



Community Land Management Plan – Brocas Reserve

Name and Address of Property	Brocas Reserv - Brocas Avenue ST CLAIR
Ownership	City of Charles Sturt
Legal Description	Part Lot 919 in DP 88776 (Certificate of Title Vol 6092 Fol 737) Lot 4002 in DP 86011 (Certificate of Title Vol 6078 Fol 781)
Location	Bordering Brocas Avenue and Furlong Drive ST CLAIR
Trust, Dedication or Restriction	Nil
Open Space Category	Local
Open Space Types	Landscape Park
Endorsed by Council	25 November 2019
Relevant Policies/By Laws (no order of priority is intended)	Environmental Sustainability Policy Memorials Policy Path Policy Public Art Policy Public Environment – Smoke Free Policy Public Open Space Water Consumption Policy Tree and Landscape Policy Telecommunication and Electricity Infrastructure on Council Land Policy Use of Public Reserves for Commercial Fitness Activities Policy. Council By-Law No. 1 – Permits and Penalties Council By-Law No. 3 – Local Government Land Council By-Law No. 5 – Dogs and Cats

General description of the lands

Brocas Reserve is identified as a portion of Lot 919 and the whole of Lot 4002 that together form the Reserve as shown in the 'Site Map' of this Community Land Management Plan. Brocas Reserve is a small local reserve that has been identified to serve the community as Local Open Space Hierarchy and Landscape Park Open Space Type (except for any part of the land, where relevant, that is subject to any lease/licence as granted by Council in accordance with Section 202 of the Local Government Act). Open space hierarchy and open space types are explained in [Community Land Management Plans – An introduction](#).

Purpose for which the lands are held

The Council holds the land for the primary purpose of providing connected open space areas and recreation facilities for community use, supporting Council's Stormwater Harvest and Reuse Scheme and providing spaces that may be utilised from time to time for complementary business purposes. The Council also holds this portion of land for secondary purposes associated with addressing environmental, urban design, heritage and stormwater management needs (in no particular order of precedence).



Lease, Licence and Permits

Council may grant or renew leases and/or licences over any part or parts of the portion of land identified as Brocas Reserve.

Any lease or licence granted or proposed to be granted must be consistent with the uses and purposes for which the Council holds the Reserve, and its objectives for the Reserve, as outlined in this Community Land Management Plan. They may be issued to various sporting, recreation, business, social or community clubs or groups for the use of open space within the Reserve whose activities cater for the local community.

The Council may grant leases and licences of any length, and on any terms, to organisations established for sporting, recreation, social and/or community purposes over any land to which this Community Land Management Plan relates.

Council may issue a permit to allow access over the Reserve or to allow for an activity of a short-term nature. Uses of land prohibited by Council by laws without approval may be approved in relation the Reserve.

Council may issue an authorisation for short term commercial activities under Section 200 of the Local Government Act 1999. Authorised activities must be consistent with the purposes for which the Reserve is held. Approvals may be given on conditions the Council considers appropriate.

An example of activities Council considers relevant to the purposes of the Reserve when considering lease, licence or permit requests are (without limitation)

- Small scale community activities and/or services catering to all ages and cultural groups ie biodiversity and nature groups.
- Activities of a passive or limited active nature that promote a healthy active lifestyle ie tai chi, walking groups etc.

Permits, licences or easements may be granted by Council to public service provider authorities, within delegations of a relevant Act, for the purposes of provision of electricity, gas, water, internet and telecommunications services (except for above ground telecommunications towers).



Management Objectives for the lands (in no particular order of precedence)

- To provide a connected network of open space areas within the suburb that facilitates and encourages community use and pedestrian and bike access/movement.
- To support the operations of Council’s Stormwater Harvest and Reuse Scheme.
- To address specific environmental, heritage and urban design objectives.
- To utilise a portion of Brocas Reserve for stormwater management purposes if necessary.

Proposal for managing the lands

The management of Brocas Reserve is to be consistent with the descriptions and guiding principles for use and development identified in Local Open Space Hierarchy and Landscape Park Open Space Type described in Community Land Management Plans – An introduction.

Performance Targets and Measures for the lands

The performance targets and measures for Brocas Reserve are outlined below. They do not indicate an order of hierarchy or priority.

Performance Targets	Performance Measures
To develop and pursue opportunities for optimal/shared use of open space and facilities to accommodate pedestrian and bike movement through a connected open space network within the suburb.	Increased usage of, and customer satisfaction with, pedestrian and bike access through connected open space areas as measured by an audit of Council’s customer feedback platforms and transport movement studies as conducted from time to time.
To develop and pursue increased usage of open space areas and facilities that support passive recreational pursuits for use by the community (including but not limited to facilities such as seating, shade, shelter, lighting, paths, art works and cultural heritage references etc.)	Increased customer satisfaction with, and usage of, open space and facilities as measured by Council’s customer feedback platforms, permit approvals and customer surveys as conducted from time to time.
To support the continued operations of Council’s Stormwater Harvest and Reuse Scheme.	Increased volumes of harvested stormwater stored and distribute as measured by annual corporate Key Performance Indicators and an audit of Council’s key reporting documents to State government.
Renew/upgrade landscaped areas, recreational facilities and associated infrastructure as outlined in the relevant Asset Management Plan.	Completed upgrade/renewal works reported to Council and AMS Committee in quarterly reports.



Provide a safe environment for visitors and users of the Reserve	Reduction in security incidents reported to Council as measured by an audit of Council's customer feedback platforms as conducted from time to time.
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Site Map

