

Reserve 350, Neoblie & Surrounding Reserve, Mt Druitt Plan of Management

Prepared for



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Contents

1	Introduction.....	4
1.1	Background.....	4
1.2	Lands to which this plan applies.....	4
1.3	Study process	5
1.4	Report structure	5
2	Planning context	6
2.1	State government legislation	6
2.1.1	Local Government Act	6
2.1.2	Local Government Regulation	6
2.1.3	Disability Discrimination Act.....	7
2.1.4	NSW Heritage Act	7
2.2	Local planning context	8
2.2.1	Council's corporate goals	8
2.2.2	Council's open space and recreation objectives	8
2.2.3	Blacktown community demographics.....	8
3	Description of the site	9
3.1	Legal description.....	9
3.2	Cultural and historic description	9
3.2.1	Current use.....	9
3.2.2	History and significance.....	9
3.3	Physical description	10
3.3.1	Climate	10
3.3.2	Visual character.....	10
3.3.3	Park condition.....	10
3.3.4	Landform and drainage.....	11
3.3.5	Existing vegetation	11
3.3.6	Lighting and solar access	11
3.3.7	Maintenance.....	11
3.3.8	Built Elements	11
4	Basis for management.....	13
4.1	Core objectives (Local Government Act).....	13
4.2	Community values and consultation findings.....	14
4.2.1	Values of parks in Blacktown	14
4.2.2	Values of site	14
4.3	Community's desired outcomes	15
4.4	Vision statement	15
4.5	Role of the site	15
4.6	Management objectives	16
5	Management strategies and action plan	17
5.1	Management strategies.....	17
5.2.1	Define and control access into and through the site.....	19
5.2.2	Facilitate active use that fosters community engagement and addresses community needs.....	21
5.2.3	Ensure facilities adequately meet identified needs whilst being compatible with heritage fabric.....	23
5.2.4	Improve landscape and recreational character with maintenance effective, and heritage sympathetic designs and finishes.....	24
5.2.5	Provision of a safe and secure space for both users and in relation to adjoining residential properties	25
5.2.6	Instigate a management arrangement that optimises inputs of any site lessees and that consolidates park ownership for long term community benefit.....	26

Neoblie & Surrounding Reserve Plan of Management

Issue 6, April 2008

6	Implementation and review	27
6.1	Future use and development.....	27
6.2	Leases and licences.....	27
6.3	Implementation	28
6.4	Review	28
7	Appendix	29
7.1	Site photos, 27th November 2006	29
7.2	Community Forum Invitation	30
7.3	Summary of community forum discussions	31

1 Introduction

1.1 Background

The Reserve 350, Neoblie and Surrounding Reserve Plan of Management (POM) was commissioned by Blacktown City Council in November 2006 and was undertaken by Landscape Architectural consultants Environmental Partnership over December 2006 – January 2007.

The plan generally seeks to provide a basis for effective and sustainable use of Neoblie and the adjoining parkland for a long term and sustainable community benefit.

Specifically the plan aims to provide a secure and safe area for legitimate recreation and community use, whilst recognising the limitations arising from the heavily trafficked frontage to the Great Western Highway. Neoblie is recognised as an item of State Heritage Significance.

The plan will provide a framework which will guide the ongoing management, enhancement and maintenance of this important open space and community asset in accordance with the Community Land Management requirements of the NSW Local Government Act 1993, and will also give consideration to the NSW Heritage Act.

1.2 Lands to which this plan applies

Neoblie and the surrounding reserve is located in Mt Druitt adjoining the Great Western Highway. The reserve is comprised of open grassed areas, stands of existing native trees, and Neoblie. The site has a major street frontage along the Great Western Highway (south), with the north boundary formed by residential housing on Emily Street. The narrower boundaries adjoin the busy Carlisle Avenue to the west and Coates Street to the east.

Blacktown Council LGA has a wide range of open space and recreation facilities ranging from small playgrounds and neighbourhood parks to large regional sporting facilities such as the Blacktown Olympic Park.

The LGA also supports a variety of community facilities including libraries, neighbourhood and community centres, halls, and Blacktown Arts Centre. The future uses of Neoblie will complement these existing facilities and community services.

Large parks located nearby include Mt Druitt Park (The Waterholes), Dr Charles McKay Reserve and May Cowpe Reserve.

Refer Figure 1.1 Site Location

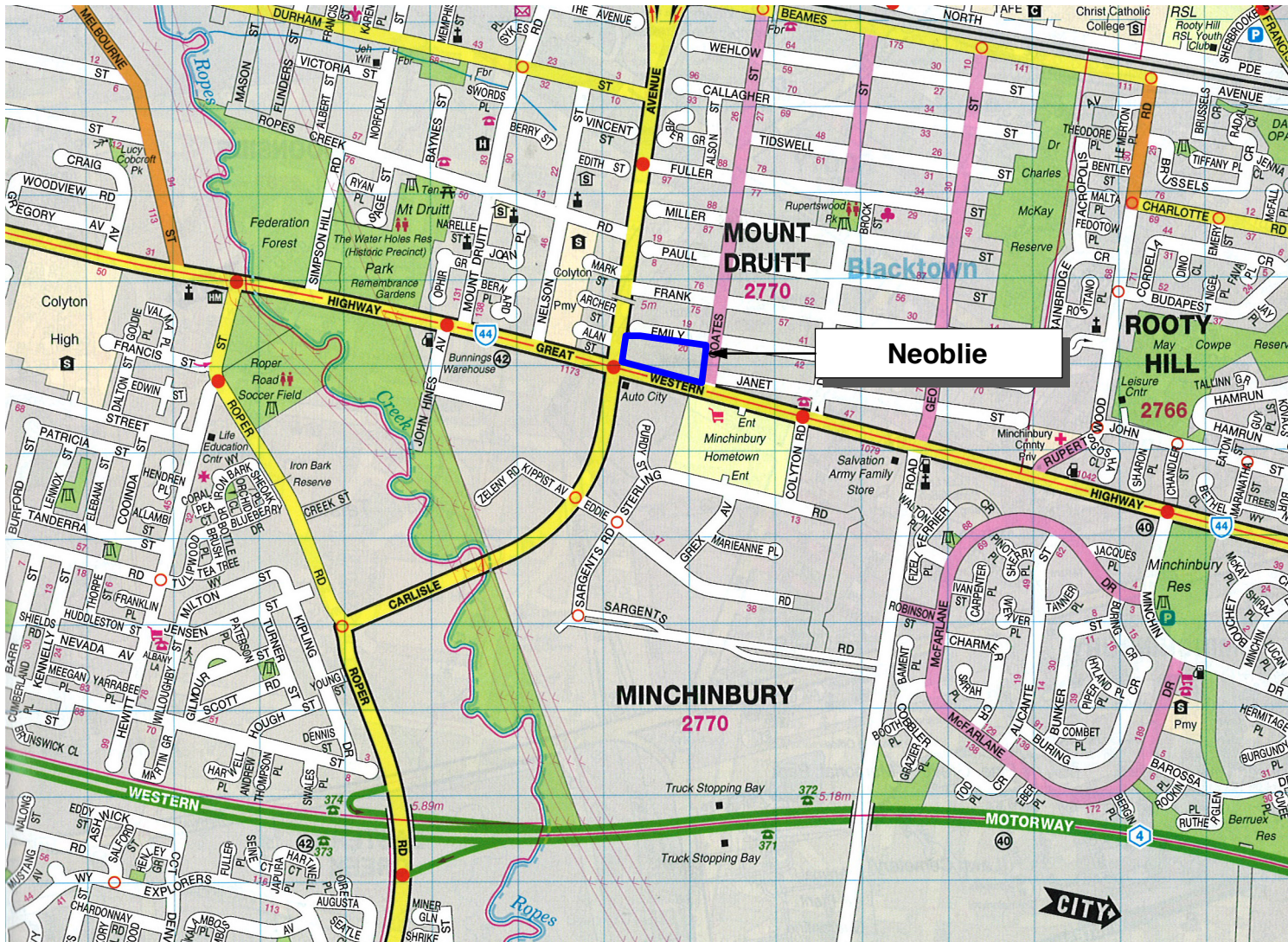


Fig. 1.1 Site Location

1.3 Study process

The local community has been involved in preparation of the POM through a community consultation process which included identification of community site issues and discussion of potential uses of the site in the future. Residents from the local area were notified by a community information brochure that explained that Council was undertaking the POM and what they could do to be involved. The brochure contained an invitation to a community forum held on Tuesday the 12th of December 2006 at the site.

A full report of the forum findings is included in section 7.4. These findings have been summarised in section 4.2 and 4.3. A copy of the community information brochure is also included in section 7.2.

In accordance with the Local Government Act the draft Plan of Management was exhibited for 28 days with a further 14 days for receipt of comments. Whilst no amendments to the plan of management arose out of the exhibition period, the extent of "area of cultural heritage" was adjusted based on input from Council's heritage officer.

1.4 Report structure

The POM is presented in Blacktown Council's standard format. The table below outlines the document structure.

Section	Contents
1 Introduction	Background information
2 Planning context	Description of state and local government planning requirements
3 Description of the site	Legal, cultural, historic and physical description of the site
4 Basis for management	Community and government values, aims and issues
5 Management strategies and action plan	Description of strategies and prioritised improvements
6 Implementation and review	Outlines the process for review and monitoring of plan of management and its recommendations

2 Planning context

2.1 State government legislation

2.1.1 Local Government Act

The NSW Local Government Act 1993 provides the legislative framework for 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.

The Local Government Act requires all Community Lands to be covered by a plan of management, which must identify:

- the category of the land (refer Section 4.1)
- objectives and outcomes for the land (refer Section 4.2-4.5)
- the means by which Council proposes to achieve objectives and outcomes (refer Section 5.0)
- the way by which Council proposes to assess its performance (refer Section 6.0)

The nature and use of Community Land may not change without an adopted plan of management.

2.1.2 Local Government Regulation

All Council property classified as Community Land is required to be categorised in accordance with the guidelines for categorisation listed in the Local Government (General) Regulation (Part 4, Division 1). The guidelines for categorisation are included in the table below. If an area is categorised as Natural Area, there are several subcategories (Bushland, Wetland, Escarpment, Watercourse and Foreshore) with respective guidelines for categorisation.

Category	Guidelines for Categorisation
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
Sportsground	<ul style="list-style-type: none"> • The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.
Area of Cultural Significance	<ul style="list-style-type: none"> • The land is an area of Aboriginal significance because the land: <ol style="list-style-type: none"> a. has been declared an Aboriginal Place under the National Parks and Wildlife Act; b. is significant to Aboriginal people in terms of their traditional or contemporary cultures (whether or not in an undisturbed state); c. is of significance or interest because of Aboriginal associations; d. displays physical evidence of Aboriginal occupation; e. is associated with Aboriginal stories; f. contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers; • The land is an area of aesthetic significance, by virtue of:

Category	Guidelines for Categorisation
	<ul style="list-style-type: none"> a. having strong visual of sensory appeal of cohesion; b. including a significant landmark; or c. having creative or technical qualities, such as architectural excellence; • The land is an area of archaeological significance, because the are contains: <ul style="list-style-type: none"> a. evidence of past human activity (below ground or above ground, whether intact or ruined); or b. any other deposit, object or material that relate to the settlement of the land. • The land is an area of historic significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history. • The land is an area of technical of research significance, because of the area's contribution to an understanding of Australia's cultural history or environment. • The land is an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons.
General Community Use	<ul style="list-style-type: none"> • The land 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 and does not satisfy the guidelines for categorisation as a natural area, sportsground, park or an area of cultural significance.
Natural Area	<ul style="list-style-type: none"> • The land (whether in an undisturbed state or not) possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore.

2.1.3 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.

Disability is a functional limitation within the individual caused by physical, intellectual, emotional or sensory impairments.

Council's aim is to make our parks accessible through thoughtful design, including but not limited to park furnishings, public facilities, pathways and crossings.

2.1.4 NSW Heritage Act

The NSW Heritage Act 1977 provides protection for natural and cultural heritage by providing for the listing of heritage items or places on the State Heritage Register.

Neoblie's listing on the State Heritage Register provides permanent protection of the building, meaning that the building cannot be demolished, redeveloped or altered without permission from the Heritage Council.

2.2 Local planning context

2.2.1 Council's corporate goals

Blacktown City Council's Vision and Mission Statements underpin its strategic direction and influence all actions Council takes in providing the best possible living and working environment for the Blacktown community. Council's Vision and Mission Statements are as follows:-

VISION STATEMENT

"To be a vibrant, healthy and safe City – A City of Excellence"

MISSION STATEMENT

"To provide our community with the best living and working environment through commitment to service

2.2.2 Council's open space and recreation objectives

Blacktown City Council's 2007-2010 Management Plan identifies the following objective in relation to the planning and provision of open space and recreational facilities throughout Blacktown.

"Council is committed to the timely provision and support of a wide range of community services and facilities in an endeavour to satisfy the diverse and changing needs of our residents."

2.2.3 Blacktown community demographics

Blacktown City Council's Suburb Profile based on 2006 census data provides the following summary information for Mount Druitt:

- In 2006, Mount Druitt had a population of 13,412 people.
- 45.8% of the Mount Druitt population was born overseas, and 41.0% were from a non-English speaking background.
- The dominant non-English speaking country of birth in Mount Druitt was the Philippines where 10.5% of the population were born.
- Mount Druitt in 2006 was of relative socio-economic disadvantage, with a high proportion of individuals with a low weekly income, high unemployment, and relatively low post school qualification achievements.
- In Mount Druitt, 38.3% of people are renting their homes, with 19.8% owning and 29.7% purchasing.

3 Description of the site

3.1 Legal description

Title information:	Lot 1, 2, 3, 4, 5 DP 34648
Ownership:	Lot 1, 2 and 3 Blacktown City Council Lot 4 and 5 Department of Planning
Address:	1170 Great Western Hwy, Mount Druitt
Total area:	7487 m ²
Zoning:	Open Space - 6(c)
Classification (LGA):	Community Land
Previous categorisation (LGA):	N/A
Proposed categorisation (LGA):	General Community Use and Area of Cultural Significance
Assets:	Neoblie heritage house
Leases / licences	None
Caveats / easements	None

3.2 Cultural and historic description

3.2.1 Current use

The reserve is an open grassed area with the house known as Neoblie located in the central section of the site. The findings of the community forum indicate that the reserve currently receives minimal use due to its poor visual exposure and access from the Great Western Highway, generally poor landscape amenity, and the fact that the reserve is not promoted as community parkland. Neoblie is currently fenced off from public access due to safety and security concerns and the need to preserve the significant fabric of the building.

A number of houses that back on to the park have gated access directly onto the reserve, however the site is not currently utilised in a major way due to the lack of facilities and formal path provision. Notably the major intersection adjoining the reserve at Carlisle Avenue and Great Western Highway does not encourage pedestrian access due to the lack of pedestrian signalisation.

3.2.2 History and significance

The land on which Neoblie is located was originally part of the Church and School Estate in the Parish of Rooty Hill. It appears that the house itself was built around 1888-1889. In 1972 the State Planning Authority bought the seven acres of land plus Neoblie. The central section of land on which the house is located and the immediate surrounds was later transferred to the ownership of Blacktown City Council, with the adjoining areas under the ownership of the Department of Planning.

The building is representative of the late 19th century period, specifically a rural style building. The NSW Heritage Office provides the following statement of significance for Neoblie:

Neoblie is an excellent example of its style, surviving largely intact. It was located close to a major road, which would have given it landmark qualities for travellers in the late nineteenth century as it does now. It has associations with local families, as well as Gustavius Lix who was a well travelled man and likely entertained many individuals he met on his travels. Neoblie is located in an area that saw the development of Mt Druitt as an important place due to its proximity to the road, schools, general facilities and the first live hare coursing track in Australia.

As such the building footprint and general fabric is to be conserved in any future adaptive reuse. Any required maintenance to structure or cladding should have regard for this objective and be subject to approval by the NSW Heritage Office. Likewise, internal modifications should avoid permanent interventions (eg separations may not be floor to ceiling) and again be subject to NSW Heritage Office approval.

Works in the immediate area of the building (such as landscape or additional structures) should be subject to liaison with heritage specialists and NSW Heritage Office approvals as required.

3.3 Physical description

Refer also to Figure 1.2 Pressures and Opportunities

3.3.1 Climate

Blacktown is situated in the rich Cumberland Plain within the Greater Western Sydney Region. The region is undulating with rolling hills and some extensive areas of relatively flat land. The maximum mean temperatures occur during the summer months (27.7 degrees Celsius). Winter is the coolest time of the year with a minimum mean temperature of 6.9 degrees Celsius. The average yearly rainfall is 860mm per annum.

3.3.2 Visual character

Neoblie and the surrounding reserve present (to the Great Western Highway (south) frontage) as a raised, level platform of open spaces punctuated with stands of existing native trees. The groundcover is predominantly mown weeds and compacted in many areas, providing a generally barren character. Adjoining the rear (north) of the site is residential housing, which incorporate a range of fence types and conditions ranging from various shades of colorbond to timber paling.

Views across the entire site are punctuated (and blocked) by the Neoblie building, which sits centrally within the overall reserve. The house itself and the predominant tree canopy promote a rural type character, which provides some relief and contrast from the heavily suburban character of the adjoining residential areas.

3.3.3 Park condition

The reserve appears to currently receive minimal maintenance, apart from mowing, which reflects its current 'non functional' status. Neoblie is currently fenced from access, awaiting required conservation.

3.3.4 Landform and drainage

The reserve slopes gently towards the east and west from the centre of the site, with the central section elevated by up to 2 metres from the adjoining highway. Soil and subgrade appear quite compacted and of poor quality which together with the poor grass condition indicates that minimal infiltration and retention of water runoff is provided.

3.3.5 Existing vegetation

There are a number of existing stands of native trees, with scattered exotic species located closer to the house, and within the formally fenced yard area. The bulk of the site appears as mown grass, however the grass cover is in poor condition and heavily weed infested.

3.3.6 Lighting and solar access

There is currently no lighting to the reserve, however the Great Western Highway has numerous streetlights, which would provide some level of 'spill' illumination. There are generally no restrictions to solar access through the site, with existing trees providing important shade amenity to the reserve.

3.3.7 Maintenance

Blacktown City Council has care, control and management of the entire site and owns the central section including Neoblie. The adjoining areas are maintained and managed by Council on behalf of the Department of Planning.

Maintenance is undertaken by Council's maintenance contractor and / or Council day labour in accordance with agreed service level specifications. It is expected that maintenance levels and provision arrangements will be subject to change as applicable upon the implementation of the usage recommendations of this plan.

3.3.8 Heritage

Built elements on the site are limited to Neoblie, and the surrounding yard, which is located in the central section of the reserve.

The NSW Heritage Office provides the following physical description of Neoblie:
A single storey symmetrical sandstone brick cottage with steep pyramidal hipped roof and verandah on all sides. The northern verandah has been filled in to create laundry, bathroom and kitchen. The exterior walls are penetrated at regular intervals by high french doors, the front entry door is flanked by a pair of French doors opening onto the verandah. The original part of the house has four rooms with central hallway and fireplaces in each room leading to one of two chimneys. The building is located on a hill and is highly visible from the Great Western Highway.

The NSW Heritage Office also notes that Neoblie has a high degree of intactness, with no major changes having been made to the overall structure of the building.

Future changes or modification for adaptive reuse of the house should have regard for the significance of the building fabric and are subject to the consent of Council and the NSW Heritage Office.

Potential exists for the presence of archaeological remnants on site generally, but particularly within the vicinity of the building. Further advice should be sought regarding the need for archaeological investigation should new development take place on the site.

Any development that may disturb, destroy, remove or expose 'relics' require an Excavation permit from the NSW Heritage Office under Section 63 of the NSW Heritage Act.

Exemptions from Heritage Act Approval

The Heritage Act provides a number of Standard Exemptions to Section 63 approval under Section 57(2) of the Heritage Act (as distinct from *exceptions* to the Section 140 permit application process). The exempt activities that generally do not require Heritage Council of NSW approval relate to minor and non-intrusive works, and are heavily qualified. They include matters such as garden maintenance. The gazetted Exemptions are reproduced in Appendix D. They include an Exemption where the excavation or disturbance of land would involve only a minor impact on archaeological relics.

An application for an Exemption must still be made to the Heritage Council of NSW before works can be undertaken.



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Fig. 1.2 Pressures and Opportunities

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4 Basis for management



4.1 Core objectives (Local Government Act)

The NSW Local Government Act 1993 requires that all Council property classified as Community Land be categorised in accordance with the guidelines for the categorisation listed in the Local Government (General) Regulation. The Local Government Act outlines a number of core objectives for management related to each category, which are listed for the applicable category of general community use and area of cultural significance below:

Category	Core objectives
General Community Use	<ul style="list-style-type: none"> • Promote, encourage and provide for the use of the land, and provide facilities on the land to meet the current and future needs of the local community and the wider public in relation to: <ol style="list-style-type: none"> a) public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and b) purposes for which a lease, license 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)
Area of Cultural Significance	<ol style="list-style-type: none"> (1) Retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods. (2) Those conservation methods may include any or all of the following methods: <ol style="list-style-type: none"> (a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance, (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material, (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state, (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact), (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land. (3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.

Refer Figure 1.3 Categorisation



KEY	
	Area of Cultural Significance
	General Community Use

4.2 Community values and consultation findings

4.2.1 Values of parks in Blacktown

Values are the features and qualities that should be protected or enhanced. The following values are identified for Neoblie and the surrounding reserve:

Recreation

- Informal passive recreation
- Provides an alternative to private open space for the local community
- Spontaneous passive recreational use by local residents
- Provide alternative recreational experiences to other open spaces

Leases & Licenses

- Potential to enhance community use and enjoyment of open space
- Potential to address community recreational, cultural and social needs
- Potential to enhance and manage the heritage fabric of the site

Access

- Accessible to residential communities
- Provide through pedestrian access as appropriate
- Passive surveillance of park areas is supported by adjoining residences

Facilities

- Sustainable use and management of heritage building
- Sustainable quality of park facilities
- Interesting and unique play opportunities
- Address local area gaps in community cultural facilities
- Secure and safe park environments

Landscape & Vegetation Management

- Visual relief from suburban environment
- Potential for visually appealing landscape settings
- Shade and shelter amenity for park users
- Conservation and ongoing monitoring of existing trees

Maintenance

- Clean and well kept park environment
- Tree management
- Potential park role of building lessees / licensees

4.2.2 Values of site

The community forum on the 12th of December 2006 identified that for those present the most valued aspect of the site is its connection to local history in particular that of the Neoblie building. A number of local residents have grown up in the immediate area, or have actually lived in the house at some stage providing strong ties to the site and the Mount Druitt area.

The site is not currently used due to the lack of landscape and recreational amenity. The building itself is currently vacant and is closed from public access due to safety and security concerns. There is no current public function or use for the reserve. However the community members present generally supported the potential to facilitate an active use of the building, and related cultural and recreational use of the reserve.

4.3 Community's desired outcomes

Discussions at the community forum identified that the community's desired outcomes for Neoblie and the surrounding reserve are primarily focused on the following:

- Future use responds to, and is sympathetic to heritage of the building and the site as a whole.
- Active use of the building to be pursued, considering potential for multi-purpose use that could address a number of community needs.
- The site should ideally provide for use that is not already catered for in the local community.
- Improve recreational and landscape amenity through provision of basic park infrastructure such as pathways and seating.

4.4 Vision statement

Facilitate an active community role for Neoblie and the surrounding reserve that conserves and enhances the heritage fabric of the building and addresses the cultural and recreational needs of the local and wider community through viable and sustainable use of the surrounding reserve.

4.5 Role of the site

Roles are the community function of parks and open spaces. Neoblie and the surrounding reserve currently plays a limited role for the community within the Blacktown open space system due to a lack of landscape and recreational amenity, promotion and management of the reserve as community open space.

The heritage of the site and in particular Neoblie (which is recognised through its listing as a State Heritage Item), performs a tangible heritage role as an excellent example of its style and through its long-standing history with local families. Neoblie also has links to the greater local history of Mount Druitt, as it was an important place in terms of its proximity to the road, schools, general facilities and the first live hare coursing track in Australia.

4.6 Management objectives

Objectives for the parks are desired outcomes, which provide a basis and direction to decision making. The following broad objectives are identified for Neoblie and the surrounding reserve.

Recreation

- The site is enhanced and managed as a local community resource
- Uniqueness of the site is conserved and enhanced
- Recreational use by a wide range of age groups is facilitated
- Play opportunities for children are provided
- Balanced provision of recreational use, landscape settings across the LGA

Leases & Licences

- Existing and new lease / licence agreements offer enhancement of site use and amenity and offer social / cultural equity
- New lease / licences do not detract from site character or use or unduly impact on adjoining uses
- Community social and cultural needs are addressed where possible

Access

- 'Walk up' use is promoted
- Through access is provided to enhance suburb connectivity
- Visual surveillance to and from the site is preserved and enhanced in site development
- Open site boundaries where possible to maximise community access
- Constraints and limitations of Highway frontage recognised
- Improved pedestrian access at related intersections

Facilities

- Facilities address gaps in social and cultural resources of local area
- Facilities contribute to and enhance community use
- Playground facilities encourage regular and recurrent use
- An appropriate level of user safety and security is maintained

Landscape & Vegetation Management

- Visually attractive park character is developed and maintained
- Landscape reflects uniqueness of the sites history and its identifiable rural character

Maintenance

- Maintenance meets the sustainable expectation of users
- Existing tree plantings are generally conserved and managed to ensure continued amenity and character

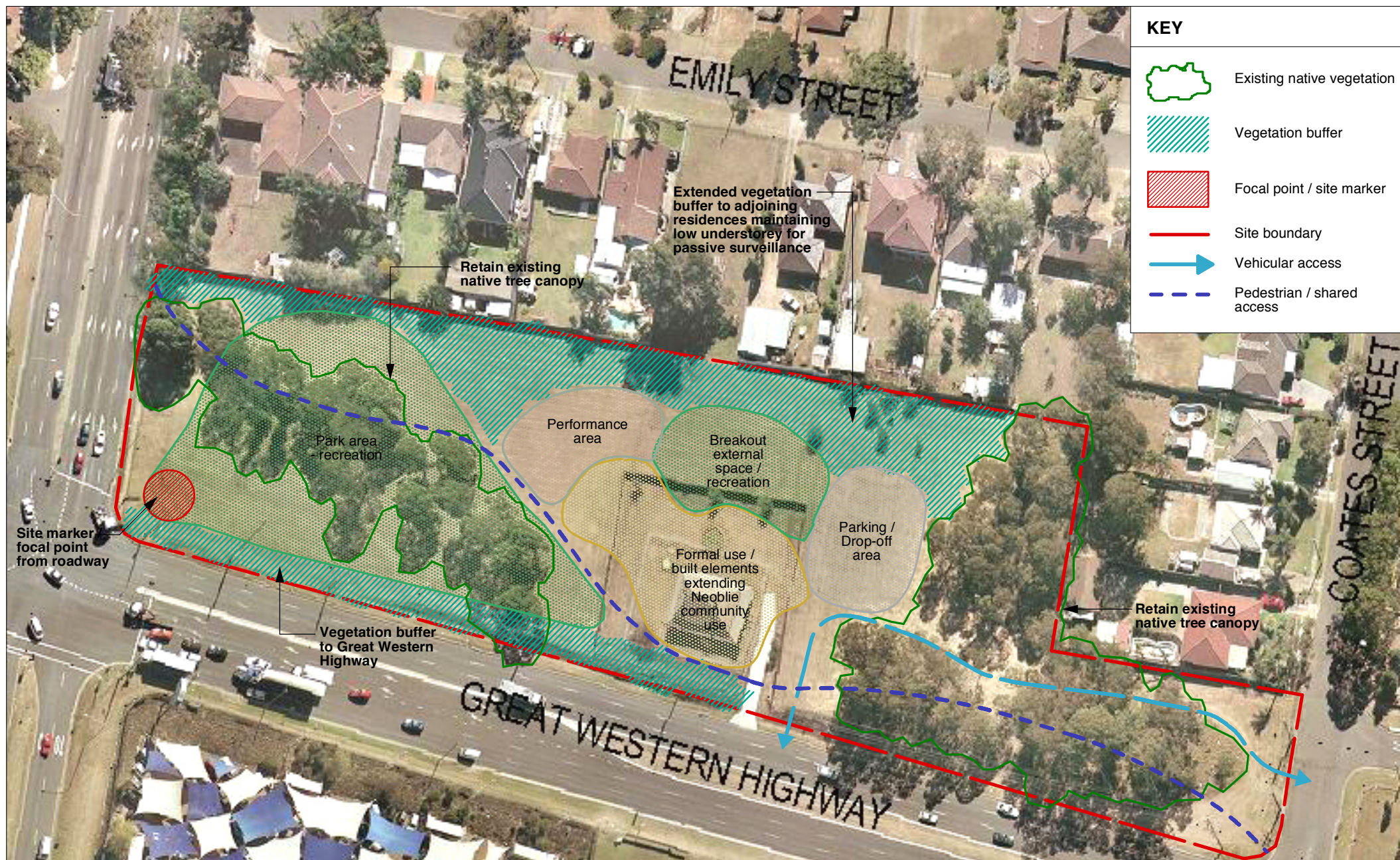
5 Management strategies and action plan

5.1 *Management strategies*

The table below identifies broad issues and strategies relevant to improving the park for the local community.

Issue	Strategies
Access	Define and control access into, from and through the site
Usage	Facilitate active use that fosters community engagement and addresses community needs
Facilities	Ensure facilities adequately meet identified needs whilst being compatible with heritage fabric
Amenity	Improve landscape and recreational character with maintenance effective, and heritage sympathetic design and finishes
Security	Provision of a safe and secure space for both users and in relation to adjoining residential properties
Management	Instigate a management arrangement that optimises inputs of any site lessees and that consolidates park ownership for long term community benefit

Refer Figure 1.4 Site Planning Principles



5.2 *Action plan*

The tables following identify actions for implementation of the above strategies and a means for achieving these strategies and assessing performance.

Priorities have also been identified which include:

High (H)	Target for completion in 1-4 years
Medium (M)	Target for completion in 4-6 years
Low (L)	Target for completion in 7+ years

5.2.1 Define and control access into and through the site

Objective	Performance target	Means to achieve	Priority	Assessment of performance
Definition of appropriate entry points to reserve	Users recognise entry points which are effectively utilised and conflicts minimised	Define pedestrian entry points to Carlisle and Coates Streets	H	Preparation of site masterplan Implementation of works
	Provision of safe vehicular entry point minimising conflicts	Define vehicular entry	H	User comments Implementation of works Visual assessment
	Minimisation of visual and safety problems relating to existing driveway	Phase out use of existing driveway access	M	User comments Implementation of works Reports of incidents
Effective access through reserve	Functional and attractive path access through site encourages community use	Provision of through link path that provides extension of regional path networks along Great Western Highway	H	Preparation of site masterplan Implementation of works
		Link path to site features such as Neoblie, playspaces etc.	H	Preparation of site masterplan Implementation of works
		Review potential for shared (cycle and pedestrian) path as alternative to separate pedestrian / cycle paths	M	Detailed design / development Cost effective implementation of access Reports of incidents

Neoblie & Surrounding Reserve Plan of Management

Issue 6, April 2008

Objective	Performance target	Means to achieve	Priority	Assessment of performance
Minimise impacts of car and larger vehicle access	Car and larger vehicle access operates effectively to serve reserve use without undue impact on reserve and adjoining resident amenity	Provide a defined and clear vehicular access route	H	Preparation of site masterplan Implementation of works
		Site and arrange parking to minimise impacts on visual amenity and use of reserve	H	Preparation of site masterplan Implementation of works
		Minimise requirements for tree removal for vehicular access / parking	H	High degree of tree retention
		Provide a coach / bus access loop and drop off – coaches to layover off the reserve	M	Review of coach / bus volumes to site to ascertain effectiveness as transport option
		Investigate bus layover option in local area	H	Review of layover options Implementation of alternative layover

5.2.2 Facilitate active use that fosters community engagement and addresses community needs

Objective	Performance target	Means to achieve	Priority	Assessment of performance
Neoblie and adjoining reserve areas are effectively utilised and managed to address an identified community need that adds to the cultural and recreational resources of the area, while meeting the requirements of the site as a State Heritage Register Item	A dynamic and participatory use is initiated that is sustainable and enduring, and is compatible and complementary to the heritage fabric of the site	Develop detailed plan for establishment of preferred use / uses: - physical requirements - relationship to park and operational requirements - role / responsibility in park management / maintenance - business plan and organisational structure	H	Preparation of site masterplan Preparation of detailed use plan of the site in liaison with future lessees
		Review planning requirements and implications prior to DA	H	Identification of planning requirements
		Prepare DA and submit	H	DA
		Develop specific lease requirements for use / site to be consolidated with standard requirements eg: - limits of works modifications to Neoblie - limits of use of Neoblie - commercial components allowable - responsibilities for general reserve	H	Lease

Neobie & Surrounding Reserve Plan of Management

Issue 6, April 2008

Objective	Performance target	Means to achieve	Priority	Assessment of performance
Building spatial and operational requirements of preferred use sustainable within park carrying capacity	Preferred use integrates with physical and social character of site and adds to / enhances the character and significance of the site	Establish clear accommodation requirements including: - use of existing building and related limitations - additional buildings – site planning, use, area and design character	H	Clear explanation / detailing of requirements within lease agreement
		Any commercial activities related to preferred use of Neobie to meet the requirements of Local Government Act and Crown Lands Act (whilst adjoining lands in DOP title)	H	Compliance with relevant Acts
		Preferred arts / cultural use of Neobie may extend into external areas adjoining the building (ie. within broader reserve) where security or other requirements do not unduly impact reserve character (eg. exhibition of permanent / temporary elements)	H	Preparation of site masterplan Effective multiple use of site
Passive recreational use of reserve	Passive recreational use of reserve to serve and enhance options for the local community is facilitated	Planning for reserve embellishment to integrate passive recreational spaces	H	Preparation of site masterplan Degree of passive use of reserve

5.2.3 Ensure facilities adequately meet identified needs whilst being compatible with heritage fabric

Objective	Performance target	Means to achieve	Priority	Assessment of performance
Facilities support recreational uses and arts / cultural activities	Uses are able to occur in a functional, sustainable and comfortable manner	Reserve planning to determine range and scope of facilities required	H	Preparation of site masterplan Preparation of detailed facilities proposals
		Park / recreational facilities shall only be provided where they will be used – maximise use of incidental seating etc (low walls, steps)	H	Preparation of site masterplan Preparation of detailed facilities proposals
Facilities complement heritage fabric	Facilities are functional and enduring, and integrate with overall character of the site without copying or attempting to create heritage fabric	Facilities design to complement existing buildings	H	Detailed design / development Implementation of works
		Facilities materials should be robust in character and durability, and shall complement existing heritage fabric	H	Detailed design / development Implementation of works

5.2.4 Improve landscape and recreational character with maintenance effective, and heritage sympathetic designs and finishes

Objective	Performance target	Means to achieve	Priority	Assessment of performance
Park character and fabric establishes an identifiable image and functional setting for arts, cultural and recreational uses	Existing character is conserved and landscape improvements build upon and develop the inherent rural character of the site	Conserve existing native tree stands	H	Arborists assessment of trees Visual assessment
		Extend native tree stands through additional planting	M	Implementation of works
		Promote native grassed understorey to existing and new tree stands	M	Implementation of works
Facilities support recreational use	Facilities support community usage and contribute to character of reserve	Reserve masterplan to coordinate furniture and other facilities as part of a holistic integrated scheme	H	Preparation of site masterplan
Development of reserve to integrate with and complement heritage fabric	Site improvements and facilities complement and support heritage conservation	Identify key elements of heritage fabric at outset of site planning / design process – for consideration and integration into design	H	Preparation of site masterplan Preparation of Conservation Management Plan as appropriate

5.2.5 Provision of a safe and secure space for both users and in relation to adjoining residential properties

Objective	Performance target	Means to achieve	Priority	Assessment of performance
Safety of park users maximised to Great Western Highway and Carlisle Avenue frontages	Reserve usage and access is controlled and directed to maximise user safety	Reserve masterplanning to define recreational usage areas with adequate setback and delineation from major road frontages	H	Preparation of site masterplan
Park use and enhancement does not unduly impact residential safety and security	Residential boundaries are maintained in a safe / secure manner	Park planning to locate uses with adequate buffer to residential boundaries	H	Preparation of site masterplan
		Buffer to residential boundaries to comprise tree canopy in native grasses to maintain passive surveillance	M	Implementation of works Maintenance of passive surveillance
		Define (where required) junction between use areas and buffer zones	M	Definition of areas where required Degree of intrusion / access over native grassed buffer zones
		Define edge of usage areas near Great Western Highway and Carlisle Avenue boundaries.	H	Definition of edge to road frontages User comments
		Provide buffer to embankment to Great Western Highway while ensuring visual access is maintained	M	Implementation of works

5.2.6 Instigate a management arrangement that optimises inputs of any site lessees and that consolidates park ownership for long term community benefit

Objective	Performance target	Means to achieve	Priority	Assessment of performance
Park improvements are planned and implemented in a coordinated manner	Reserve functions as an integrated landscape catering for designated uses	Prepare site masterplanning integrating buildings with access and landscape elements	H	Preparation of site masterplan
Reserve enhanced and managed as a coordinated entity	Ownership and management of reserve integrated under one authority	Liaise with DOP to implement transfer or formal management arrangement for Lots 4 and 5	H	Ownership and management of Lots 4 and 5 from DOP to Council

6 Implementation and review

6.1 *Future use and development*

It is anticipated that the site will be developed and enhanced to provide an active community use to Neoblie, with complementary park facilities and use to the surrounding reserve. Uses must consider the heritage fabric of the site, and where possible enhance the historical understanding and appreciation of both the site and the greater western Sydney area.

Uses that may be considered to the Neoblie building include:

- Arts, or cultural or community facilities addressing an identified need in the local area or district
- Additional minor buildings to support arts / cultural / community use
- Small scale kiosk or café supporting arts / cultural / community use

Uses to be considered in the general reserve area include:

- External uses complementary to arts / cultural / community use of building
- Children's playspace
- Passive use parkland area
- Pedestrian / cycle access paths

6.2 *Leases and licences*

The Local Government Act 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 all or part of a park is desirable for effective management. 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".

The act requires that any proposed lease is advertised and community comment sought. The comment must be considered, and a lease should not proceed if Council has received an objection to the proposed lease other, than with the Minister (administering the Local Government Act) consent. (Clause 46-47)

The park is currently not leased for any purpose. However, proposed refurbishment of Neoblie and use of the site for community functions may necessitate the requirement for a lease or licence to be issued. The lease of the building and surrounding lands for community and cultural facilities is authorised by this Plan of Management.

6.3 *Implementation*

Recommendations in this plan of management are to be implemented in order of priorities established in the action plan with the provision of capital works completed over the next 5-10 years.

6.4 *Review*

This plan of management is to be reviewed in line with requirements of Local Government Act and Regulations, generally every 5-10 years. It is envisaged that the reserve will be incorporated into a generic plan of management following the implementation of actions identified in this plan.

7 Appendix

7.1 *Site photos, 27th November 2006*

Neoblie Site Images - 27th November 2006



Carlisle Avenue frontage



Existing stands of native trees



Residential boundaries (north)



Great Western Highway frontage



Neoblie House



Neoblie House



Neoblie House internal yard area



Neoblie House driveway access

Neoblie Site Images - 27th November 2006



Vehicular access from Coates Street



Great Western Highway embankment



Open grassed areas

7.2 *Community Forum Invitation*



Blacktown City Council is preparing a Draft Plan of Management for Neoblie historic house and the surrounding reserve. This plan will consider future use and provide a basis for ongoing management of the site.

Community Forum
Tuesday December 12, 2006

NEOBLIE & SURROUNDS

draft plan of management

Community Forum

Tuesday 12th December

The community forum will discuss issues and opportunities related to Neoblie, with particular focus on future use of the site. It is Council's vision that the site will serve a function within the local community.

Community Forum

6.00-7.00pm, Tuesday December 12, 2006

On site at Neoblie
1170 Great Western Highway
Mt Druitt

If you are unable to attend, your input regarding issues and opportunities for the site would still be greatly appreciated.

Contact the Study Team

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Public Exhibition

Following the community forum, and preparation of the Draft Plan of Management, Council proposes to place the draft plan on public exhibition, which provides an additional opportunity for public comments to be received.

7.3 Summary of community forum discussions

A community forum was held on Tuesday 12th November, 2006 from 6.00pm till 7.00pm and was attended by 10 local residents, along with two study team members and three Council staff.

The forum generally discussed values, potential uses for the site and issues that may be associated with use of the site, which are briefly summarised below.

Values

- History of the site, including past land uses
- Community use
- Existing trees on site are fundamental to the visual character of the site

Potential Uses

- Important to provide a use that is not already catered for in the local community
- Community hall with an arts and crafts focus
- Tourist information centre
- Local history centre
- Multi-purpose use, enabling a number of local community groups to utilise the site
- Kiosk / café
- Park use including provision for children's play

Issues

- Heritage significance of the building makes it difficult to make any alterations to enable new use
- Provision of toilet facilities
- Access and security – in particular the potential need for areas to be fenced if children are using the site regularly
- Management of vehicular access and parking
- Vandalism