

The City of Newcastle

Plan

Glendore Community Facility Plan of Management July 2003

PO Box 489 (282 King Street)
NEWCASTLE NSW 2300
Ph 02 4974 2000
Fax 02 4974 2222
Email mail@ncc.nsw.gov.au
www.newcastle.nsw.gov.au



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1. INTRODUCTION

1.1 Background

This Plan of Management provides a clear direction for the management and use of land at 2 and 6 Glendore Parade, Maryland, in the care and control of Council. The rationale for this Plan lies jointly in the statutory requirements of the Local Government Act 1993 and the Newcastle City Council's desire to implement the Newcastle City Council's Social Plan 1994. Funding was provided through the Section 94 Contributions Plan No. 1 2001 - Blue Gum Hills Catchment and ongoing direction provided by the Council's Strategic Objectives of:

- 1.0 maintain and develop sustainable infrastructure assets that are relevant and equitable for community needs and,
- 8.0 facilitate the delivery of social and community services according to the priority in the Social Plan.

Benefits of this Management Plan

The benefits of this Management Plan are that it:

- **implements Council's Community Development and Human Services Policy**
- **enables the establishment of a community facility on general community use land; and**
- **facilitates a lease for the operation of the community facility.**

This Plan of Management will be reviewed every five years to allow policy and planning issues to be updated.

1.2 Local Government Act

The Local Government Act 1993 provides Council with a specific approach to the classification and management of community land. The Act requires that all community land in the care and control of Council in NSW is the subject of a plan of management.

Community land is defined by the Act as land that should be kept for the use of the general community, must not be sold or leased for more than 21 years and may only be leased or licensed for more than 5 years following a public notification process.

This Plan of Management has been prepared in accordance with the requirements of the Act as amended 1998. The community land covered by this plan is categorised as General Community Use in accordance with Section 36I.

The core objectives for management of community land categorised as **general community use** are:

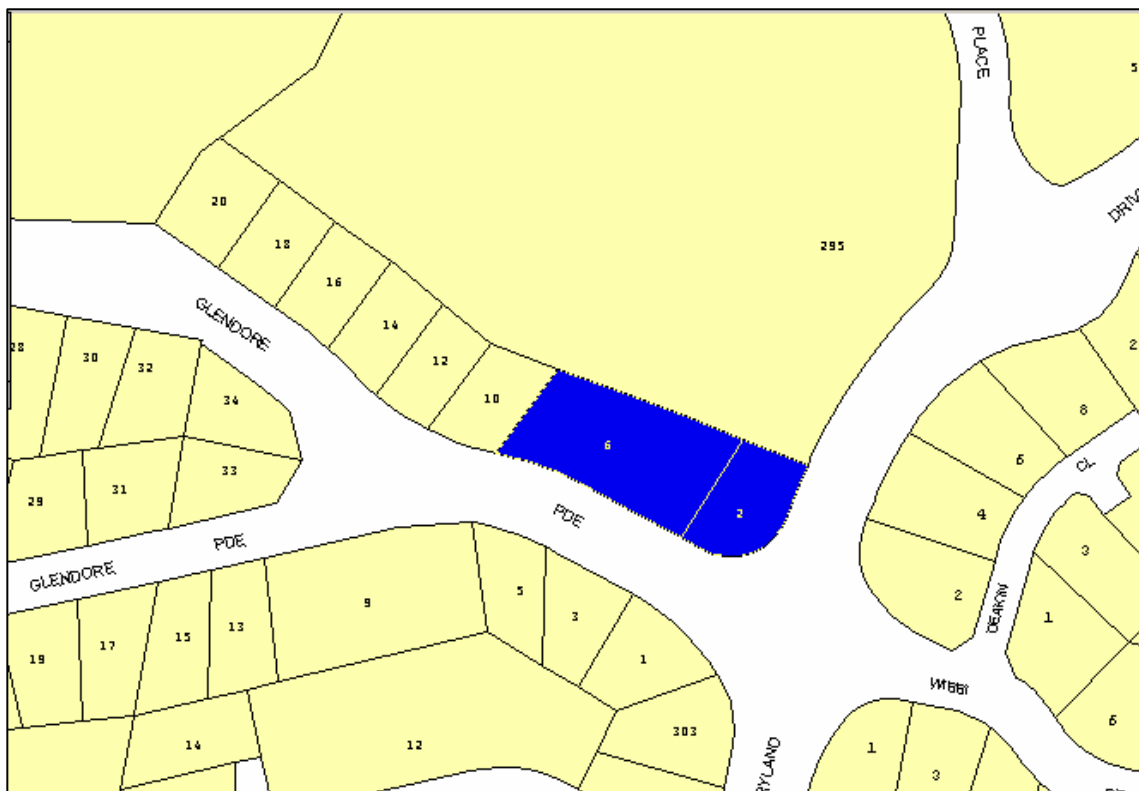
“To promote, encourage and provide for the use of the land and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to the 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).“

1.3 The Facility

The location is shown below.

Figure 1.



1.4 Structure of this Document

The Plan reflects the needs of:

- Council as managers of the land;
- local residents as users and neighbours of the land; and
- the community of Newcastle as custodians of the community assets.

Basis for Management

This section reflects the policies and objectives of the Council in relation to the facility and has a currency of 5-10 years.

Implementation Plan

This section contains the actions that Council will implement in managing this facility as well as methods to monitor the success of the Plan and has a currency of up to 5 years.

2. BASIS FOR MANAGEMENT

2.1 The role of the Facility

Council acquired the land to meet the needs of the local community by providing a community facility for childcare services.

2.2 Issues that affect the Facility

The facility is in a new release area that continues to have a high proportion of the population in the 0-5 year age group; consequently there is a demand for locally based childcare services.

2.3 Objectives for the Facility

The objective of the facility is to provide access to community based childcare in an area of population growth. This service must meet the standards for delivery set by the New South Wales Government (Department Of Community Services).

3. IMPLEMENTATION PLAN

3.1 Responsibility for overall implementation and monitoring of the plan rests with Council's Human Services Manager.

This action is ongoing.

3.2 Council's role is the purchase of the land and the development of the facility.

This action is completed.

3.3 Council's role is to facilitate the delivery of services from the facility. Council will enter into a lease with a community-based organisation that will deliver the childcare services and the lease will be reviewed at 5 yearly intervals.

This action will be completed in 2003 when Council adopts the lease.

3.4 The delivery of the childcare services will be the responsibility of the lessee and the lessee is required to meet the standards of delivery set by the State Government and will be licensed accordingly. (Note: The details of these standards are not part of the PoM).

This action is ongoing as long as the lessee maintains its licence. Council will monitor this on a 3 yearly basis. Council will review community needs and trends for the services on a 5 yearly basis.

3.5 Council will continue to regularly mow and maintain the residue land that is not subject to the lease.

This action is ongoing and meets the Parks and Recreation maintenance standards.



**AERIAL PHOTO SHOWING LOCATION
OF FACILITY SITE (2000)**

Appendix 1

SCHEDULE OF LAND: Glendore Child Care Facility

PARK NAME:	LAND REGISTER NO.	AREA HA.	LOT & DP NO.	LOCATION.	OWNERSHIP
N/A GLENDORE COMMUNITY FACILITY	C 346 C 335	0.178 ha	Lot 1 DP 1011899, Lot 1101 DP 869985	6 Glendore Parade, Maryland 2 Glendore Parade, Maryland	NCC

Appendix 2

APPROPRIATE PURPOSES FOR GRANTING OF LEASES

This Plan specifically authorises the lease to the Maryland Care and Early Education Centre for the purposes of operation of The Glendore Child Care Centre and associated social and community activities for a period of up to a maximum of 21 years.

Appendix 3

GUIDELINES FOR THE CATEGORISATION OF GENERAL COMMUNITY USE LAND

Guidelines for categorisation of land as general community use

Land should be categorised as general community use under section 36(4) of the Act if the land:

- (a) 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
- (b) 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 10-13 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.