

6.7. Community land management

As specified in the *LG Act S36 (3A)* (a) and (b) a plan of management that applies to just one area of community land:

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

The purposes for which the land, buildings and improvements, including future development, will be permitted to be used are based upon and support the reserve's purposes of public recreation, the objectives of the reserve community land categories, and the uses as detailed in this plan of management and master plan.

Council Bronte Park management, including administration and maintenance facilities and services, will be permitted throughout the reserve and may involve the exclusion of the general public for safety and service delivery reasons.

The scale and intensity of permitted uses and developments will be governed by this plan of management once adopted, Council's Events and Community Facilities policies, Council's lease, licence or other estates approval policies and procedures, any regulations about permitted or non-permitted activities, and any Council approvals under S68 of the *LG Act* and or Council's development consents

and approvals as a determining authority under the *Environmental Planning and Assessment Act 1979*.

The specific purposes and description of uses in leases, licences and other estates is set out in Section 6.8: Lease, licence and other estates authorisation.

The purposes generally include:

- Public recreation - recreation, leisure, health and fitness, community and cultural facilities, uses and events,
- Food and beverage outlets, mobile vendors, recreation, leisure and sporting hire and or retail fitness, health and well-being classes or training, major public events and associated supporting activities, commercial or community filming and photography; and
- Community uses - surf lifesaving facilities, uses, events and services, community theatre, arts and crafts with associated training and education, music rehearsal and studio and associated activities, Bronte Park and Beach visitor information and associated goods and services and storage.

6.8. Land Categorisation

It is a requirement of the *LG Act* to categorise land as per s.36(4). Bronte Park has been categorised in accordance with the guidelines set out in Section 11, 12 and 14 of the *Local Government Regulation 1999*. The proposed categories for this Plan of Management are described in the table.

The community land categories across the reserve are:

- Park
- Natural Area – Escarpment
- Natural Area – Bushland
- Natural Area – Foreshore
- General Community Use

These five categories are described in the upcoming table.

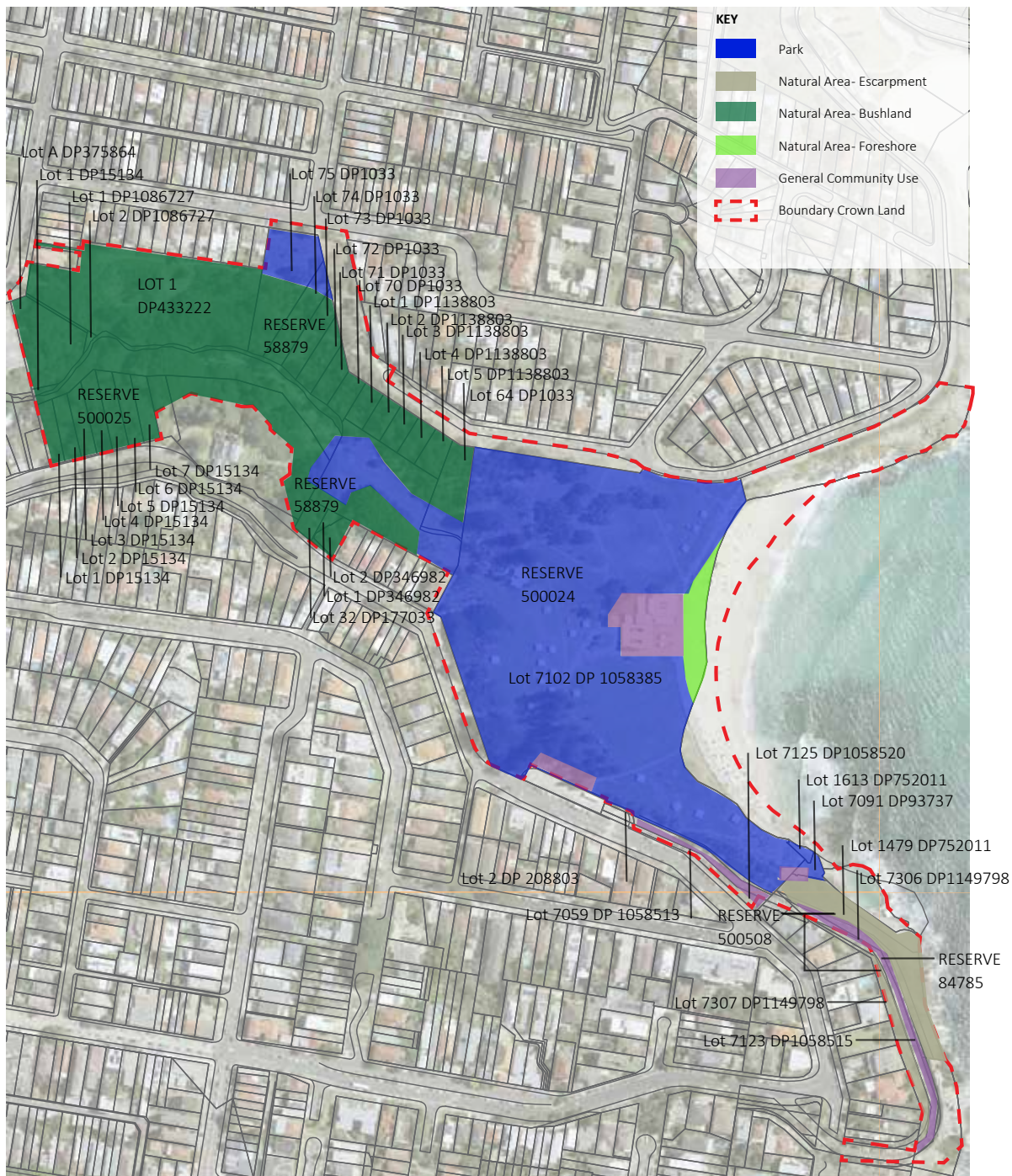


Figure 9.1 Land categorisation

Reserve/ Dedication	Purpose(s)	Categorisation	Justification
<p>Bronte Park 500024</p> <p>Gazetted 25 Jan 1887</p> <p>Lot 7102 DP 1058385, Lot 7125 DP 1058520</p>	Public Recreation	<p>Park</p> <p>General Community Use</p> <p>Natural Area Foreshore</p>	<p>Park – This area is used for active and passive recreation, the area includes:</p> <ul style="list-style-type: none"> Part of the lower gully area including grassy and vegetated slopes with path network to the broader valley floor and central park area. The central park area is mainly used by walkers, picnickers and people relaxing, it includes sub-areas including a central lawn and main picnic area with picnic shelters. Informal ball games and fitness training also take place within this area. Fitness trainers require a permit from Council to conduct classes in the park. A mini train operates in summer offering children's rides. Bronte Playground, located in lower Bronte Gully at the bottom of the Northern facing slopes, it is a district size playground catering to users within a 1km catchment area. <p>General Community Use – These areas include:</p> <ul style="list-style-type: none"> The Northern Amenities and Bronte Beach Surf Lifesaving Club (BBSLSC). The building accommodates BBSLSC facilities, public toilets, change rooms, kiosk, room for park staff and lifeguard facilities. A licence agreement is in place with The Bronte Park Trust and the Bronte SLSC for the main SLSC and the kiosk. A brick building adjacent to the Northern Amenities Building housing sewage pumping equipment operated by Sydney Water. Car Park located below the bus terminal along the Southern boundary of the park. The Community Centre building is a single-storey brick and concrete building located at the southern end of the promenade. The building sits below the sandstone headland and contains public toilets, change facilities, showers, and a clubroom with storage facilities for swimming clubs. The flat roof area is an observation deck and sunbaking area. <p>Natural Area 'Foreshore' – A small area of Crown Land at the back of Bronte Beach in front of the Surf Life Saving Club. This area is used primarily for sand-based recreation activities.</p>
<p>Bronte Park 500025</p> <p>Gazetted 18 Oct 1935</p> <p>Lots 1-7 DP 15134</p>	Public Recreation	Natural Area – Bushland	<p>Natural Area 'Bushland' - This area is located on the South facing slopes of the upper section of Bronte Gully and includes a mix of native and exotic vegetation. Waverley Council has adopted and is implementing an <i>Ecological Restoration Action Plan</i> (ERAP) to re-establish native species within the bushland dominated by invasive exotic weeds. Works are carried out by volunteer Bush care groups, Bronte Gully Bush care and Bronte Waterfall Bush care, as well as commissioned to professional contractors by Waverley Council.</p>

<p>Bronte Park 500508</p> <p>Gazetted 21 Aug 1931</p> <p>Lots 7090-7091 DP 93737, Lots 1479/1613 DP 752011, Lots 7306-7307 DP 1149798</p>	Public Recreation	Park, General Community Use and Natural Area – Escarpment	<p>Natural Area ‘Escarpment’ – This area includes the south headland, which features sandstone cliffs, outcrops and patches of remnant vegetation. Bush regeneration is active in this area. This area is fenced from above and access is not promoted for safety reasons and to protect remnant vegetation.</p> <p>Park - The area categorised as Park includes:</p> <ul style="list-style-type: none"> • A section of promenade outside the Bronte Community Centre. • The vegetated area above Calga Place.
<p>Bronte Park 58879</p> <p>Gazetted 14 May 1926</p> <p>Lots 64, 70-75 DP 1033, Lot 32 DP 177033, Lots 1-5 DP 1138803</p>	Public Recreation	Park and Natural Area – Bushland	<p>Natural Area ‘Bushland’ - These areas are located on the South and North facing slopes of Bronte Gully and include a mix of native and exotic vegetation. Waverley Council has adopted and is implementing an <i>Ecological Restoration Action Plan</i> (ERAP) to reestablish native species within the bushland dominated by invasive exotic weeds. Works are carried out by the Bush care groups, Bronte Gully Bush care and Bronte Waterfall Bush care, as well as commissioned to professional contractors by Waverley Council.</p> <p>Park – These areas are used for active and passive recreation and include:</p> <ul style="list-style-type: none"> • Hewlett Street Park and playground located on Hewlett St at the top of the North facing slopes of the gully. The playground is a pocket-sized playground catering to residents within a 250m catchment. The park is characterised by an open grassy area, seating and small shade trees. • Section of park on the gully floor adjoining the playground.
<p>Bronte Park 84785</p> <p>Gazetted 6 March 1964</p> <p>Lot 7059 DP 1058513, Lot 7123 DP 1058515</p>	Public Recreation	General Community Use	<p>General Community Use - This area includes:</p> <ul style="list-style-type: none"> • Part of Calga Place, offering on-street car parking and walkway which is part of the Bondi to Maroubra Coastal Walk.

Community Land	Ownership	Purpose(s)	Categorisation	Justification
Lot 7123 DP 1058515, Lots 1-2 DP 346982, Lots 8,10 DP 15134, Lot 1 DP 433222, Lot 1-2 DP 1086727, Lot A DP 375864, Lot 911 DP 589727	Council Land	Public Recreation	Natural Area Bushland	Natural Area 'Bushland' - These areas are located on the South and North facing slopes of Bronte Gully and include a mix of native and exotic vegetation. Waverley Council has adopted and is implementing an <i>Ecological Restoration Action Plan</i> (ERAP) to reestablish native species within the bushland dominated by invasive exotic weeds. Works are carried out by the Bush care groups, Bronte Gully Bush care and Bronte Waterfall Bush care, as well as commissioned to professional contractors by Waverley Council.
Lot 7059 DP 1058513, Lot 7125 DP 1058520	Council Land	Public Recreation	General Community Use	General Community Use - This area is located as part of Calga Place and part of the hardstand located to the west. It includes metered parallel car parking and motorbike/scooter parking along Calga Place. The section of hardstand to the west of Calga Place has garden beds and bike racks for community use.

The core objectives for these categories are set out in the table below.

Community land categories, guidelines and core objectives

Community land management categorisation

Community land category	Local Government Regulation 2005 Guidelines for categorisation	Local Government Act 1993 (Ss.36G, 36I, 36N) Core objectives for community land categories
Natural area - bushland	<ul style="list-style-type: none"> Land that is categorised as a natural area should be further categorised as bushland under section 36(5) of the Act if the land contains primarily native vegetation and that vegetation: is the natural vegetation or a remainder of the natural vegetation of the land, or although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality. <p>Such land includes:</p> <ul style="list-style-type: none"> bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated. 	<p>The core objectives for management of community land categorised as bushland are:</p> <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 – escarpment	<p>Land that is categorised as a natural area should be further categorised as an escarpment under section 36(5) of the Act if:</p> <ul style="list-style-type: none"> the land includes such features as a long cliff-like ridge or rock, and the land includes significant or unusual geological, geomorphological or scenic qualities. 	<p>The core objectives for management of community land categorised as an escarpment are:</p> <ul style="list-style-type: none"> to protect any important geological, geomorphological or scenic features of the escarpment, and to facilitate safe community use and enjoyment of the escarpment

Natural area – foreshore	Land that is categorised as a natural area should be further categorised as foreshore under section 36(5) of the Act if the land is situated on the water’s edge and forms a transition zone between the aquatic and terrestrial environment.	<p>The core objectives for management of community land categorised as foreshore are:</p> <ul style="list-style-type: none"> • to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore’s role as a transition area, and • to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.
Park	Land should be categorised as a park under section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<p>The core objectives for management of community land categorised as a park are:</p> <ul style="list-style-type: none"> • to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and • to provide for passive recreational activities or pastimes and for the casual playing of games • to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management
General community use	<p>Land should be categorised as general community use under section 36(4) of the Act if the land—</p> <ul style="list-style-type: none"> • may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and • is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance. 	<p>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).

Source:

Guidelines for categorisation: *Local Government Regulation 2005*

Core objectives for community land categories: *Local Government Act Amendment 1993*

Intentionally blank