



## Community Land Management Plan – Bulahdelah Reserve

<b>Name and Address of Property</b>	Bulahdelah Reserve – 9 Bulahdelah Court WEST LAKES SHORE
<b>Ownership</b>	City of Charles Sturt
<b>Legal Description</b>	Lot 90 in DP 9702 (Certificate of Title Vol 4001 Fol 323)
<b>Location</b>	Bordering Bulahdelah Court, Military Road, Bartley Terrace and West Lakes Boulevard WEST LAKES SHORE
<b>Trust, Dedication or Restriction</b>	Nil
<b>Leases or Licences Issued</b>	Refer Lease/Licence Register of Community Land
<b>Open Space Category</b>	Neighbourhood
<b>Open Space Types</b>	Landscape Park
<b>Endorsed by Council</b>	Item 4.04 – 22 February 2021
<b>Relevant Policies/By Laws</b> (no order of priority is intended)	Community Gardens Policy Environmental Sustainability Policy Memorials Policy Path Policy Play Space Policy Public Art Policy Public Environment – Smoke Free Policy Public Open Space Water Consumption Policy Tree and Streetscape 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

### Description of the land

Bulahdelah Reserve is larger naturally landscaped Reserve shown in the ‘Site Map’ of this Community Land Management Plan. The Reserve and land parcel (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) is categorised as Neighbourhood Open Space and Landscape Park in the Types and Hierarchy explained in [Community Land Management Plans – An introduction](#).

### Purpose for which the land is held

The Council holds this land for the primary purpose of providing connected open space areas with facilities for community use and providing spaces that may be utilised from time to time for complementary business purposes. The Council also holds this 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 land identified as Bulahdelah 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 lands to which this Community Land Management Plan relates.

Council may issue a licence and/or permit to allow access over the Reserve, or to allow for an activity of a short-term nature. Uses of the land prohibited by Council by laws without approval or uses not identified in this management plan may be approved in relation to the Reserve for instances such as, but not limited to, access to adjoining properties during building construction work.

Council may issue an authorisation for 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, authorisation or permit requests are (without limitation)

- Small scale community activities and/or services catering to all ages and cultural groups ie children's playgroups, nature and biodiversity groups, community gardening, fundraising etc.
- Activities of a passive or active nature that promote a healthy active lifestyle ie. yoga, tai chi, art classes, group fitness classes etc.
- Small family celebratory events.

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 land (in no particular order of precedence)

- To provide an open space area that facilitates and encourages community participation in formal and informal recreational, cultural and community pursuits and to maximise the use of the lands for these purposes.
- To maintain pedestrian and bike rider access within and through the Reserve.
- To develop the Reserve, at some time in the future, to a Recreation Park.
- To address specific environmental, heritage and urban design objectives.
- To utilise a portion of the Reserve for stormwater management purposes if necessary.

### Proposal for managing the land

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

### Performance Targets and Measures for the land

The performance targets and measures for Bulahdelah 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 that will accommodate pedestrian and/or bike movement through a connected open space area (including facilities such as a shared use pathway).	Increased community satisfaction and use of the recreational facilities measured by an audit of Council's registers, customer feedback platforms, transport movement studies and issued permits as conducted from time to time and reported to the Asset Management Committee.
To develop the Reserve with additional amenities such as, but not limited to, paths, seating, lighting, play/exercise equipment, playing surfaces, fencing, shelter, public amenities, artworks, cultural heritage references etc.	Completed works reported to Council and Asset Management Committee in accordance with Asset Management Plan reporting schedules.
Renew/upgrade landscaped areas, recreational facilities, building assets and associated infrastructure as outlined in the relevant Asset Management Plan.	Completed works reported to Asset Management Committee.
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.



Site Map

