Burn Off	26
80	Lessor not liable to provide Access	26
81	Holder not to take Timber	27
82	Quiet Enjoyment	27
83	Withdrawal of Land - No Compensation	27
84	Holder not to remove Materials Except with Consent	27
85	Holder Not to Consent to Encroachment	28
86	Holder to Give Notice of Encroachment	28
87	Encroachment by Holder onto Public land	28
88	No Holding Out	28
89	No Liability for Failure of Services	28
90	Holder to Yield Up	28
91	No Right to Purchase etc.	29
92	Special Conditions	29

Monica
[Signature]

[Signature]
[Signature]

Form: 07VL
Release: 3.3

VARIATION OF LEASE
New South Wales
Real Property Act 1900



AP643277P

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Revenue NSW use only

(A) TORRENS TITLE

2844/822242 and 2845/822242

(B) HEAD LEASE

Number

U989949H

Torrens Title

(C) LODGED BY

Document
Collection
Box

469S

Name, Address or DX, Telephone, and Customer Account Number if any
DEPT OF PLANNING, INDUSTRY & ENVIRONMENT (CROWN LANDS)
PO BOX 2185, DANGAR NSW 2309
LLPN:123334 F

Reference: 09/00581

CODE

VL

(D) LESSOR

THE STATE OF NEW SOUTH WALES

(E) LEASE VARIED

Refer to Annexure A

(F) LESSEE

KU-RING-GAI COUNCIL ABN 86 408 856 411

- (G) 1. The rent is N.A. to \$ N.A. N.A. per N.A. on and as from N.A.
2. The term is increased to 25 years N.A. months and N.A. days so as to expire on 10 JULY 2044
3. The option to renew is N.A.
4. The provisions of the lease are varied as set out in annexure "A" hereto.

DATE 2 OCTOBER 2019

- (H) I certify that I am an eligible witness and that an authorised officer of the lessor signed this dealing in my presence.
[See note* below].

Signature of witness:

Name of witness:

Lisa Burton

Address of witness:

Level 1, 45 Wingewarra
St, DUBBO NSW 2830

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer:

Authorised officer's name:

AMY JANE FRENCH

Authority of officer:

LEVEL 4 DELEGATE

Signing on behalf of:

THE STATE OF NSW.

I certify that I am an eligible witness and that an authorised officer of the lessee signed this dealing in my presence.
[See note* below].

Signature of witness:

Name of witness:

Carmel Hughes

Address of witness:

818 Pacific Highway GORDON
NSW 2072

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer:

Authorised officer's name:

John McKee

Authority of officer:

General Manager

Signing on behalf of:

Ku-ring-gai Council as delegate

**THIS IS ANNEXURE "A" REFERRED TO IN THE VARIATION OF LEASE U989949H BETWEEN
THE STATE OF NEW SOUTH WALES (LESSOR) AND KU-RING-GAI COUNCIL ABN 86 408 856
411 (LESSEE)**

The Lessor and Lessee agree that the terms of the Lease with registration number U989949H
(Lease) are varied as follows;

1. On page 29 on Annexure "A" insert the following clause:

"93 Holding Over

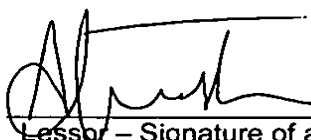
If the Lessee with the consent of the Lessor remains in possession of the Premises after the expiration of the term of this Lease, the Lessee shall remain as a tenant from month to month at a monthly rental equivalent to a one twelfth proportion of the annual Rent payable at the time of the expiration or sooner determination of this Lease. The Lessor may vary this Rent upon one (1) month's written notice to the Lessee. Such tenancy shall be terminable at any time by either party by giving written notice to the other party. The notice shall take effect at the expiration of the period of one month from the date of service of the notice or such further period as may be specified in the notice. The same conditions of this Lease shall apply as are not inconsistent with a monthly tenancy.



Signature of witness

Lisa Burton

Name of witness

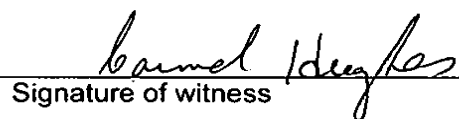


Lessor – Signature of authorised officer

AMY JANE FRENCH

Authorised officer's name

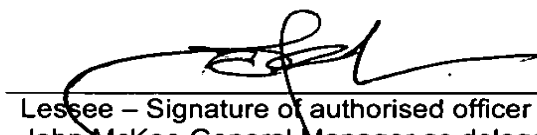
by delegation pursuant to section 12.3 of
the *Crown Land Management Act 2016* and
with authority under section 13L of the *Real
Property Act 1900* from the Minister
administering the *Crown Land Management
Act 2016* on behalf of **THE STATE OF
NEW SOUTH WALES**



Signature of witness

Carmel Hughes

Name of witness



Lessee – Signature of authorised officer
John McKee General Manager as delegate
for Ku-ring-gai Council

Authorised officer's name



FOLIO: 2753/752038

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
23/3/2021	10:50 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 2753 IN DEPOSITED PLAN 752038

AT ST IVES

LOCAL GOVERNMENT AREA KU-RING-GAI

PARISH OF MANLY COVE COUNTY OF CUMBERLAND

(FORMERLY KNOWN AS PORTION 2753)

TITLE DIAGRAM CROWN PLAN 10442.2030

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

(CA139010)

SECOND SCHEDULE (2 NOTIFICATIONS)

- * 1 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.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

NOTATIONS

NOTE: CP21796.3000 PROPOSED EASEMENT

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

HEAD OFFICE**1 Prince Albert Road Queens Square Sydney NSW 2000****Phone: (02) 9228 6666 Fax (02) 9233 4357****ADDITION TO RESERVED CROWN LAND**

PURSUANT to section 88 of the Crown Lands Act 1989, the Crown land specified in Column 1 of the Schedule hereunder is added to the reserved land specified opposite thereto in Column 2 of the Schedule.

TONY KELLY, M.L.C.,
Minister for Lands

SCHEDULE*Column 1*

All Crown land held under
Licence or Permissive
Occupancy under the Crown
Lands Acts that is not already
within a reserve.
FILE: LANDS08/419

Column 2

The reserve for the public
purpose of future public
requirements, notified
29 June 2007, for the
Parish, in the Eastern and
Central Division (Folios
4182 to 4213), or the
County in the Western
Division of the State
(Folio 4226), in which the
land is situated.

PER OCC
ACCEPTANCE

A.450(4)
72-544

phone No 20579 Ext. 314.
39



XXXXXXXXXXXXXXXXXXXX

15

08:55

LAND BOARD OFFICE
SYDNEY

ADDRESS REPLY TO THE OFFICER-IN-CHARGE
AND QUOTE L.B. 67/12 D.M.E.

Town Clerk,
Ku-ring-gai Municipal Council,
P.O. Box 15.
GORDON. 2072.

Please complete
ACCEPTANCE
and return to
The Officer-in-Charge

Dear Sir/Madam,

A D P Account No.

It has been approved to ~~grant~~ offer a Permissive Occupancy as follows
to:-

KU-RING-GAI MUNICIPAL COUNCIL

P.O. Box 15.

of GORDON. 2072

Land District of Metropolitan Permissive Occupancy No. 72/66

Area: about 6.9 hectares being Per 2753, red edged in the
enclosed diagram, limited to the surface and 20 metres below.
Parish of Manly Cove County of Cumberland
Shire/Municipality of Ku-ring-gai

Date of Commencement: 1st December 1978

Annual Rent: \$ 100-00 payable in advance 11th January.

Conditions: As set out in the accompanying schedule.

Purpose: Dumping of tree loppings, recycling, salvaging or removal for sale of

Security: ~~(usable timber and materials)~~
~~(Enclosed Bond in an amount of \$ - - - - - , which must be~~
~~(completed and returned to this office with the acceptance.~~
~~(The Bond does not require the lodgment of any money. It is~~
~~(a guarantee that you will remove the structures should the~~
~~(Permissive Occupancy be terminated.~~

This Permissive Occupancy replaces that formerly held under the
same number by Ku-ring-gai Municipal Council. Any overpayment
or underpayment on the previous Occupancy will be carried forward to
your account.

PLEASE DO NOT MAKE ANY PAYMENT TO THIS OFFICE. You will receive
a statement from the Under Secretary for Lands, to whom all amounts
due should then be paid. Included will be costs of \$ 22

Yours faithfully,

for OFFICER-IN-CHARGE

L.B. 67/12

DO NOT DETACH

ACCEPTANCE

1. I AGREE to the rent, terms and conditions as stated above.
2. I AM RETAINING, for my own information, the Tenant's copy of the above, together with schedule of conditions and diagram.
3. (In cases where a Bond is called for) I have signed the necessary Bond, and enclose it.
4. I AGREE to the Minister determining the rent per annum as above.

(Tenant's signature)

(Date) 19....

DEPUTY TOWN CLERK

Please return to the
OFFICER-IN-CHARGE, at
the address shown above.
DO NOT MAKE ANY PAYMENT
AT THIS STAGE.

PERMISSIVE OCCUPANCY No. 1972/66

LAND DISTRICT METROPOLITAN

STANDARD SCHEDULE OF CONDITIONS. The Occupancy shall be subject to conditions numbered 1, 3, 4, 6 to 11, 14 to 16, 20, 30 to 33 hereunder and to any Special Conditions shown overleaf.

1. The rent for each year shall be paid in advance to the Under Secretary for Lands, Sydney.
2. The Minister, upon giving at least three (3) months notice to the tenant, may review and alter the amount of the rental.
3. The Permissive Occupancy is terminable at will by the Minister.
4. Upon termination of the Permissive Occupancy by the Minister all improvements on the land shall become the property of the Crown, and no compensation shall be payable therefor: Provided that on application within one month after such termination, the Minister may permit the former tenant to remove from such land any movable improvements effected by him or at his expense: Provided further that, if directed by the Minister in writing to do so, the former tenant shall remove any structure or material from the land at his own cost and without compensation. In all cases where such permission or direction has been given, the movable improvements or structures or material, as the case may be, shall be removed within such time as the Minister may specify. If not called on to remove such improvements or structures or material, the former tenant shall have the right to sell them to an incoming tenant. If permission has been given for the removal of any structures the former tenant shall leave the land embraced in the premises in a clean and tidy condition and free from rubbish and debris.
5. The tenant shall pay all rates and taxes and all fees and charges under the Local Government Act, 1919, as amended by subsequent Acts, upon the premises during the currency of the Permissive Occupancy.
6. The tenant shall not sublet or part with possession of the premises, or any part thereof, or sell or transfer the Permissive Occupancy herein referred to, without the consent of the Minister for Lands having first been obtained. On termination of the Permissive Occupancy the tenant shall deliver up quiet and peaceable possession of the premises.
7. The tenant shall indemnify and keep indemnified, the Crown from and against all actions, suits, claims and demands of whatsoever nature and all costs, charges and expenses in respect of any accident or injury to any person or property which may arise out of the construction or maintenance of works as may be authorized under the Permissive Occupancy notwithstanding that the conditions of this Permissive Occupancy shall in all respect have been observed by the tenant or that any such accident or injury shall arise from any act or thing which he may be licensed or compelled to do hereunder.
8. All rights conferred upon the public in the terms of any reservation in regard to the premises are reserved.
9. The tenant shall not interfere with the rights of the public to the use of any roads, streets, lanes or tracks within the premises.
10. Mining operations may be carried on upon and in the lands below the premises and upon and in the lands adjoining the premises and the lands below the same and metals and minerals may be removed therefrom and Her Majesty the Queen and the Government of New South Wales and any lessee or lessees under any Mining Act or Acts of the said State shall not be subject to any proceedings by way of injunction or otherwise in respect of or be liable for any damage whatsoever occasioned by the letting down subsidence or lateral movement of the premises or any part thereof or otherwise howsoever by reason of the following acts and matters that is to say, by reason of Her Majesty or the said Government or any person on behalf of Her Majesty or the said Government or any lessee or lessees as aforesaid, having worked or now or hereafter working any mines or having carried on or now or hereafter carrying on mining operations or having searched for, worked, won or removed or now or hereafter searching for, working, winning or removing any metals or minerals under, in or from the lands lying beneath the premises or any part thereof or on, in, under, or from other lands situated laterally to the premises or any part thereof or the lands lying beneath the same and whether on or below the surface of such other lands and by reason of the acts and matters aforesaid or in the course thereof Her Majesty the Queen reserves the liberty and authority for Herself and the Government of the said State and any person on behalf of Her Majesty or the said Government and any lessee or lessees as aforesaid to from time to time let down without payment of any compensation whatsoever any part of the premises and/or of the surface thereof.
11. The tenant shall not use the premises or any part thereof for residence or permit any form of residential occupation therein.
12. The tenant shall not use the premises or any part thereof for business purposes or permit any form of business to be conducted therein.
13. If the Permissive Occupancy be granted for any particular form of business, the tenant shall restrict the use of the premises or any part thereof to that business, and shall not conduct, or permit to be conducted, any other form of business on the premises.
14. The tenant shall not permit any part of the premises to be used for hoardings or advertising purposes.
15. The tenant shall not make any excavation on the premises, and any damage occasioned to the land by his operations shall be made good by him as directed by the Minister and within such time as may be allowed.
16. Throughout the currency of the Permissive Occupancy the tenant shall faithfully construct all structures and maintain them in a state of good repair to the satisfaction of the Minister.
17. The tenant shall cause any building erected on the premises to be painted with two (2) coats of paint at reasonable intervals, no interval to exceed five (5) years.
18. The tenant shall not overstock the land occupied; wholly or in part, the decision as to overstocking to rest with the Minister.
19. The tenant shall not interfere with any trees or saplings on the land occupied, by ringbarking or otherwise, except under permits issued under the provisions of the Forestry Act and Regulations thereunder.
20. All persons duly authorized shall have full right to enter upon the land at any time within reasonable hours, for the purpose of cutting and removing timber or products without interference, and the tenant shall, if fencing the boundaries, provide convenient gateways or openings where required for this purpose, or where directed by the Forestry Commission or by any officer authorized by the Commission in this behalf, and shall, if required, permit such persons to operate and store their equipment upon the area occupied for such time as may be allowed.
21. The tenant shall not unnecessarily obstruct access by the public across the foreshore.
22. The tenant shall not permit any objectionable matter to be discharged into or allowed in any way to enter the adjoining waters.

23. The tenant shall keep and maintain the premises and the adjacent area above high-water mark in a clean and tidy condition at all times and no refuse or debris shall be allowed to accumulate or lie in or near the area.

24. The tenant shall not bring about any damage to the retaining wall of the river banks or foreshores and in default the damage shall be made good by him as directed and within such time as may be allowed at his own expense to the satisfaction of the District Engineer, Department of Public Works.

25. The tenant shall observe the following requirements in the construction of baths; the bath piles shall be erected to a height of 3 feet above the level of high water ordinary spring tides; the outer corner piles shall have the bark stripped off 2 feet down from the top, and together with the waling planks (if any) around the boundary of the bath, shall be painted white and kept painted white. Should the area be enclosed with a stone or concrete wall, such wall shall be constructed to a height of 2 feet above the level of high water, and in accordance with a diagram of construction previously submitted by the tenant for approval. The tenant shall advise the Department upon completion of the work.

26. The Permissive Occupancy number (i.e. /) together with and preceded by the letter "P.O." in white letters at least 4 inches high painted on a black background shall be affixed to the end of the _____ in a prominent position visible from the seaward side. Such sign shall be kept painted so as to be clearly legible throughout the currency of the Occupancy.

27. The tenant is not exempted from the Mooring Regulations N.S.W., and shall at all times comply with such Regulations and the Acts and other regulations which are administered by the Maritime Services Board.

28. The tenant shall erect the structures in conformity with Regulation 88 of the Fisheries and Oyster Farms Act, 1935.

29. The tenant shall allow the lessee of Oyster Lease No. _____ 30 days in which to remove his cultivation after giving him notice to that effect.

30. In the conditions of the Permissive Occupancy, the "Minister" means the Minister for Lands and any power, authority, duty or function conferred or imposed upon the Minister by or under such conditions may be exercised either by the Minister or by such officers of the Department of Lands as the Minister may from time to time approve.

31. If the former tenant shall fail to remove any structure or material as directed and within the time specified in condition 4 hereof the Minister shall have the right to carry out or have carried out such removal and thereafter to recover from the former tenant all costs and expenses incurred thereby by deduction from any security held by him or by action at law.

32. The tenant shall throughout the currency of the occupancy effectually destroy or cause to be destroyed all or any of the following on the land occupied, viz. Bathurst hurr, acogoora burr, African boxthorn, Mexican poppy, prickly-pear, lantana, blackberry, wild tobacco, fireweed, crofton weed, mint weed, St. John's wort, serrated tussock, briars, and all scrub (except edible scrub), undergrowth, and such plants or weeds as are, or may from time to time be declared noxious under the Local Government Act, 1919, as amended by subsequent Acts, in all municipalities and shires, or in the particular municipality or shire in which the land occupied, or any part of it, is situated.

33. The tenant shall take effective steps to keep the land free from foxes, rabbits, and other noxious animals during the currency of the occupancy.

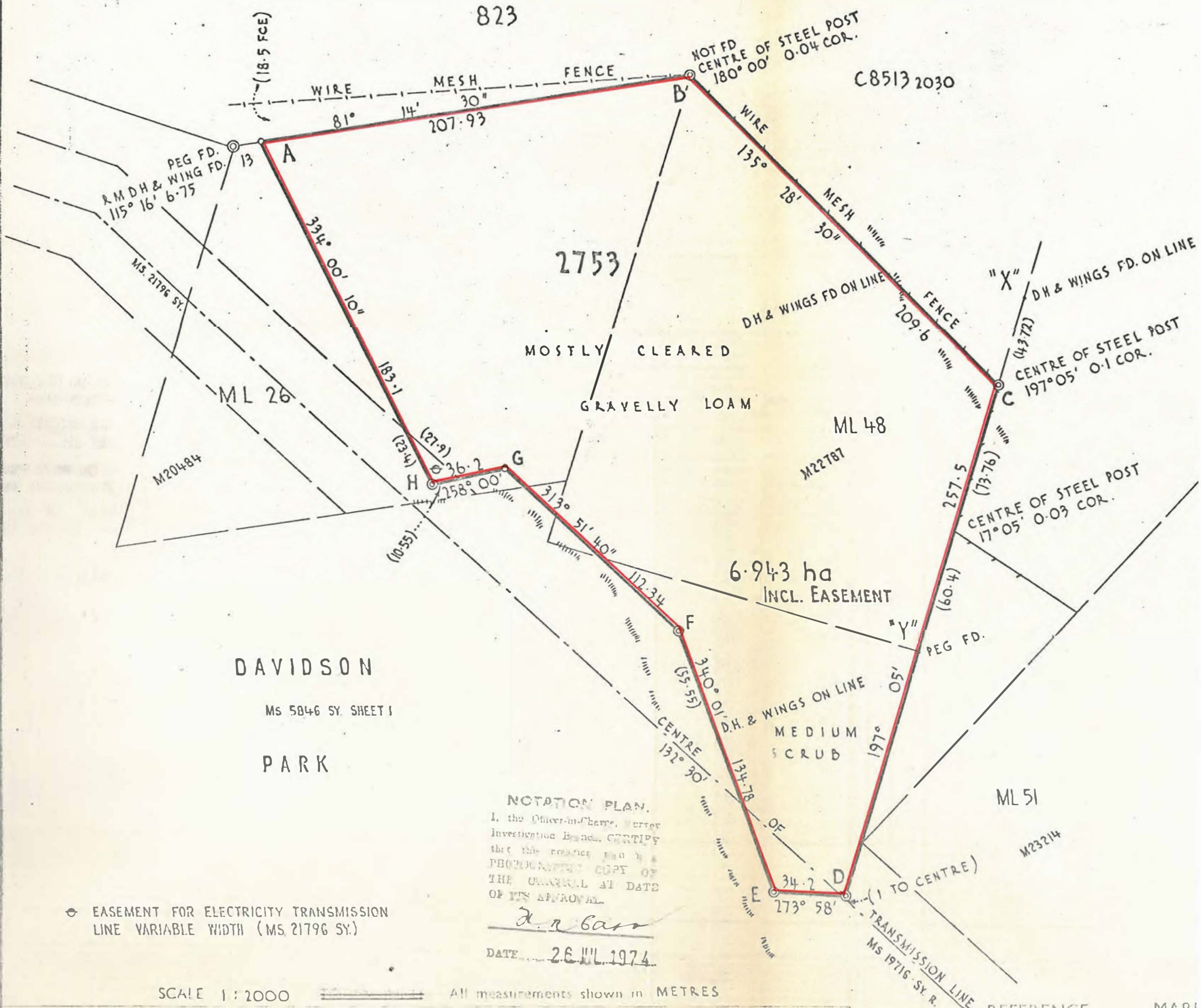
SPECIAL CONDITIONS

- (a) The tenant shall ensure that only vegetation is deposited on the premises viz, bushes, stumps, tree lopings, lawn clippings, prunings etc.
- ~~(b) The tenant shall survey the boundaries of the premises and submit a plan of such survey to the Officer-in-Charge, Metropolitan Land Board Office.~~
- (c) The tenant shall ensure that all survey marks pertaining to such survey are maintained at all times during the currency of the Permissive Occupancy.
- (d) The tenant shall submit a survey plan showing present levels of the premises together with a plan showing the designed finished surface to the Officer-in-Charge, Metropolitan Land Board Office.
- (e) The plan showing designed finished levels shall show provision for drainage through the premises.
- (f) The tenant shall not carry out any burning off on the premises.
- (g) The tenant shall comply with all requirements of the Metropolitan Waste Disposal Authority.
- (h) The tenant shall carry out works in such a manner as to prevent ponding of water on the premises.
- (i) The tenant shall ensure that all areas on the premises capable of ponding water are eliminated within three (3) months of the granting of this Permissive Occupancy.
- (j) The tenant shall level all existing heaps of rubbish and material.
- (k) The tenant shall take the necessary precautions to eliminate pollution of the premises and any offensive seepage.
- (l) The tenant shall be responsible for rectification of any such pollution or seepage to the satisfaction of the affected authorities.
- (m) The tenant shall grass the area upon completion of operations to the satisfaction of the Officer-in-Charge, Metropolitan Land Board Office.
- (n) The tenant shall take necessary steps to prevent dumping of materials other than those specified on the premises.
- (o) The tenant shall keep the access track to the premises free from all rubbish during currency of the Permissive Occupancy.
- (p) The tenant shall provide a suitable water supply on the premises to enable any fires which may occur to be extinguished.
- (q) The tenant shall limit business to the dumping, recycling, recovery, storage

Permissive Occupancy No. 1972/66

Approved: *John J. Allen*

LB 67-12



CORNER	BEARING	FROM	DIS. AL
A	NUMBERED	PEG ON CORNER	
B	12° 49'	GAL. IRON PIPE 0.5	
C	197° 05'	GAL. IRON PIPE 0.8	
D	107° 05'	DH & WING 1.5	
E	93° 58'	DH & WING 6	
F	340° 01'	DH & WING 2.25	
G	NUMBERED	PEG ON CORNER	
H	NUMBERED	PEG ON CORNER	
	29° 07'	DH & WING 8.0	

AZIMUTH TAKEN FROM X - Y
FIELD BOOK LD 8562 PAGES 1-2

I, ROBERT BRYAN FRYER of V
a Surveyor registered under the Surveyors Act, 1972,
certify that the survey represented in this plan has
been made by me *under my modest supervision* in
the Survey Practice Regulations, 1972, and the rules
of the Department of Lands and was completed on

Signature *Robert B. Fryer*

Surveyor registered under the Surveyors Act

CHIEF CLERK *W. D. Jones*
PLANNING *W. D. Jones*

Authorised Officer

This space for office use only.

Ms Penny Hemsworth
Ku-ring-gai Council
Locked Bag 1006
GORDON NSW 2072

Dear Ms Hemsworth

Subject: Ku-ring-gai Council review of categorisation R15419

I refer to your request to review the initial assigned categorisation of R15419 under section 3.23(2) of the *Crown Land Management Act 2016* (the CLM Act).

I have reviewed the information provided and confirm that Council has assigned categories that align with the reserve purpose, as per the table below. As a delegate of the Minister for Planning and Public Spaces, I wish to confirm that no further change is required to the categorisation of this reserve.

Reserve No.	Purpose(s)	Category
R15419	Public Recreation	Sportsground Park Natural Area

I encourage Council to progress the preparation of draft Plans of Management (PoMs). When preparing the PoM please carefully consider the reserve purpose. All activities on the reserve must be consistent with the reserve purpose and *Native Title Act 1993* (Cth). Please note that under the *Local Government Act 1993* (LG Act), draft PoMs require referral to the landowner prior to public exhibition. Further guidance about the preparation of draft PoMs is available via <https://www.olg.nsw.gov.au/content/council-crown-land-managers-resources>.

If you have any further questions or need assistance, please contact the Council Crown Land Management Team at council.clm@crownland.nsw.gov.au.

Yours sincerely



Janelle Pearson
Principal Policy and Project Manager
Department of Planning, Industry and Environment – Crown Lands
18/11/2020

Appendix 2 – Stakeholder Engagement

The St Ives Showground and Precinct Lands Draft Plan of Management was placed on public exhibition for a period of 42 days. The consultation was on-line via Council's web page and in a face-to-face format, with a hard copy of the PoM available at the Ku-ring-gai Council Chambers. The people who attended the stakeholder meeting during the preparation of the PoM were invited to provide their comments about the PoM on-line or by direct email to Council.

At the Ordinary Meeting of Council on 17 August 2021 Council resolved the following:

Resolved:

That:

- A. Council adopt the draft St Ives Showground and Precinct Lands Plan of Management.
- B. Council submit the St Ives Showground and Precinct Lands Plan of Management and forward to Crown Lands for consent.
- C. All persons who made a submission be advised of Council's decision.
- D. That the matters set out in the table of amendments be incorporated into the final version of the St Ives Showground and Precinct Lands Plan of Management.
- E. Delegation be given to the Director Strategy and Environment to correct any minor amendments, errors and inconsistencies to the St Ives Showground & Precinct Lands Plan of Management prior to finalisation.
- F. That Council recognise that the preparation of Conservation Management Plans and heritage listing of built structures at the Showground are a high priority and modify the Plan of Management Action Plan as required to reflect this.
- G. That Council immediately commence the preparation of Conservation Management Plans and subsequently consider pursuing heritage listing where appropriate, with funding to be identified in the first quarter budget review.

Resolved:

Appendix 3 – Bauer's Midge Orchid



Appendix 4 – Categorisation Advice

Ms Penny Hemsworth
 Ku-ring-gai Council
 Locked Bag 1006
 GORDON NSW 2072

Dear Ms Hemsworth

Subject: Ku-ring-gai initial assignment of categories

Thank you for your written notice of initial assigned categorisation for Crown reserves R79206, R86262 and R91267 under section 3.23(2) of the *Crown Land Management Act 2016* (the CLM Act).

The assessment of these reserves was put on hold requiring further investigation by the department. I am pleased to advise that the investigations are now completed, and the assessment of the initial categorisation can be finalised. Council has assigned a category that most closely aligns with the reserve purpose of the Crown reserves in table 1. As a delegate of the Minister for Planning and Public Spaces, I wish to confirm that no further change is required to the categorisation of these reserves.

Table 1: *Schedule of Crown reserves categorisation consistent with reserve purpose*

Reserve No.	Purpose(s)	Category
R79206	Children's Playground	Natural Area Park
R86262	Promotion of the Study and the Preservation of Native Flora and Fauna	Natural Area General Community Use
R91267	Bush Fire Brigade Purposes	General Community Use

I encourage Council to progress the preparation of draft Plans of Management (PoMs). When preparing the PoM please carefully consider the reserve purpose. All activities on the reserve must be consistent with the reserve purpose and *Native Title Act 1993* (Cth). Please note that under the *Local Government Act 1993* (LG Act), draft PoMs require referral to the landowner prior to public exhibition. Further guidance about the preparation of draft PoMs is available via <https://www.olg.nsw.gov.au/content/council-crown-land-managers-resources>.

If you have any further questions or need assistance, please contact the Council Crown Land Management Team at council.clm@crownland.nsw.gov.au.

Yours sincerely



Janelle Pearson
Principal Policy and Project Manager
Department of Planning, Industry and Environment – Crown Lands
 3/12/2020

Mr John McKee
General Manager
Ku-ring-gai Council
Locked Bag 1006
GORDON NSW 2072

kmc@kmc.nsw.gov.au

Attention Mr Andrew Watson

Dear Mr McKee

Subject: Ku-ring-gai Council's draft Plan of Management (PoM) – St Ives Showground and Precinct Lands

Thank you for submitting Ku-ring-gai Council's draft PoM for St Ives Showground and Precinct Lands, under section 39 of the *Local Government Act 1993* (LG Act) on 20 April 2021.

I have reviewed the draft PoM and as a delegate for the Minister for Planning and Public Spaces, I am pleased to confirm that the draft PoM satisfies the requirements under section 3.23 of the *Crown Land Management Act 2016*.

Council can now progress to the Public Exhibition stage for the draft PoM in accordance with section 38 of the LG Act. However, before placing the draft PoM on exhibition, please make the following minor amendments.

- Remove the references to additional proposed purposes, contained in the table on pages 2 and 3 of the draft PoM. There does not appear to be any reason for the department to add any additional purposes for the three reserves and as such these references should be removed from the draft PoM.
- Add a column to Tables 1 and 2 on Pages 13 and 14 of the draft PoM to reflect the ownership of these reserves by the State of New South Wales.
- Amend Point 3.23 on page 37 of the draft PoM to clearly indicate that the community land classification applies only to R86262, R500103 and R81542, for which Council is the Council Crown Land Manager (Council CLM). Council cannot classify the other Crown land referred to in the draft PoM as community land because it is not the Council CLM for that land.

In addition to the above amendments, I draw your attention to the requirement for Council to obtain Native Title Manager advice for any future act contained in and authorised by the adopted PoM. The Native Title Manager must consider whether the act authorised under the PoM affects native title, and if it does, provide advice on how the Council can comply with the relevant provisions of the Native Title Act.

If Council amends the draft PoM following community consultation, Council is required to again submit it to the landowner prior to adoption. A copy of the final adopted PoM should be sent to Crown Lands via council.clm@crowland.nsw.gov. Council is reminded that an adopted PoM authorises the lawful use and occupation of Crown Land. Any activities to be undertaken on the reserve must be expressly authorised in the PoM prior to implementation.

We have developed a range of useful resources for Council CLMs including information about Native Title and material harm. Please visit the Crown Land manager website at www.reservemanager.crownland.nsw.gov.au for more information and to subscribe to our e-newsletter to stay up to date with the latest resources, guidelines and training opportunities.

If you have any further questions or need assistance, please contact the Council Crown Land Management Team via email at council.clm@crownland.nsw.gov.au.

Yours sincerely

A handwritten signature in grey ink that reads "Kylee Warner".

Kylee Warner
Acting Director, Strategy
Department of Planning, Industry and Environment – Crown Lands
28/5/2021