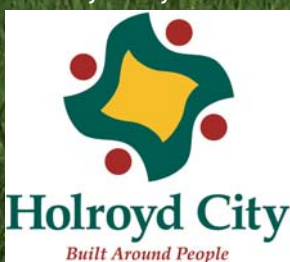


Crosby Street Park

Plan of Management

Prepared for:
Holroyd City Council



November 2007

This Plan of Management was adopted by Holroyd City Council in November 2007

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1. INTRODUCTION

1.1 Background

In accordance with the NSW Local Government Act of 1993, Local Councils are required to prepare Plans of Management for all Community Land, to ensure it is effectively planned and managed.

Community Land as defined by the Act, may be categorised as:

Sportsgrounds

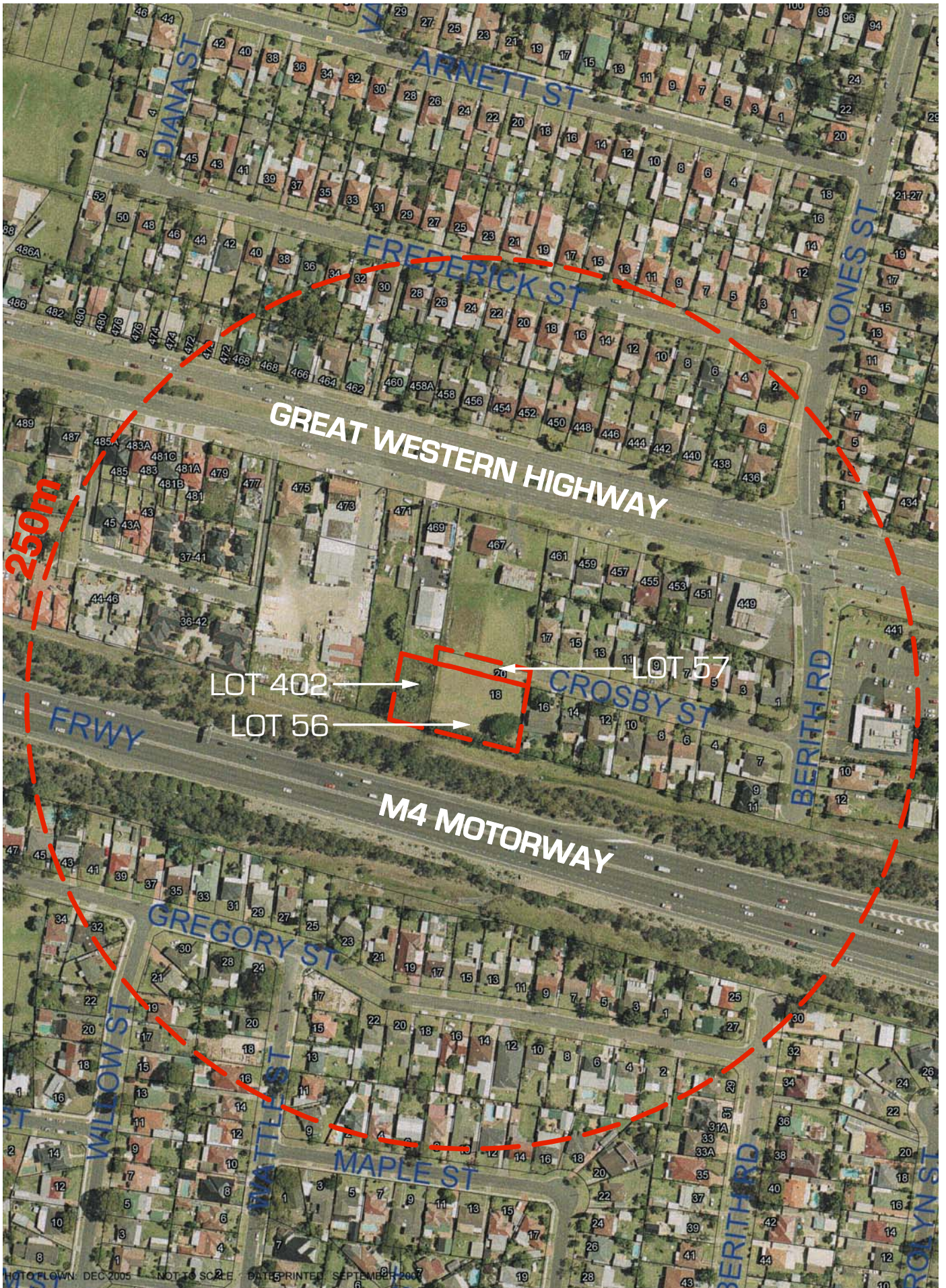
- Parks
- Natural Areas
- Areas of Cultural Significance
- General Community Use Areas (including drainage reserves)

Lot 57 Crosby Street is Community Land zoned Residential 2a for medium density housing under the Holroyd LEP. The narrow section of land appears as an extension of the Crosby Street Park. Lot 57 is adjoined by an area of open space to its south (Lots 56 & 402) which are Community Land categorised as Park and known as Crosby Street Park. A Park is defined by the Local Government Act as an area of Community Land with a predominantly passive recreational function. Some Parks depending on their size and location may also be used for informal active recreation. Crosby Street Park has been covered under Council's Generic Plan of Management for Parks.

Crosby Street Park currently has no public street frontage with entry for pedestrians only from the end of Crosby Street over a wire fence. As such it is perceived as isolated, located between private properties to the northeast and west. To the south the Park adjoins a heavily vegetated embankment and verge to the M4 Motorway.

This Plan of Management addresses the re-classification of Lot 57 Crosby Street to enable the extension of Crosby Street to the west. The road extension will create a public frontage and address the future park enhancement of community access, use and security. The road extension will be comprised of Lot 57 and a section of the privately owned site to the north (Lot 58, 467 Great Western Highway) proposed for a medium density residential development. The road construction will be funded by this development.

Specifically this Plan addresses the reclassification of Lot 57 Crosby Street, as listed in the Section 1.2 Study Area at a Glance, and shown in Figure 2.1. However the plan also addresses critical aspects of the relationship of Lot 57 to the adjoining Lots 56 & 402 and general open space management of the park area. In addition this plan covers any other areas of Community Land acquired and developed by Council as part of this park during the period in which this POM is applicable.



1.2 Study area at a glance

The table following summarises existing features and management of the study area.

Item	Description
Site Name:	Lot 57. / DP 612526 Lot 56. / DP 612526 Lot 402. / DP 564607
Address:	18, 20 & 22 Crosby Street, Greystanes
Ownership:	Community land owned by Holroyd City Council
Classification	Community Land - Lot 57 to be reclassified as Operational Land
Community land categorisation	Park
Care, control, management:	Holroyd City Council
Area:	Lot 57 - 385m ² Lot 56 - 1800m ² Lot 402 - 720m ²
Zoning:	Lot 57 zoned residential 2(A) Lot 56 zoned 6(A) Open Space Lot 402 zoned 6(A) Open Space
Conditions of park:	General park condition is fair
Maintenance:	Holroyd City Council: <ul style="list-style-type: none"> ▪ grass mowing ▪ monitor fence and security conditions
Assets:	Shared fences to adjoining properties - varied materials and condition
Condition of Buildings:	No buildings
Existing Uses:	Existing / potential informal kickabout use
Leases / licenses / bookings:	None
Caveats / easements:	None to Lot 57

1.3 Objectives of this Plan of Management

Crosby Street Park is an open space of limited existing community use due to its poor accessibility to the surrounding streets and relative isolation. Lot 56 & 402 provide potential for community use if public access can be improved. The overall space has a reasonable level of amenity and potential for passive recreational use.

Council's general management of open space include the programs and strategies that are expressed in documents including HCC's "Management Plan" and "State of the Environment Report", along with Holroyd City Council Policies, Codes and its Delegated Authority Manual. Council's specific objectives of this POM are to:

- facilitate access to the adjoining Lot 56 open space categorised as Park
- improve security of adjoining Lot 56 & 402 open space through enhanced passive surveillance
- improve landscape treatment of public park frontage
- reclassify Lot 57 from Community Land to Operational Land, to allow improved access to the park and adjoining residential dwellings

1.4 Community Consultation

This document was placed on public display for 28 days plus a 14 day ongoing response period (42 days total) in accordance with the Local Government Act. The exhibition allowed interested parties an opportunity to comment on the Draft Plan. No comments were received through the exhibition and response period.

2. CONTEXT

2.1 Regional Significance

Covering an area of approximately 2520m², Crosby Street Park is located at the west end of Crosby Street, between the Great Western Highway to the north and the M4 Motorway to the south (Refer Figure 2.1).

The park currently receives very little use due to its limited access, isolation and lack of facilities. The extension of Crosby Street will provide a frontage to the park, greatly improving the local recreational amenity.

2.2 Cultural and Historical Significance

The open space has potential for effective use to improve access to adjoining open space and to play a passive recreational role for the immediate residential community.

2.3 Physical Site Factors

2.3.1. Climate

The climate for Greystanes is typical of the western suburbs of Sydney. The months of highest rainfall generally occur from January to June and the area receives an average of 970mm of rain a year. In the Greystanes area temperatures range between 4 and 34 degrees Celsius.

2.3.2. Landform and Drainage

Crosby Street Park has a gentle fall to the south towards the M4 motorway corridor. There is an open drainage ditch to the western edge which has a general fall from north to south.

2.3.3. Vegetation

Lot 57 consists of an open grassed space with a wire fence line to the north and fenced edge and gate to the east. The open space relates strongly to the adjoining Lot 57 and vegetation there in established Casuarina plantings along the southern boundary of Lot 56, providing screening of the motorway. No significant remnant natural vegetation occurs within the Lot. There is one large exotic tree providing good shade to the south eastern quadrant. In places the Lot 56 boundary is overgrown with weeds and exotic grasses.

Grassed cover is of fair quality being post-agricultural grasses on a generally poor clayey soil.



L to R: View along northern boundary fence line of Lot 57 towards Crosby Street, Casuarina hedge to southern boundary of Lot 56, Exotic tree canopy within park.

SITE LAYOUT PLAN

Figure 2.1



2.3.4. Fauna

Due to the limited extent of indigenous vegetation and maintained grass character of the site, the wildlife habitat of value within the Park is generally limited. The spaces are isolated from major vegetation corridors with no physical connection with significant areas of indigenous vegetation.

Native tree planting around the perimeter of Lot 56 does provide limited habitat for those “urban generalist” bird species and fauna that are adapted to the urban environment.

2.3.5. Buildings and Structures

There are no existing buildings in Crosby Street Park.

2.3.6. Services

Based on available information there are no underground services crossing Lot 57. This should be confirmed prior to any works being undertaken on site.

Lot 57 is not covered by power or water / sewerage services. A stormwater line runs along the southern edge of Lot 56.

2.4 Visual Character

There are some views into Lot 56 from residences directly adjacent to the east and west. The park frontage will be clearly visible from the proposed development to the north (Refer Figure 2.2).

Visually poor elements within and surrounding Crosby Street Park include the adjacent residential fencing, which is in various states of disrepair, and lacks continuity in materials and appearance. Wire fences are used to define the spaces and their poor condition detracts from the general site amenity.

Casuarina planting effectively screen the motorway to the south of the Park.

2.5 Current Recreational Usage**2.5.1. Introduction**





Crosby Street Park currently shows minimal evidence of continuous use by any specific user group. However, The reasonable amenity of the combined space indicates that it has potential for passive recreation for the immediate local community.

2.5.2. User Demand

Demand for passive recreational use of the Park is currently difficult to assess. It is evident that the combined space potentially provides a useful local park facility for residences located between the M4 Motorway and Great Western Highway. Upgrading of public access and passive surveillance adjacent to the spaces may increase the level of passive recreational usage.



Legend

-  Views into open space from adjoining areas
-  Significant views to external areas
-  Open views to open space boundary - review for additional buffer and shade
-  Visual enclosure by vegetation

2.6 Planning Considerations

2.6.1. Adjacent Land Use

Lot 57 is adjoined to the east and west by existing residential housing to lands zoned 2(a) Residential under the Holroyd LEP.

Lot 57 is bordered to the north by a vacant lot (Lot 58). Construction of a medium density development comprising 14 apartments is proposed for this site. This site has a frontage to the Great Western Highway along with proposed vehicular access from Crosby Street.

2.6.2. Zoning and Planning Controls

Lot 57 is currently classified as community land but zoned 2(A) Residential under the Holroyd LEP. The adjoining open space of Crosby Street Park (Lot 56 & 402) is community land zoned 6(A) Open Space.

The Holroyd LEP identifies the aims of this zoning as to:

- identify land which is currently used or is intended to be used for the purposes of open space or public recreation
- allocate sufficient open space to serve the present and future recreational needs of residents and visitors
- enable development associated with, ancillary to or supportive of public recreational use

Within open space areas the following works can be undertaken without development consent:

- landscaping
- gardening
- bushfire hazard reduction

The following activities are not permitted without development consent (except that Council may construct roads, stormwater drainage, recreation areas, public amenities, parking areas and cycleways in this zoning without obtaining its own consent):

- construction of advertising structures
- buildings for the purposes of landscaping
- caravan parks
- child care centres and children's playgrounds
- drill grounds
- forestry
- public baths
- public reserves
- racecourses
- recreation areas and facilities
- showgrounds, sportsgrounds and tourist facilities
- utility installations
- uses or buildings associated with those purposes which are under the care, control and management of the Council

Purposes other than those listed are prohibited in areas zoned 6(a) Open Space.

The proposed residential development to the north of the Park identifies a vehicular access as a continuation of Crosby Street as it's main vehicular entry / exit.

The centre line of the proposed road extension lies approximately on the northern boundary of the Lot 57. As such to facilitate the extension of the public road, it will be necessary for half of the road width to be transferred to Council from the adjoining landholder. In addition Lot 57 is proposed to be reclassified from Community Land to Operational Land, and to form the remainder of the required road extension.

Whilst this will involve a minimal loss of area on the northern boundary (approximately 8% of total open space area), the extension of the public road will greatly enhance public access to the Park, providing a functioning "public" frontage to enhance "passive surveillance" and security of the Park.

2.6.3. Access and Circulation

Currently access to the open spaces of Crosby Street Park is limited with only one entry / exit point. As discussed in 2.6.2, an extension to Crosby Street as proposed would greatly enhance public access.

There are no formal pathways on Lot 57 or 18. As such circulation is informal only.

2.7 Statutory Requirements

2.7.1. Local Government Amendment (Community Land Management) Act 1998

The Local Government Act provides the legislative framework for a council's day to day operation. The Act emphasises a council's responsibility to actively manage land and to involve the community in developing a strategy for management.

Of particular relevance is the requirement for all council property classified as Community lands to be categorised in accordance with the guidelines for the categorisation listed in the Local Government (General) Regulation (cl.6B-6JA).

For lands categorised as Natural Area, specific planning and management strategies are to be provided. Strategies must reinforce and reflect the core objectives for community land listed in the Local Government Act (s. 36E-N).

2.7.2. Categorisation

This Plan of Management deals with Crosby Street Park and outlines the recommended reclassification of Lot 57 Crosby Street to Operational Land to facilitate the extension of Crosby Street, and upgrading of public access and street frontage to Crosby Street Park. The table below outlines the applicable community land category of Park for the Lot 56 & 402 open space. This includes the Guidelines for categorisation as listed in the Local Government (General) Regulation 1999 and core objectives for management of community land as listed in the local Government Act (Community Land Amendment 1998).

Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
Park	<ul style="list-style-type: none"> ▪ The land is used or 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 on the land by others 	<p>(a) Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities;</p> <p>(b) Provide for passive recreational activities and pastimes and for the casual playing of games;</p> <p>(c) Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management. (Clause 36G)</p>

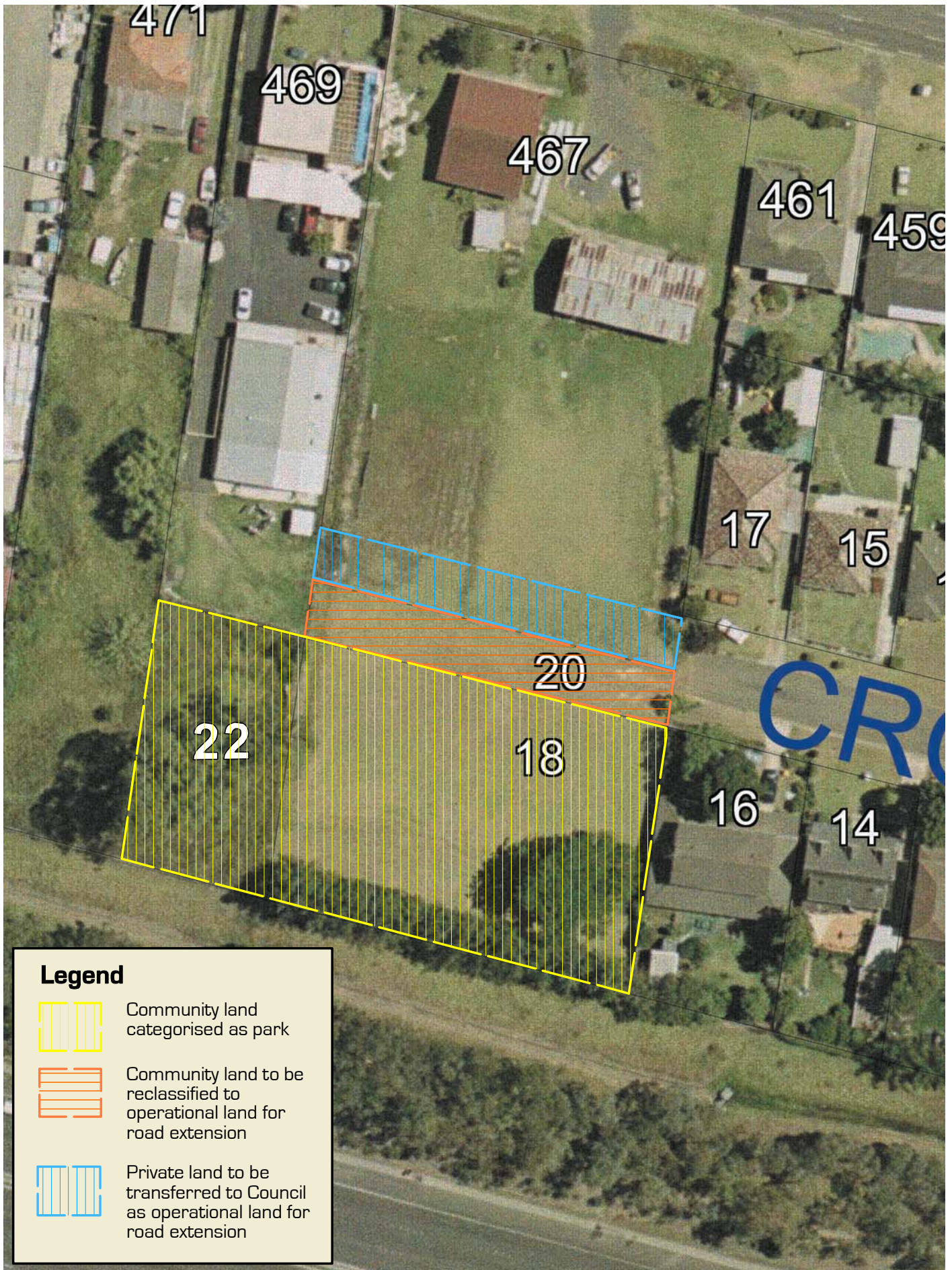
Refer to Figure 2.3 for extent of categorisation and reclassification.

2.7.3. How this Plan addresses the requirements of the Local Government Act

Core Objectives	Performance Criteria	Means	Assessment
PARK			
(a) Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities;	Passive recreational use of park for local and district community is maintained and enhanced.	Protect park open space and landscape character	Park area conserved
		Ensure the community is aware of park availability and facilities and has the choice to use the Park	Park is used by all those who would benefit / be intending on using it
		Improve quality of facilities where necessary ensuring that they adequately address sustainable usage levels and needs	Park usage enhanced within the limitations of available space and its carrying capacity
(b) Provide for passive recreational activities and pastimes and for the casual playing of games;	Where possible, the passive recreational amenity of the Park is improved	Enhance visibility and attractiveness of park area for passive recreational use	Progressive evolution of attractive and sustainable park character
(c) Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management. (Clause 36G)	Park management and improvements to realise multiple objectives where possible	Provide for long term flexibility and adaptability of the park to address community passive recreation needs	Park planning and provision of facilities cater for ongoing evolution of park use and adaptability to changing community needs
		Integrate use of flexible / temporary elements and park facilities where applicable to facilitate future flexibility	Park reflects a combination of long and short term elements maximising long term flexibility

COMMUNITY LAND CATEGORISATION

Figure 2.3



2.7.4. Reclassification

As noted earlier, in order to extend Crosby Street to the west to create a public frontage to the northern edge of Lot 56 and provide access to the residential development of Lot 58 to the north. It will be necessary to reclassify the strip of land comprising Lot 57. This will be supplemented by the equivalent dedication of private land from Lot 58 as part of the public road extension.

The road extension provided will afford access both to the proposed residential development and to the Park.

The road frontage to the north of Lot 56 will provide a publicly accessible and visible edge to the park, which should enhance its useability by local residents.

The current situation in which the Park is isolated from a public frontage, considerably compromises its potential public use. As such the minimal loss of park space on the northern frontage is suggested to be an acceptable cost for the enhanced access and security of the open space.

2.8 Management

Holroyd City Council will be responsible for the management of Lot 57 as public road, along with the adjoining Lot 56 & 402, as described in this POM.

Management responsibilities are discussed in more detail in Section 4.2.

2.9 Maintenance

Maintenance of Crosby Street Park is the responsibility of Holroyd City Council. Whilst a full analysis of maintenance activities is beyond the scope of the report, the following is a summary of current maintenance activities:

- grass cutting throughout the year and especially during the warmer months when higher growth occurs

The Parks and Gardens Maintenance Crew operate from Councils maintenance depot and carry out landscape and general maintenance in Crosby Street Park. This crew also services other parks in surrounding areas.

2.10 Current Leasing Agreements

There are currently no lease agreements for any part of Lot 57.

2.11 Staffing

Maintenance of Crosby Street Park is carried out by Council as identified in Section 2.9.

2.12 Community Involvement

Preparation of this Plan of Management will involve a public exhibition period in accordance with the requirements of the Local Govt. Act. In addition a public hearing will be undertaken during the public exhibition period.

Individuals and groups wishing to suggest improvements for inclusion in a future Park Works Program can write to Council at any time.

2.13 Funding

The developers of the residential development at Lot 58 will fund the public road extension works to Crosby Street.

The majority of general maintenance of open space is funded by Council. Other improvements could be funded from Section 94 contributions, the Parks and Footpaths Program and external grants.

3. MANAGEMENT STRATEGIES

3.1 Introduction

The primary objective of this Plan of Management (POM) is to facilitate the reclassification of Lot 57 as Operational Lands, enabling the provision of improved access and a viable public frontage to Crosby Street Park.

This Plan provides a basis for the reclassification and recommendation for other actions desirable in enhancing the function and quality of the Park.

3.2 Management Philosophy

Council's Plan of Management directions for open space generally aim to provide an effective range of facilities for both long term and temporary use that can facilitate enjoyable and memorable community passive recreational use in an attractive and sustainable environmental and landscape setting.

In particular this philosophy recognises the need for open space to be responsive and adaptable to ongoing and evolving community needs for recreational and open space experiences.

This plan responds to this philosophy in its aims to enhance public access and function at Crosby Street Park.

3.3 Community Values, Roles & Issues

Community values and roles assist in guiding the development of the Plan of Management. In brief these are identified as:

- local community recreational use
- open space and green "relief" from urban development
- accessible and safe public space

These roles are supported by the proposed use of Lot 57 to extend Crosby Street and enhance access and public address to the existing open space of Crosby Street Park.

3.4 Provision of Facilities

Recreation

The integrated open spaces of DP 57/612526, DP 56/612526 and DP 402/564607 display minimal development in their current form for recreational use. As a small local park it is not appropriate that significant development occur however, a number of issues can be considered and addressed in ongoing park management:

- shade plantings to improve the amenity of Lot 56, particularly to the northern edge (within verge of Crosby Street extension - Lot 57)
- provision of formal maintenance edge between maintained grass and edge vegetation
- provision of one or two park seats
- potential provision of some minor play equipment

- further integrating the adjacent DP 402/564607 into the maintenance characteristics of the park as a whole.

Whilst not a specific action to be defined and implemented by this Plan of Management this action should be coordinated with ongoing management of Crosby Street Park.

3.5 Access and Circulation

The Plan aims to address the need for convenient and safe access to the Park area by identifying objectives and by proposing solutions to key access issues.

As such the key strategies include:

- continuation of Crosby Street alignment to create a public frontage to the northern boundary of the park
- provision of appropriate vehicular barrier, whilst maximising pedestrian and disabled access into the park (Lot 56)
- further integrating the adjacent DP 402/564607 into the maintenance characteristics of the park as a whole

3.6 Health & Safety Issues

Health and safety requirements will be addressed in Council's ongoing management and maintenance of the road reserve. Issues needing to be addressed in ongoing management of Lot 56, in supplement of Council's Generic Plan of Management include:

- opening of public access / frontage to at least one park boundary
- the need for shade trees
- the need for shaded seating
- the need to maintain visual buffers to adjoining residences
- further integrating the adjacent DP 402/564607 into the maintenance characteristics of the park as a whole

3.7 Maintenance

Due to its limited community use, there are not major records of user comments on maintenance or the integrated open space of Lots 56 & 402. There are a number of maintenance issues that can be addressed further including:

- the need to reduce the extent of difficult to maintain areas
- provide maintenance edge to areas under boundary planting zones
- review potential for a litter bin with increased use
- monitoring general tidiness of adjoining properties fences and associated planting

3.8 Landscape Improvement

3.8.1. Introduction

Council sets aside funds annually for park landscape improvements, street tree planting and also for the supply of trees to ratepayers, schools, community groups and Local Committees upon request. These works are carried out as required.

In general, as a small local park the reserve does not justify a significant amount of improvement works. In addition, whilst rainfall is consistent, the grassed surface and limited planting is in reasonable condition.

Key actions for potential landscape improvement are listed:

- tree planting at the northern frontage of Crosby Street Park to create a visual edge and buffer to the new residential development site
- tree planting for shade – potential planting to the northern boundary can fulfil a double role
- park seating (for parents) in shaded location

Other landscape strategies not relating to planting include:

- refurbishment and upgrading of existing wire fences to improve visual character – fence type subject to discussion with adjoining landholders

Detailed design of landscape treatments to the road extension and through the park should be carried out as required and as funding permits, to integrate all design elements in a coordinated scheme.

3.8.2. Recommended Species

Planting works should employ predominantly native species, indigenous to the Cumberland Plain or those that have demonstrated an improved amenity to Council's Parks.

A number of issues related to planting have been identified at Lot 57 & 402, including desirability of additional tree canopy but also sufficient planting to ensure security levels are maintained for adjoining properties.

The location of trees will need to ensure that shade does not affect the maintenance of grassed areas or interfere with overhead services. Maintenance requirements associated with falling tree leaves also needs to be addressed in the selection and placement of tree planting. Trees planted for this purpose should be at least three metres in height and protected with tree guards.

Provision of adequate water supply to allow tree watering during establishment and extended dry intervals is essential for the survival and growth of shade trees.

3.9 Planning Issues

Adjoining Land Use

The character of surrounding urban and residential areas can be expected to further evolve. Further infill residential development will increase the local population with a related increased demand on open space resources.

Council should monitor issues related to the residential interface to the park. In addition to the desirable unification of fence treatments, issues of encroachment, garden escape, and impacts of park use on residential amenity need to be monitored.

In accordance with existing legislative requirements, owners of land adjoining the open space will need to be consulted before any major works are undertaken. Through close liaison with Council issues affecting adjoining land users can be quickly and effectively addressed.

4. IMPLEMENTATION

4.1 Introduction

Implementation of the Lot 57 Crosby Street Extension will be significantly realised through works by the developer of adjoining Lot 58. Ongoing works to the streetscape in particular in relation to the park interface will be undertaken in response to community needs and as funding allows.

4.2 Management Structure

The management of Crosby Street Park will remain solely a Council responsibility.

Holroyd City Council

- Core responsibility for development and management of Crosby Street Park

4.3 Funding

The timing for the implementation of the road extension works, in the short term, will be directly related to the medium density residential development to the north at Lot 58.

Other park works will be prioritised on an as needs basis.

4.4 Priorities

In order to provide a framework within which to commence implementation of the Plan of Management a prioritised schedule of actions has been prepared. Prioritisation of works assists Council in allocating the financial, human and physical resources required for implementation of the Plan.

The following list of criteria has been used as a guideline when determining the priority rating for each action:

H - High Priority (Short-term)

- safety issues where there is high probability of injury occurring
- work needed to ensure the essential function of open space is not compromised
- work needed to eliminate/reduce severe environmental problems, eg. erosion, water pollution, etc, (eg. in line with the requirements of the Environmental Protection Act and Soil Conservation Act, EPA Act etc).

M - Moderate Priority (Medium-term)

- ongoing preventative and remedial maintenance of existing park assets
- work needed to ameliorate adverse environmental conditions, (eg. insufficient shade, visual and noise intrusion, poor circulation and access)
- works aimed at reducing ongoing maintenance costs

L - Low Priority (Long-term)

- works aimed at improving the aesthetic quality of open space
- works aimed at enhancing habitat value

The above criteria may require modification over time in response to special circumstances as well as changing community attitudes and expectations.

Implementation Schedule

The following schedule lists each proposed management action, giving it a priority rating as determined from criteria above. Each activity is also listed against a performance indicator and its current status is noted.

The status rating is as follows:

O - Ongoing - this denotes activities that take place as part of the normal maintenance routine of open space.

P - Proposed - these activities have been proposed by the Plan of Management, but work on these activities has not been commenced.

Co - Commenced - this refers to proposed activities for which work has already begun.

Cp - Complete - this refers to activities that have been completed (their performance indicators have been fulfilled) since the last Plan of Management Review.

Index for Symbols

HCC Holroyd City Council

The following schedule should be reviewed annually for the purpose of scheduling works for inclusion in Council's annual works program, as well as for monitoring of performance indicators.

	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
0.0 Planning & Management					
0.1	Design landscape improvements to Crosby Street Road extension to provide: <ul style="list-style-type: none"> • visual buffer to park • shade to park edge • vehicular barrier that maintains pedestrian access to the park 	H	HCC	Plans completed	P
0.2	Coordinate or pursue landscape improvements to adjoining open space (Lot 56) including: <ul style="list-style-type: none"> • reinforcement of buffer planting to park edges • maintenance edge to boundary planting areas • park seating 	H	HCC	Landscape improvements completed	P
0.3	Integrate park character between previously separated lots 56 & 402	M	HCC	Integrated park character	P
1.0 Road Works					
1.1	Kerb and drainage works	H	HCC	Implemented	P
1.2	Road streeting works	H	HCC	Implemented	P
2.0 Landscape Improvements to Streetscape					
2.1	Street tree planting	H	HCC	Planting implemented and maintained	P
2.2	Shade tree planting within park and reinforcement of buffer planting	M	HCC	Planting implemented and maintained	P
2.3	Maintenance edge to boundary planting zones	H	HCC	Neat and effective edge between grassed and planted areas	P
3.0 Access & Circulation					
3.1	Vehicular access barrier to park edge	M	HCC	Reportings of illegal vehicle access	P
3.2	Pram crossing to kerb to street extension with paved threshold entry to park for prams	H	HCC	Effective access provided	P
3.3	Install standard park signage	H	HCC	Adequate signage erected	P
4.0 Site Facilities					
4.1	Coordinate potential requirement for litter bins to adjoining Lot 56 open space subject to level of park use	H	HCC	Degree of litter within park	O
5.0 Maintenance					
5.1	Preventative maintenance	M	HCC	Road verge adequately maintained	O
5.2	Remedial maintenance	M	HCC	Road verge adequately maintained	O
5.3	Sustainable maintenance costs	M	HCC	Maintenance costs monitored	O

Refer Figure 4.1 Action Plan Diagram.



4.5 Staffing

Maintenance will be undertaken by HCC maintenance crews, with ongoing management undertaken by relevant Council departments.

4.6 Commercial Development Opportunities

Not applicable to Crosby Street Park.

4.7 Leases and Licences

What are leases, licences and other estates?

The Local Government Act, 1993 allows Council to grant leases, licences and other estates over all or part of community land. Leases and licences are a method of formalising the use of land and facilities. Leases and licences can be held by groups such as community organisations and schools, and by commercial organisations or individuals providing facilities and/or services for profit.

A lease will be typically required where exclusive use or control of part of Crosby Street Park is desirable for effective management to meet community needs. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities in the park justifies such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

The definition of "estate", under Section 21 of the Interpretation Act, 1987, includes other rights over land, such as easements, including "interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity".

Existing leases, licences and other estates

There are currently no existing leases, licences and other estates in operation in Crosby Street Park.

Authorisation of future leases, licences and other estates

To comply with the Local Government, 1993, this Plan of Management must clearly specify the leases, licences and other estates that are authorised on community land within Crosby Street Park. Occupation of community land by leases, licences and other estates that apply to the park are set out in Sections 46, 46A, 47, 47A, 47C and 47D of the Local Government Act, 1993.

No leases or licenses are authorised by this Plan of Management for Crosby Street Park.

4.8 Plan of Management

As noted in Section 4.4, priority works will be considered by Council each year for budgeting and setting of implementation targets as well as for consideration of other works as needed or determined.

In addition to this annual assessment, reviews of the Plan will be carried out when necessary to up date the plan to reflect any changing circumstances and community needs.