

new playground, which is proving very popular, is situated at the top of the steepest part of the Park and there is little room around it for further expansion. I note that the majority of users who come by car choose to drive right up to the playground and park on the grass against the adjacent picnic tables and there is already a large area bare of grass which will become a quagmire in the next period of wet weather.

In conclusion I state that the proposed 2016 draft Plan of Management is just a proxy for the already discredited Master Plan and should share the same fate. There is certainly nothing wrong with reviewing the original 2000 Plan of Management but this must be done with clear and open consultation with the community at correctly conducted community workshops where all interested community members would have the opportunity to add ideas, think about constructively and discuss any proposals.

Yours sincerely

██████████

[REDACTED]  
[REDACTED]  
[REDACTED]

The General Manager  
Port Stephen Council  
PO Box  
Raymond Terrace NSW 2324

Dear Mr Wallis

Re: Submission of Draft Plan of Management, Boomerang Park. (2016)

I am speaking against the Draft Plan of Management, Boomerang Park 2016 as I feel it opens the way for council to develop the park with housing and not in keeping with its natural surroundings and honouring its unique aboriginal and early Australian history.

My background is I grew up in the Raymond Terrace area, lucky for me in an era when children were allowed the freedom to roam and explore. Boomerang park was one of those places we visit often, we didn't have swings or facilities as I can recall, so we use our imagination and make our own entertainment.

Boomerang Park appears to be a huge area when looking from a child prospective especially when riding the bike uphill, no fancy gear and shot absorbers bikes then.

We had Trees to climb, a hill to look out as a vantage point and the pond which was my favourite. Watching the tab poles of different stages coming to the surface and darking back below. Lurking below the Loch Ness monster waiting to surface. The historical cemetery nearby was a reminder of the pioneer days of our township.

I feel very strongly against the propose management changes of the park. The park must remain as the current Plan of Management 2000. This plan recognises cultural and heritage significance value of the park.

This is extremely important to maintain the wholeness of the entire park. The park was gazetted in the town plan of Raymond Terrace in 1837

Making it one of the oldest parks in the state of New South Wales, for example Botanical Gardens in Sydney are celebrating its 200<sup>th</sup> Birthday this year. Boomerang Park is 179 years old.

There is a lot of military history associated with the park, Boer War, World War 1 and 2. Planting 5 commemorative tree plantings to honour King George 1911. My [REDACTED] survey the skies during world war 2 with a spot light on the hill looking for enemy air craft.

The park witnessed the pioneers playing sport like cricket and taking part in passive recreation.

Boomerang Park has another function that is providing a green corridor for wild life. With the threat of urbanisation, it is essential that we have all open green areas for protection and habit for our threaten flora and fauna species. Observed in the park and nearby areas are animals such as the Feathered Tail Glider, turtles, bats and koalas: plants such as Eucalyptus, Lowland Red gum forest and native herb Knotweed to name a few.

The mayor of Raymond Terrace has been quoted in the local examiner that the park is under-utilized. This is not so, I have witness people at different times walking through the park and making use of the playground. Even if it not used as I mention previously it performs a vital task to wild life and to the spirit of our heritage.

I have travelled through small communities over the years, they taken pride in their war and pioneer heritage and honoured it by maintain their parks. This and previous councils has repeatedly neglected our boomerang park by allowing dumping of waste, allowing soil erosion and not maintaining trees with a proper arborist.

The local community has work hard to enhance the park with tree planting, the picnic shelters erected by high school students recently, and the enhancement of the Water Board pump shed with a mural by local students.

We discover our heritage throughout different periods of our lives and it's been a rediscovery for me to fine out so much about our past. Family connections with the park during war years and Trade Fairs held in the park. It is nice to see the landscape and connect. Sadly, it's not the same if the landscape was to be dramatically altered in future. We need to save our heritage as it is, it connects us to who we are.

The Umwelt reports the whole of Boomerang Park is of Heritage significance. In doing so retains the historical and nature elements of the landscape with minimal disturbance, allows more community input in the management plan to conserve and maintain this important asset for future generations. We have a wealth of people in the community who can contribute to enhance its heritage.

Please retain the 2000 Plan of management as I feel this plan recognizes the park in a holistic approach and provides the best outcomes to protect the park's heritage, flora and fauna, whilst addressing public needs for passive recreation. Thank you for considering my requests.

Yours sincerely

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

16<sup>th</sup> March 2016

The General Manager  
Port Stephens Council  
PO Box 42  
RAYMOND TERRACE NSW 2324  
[council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au)

Dear Mr Wallis,

Re: Draft Plan of Management Boomerang Park 2016

It is with regret that as with other citizens of Port Stephens we have to again address another Plan of Management for Boomerang Park which seeks to destroy by subversion that which was already accepted by the Community and acknowledged in the 2000 Plan of Management.

Due to the whim of some councilors to satisfy their own vision of the Park we are now presented with a Plan of Management 2016 which if implemented will alienate most of the parkland on the south side of the access road. In the Plan of Management 2000 this area was exhibited as an "area of cultural significance"; what major event has suddenly changed this categorisation?

Item 0.4 Landscape Master Plan 2016 page 27: "The Master Plan shows a possible rezoning of part of the Park as residential". This Plan of Management does not permit that use of the Park or endorse such rezoning. This statement confirms the contrariness or contradictions which are evident throughout the 2016 Plan of Management.

The Umwelt report Section 5, Page 5, carefully defines the Park's place in Community. The Council's present proposals for two sub-divisional purposes are contrary to all community expectations for Boomerang Park and probably will culminate in prolonged legal confrontation if Council proceeds to endorse its projected Plan of Management.

Yours sincerely,

[REDACTED]

[REDACTED]

The General Manager,  
Port Stephens Council  
PO Box 42  
Raymond Terrace NSW 2324

21 March 2016

**Submission: Draft Plan of Management: Re-Categorisation of land – Boomerang Park.**

As a result of a request from Port Stephen Council, I received a Re-Categorisation Proposal-Boomerang Park Factsheet, incorrectly dated February 2015, which stated *'The category is defined by the Local Government Act 1993 and provides guidance on how different categories can be managed'*.

I wish to point out that it is not the intention of the Act to firstly remove categories of land and then to propose how to manage that land as though those categories did not currently exist.

The Factsheet states *'Council proposes to re-categorise community land within Boomerang Park, Raymond Terrace'*. It would appear that this invitation for public comment is not actually about the Draft Plan per se but about the re-categorisation of land within the Park.

A requirement under the Local Government Act 1993 is that a plan of Management must identify the category of land applicable to the development. The relevant Section of the Act, S36H is not mentioned in Table 4 of the Draft Plan of Management nor elsewhere in the document.

The Local Government Act 1993 –Sect 36H (1) states *'The core objectives for management of community land categorized as an area of cultural significance are to retain and enhance the cultural significance of the area.'* and (2) (c) (i) are designated protected areas.

However, none of these protective measures were considered when Council, in July last year, began its preliminary clearing of a site in order to construct a playground in an area of *'Cultural Significance'*. Trees were felled and possible archeological sites were disturbed in contradiction to the proper management of areas of cultural significance.

It would appear that Council proposes to remove the categories listed in the current Boomerang Park Management Plan 2000 rather than manage the land in accordance with the Local Government Act in relation to *'Areas of Cultural Significance'* and *'Sportsground.'*

The current Management Plan is already categorized as *'Park'* and adequately addresses such issues as Heritage Conservation and Habitat Conservation Regulations under the Port Stephens Council Comprehensive Koala Plan of Management (CKPoM)–June 2002. Council has not

established sufficient grounds for excluding these protective categories from the proposed Draft Plan of Management for Boomerang Park.

Under the provisions of the Environmental Planning and Assessment Act 1979, Port Stephens Local Environmental Plan (LEP2013) Clause 2.8 Land Use Table Part 2, Zone RE1 has as its objectives:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses
- To protect and enhance the natural environment for recreation purposes.

It would seem that Council, in describing the park as 'under-utilised' has failed to recognize the environmental benefit in maintaining tracts of land which contribute to the well being of the surrounding atmosphere. We all breathe the same air! Although unseen to the naked eye, hosts of biological processes are taking place beneath the surface and in the air. Habitat preservation is essential in preserving, at all costs, the known flora and fauna which currently exist in Boomerang Park. Port Stephens Council's disregard for Habitat Conservation poses a significant threat to the protection of numerous species.

The purpose of the park is not to generate income; it is essentially for the preservation of native species and for the overall enjoyment of the whole community.

Construction of the Men's Shed, listed as a community facility in the Draft Plan of Management, does not represent the Community as a whole. The overwhelming response by the community, as evidenced at the Independent Hearing on 3<sup>rd</sup> March, was against the proposal to re-categorise the land in question. The community would like to see Music Festivals and organized events at the Park, which have been dismissed in the past; we don't want to be subjected to the whims of Council.

For instance, I fail to see any demand for the Croquet Courts, again a huge alienation of public space, when championship courts are available at Maitland, and Nelson Bay club is seeking to expand. Where is the Committee who will look after these proposed Courts at Boomerang Park? I can find no evidence of any.

So then, what benefit can there be to the general public by the removal from the current Management Plan the very category, S36H of the Local Government Act, which offered protection to areas of cultural significance and Habitat Conservation? I can see none at all.

All over the world careful town planners have purposefully reserved large open spaces for the benefit of persons often cramped in small domestic settings. The original planners of Raymond Terrace in 1837 were aware that the well-being of the community depended on providing within their concept plan an area such as Boomerang Park to fulfill this need.

Included in the Factsheet is a heading: **Why is Council seeking to re-categorise the land?**

and in answer quotes: *“the intention is to provide a focus on the essential nature of the community land and to guide how it should be best managed, in accordance with the Local government Act 1993 and provides guidance on how different categories can be managed”.*

The question must be asked again “Why is Council seeking to re-categorise the land?”

The Factsheet provides no answer to its own question; or at best it remains unclear as to why Council would need to re-gategorise the land when the current Boomerang Park Plan already provides guidance on how different categories can be managed.

Controversially, the proposal in the Draft Plan of Management, to remove the categories already mentioned from the current Plan of Management will ultimately permit the re-classification/re-zoning of land which can then be sold. It would seem that the purpose of the Draft Plan of Management is designed specifically to achieve this aim. Council’s intended use of the Park has already been made clear by the premature exhibition of its Master Plans for the entire Park.

**Conclusion:**

By proposing that this iconic, heritage listed park be classified only as ‘Park’, if approved, will impact upon a wider range of recreation, cultural, and conservational activity and permit development, controversially described in the Draft Plan as a ‘community facility’, that would detract from the natural scenic amenity of the parkland.

The result of implementing this proposal would be a considerable alienation of public space, especially in regard to the fencing off of the Men’s Shed and Croquet Courts, and would severely limit the peaceful enjoyment of the land by others.

For the reasons I have mentioned I firmly object to the implementation of the proposed Draft Boomerang Park Plan of Management on the basis that, were the plan to be implemented, it would effectively remove protections currently in place for areas of cultural significance and habitat protection, in variance with the provisions of the Local Government Act 1993.

I would appreciate acknowledgement of this submission, thank you.







# Port Stephens Greens

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20 March 2016

To: The General Manager  
Port Stephens Council  
[council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au)

## **Draft Boomerang Park Plan of Management - Submission**

### **Public hearing, 4 March 2016 – procedural issue**

We attended the public hearing held by Mr Adams on 4 March, and made a presentation, the substance of which is included in this submission.

We were concerned that Mr Adams may have misled or confused those attending at the outset by suggesting that the scope of the hearing, and of his report, would be limited to issues around the re-categorisation of ‘community’ land – currently comprising the entire Park. We note that while the trigger for a s40A hearing is re-categorisation, the hearing is then about the whole PoM, not restricted to the re-categorisation alone.

### **Public confusion**

We also note that the community is understandably confused about the multiple processes relating to the Park currently under way – including:

- the Re-zoning/re-Classification proposal to allow for potential sale of ‘operational’ land for housing;
- the adoption of a Park Master Plan in 2014;
- the current revision of the Plan of Management (PoM)
- the recently completed play area, in a different location from that previously identified;
- the DA for a very large Mens Shed in the Park, requiring removal of many mature trees

We submit that Council has been less than helpful in seeking to explain these multiple initiatives and the relationships between them.

In particular the difference between **re-classification of Council land** (as between ‘Community’ and ‘Operational’) and **re-categorisation of Community land** (as between several available categories and sub-categories). While we understand the difficulties in explaining this to the general public, the muddling of the two issues, whether accidental or deliberate, is not helpful.



# Port Stephens Greens

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There has also been no attempt to explain that while the current revision of the PoM has to be for the entire Park area (which is all currently classified Community), a consequence of the re-classification, if successful, would presumably be that a PoM was not required for the area reclassified as Operational. We assume that this would then require a further revision of the PoM to only apply to the remaining Community land in the Park. It is therefore disingenuous and misleading for the current PoM revision to suggest, as it does, that the area proposed for housing will become categorized as 'park' when it is clearly Council's intention that it almost simultaneously become zoned for residential development.

We submit that the failure to adequately explain these related issues and initiatives may be at least partly due to the 'back to front' approach Council has taken, with pre-determined outcomes in mind (disposal of part of the Park for housing and provision of an excessively large Mens Shed on an unsuitable site in the Park) and everything else designed to achieve and support, if necessary retrospectively, those outcomes, without proper regard for due process and genuine community consultation.

## Revision of the PoM

This PoM would supercede and replace the existing POM 2000. It is therefore of critical importance that the two Plans are compared and an informed decision made about the justification for any changes. The draft Plan, perhaps deliberately, does not provide a detailed explanation of the differences and justifications.

The Local Government Act 1993 requires public land that is 'community land' to be categorised (s36(3)) – 5 primary categories are available – with five further 'sub-categories' of 'natural area'.

The current POM 2000 categorises the area of Boomerang Park as 'an area of cultural significance' **and** as 'a park' with an area to the SE labelled on the plan (Figure 1.2) as 'sportsground'. Apart from the sportsground, which is a clearly delineated area to the east, the PoM 2000 does not clarify which areas of the Park draft fall into which of the other two categories. In the absence of such clarity, it must be assumed that the *entire* Park (perhaps excluding the sportsground?) was purposefully designated as **both** 'park' **and** 'area of cultural significance'.

Given that the permissible uses of an 'area of cultural significance' are more restricted than those applicable to a 'park' it must also be assumed that the 'higher level' use restrictions currently apply to most of the area of Boomerang Park.

The Draft new Plan of Management (PoM) proposes that the entire area of Boomerang Park be categorised as 'park' and none of it as 'an area of cultural significance', thereby reducing the



# Port Stephens Greens

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constraints and increasing the permissible uses. We assume that this is Council's objective, to facilitate the implementation of the adopted but highly controversial Master Plan.

The Draft new PoM relies on the 'Guidelines for categorization of land as a park' in Clause 104 of the Local Government (General) Regulation 2005, arbitrarily declining to mention or consider the 'Guidelines for categorization of land as an area of cultural significance' in Clause 105. The reasons why land should be categorised as an area of cultural significance include:

'if the land is... an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or an area of technical or research significance because of an area's contribution to an understanding of Australia's cultural history or environment.' (Regs 105 (d) & (e))

By any measure, Boomerang Park meets these criteria on multiple grounds, and we submit that Port Stephens Council has failed to follow the Guidelines in the Regulation, as required by s.36 of the Local Government Act 1993.

This decision to categorise Boomerang Park only as a 'park' amounts to a complete denial of the cultural significance of the Park, which in effect:

- denies the earlier assessment included in the PoM 2000,
- contradicts the inclusion of the Park in Council's register of heritage items in the PSC Local Environmental Plan (LEP) 2013, in which the whole of Boomerang Park is listed as an item of Local heritage significance,
- flies in the face of both the Heritage Report appended to the Draft PoM (Appendix A) and the 2015 Heritage Impact Statement commissioned by Council for its re-classification and re-zoning proposal;
- directly contradicts one of the stated objectives of the new PoM, being to 'Support the conservation and interpretation of heritage values of the park'.

## **The PoM 2000**

The PoM 2000 lists 'Conservation of cultural heritage' as one of five 'interests and needs that the PoM caters for (1.3 Role of the Park and Vision for its Future)

The section of the PoM on cultural and natural heritage concludes:

'Boomerang Park has significant natural and cultural heritage importance to the people of Raymond Terrace given its history and connection with the town itself over a 162 year period. Over this time the park has been the focus of many of the town's activities and holds much of its natural and cultural history. Therefore, it is imperative that these components be managed responsibly, in a way that will preserve them and further their importance to the community in the future.' (3.6)



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## The expert Heritage reports

The 2016 Heritage Review by Umwelt emphasizes that the heritage value of Boomerang Park is not confined to specific items or areas:

‘All the above statements of significance for Boomerang Park indicate that the significance of the park is centred on the park **as a whole**, rather than individual elements’ (5.0) (our emphasis)

‘Any management framework established for the park should consider and aim to protect and interpret the intangible significance of the park **as a whole** rather than any particular individual items or areas’ (7.0) (our emphasis)

and concludes:

‘While the existing individual physical elements of Boomerang Park are important and contribute to the cultural significance of the park to the Raymond Terrace area, Boomerang Park **as a whole** is significant as an area established for public recreation directly related to the establishment and history of the town of Raymond Terrace rather than any of the individual elements’ (8.0) (our emphasis)

The 2015 Heritage Impact Statement by John Carr Heritage Design, cited by the 2016 Review, is inconsistent – it includes the following:

‘Boomerang Park is of **High Local** heritage significance for its association with the early development of the township of Raymond Terrace from 1837 to the present’ (p.14) and restates that ‘The whole of Boomerang Park is listed as an item of Local heritage significance.’ (p.18)

but then concludes, inconsistently, that:

‘rezoning for residential purposes of a portion of Boomerang Park off Elizabeth Street will have minimal affect on the heritage significance of the park’ (p.22)

## Objectives of the new PoM

We question how the Draft new PoM can credibly claim to ‘Support the conservation and interpretation of heritage values of the park’ as an objective while removing any categorization of Park land as an ‘area of cultural significance’.

## Provision for Community services

The PoM 2000 includes in its rationale that ‘Port Stephens Council needs to provide additional land for the community services groups that operate on the site or that may operate on the site in the future’ and provides for this in the form of a designated area for ‘community services’ –



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adjacent to Irrawang St and containing the existing Senior Citizens and School After-care facilities. The PoM goes on to state that ‘the current proposed site for the expansion of community services should be the maximum area allocated for these purposes and no further increase should be permitted’ (3.2 Alienation of Public Space).

One of Council’s objectives appears to be to allow for further ‘community services’ developments, potentially anywhere in the Park, including the proposed Mens Shed – subject of a current DA for a site outside the designated ‘community services’ area (a Community Garden and Croquet Courts have also been suggested).

## **Conclusion on proposed re-categorisation**

We submit that the Draft new Plan of Management cannot credibly decline to categorise any of the area of Boomerang Park as an ‘area of cultural significance’, in light of previous assessments and expert reports. No attempt is made in the Draft Plan or associated Council papers to justify this dramatic and highly significant change from the existing PoM.

## **Other issues**

We are aware that the local community, including but not limited to the Boomerang Park Action Group (BPAG) has a range of other concerns about the revised PoM, including its likely implications for protection of vulnerable flora and fauna. We are also aware that serious questions have been raised about the failure to comply with requirements relating to clearance of trees, including important habitat, from the site of the new play area, and about the potential loss of mature trees to make way for the inappropriately sited proposed Mens Shed. We defer to other submissions for details of these concerns, but support any changes that are suggested to maintain or increase environmental protection.

Nigel Waters  
Secretary, Port Stephens Greens  
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The General Manager  
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Dear Mr Wallis

**Re: Submission on the Draft Plan of Management, Boomerang Park February 2016 (Draft PoM).**

### Background

Boomerang Park is the premier park of Raymond Terrace. Boomerang Park is dedicated for the *purpose* of public recreation and has been public land for 179 years. It is the oldest Park in the Hunter and it is culturally significant.

Boomerang Park is culturally significant because major events in Australia's and Port Stephens European history took place there over the last 179 years. It is a major landmark in the centre of town with historical, social, natural and cultural heritage significance. It is socially significant as a vital community hub spanning three centuries and as a landscape, a valuable asset to the community as green open breathing space in contrast with the built up suburban area: a space for all members of the community to enjoy and benefit. The Park also supports flora and fauna species including vulnerable species such as the feather-tail glider, the grey crowned babbler and the koala.

Boomerang Park is heritage listed in the Port Stephens Local Environmental Plan (LEP) 2013 and has been since 2000. This document states to conserve the environmental heritage of Port Stephens. This listing was based on a number of detailed reports that span over 20 years of research. (1995 Heritage Study by EJE architecture and 1999 report by Elizabeth Hull which details Boomerang Park's significance describing Boomerang park as "living heritage"). Combined with the Park's National Trust-listed Historic Pioneer Cemetery, the Park's heritage-references reflect and strengthen the character of Raymond Terrace.

Boomerang Park's boundaries reference one of the state's earliest colonial town plans. The 2016 Heritage Report by Umwelt undoubtedly clarifies and reinforces that Boomerang Park as a whole is significant. It indicates that Boomerang Park demonstrates the importance of open space in colonial town planning and local associations with events of national importance.

Boomerang Park is the lungs of a healthy and vibrant urban centre, and as the Terrace looks at rapid growth, these lungs will become even more valuable, as will the heritage streetscape.

**This submission objects to the following Draft PoM as follows:**

#### 2.5 Current park usage p.10

Page. 10 of the Draft PoM uses the term "underutilised" to describe Boomerang Park. This is without comprehensive factual evidence and analysis to support this statement. This term should be removed. There are many people actively and passively using the Park whether by walking through or driving past they all "consume" the beauty of the Park. Plants and animals live in the park and we all breathe the air it produces. This is no basis for subdivision or development of the Park.

#### 3.3 Land Categorisation p15

The current Plan of Management 2000 (Current PoM) categorises Boomerang Park in three parts:

1. Area of cultural significance
2. Park, and
3. Sportsground.

There is also a small area designated for community services buildings.

There is no reason or any evidence given by Council to remove those three categories. In fact the findings contained in the heritage and environmental studies appended to the Draft PoM support its cultural significance. I believe Council is wrong in its Draft PoM to categorise the whole as mere "park" as this will remove current controls that care and protect Boomerang Park for the future. It will subject the entire Park to the risk of building development, and will disconnect the community from their heritage. Currently no development is permitted outside of the "community services area". It appears that Council's intention in the Draft PoM is to allow the construction of building in the park including an industrial Men's Shed and subdivision for the purposes of housing development.

1.8 Community Consultation p.7

Council has not committed to a formally recognisable community consultation process since the idea for the upgrade for Boomerang Park was tabled in Council August 2011. The community has been excluded from having their say in the planning process for their important dedicated community parkland.

In this proposed Draft PoM on p.7 Council is continuing to use the same token community consultation from over 2 years ago to tick a box – this is not genuine community consultation. Council is not sincere about the inclusion of the concerns or the valued contribution that the community of Raymond Terrace plays in the future of Boomerang Park.

Alienation of open space

In the Draft PoM the following statement about alienation of open space, and the entire section 3.3 in the current PoM that was the hurdle for the housing proposal, "As per the requirements of the local Government Act (1993, as amended) the sale of the land or part thereof should not be considered as a management option for the future of the site" has been removed. Alienation of open space is fundamental to the management of public parkland and must be included in the Draft PoM.

Conclusion

Management plans for key public lands set a framework whereby public assets such as parks may be managed to ensure their longevity. The Community Land provisions of the NSW Local Government Act 1993 were included in the Local Government Act to prevent the alienation of public parkland and to give the citizens of the Local Government Area a clear say in the management of their public parkland. The Draft PoM isn't a management plan for a Park, it reads more like a plan for a mixed use site providing a reasonably wide specification of uses that may be subject to leases etc. (including commercial, retail and Men's Shed) yet Boomerang Park is zoned public recreation! The Draft PoM fails to reflect the true attributes of this heritage listed, dedicated 179 year old parkland and identify problems and solutions that are accompanied by analysis, based upon logic and evidence.

Boomerang Park should be left intact with a management plan that acknowledges and respects Boomerang Parks' many overlays of cultural significance and that points the way to future management and conservation of this important public asset. The downgrading of Boomerang Park to just one category, "park", as proposed in the Draft PoM, is not in the Park's or the public's best interests.

The Draft Pom is not needed. The current Pom that views Boomerang Park as a heritage listed Park, just needs to be read and implemented.

Thank you.

NAME

SIGN

ADDRESS

CONTACT NO

DATE

20/3/16.

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Port Stephens Council  
P.O Box 42  
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[council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au)



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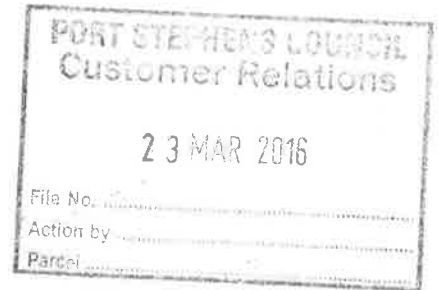
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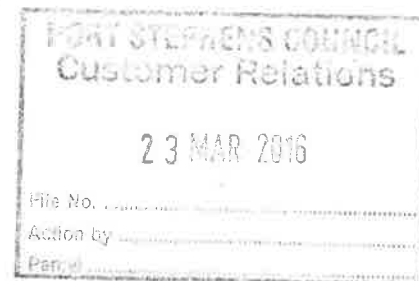
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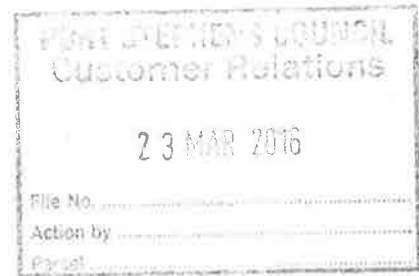
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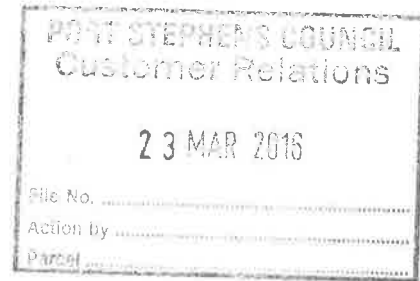
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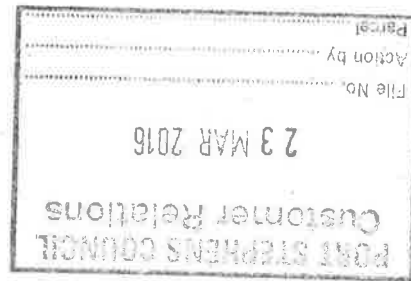
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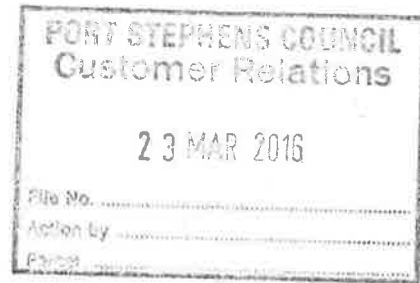
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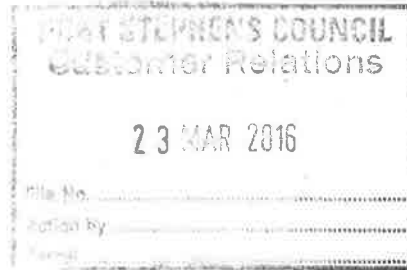
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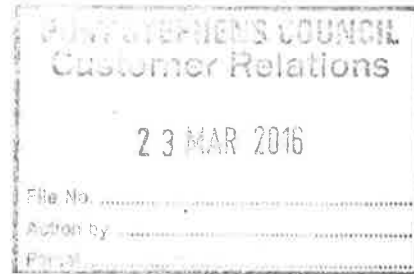
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**This submission objects to the following Draft PoM as follows:**

2.5 Current park usage p.10

Page. 10 of the Draft PoM uses the term "underutilised" to describe Boomerang Park. This is without comprehensive factual evidence and analysis to support this statement. This term should be removed. There are many people actively and passively using the Park whether by walking through or driving past they all "consume" the beauty of the Park. Plants and animals live in the park and we all breathe the air it produces. This is no basis for subdivision or development of the Park.

3.3 Land Categorisation p15

The current Plan of Management 2000 (Current PoM) categorises Boomerang Park in three parts:

1. Area of cultural significance
2. Park, and
3. Sportsground.

There is also a small area designated for community services buildings.



There is no reason or any evidence given by Council to remove those three categories. In fact the findings contained in the heritage and environmental studies appended to the Draft PoM support its cultural significance. I believe Council is wrong in its Draft PoM to categorise the whole as mere "park" as this will remove current controls that care and protect Boomerang Park for the future. It will subject the entire Park to the risk of building development, and will disconnect the community from their heritage. Currently no development is permitted outside of the "community services area". It appears that Council's intention in the Draft PoM is to allow the construction of building in the park including an industrial Men's Shed and subdivision for the purposes of housing development.

1.8 Community Consultation p.7

Council has not committed to a formally recognisable community consultation process since the idea for the upgrade for Boomerang Park was tabled in Council August 2011. The community has been excluded from having their say in the planning process for their important dedicated community parkland.

In this proposed Draft PoM on p.7 Council is continuing to use the same token community consultation from over 2 years ago to tick a box – this is not genuine community consultation. Council is not sincere about the inclusion of the concerns or the valued contribution that the community of Raymond Terrace plays in the future of Boomerang Park.

Alienation of open space

In the Draft PoM the following statement about alienation of open space, and the entire section 3.3 in the current PoM that was the hurdle for the housing proposal, "As per the requirements of the local Government Act (1993, as amended) the sale of the land or part thereof should not be considered as a management option for the future of the site" has been removed. Alienation of open space is fundamental to the management of public parkland and must be included in the Draft PoM.

Conclusion

Management plans for key public lands set a framework whereby public assets such as parks may be managed to ensure their longevity. The Community Land provisions of the NSW Local Government Act 1993 were included in the Local Government Act to prevent the alienation of public parkland and to give the citizens of the Local Government Area a clear say in the management of their public parkland. The Draft PoM isn't a management plan for a Park, it reads more like a plan for a mixed use site providing a reasonably wide specification of uses that may be subject to leases etc. (including commercial, retail and Men's Shed) yet Boomerang Park is zoned public recreation! The Draft PoM fails to reflect the true attributes of this heritage listed, dedicated 179 year old parkland and identify problems and solutions that are accompanied by analysis, based upon logic and evidence.

Boomerang Park should be left intact with a management plan that acknowledges and respects Boomerang Parks' many overlays of cultural significance and that points the way to future management and conservation of this important public asset. The downgrading of Boomerang Park to just one category, "park", as proposed in the Draft PoM, is not in the Park's or the public's best interests.

The Draft Pom is not needed. The current Pom that views Boomerang Park as a heritage listed Park, just needs to be read and implemented.

Thank you.

NAME

SIGN

ADDRESS

CONTACT NO

DATE

20/3/16

From: [REDACTED]  
Sent: Tuesday, 16 February 2016 2:39 PM  
To: SwitchPC  
Subject: Boomerang Park Objection

To Whom It May Concern;

I had a look at the Council's Draft Plan of Management for Boomerang Park and felt I needed to write to you and make my objections known as to why I feel Boomerang Park should not be developed.

Firstly, looking at the November 2000 Plan of Management the maps shown on council's website point to at least 2 areas of "cultural significance". Why then would Port Stephens Council plan to place housing on the culturally significant area adjacent to Elizabeth Avenue? Can Council please explain to me why an area of cultural significance is no longer an area of cultural significance and can have houses placed on it instead? The November 2000 Plan of Management quotes "This Plan of Management further categorises the land into the categories of "an area of cultural significance", "park" and "sportsground" (Figure 1.2) as prescribed by the Local Government Act (as amended) 1993. The subject land has long been used for public recreation and is now key component of the open space system in the Raymond Terrace planning district. This Plan of Management meets the requirements of the Local Government Act (as amended) 1993." How can Port Stephens Council go against the Local Government Act (as amended) 1993?

Secondly, I do agree that the local Men's Shed needs to be relocated. However, moving it to Boomerang Park, I feel, is a mistake. Surely Council can find a parcel of land elsewhere to build this new building for these men?! I understand that Boomerang Park is centrally located but placing the Men's Shed there is not the place for it. Boomerang Park is a Park and needs to be retained as such.

The wildlife living in Boomerang Park will be severely affected with development of the park. The Koala population will be affected with the destruction of their native habitat. Spotted Quoll's are an endangered species and have been listed as resident's of Boomerang Park. What happens to them? The Grey-Crowned Babbler was listed as vulnerable by the NSW Government Office of Environment and Heritage. Their Scientific Committee found that (point no:4) "they are now very uncommon in the Hunter Valley with most family groups reduced to two or four members". The Grey-Crowned Babbler needs at least 2 hectares to thrive. The proposed housing development is almost adjacent to their known habitat. These are just 3 examples of the wildlife to be affected by Council's decision to develop a public park. Who will protect the wildlife? Australia has too many extinct species and we need to do as much as we can to preserve what we have.

Lastly, [REDACTED] use Boomerang Park for their [REDACTED] activities in Boomerang Park. They enjoy their time in Boomerang Park commenting how pretty and peaceful it is. Where will they go when Boomerang Park is parceled off into sections that can no longer be used?

Port Stephens Council need to leave Boomerang Park alone and leave it as stated for "public recreation and open space". That is what it was created for and we need to leave something for our future generations to enjoy just like we have.

Yours sincerely,

[Redacted signature]



9<sup>th</sup> March, 2014

General Manager  
Port Stephens Council  
PO Box 42  
RAYMOND TERRACE NSW 2324

Dear Sir,

RE: Petition for Boomerang Park, Raymond Terrace.

I'm writing to you in relation to the above park and creating more interactive areas for the broad range stakeholders in Port Stephens.

In 2012, I first spoke with the Council, (Ian Crawford & Charlene Wellard) about ideas regarding Boomerang Park and the management plan, which was about to change. I proceeded to gather information to put a proposal to the Council about what could be put in place<sup>1</sup>.

In August 2012, I had a lengthy conversation with a Councilor, about the ideas and was assured on that occasion it would be worthwhile to vote him in and it will happen.

I was contacted in October 2012 and assured by Charlene Wellard that these ideas would be put in the report and will take it to the meeting.

On 26<sup>th</sup> March, 2013, I emailed the attached letter and spoke with Cr Paul Le Mottee and emailed Cr Kenneth Jordan. Cr Paul Le Mottee also ensured some action would happen with this matter.

There have been a number of articles in the Port Stephens Examiner assuring that the project would be in the pipeline.

On Tuesday 4<sup>th</sup> 2014, I received a message on my answering machine from Mayor McKenzie, however I was unavailable. Later I was advised about the motion<sup>11</sup> put forward by Mayor McKenzie for re-zoning of a parcel of land for an over 55's retirement lodge. This would then fund a regional scale playground, a skate park, croquet courts and the relocation of the Raymond Terrace Men's shed.

I have spoken with Lake Macquarie in regards to funding and infrastructure of Speer's Point Park; the park was funded by the Variety Club, corporate sponsors and the Federal and Local Government. As such, we do not need to sell off parkland to fund such a project, we are not against over 55's retirement lodges but feel other areas of land should be considered first.



There are a lot of concerned rate payers about the motion to change the zoning so that buildings can be constructed, all without any consultation with constituents. Therefore I have put together a petition about the park so that this matter can be acted upon.

The petition<sup>iii</sup> was circulated on Wednesday 5<sup>th</sup> and on Thursday 6<sup>th</sup> March 2014, schools and preschools in the surrounding areas were contacted by Sarah Rees from Port Stephens Council, in relation to finding out what playground items children would like to play on. I have sent Sarah Rees the information about the Boomerang Park Proposal letter and suggestions and I'm concerned that a small playground and not a super park will be installed.

I look forward to your reply, I can be contacted on [REDACTED] or [REDACTED] anytime to discuss or help in any way possible to get this project off the ground.

Yours sincerely

[REDACTED]

---

<sup>i</sup> Attached copy of letter 14<sup>th</sup> June, 2012 – Boomerang Proposal.

<sup>ii</sup> Attached copy of Notice of Motion – Boomerang Park – Reclassification.

<sup>iii</sup> Attached Petition.

14<sup>th</sup> June, 2012

Ian Crawford & Charleen Wellard  
Port Stephens Council  
PO Box 42  
RAYMOND TERRACE NSW 2324

**Dear Sir & Madam,**

RE: Boomerang Park, Raymond Terrace.

I'm writing to you in relation to the above park and creating more interactive areas for the broad range stakeholders in Port Stephens. As a President of a local Playgroup Association, a mother, an aboriginal descendant and a person who enjoys fitness to combat depression. I find I always have to venture out of the area to find a suitable place.

I would like to put forward some ideas to the Council to look at for future planning;

- A Variety Park to enable free range of enjoyment for all ages of children, of all capabilities or disabilities, such as Variety Park at Warner's Bay.
- A Park area that is fully fenced to allow safety for children, without the fear of running out onto a busy road.
- Disability playground items for children or young teenagers etc.
- A Community Garden, to encourage people with a range of illness such as mental health, depression and loneliness to interact with others and reduce isolation.
- Move the Men's shed up to Boomerang Park, to enable them to have gardening and building area and to share in the community Garden.
- A pathway around the park for walkers, runners and bikes to increase fitness of people in the area. It would also be great to have at different intervals a fitness workstation as on fitness trails.<sup>i</sup>
- A Café, owned by Council, leased by Salvation Army to provide job skills, money and support to the community and help young school leavers, such as Sal's by the lake at Warner's Bay.<sup>ii</sup>
- Suitable BBQ's, tables, chairs and areas for picnics with landscaped areas.

The park at Speer's Point was funded by community groups and the federal government with the council supplying the area, design and the equipment which was purchased in the first stage but built mainly by council so it integrated more efficiently. I do feel this would bring the community together to achieve the project and increase the use of the park.

Wow you would be saying. However it is not all unobtainable with the help of community fundraising, groups or even parents to provide labour or materials to achieve this major project.

On the other hand I feel I should also let you know of some of the difficulties with current parks.

1. Kittyhawk Park, has a great playground but no toilets, no fencing, hot in summer – no shade, and freezing in winter – wind is quite strong.
2. Finnian Park has a good playground – has toilets right down away from playground, no fencing of playground, always has rubbish around, primitive facilities, BBQ's admitting lots of smoke – difficult with children with bad asthma.
3. Lakeside Park, has a good playground, no fencing, lawn maintenance people don't pick up rubbish and often cans and dangerous objects are left behind due to this, eg: cut cans etc.
4. Roslyn Park, isolation from road, no fencing, no shelter, no toilets.
5. Sporting Complex & Bennet Field, mainly for sporting events.
6. Sports ground, skateboard park, no playground equipment or toilets.
7. Hunter Street Park, pirate ship, cultural snake – aboriginal, toilets, often has drunken people in the park.
8. All parks should have signs "No Alcohol" or "Free Alcohol Zone", to stop anti-social behavior.

Often as a President of the Association and [REDACTED] I'm finding myself heading out of the area like Speer's Point Park or Maitland to entertain playgroup children, outings with family/friends or school friends. On many occasions the deciding factor will be toilets, shops for lunch and how clean the facility is.

I was most impressed with the facility at Speer's Point, as I have seen this project being built as a small children's park with some disabled facilities into a park that can be used for all ages and abilities of children. The park has been designed to encourage all aspects of learning for babies to older children.

It was funded with the help of various charities and fundraising events, not to mention the local council providing such a wonderful area for this facility. It even has a café run by the local Salvation Army, "It also allows us to raise money for local community programs, as well as provide employment opportunities," says Major Parkinson.<sup>iii</sup> (This was quoted by the Salvation Army.) This type of café run by the Salvation Army would provide opportunities to the young in the area and raise much needed money.

Recently I read an article in the "Aurora", in April, 2012, in relation to community gardens for mental health in Wingham/Taree. This project helped people who were suffering from a range of health issues, get out and interact with other people and have a cuppa and chat. There is also documentation about the role of community gardens in sustaining healthy communities.<sup>iv</sup> I feel there would be ample opportunity to have a garden near the senior's hall and the kid's park near the water tower.

Some of the benefits of both of these types of facilities would provide the following;

- a. Facilities for local families of children of all ages to exercise and develop skills in a friendly, safe and playful environment.
- b. Create a sense of pride in the local community to have such a facility.
- c. Bring tourist and families from surrounding areas to come to the area.
- d. Increase money spent in Raymond Terrace.
- e. Increase the local use of the park.
- f. Bring the community together and reduce the isolation issues.
- g. Encourage cultural diversity of various groups in the region.
- h. Develop areas where the community would enjoy (sheltered areas) and happy to celebrate milestones in family life. Eg: birthday parties, bbq's etc.
- i. Provide much needed facilities for disable children and teenagers.
- j. Help the community with a Garden that can provide fresh fruit and vegs to families doing it tough.
- k. Provide an area for Council to do workshops for the local community.
- l. Encourage the Men's shed to help with maintaining or creating items for the park.

I know all this takes time, money and dedication to achieve such an ambitious goal; however I feel it would be of great benefit for the community both locally or within the council area.

I look forward to your reply, I can be contacted on [REDACTED] or [REDACTED] anytime to discuss or help in any way possible to get this project off the ground.

Yours sincerely

[REDACTED]  
[REDACTED]

<sup>i</sup> <http://www.fitnessstrails.com/index.htm>

<sup>ii</sup> <http://my.salvos.org.au/news/2012/03/27/opening-of-new-cafe-sals-by-the-lake-a-success/> quoted on the opening.

<sup>iii</sup> <http://my.salvos.org.au/news/2012/03/27/opening-of-new-cafe-sals-by-the-lake-a-success/> quoted on the opening.

<sup>iv</sup> [http://www.be.unsw.edu.au/sites/default/files/upload/research/centres/cf/CFpresentations/SOAC07Thompson\\_Corkery\\_Jud.pdf](http://www.be.unsw.edu.au/sites/default/files/upload/research/centres/cf/CFpresentations/SOAC07Thompson_Corkery_Jud.pdf)



From: Sarah Rees  
Sent: Tuesday, 23 February 2016 10:59 AM  
To: Sarah Rees (Sarah.Rees@portstephens.nsw.gov.au)  
Subject: FW: Draft Plan of Management for Boomerang Park - community comment sought

From: [REDACTED]  
Sent: Monday, 22 February 2016 6:14 PM  
To: Elizabeth Akerman  
Subject: Re: Draft Plan of Management for Boomerang Park - community comment sought

[REDACTED]

This is a submission to the council in regards in the development of "Boomerang Park".

I am totally appalled that the Council is considering to sell off part of the park for residential housing.

**IT IS NOT COUNCIL'S PROPERTY! IT IS THE PROPERTY OF EVERY PERSON THAT HAS RESIDED IN RAYMOND TERRACE AND OF EVERY PERSON THAT IS NOW OR IN THE FUTURE RESIDING IN RAYMOND TERRACE.ONCE THE LAND IS GONE IT CAN NOT BE TAKEN BACK!**

Raymond terrace is a colonial heritage town that has been growing haphazardly and seemingly without any real plans for capitalising on it's heritage value and it's wonderful location on the river's and away from the hustle and bustle of the cities. However, without jobs, without facilities and recourses to nurture the best in it's people, I believe that it has gone to the dog's".There is too much stealing, violence and vandalism, what is going on?

We need this Park to be utilized by the people of Raymond Terrace for Cultural and sporting purposes. We need the park to be developed into a natural hub of activities that nurture the populace and can also bring the tourist in. We need to get community groups interested in using and developing this site and we need all the space that we can for the future.The council has no right to take away the land rights of it's populace, you have no right to make that decision. Even if you did a council vote for the housing approval, that is not asking all the children in Raymond Terrace ,or future children if they don't want their land.

I believe that the Council is thinking very short sited on the matter and hasn't realized the gem that is has in this park to use it to revitalise the community, you just don't want to put the money into it or think to hard. Housing can sprawl across the country anywhere, so why does it have to be in the middle of are Town? You haven't given us one good reason for this to happen.Money can always come to hand from many other sources if the council is innovative enough.

Were would every major city be without it's green spaces and actives that bring in the tourists? I think that I could list 1000 things that all of this space could be utilised for. By taking anymore of it away you would be demolishing it's future potential.  
The Town is pitiful, it is talked of as if it were a suburb of nowhere, that you would not want to be. You could use this park to bring back some pride in the community , you could re-instate Raymond Terrace on the map as a Green Town that one can be proud of and that through historic, sporting, cultural and environmental activities and events in the park.

yours sincerely,

I wish this letter to be read to the meeting if this is at all possible.

From: Elizabeth Akerman  
Sent: Monday, February 22, 2016 2:14 PM  
Subject: Draft Plan of Management for Boomerang Park - community comment sought

Dear Resident, Neighbour or Park User

Further to my previous email please find some information regarding the upcoming opportunities for community comment regarding the Draft Plan of Management for Boomerang Park.

At its meeting on 9 February 2016 Council agreed to place the draft Boomerang Park Plan of Management on public exhibition for a period of 42 days from Wednesday 10 February to Wednesday 23 March 2016. The draft Plan of Management will be available on Council's Website as well as being displayed at Council's Administration Building and Tomaree Library.

Key opportunities for community comment are:

1. Two-on-two meetings with staff by appointment on Wednesday 24 February 2016, call Council to book your appointment on (02) 4980 0250.
2. Public hearing on Thursday 3 March 2016, beginning at 5pm, at Raymond Terrace Senior Citizens Centre. People wishing to speak at the Public Hearing need to register by calling Council (02) 4980 0250 and will also need to complete a Speaker Application Form (PDF 115KB). This form needs to be brought with you to the public hearing. If you do not wish to speak there is no need to register or complete a Speaker Application Form.
3. Submissions in writing are invited to be received at Council on or before close of business on Wednesday 23 March 2016.

Submissions can be made to:

The General Manager, Port Stephens Council, PO Box 42 Raymond Terrace 2324 or via email at [council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au)

The documents are available for viewing from our website or by clicking on these links below.

- \* Draft Plan of Management Boomerang Park (PDF 3.5MB)
- \* Appendix A Heritage Report (PDF 1.3MB)
- \* Appendix B Site Analysis Plan (PDF 3.7MB)
- \* Appendix C Flora and Fauna assessment (PDF 3.8MB)
- \* View the current Plan of Management

Please also read our factsheet (PDF 738KB) which will provide an overview of the process associated with the draft Boomerang Park Plan of Management.

If you have any questions please do not hesitate to call our general enquiries number 02 4980 0255 and they will direct your call to the appropriate department.

Regards

---

Elizabeth Akerman | Community Engagement Officer  
p (02) 49800405

m 0408 842 893

w www.portstephens.nsw.gov.au

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19 NOV 2015

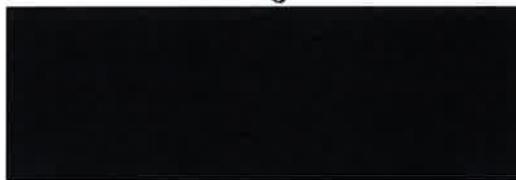
File No.

Action By

IR.I.C.

Submission expressing my objection to a "Mens Shed" occupying public land on Boomerang Park, Raymond Terrace.

From



16/11/15.

Phone



To whom it may concern,

a ~~new~~ number of Questions spring to mind:-

Why is the Council financing with ratepayers money a narrow self-interested organization as the "Mens Shed" when organisations such as Red Cross, CWA, Rotary, Lions, Apex etc that benefit the whole community, have to find and fund their own meeting places?

Financing aside why wasn't there an examination of available space elsewhere in Raymond Terrace rather than occupying what is supposed to be a recreational area for all the public?

Why does the Statement of Environmental Effects make patently illjudged statements and presumptions that fly in the face of logic - such as

" the proposal is considered suitable for the site and represents an efficient use of land. It is considered to be in the public interest and provides social and economic benefits to the local community" (my underlining).

Who are the Authors of this clumsy and prejudiced statement?

a Report by the Division of Local Government reveals that the amount of Public open space provided by NSW Councils has declined 18% during the past 10 years - a loss of parkland of 27,400 hectares

Page 2.  
Submission from

phone [REDACTED]

Continued from page 1.

(Sydney Morning Herald, February 18<sup>th</sup> 2014)  
The Boomerang Park development may only be a foot  
in door -

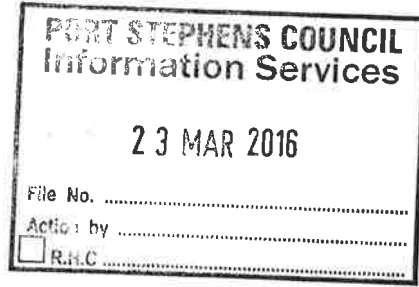
Reflect on what has happened to Newcastle's parks  
over the years with club Houses and game playing areas  
all over them.

What was once everyone's parks are now  
for members only and their guests!

Boomerang Park is an oasis of calm and a set  
of lungs for Raymond Terrace - leave it alone!

Sincerely,

[REDACTED]



8<sup>th</sup> March 2016

The General Manager  
Port Stephens Council  
PO Box 42  
RAYMOND TERRACE NSW 2324  
[council@portstephens.nsw.au](mailto:council@portstephens.nsw.au)

To whom it may Concern,

Following is my response to the Port Stephens Council Document, "Draft Plan of Management – Boomerang Park 2016.

SECTION 02 Part 2.5 Page 10 ( Land Description)

Document states, "*The size of Boomerang Park and the relatively small number of formal users has resulted in a large proportion of the reserve being underutilized.*" (my underlining). What is a measure of under utilisation? If the Council wants the area covered in buildings such as sports facilities and community buildings – then yes, it's underutilised. But if you want the Park to remain as a set of lungs and natural greenery in contrast to suburbia surroundings, presuming an increasing local population perhaps even high use buildings – then NO it is not being under utilised – it is in fact an investment in livability of Raymond Terrace that should not disappear under an urban sprawl.

SECTION 03 Part 3.1 Page 13 (Legislation and Policy Framework). Boomerang Park under the Local Government Act 1993 is classified as community land and must not be sold. Under the 2000 Plan of Management, the Park is Categorised as "area of cultural significance", "park" and "sportsground". The CORE objective of a, "Park" are wide ranging, all encompassing, inexact and imprecise and offers little protection.

Page 2.

SECTION 03 Part 3.7 Page 18 (Legislation and Policy Framework)

Zoning

Under the Port Stephens L.E.P. (Local Environmental Plan 2013) the Park is Zoned RE1 Public Recreation. The three points of objectives of this zoning are again inexact, loosely worded, wide ranging and open to almost any interpretation.

TABLE 5 Page 21

Under this proposed Plan of Management any license or leasing proposal, "will be individually assessed and considered having regard to the community benefit, compatibility with the values and objectives with the Plan of Management and the suitability of the Park area and/or building."

My reading of the Plan of Management objectives and TABLE 5's purpose of which leasing/licensing will be granted gives a very wide scope for Council to decide the interpretation of the use of the Park even to including retail sales of Men's Sheds products and sale/hire of recreational/sporting equipment.

The Objectives seem to be very loosely worded and leave the Council majority free to place any permanent business they want onto the Park.

TABLE 7 Page 24

It is ominous that the 2<sup>nd</sup> column of the table headed – "The purpose for which any further development of the land will be permitted whether under lease, licence or otherwise" – includes development of buildings for specific groups e.g. Men's Shed and also 4 paragraphs later "CROQUET COURTS" are mentioned. Has the Council some plan to allow a permanent croquet court to be built on the Park? I would draw attention to the fate of the NEWCASTLE CBD open space public parks which over time and by stealth were taken over by sports recreational clubs and now only open to the club members and friends of these club members.

Surely the Men's Shed/Croquet Club would be prohibited by Section 3.17 page 25 prohibited usage e.g. '*private alienation or encroachment*'.

SECTION 04 Part 4.1 page 27 (Landscape Master Plan – Vision)

The last paragraph mentions "*possible rezoning of part of the Park as residential*" followed immediately by a disclaimer that the Plan of Management does not permit that use of the Park **but** a Council resolution has opened the gate to the Council exploring ways means and processes to build and develop residences on the Park. This is Scandalous.

Page 3.

Finally

Knowledge of the exact terms of reference given to GHD Consultants is vital to any informed response to the Draft Plan of Management – Boomerang Park.

P.S.

SECTION 01 Part 1.5 Page 5. (Purpose of this Plan of Management)

Purpose of this Plan of Management is too imprecise and vague to serve as a Council Terms of Reference to GHD.

Sincerely

A solid black rectangular redaction box covering the signature area.



13 March 2016

The General Manager  
Port Stephens Shire Council  
116 Adelaide Street  
Raymond Terrace NSW 2324

Re: Boomerang Park Master Plan & Management Plan

Dear Sir

I am a resident of Port Stephens Shire, having recently moved from [REDACTED] I have also been a member of the Raymond Terrace Men's Shed for the last [REDACTED] years.

I attended the open meeting held at the Senior Citizens Hall recently and have come to the following conclusions.

I agree with Council's consultants that the Park is underutilised and most buildings are in poor condition. The improvements outlined in the Draft Landscape Master Plan will no doubt rejuvenate the Park and the Management Plan will maintain these assets and attract more Park users with corresponding community input.

At the meeting above mentioned the "Save the Park" people and other similar groups made much of the Heritage value of the Park. I suggest that Council follow Stockton's example and erect Historical photos at sites such as the quarry to inform younger generations of their significance to past generations and ask these groups for their input.

I think that Council could have handled the Men's Shed explanation much better. It is not a huge shed for a few old men making toys' -- no mention has been made of the proposed Shed being available to the broader community for meetings, the value The Men's Shed contributes to the community, and the value of The Men's Shed to its members. The proposed Shed is also much smaller than others we have visited.

Our present membership is 130 members and we are very restricted for space in our present premises, only about 20 members can use tools at any one time with a lot of time wasted waiting for turns.

Council has upset many ratepayers by coupling Park improvements with a possible future subdivision of Park land for residential purposes which I strictly object to. Boomerang Park is parkland and as such should be kept so in its entirety with the improvements proposed. Reading between the lines it would appear the future subdivision was to defray the cost of Park improvements and landscaping.

I would be interested to know why Council does not use Development Contributions for this purpose, as I understand that is why these fees are levied. I would be pleased to be informed the amount Council is holding in Developers Contributions at the present time.

Yours sincerely,

A large black rectangular redaction box covering the signature area.



The General Manager

Port Stephens Council

PO Box 42

Raymond Terrace, NSW 2324

Dear Mr Wallis

Submission on the Draft Plan of Management, Boomerang Park February 2016

In respect to the new Draft I feel strongly enough to say that this is not appropriate" governing" it is more like subversion. Councillors are elected as representatives of the community to implement good policy for their constituents & their respective locations for the present & for the future, not to rewrite policy or Plans of management at the detriment of Historical, Social & cultural areas of significance just form loop holes to allow development.

Boomerang Park already has a Plan of management, Implement it properly, don't destroy Public Parkland for a short term cash grab.

You may feel that the park is sufficiently large enough to divide into developmental pieces, look to the future, population growth & the fact that Boomerang park could be the jewel in the crown of an area which will not benefit long term from more residential development can & will have huge social & cultural impacts.

Thankyou



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**EcoNetwork – Port Stephens Inc.**

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PO Box 97 Nelson Bay NSW 2315

The General Manager  
Port Stephens Council  
Raymond Terrace.

24<sup>th</sup> March 2016.

**\_\_\_\_ Draft Plan of Management Boomerang Park \_\_\_\_**

EcoNetwork Port Stephens objects to the Draft Plan of Management on the following grounds:

1. The Council's abrogation of its custodial role, responsibilities and duty of care for this 1837 proclaimed heritage-listed public parkland.
2. The Council's 14 years of neglect following adoption of the November 2000 Plan of Management to be superceded by the November 2014 Master Plan and another Draft Plan of Management for heritage –alienating development including an excessively designed Men's Shed and residential housing.
3. A November 2014 Master Plan that includes a proposed 4.5 hectares sell-off of heritage-listed public parkland for a privatised residential development.
4. The excesses of this Council clearly fails in its Draft Plan of Management to acknowledge and respect the Park's heritage status, its documented environmental values and the Threatened Species Conservation Act 1995.
5. This highly unacceptable intrusion by Council into a heritage-listed public parkland crosses morally obligated boundaries and raises grave concerns for all public parklands and open spaces across Port Stephens.

Yours sincerely

Darrell Dawson, coordinator, EcoNetwork – Port Stephens Inc.

**\_\_\_\_ EcoNetwork - affiliated groups & Eco-businesses \_\_\_\_**

**a grassroots, community-focused network**

National Parks Association (Hunter Branch) Inc.	Hunter Koala Preservation Society Inc.
Native Animal Trust Fund Inc.	Tilligerry Habitat Inc.
Port Stephens Park Residents Association Inc.	Soldiers Point/Salamander Bay Tidy Towns Inc.
Myall Koala & Environmental Support Group	Mambo/Wanda Wetlands Reserves C'ttee Inc
Pindimar/Bundabah Community Association Inc.	Ocean & Coastal Care Initiatives (OCCI) Inc.
Shoal Bay Community Association Inc.	North Arm Cove Residents Association Inc.
Soldiers Point Community Group	Port Stephens Marine Park Association Inc.
South Tomaree Community Association Inc.	Williamtown & Surrounds Residents Group Inc.
No Sandmine in Bobs Farm Inc.	Boomerang Park Action Group Inc
	Imagine Cruises (Ecotourism accredited)
<b>Eco-businesses:</b>	Salamander Recycling Inc.
Port Stephens Native Flora Gardens Inc.	Wanderers Retreat.
Destination Port Stephens Inc.	On Water Marine Services Pty Ltd.
Irukandji Shark & Ray Encounters.	

**EcoNetwork is affiliated state-wide with the Nature Conservation Council of NSW & with the NSW Better Planning Network.**

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For an eco-oriented culture, sustainable communities and the transfer of intact natural systems to future generations.

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## **Submission on the Draft Plan of Management, Boomerang Park.**

I object to the changes inherent in this Draft Plan of Management on the following grounds:

- . Boomerang Park has been public land for 179 years. As the oldest Park in the Hunter, it is culturally significant & worthy of its heritage listing.
- . As development intensifies, its green space will become increasingly important to the health, heritage & life style of the local area; just as other great parks, like Centennial Park & Central Park are becoming for Sydney & New York. European cities are reclaiming developed areas as parkland; it is counterproductive to head in the opposite direction.
- . To describe it as “underutilised” is not only counter to my experience of the area, but blind to the necessity of quiet, oxygenating & beautiful open spaces in an increasingly frenetic & polluted suburb.
- . It provides important habitat to wildlife, that is threatened with extinction across Port Stephens by the pace of urban development.
- . To change its current categorisation from an Area of Cultural Significance, Park & Sportsground, & to leave it open to construction & housing development, is a grave injustice to the current & future population of Raymond Terrace & Port Stephens.

