

Intended for
Maitland City Council

Document type
Plan of Management

Date
October, 2025

Walka Water Works Plan of Management



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Project name **Walka Water Works**
Project no. **318013696**
Recipient **Maitland City Council**
Document type **Plan of Management**

Version **4.0**

Date **21/10/2025**

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Approved by **Belinda Sinclair**

Description **Maitland City Council has prepared this Plan of Management to guide how the Walka Water Works Reserve is used, managed, and maintained to ensure it meets community needs and legislative requirements. This site-specific PoM provides direction on permitted uses, future improvements, and ongoing management, ensuring the land is used sustainably and in line with community expectations and legal obligations.**

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Revision	Date	Prepared by	Checked by	Approved by	Description
V.1.0	21/03/2025	Shannon Sullivan	Roland Chanin-Morris	Roland Chanin-Morris	Draft issued to MCC
V2.0	26/05/2025	Shannon Sullivan	Roland Chanin-Morris	Roland Chanin-Morris	Draft issued to MCC
V3.0	30/09/2025	Shannon Sullivan	Belinda Sinclair	Belinda Sinclair	Final issued to MCC
V4.0	07/10/2025	Shannon Sullivan	Belinda Sinclair	Belinda Sinclair	Final-2 issued to MCC
V5.0	21/10/2025	Shannon Sullivan	Belinda Sinclair	Belinda Sinclair	Final-3 issued to MCC

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Acknowledgment of Traditional Owners and Country

Maitland City Council acknowledges Aboriginal peoples as the First Peoples of this Country and the Wonnarua People as the Traditional Custodians, Owners and knowledge holders of the land and waterways within the Maitland Local Government Area. Council pays respect to all Aboriginal Elders, past and present and respects the unbroken deep cultural and spiritual connection Aboriginal people have with this Country.



Key Information

This plan of management (PoM) has been prepared by Maitland City Council (Council) and provides direction as to the use and management of the Council-managed Crown reserve known as Walka Water Works Reserve. The Crown reserve is classified as community land in the Maitland LGA and the PoM is required in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*.

Walka Water Works is a 64.23 hectare parcel of Crown Land located approximately 2km northwest of the commercial centre of Maitland. The reserve was gazetted 2 November 1984 for the 'Preservation of Historical sites and buildings' and managed under various Crown Lands Acts and through to the current *Crown Lands Management Act 2016*. To support active and passive community and recreation uses, the additional reserve purpose 'Recreation Facilities & Services' will need to be added to ensure current and future uses align with the reserve purpose.

The PoM outlines the way the land will be used and provides the framework for Council to follow in relation to the express authorisation of leases and licence on the land. This PoM is a site-specific PoM covering land that is categorised as an Area of Cultural Significance.

Walka Water Works is considered to be one of the most significant and intact late 19th century public industrial works in NSW and has significance under multiple criteria at the state level, as indicated by its listing on the State Heritage Register. Built in 1885, Walka Water Works is one of the largest and most intact 19th century industrial complexes in the Hunter Valley. The former water works provided the people of the Lower Hunter Valley with their first permanent water supply from 1887 until 1923.

It was decommissioned in 1931, before being resurrected in 1951 by the Electricity Commission as a temporary power station during the post war electricity shortages. Since 1978, the site has been decommissioned, and the power station has been dismantled. Council was appointed the Reserve Trust Manager via NSW Government Gazette on 3 August 2007.

Council has assessed the pumphouse and other heritage listed buildings and has identified the need for significant upgrades to support future public access. The Pumphouse Chimney had been identified as a safety risk due to the age and condition of the structure. Due to the discovery of bonded and friable asbestos, the site was fully closed to the public in February 2022 and was partially reopened in December 2022. Council reinstated public access to walking tracks and picnic areas that are not impacted by the contamination, these areas of the site remain open to the public and provide limited recreational opportunities.

Walka Water Works features unique recreational spaces, including parkland, bushland, a water reservoir, and historic buildings. It has the potential to become a premier destination for both locals and tourists.

This PoM was adopted by Council on [insert details] after referral to the landowner, being the NSW Government, public exhibition by Council and written consent by the Minister for Council to adopt the PoM.

[Drafting Note: Details of plan adoption and gazette date to be included in final PoM]



Figure 1: Walka Water Works is considered to be one of the most significant and intact late 19th century public industrial works in NSW.

1. Introduction

Maitland and the surrounding area has a long history and significance in Australia. The area's original inhabitants are the people of the Wonnarua Nation, 'people of the hills and the plains'. Bordering nations and clans include Worimi, Darkinjung, Kamilaroi, Geawegal, Gringai, Awabakal and Wiradjuri.

First settled by Europeans in approximately 1818, Maitland was central to trade and the growth of the Hunter Region. Maitland is one of the oldest regional centres in Australia with built heritage that dates back to the early 1800s, providing a diverse mix of iconic heritage sites and historic villages.

The Maitland LGA has a population of 98,163 (Remplan 2024 data) and covers an area of 396 km². The LGA sits within the Hunter Region, being part of the Hunter Regional Plan 2041 and within the Greater Newcastle Metropolitan Area. Maitland is a growing metropolitan area, with strategic centres servicing the hinterland and rural areas of Dungog, several large urban release areas, centres undergoing revitalisation and historic rural villages.

The Greater Newcastle Metropolitan Plan (GNMP) identifies Maitland as part of the Greater Newcastle's tourism network. Walka has the opportunity to join other assets, such as the Maitland Regional Art Gallery, to increase Maitland's attractiveness for residents and visitors. The Maitland Local Strategic Planning Statement (LSPS) is a 20-year land use vision for the LGA that builds on the foundations of the GNMP, and reflects the community's ideas and aspirations for the future. The LSPS states that the visitor economy is an important contributor to the local economy. It mainly builds on local attractions, flagship events and our built and natural heritage, identifying cultural assets such as Walka Water Works.

Council's Maitland's Future Community Strategic Plan 2025-2034 and Walka represents an opportunity to deliver on the four overarching themes:

- Liveable Maitland
- Sustainable Maitland
- Vibrant Maitland
- Achieving Together

Consistent with the Maitland's Future Community Strategic Plan 2025-2034 framework, Council will continue to seek input from the community to understand the objectives and strategies that the community wants to achieve for Walka.

Maitland's Economic Development Strategy 2025-2035 has been prepared to enhance the economic viability, liveability and growth of Maitland. Walka Water Works aligns closely with the strategic priority of thriving and connected places which aims to enhance Maitland's liveability and appeal by improving connectivity, supporting sustainable industries, and creating vibrant, diverse spaces and destination experiences.

Walka Water Works is identified as one of five priority destination hubs in Council's Destination Management Plan 2020-2030 (DMP), with the DMP to encourage investment and growth in the visitor economy within the LGA over the next 10 years.

Through the process of developing the Master Plan and Plan of Management, and drawing on community input, the following vision has been developed for the site:

Walka Water Works: The Heart of Healthy Maitland

A revitalized open space and community destination combining heritage, nature, and wellness. Walka Water Works celebrates its past while offering diverse recreational opportunities that strengthen community connections and enhance wellbeing for both residents and visitors.

This represents a change to the vision established in the Destination Management Plan, which identified Walka as an 'iconic' tourism destination and included the provision of visitor accommodation. In response to community feedback, the new vision focuses more strongly on passive recreation, community use, heritage and environmental preservation, while recognising the site's continued role in Maitland's visitor economy.

1.1 What is a Plan of Management?

Under the *Local Government Act 1993*, Council owned land is classified as either 'Community' or 'Operational' land, with a range of land 'categories' being applied to 'Community' land to guide its ongoing management. Walka Water Works is Crown Land and a Plan of Management is required to be prepared for all Council managed Crown Land which is classified as Community Land.

A Plan of Management provides a strategic framework for the ongoing management and use of the land to which it applies. Developed in collaboration with the community, it outlines how the key values and characteristics of the area will be preserved and enhanced. The plan identifies current uses and potential future uses of the land, setting clear directions and actions to guide the sustainable delivery of these uses over time.

1.2 Need for this Plan of Management?

The *Local Government Act 1993* (LG Act) requires a Plan of Management (PoM) to be prepared for all public land that is classified as 'community land' under that Act. The *Crown Land Management Act 2016* (the CLM Act) authorises local councils (council managers) appointed to manage dedicated or reserved Crown land to manage that land as if it were public land under the *Local Government Act 1993* (LG Act).

This Plan of Management, guided by the Master Plan, acknowledges and, where relevant, integrates the broader strategic directions and actions from related plans and strategies. Together, these plans establish a foundation for celebrating Walka's rich history and significance, while also delivering modern facilities and commercial activities that meet the evolving long-term needs of the LGA.

1.3 Land Covered by this Plan of Management

Walka Water Works is located at 55 Scobies Lane, Oakhampton and is legally described as Lot 445 DP722263. It comprises 64.23 hectares of land within the Maitland LGA and is located adjacent to the Hunter River. The Site is approximately 2.6 kilometres northwest of Maitland CBD and is within the boundaries of the Mindaribba Local Aboriginal Land Council (LALC).

Walka is accessed from the east via Scobies Lane, is within a primarily rural area and adjoins rural residential housing to the north and a rail corridor to the west. The land and surrounding areas are shown in **Figure 2**.



Figure 2: Walka Water Works

1.4 Process of Preparing this Plan of Management

The legislative steps required to draft and adopt a plan of management undertaken by Council are outlined in **Figure 3** below.

Step 1	Drafting the plan of management - The PoM must meet all the minimum requirements outlined in section 36(3) of the LG Act and identify the owner of the land. - Any activities (including tenure or development) to be undertaken on the reserve must be expressly authorised in the PoM to be lawfully authorised. - Councils must obtain written advice from a qualified native title manager that the PoM and the activities under the PoM comply with the NT Act.
Step 2	Notifying the landowner and seek Minister's consent to adopt - The department as the landowner is to be notified of the draft PoM prior to public exhibition of the PoM under s.39 of the LG Act. - Councils are also required to seek the Minister's written consent to adopt the draft PoM (under clause 70B of CLM Regulation). The Minister's consent can be sought at the same time as notifying the landowners (the department) of the draft PoM. - Ministerial consent to adopt a PoM will be provided to council by the department for each PoM via a formal letter. Council cannot adopt a PoM until Ministerial consent has been formally received via letter - Note: in certain circumstances, Council may only be provided with consent to proceed to public exhibition. Following public exhibition, Council will be required to re-submit the draft PoM for a final review where Minister's consent to adopt the draft PoM will be provided
Step 3	Community consultation - Councils are required to publicly notify and exhibit PoM under section 38 of the LG Act - Councils are <u>not</u> required to hold a public hearing for Crown Land under section 40A of the LG Act (exemption under clause 70A of the CLM Regulation).
Step 4	Adopting a PoM - If there are any changes to the draft PoM following public exhibition (or in circumstances when consent to adopt was not previously provided), council must seek the Minister's consent to adopt the PoM. - A council resolution of a PoM that covers Crown land should note that the PoM is adopted pursuant to section 40 of the LG Act in accordance with 3.23(6) of the CLM Act. - When a council has adopted the PoM, a copy of the adopted PoM and minutes of the council resolution should be sent to the department: council.clm@crowland.nsw.gov.au.

Figure 3: Legislative steps in preparing a plan of management (State Government template 2024)

1.5 Structure of this Plan of Management

This Plan of Management has been prepared in accordance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*, and aligns with relevant Council plans and policies. The document is structured into six sections as follows:

1. Introduction – Explains the purpose of Plans of Management, the reasons for preparing one for the project site, and outlines the land that is covered by this plan.
2. Existing Site Use and Context – Provides an overview of the site, including its historical significance, current usage, and condition.
3. Basis for Management – Summarises the community and stakeholder consultation conducted during the preparation of this Plan of Management.
4. Development and Use – Outlines the existing leases, licences, and other estates relating to the project site, and future land uses.
5. Management of Community Land Categories – Identifies the management directions for the various land categories, and their interpretation through the Master Plan.
6. Implementation and Review – Specifies prioritised actions for this Plan of Management, noting that the implementation of both the plan and the Master Plan will be subject to the availability of resources.

1.6 Community Consultation

Community and stakeholder consultation was undertaken for the project to ensure that community and other stakeholders were offered the opportunity to provide input into developing this Plan of Management and the associated Walka Master Plan.

The Hunter Regional Plan identifies a commitment to engage and collaborate with Local Aboriginal Land Councils and the Aboriginal community in the Region. During the development of this PoM, Maitland City Council has engaged with the Mindaribba Local Aboriginal Land Council (MLALC) to, where possible, verify the location of registered Aboriginal Heritage Information Management System (AHIMS) sites. Maitland City Council will continue to engage with the MLALC in the management and development of the site to preserve and highlight the Aboriginal cultural significance of the site respectfully and accurately.

The focus of the consultation was to obtain ideas and priorities from the community to develop the Master Plan. Community engagement activities, including surveys and interviews, have provided insights into the values and identity of the local population. Many respondents emphasised the importance of the site's walking trails, open spaces, and opportunities for outdoor activities, while others valued its biodiversity and natural beauty. Additionally, a significant proportion of responses recognised the site's historic and cultural significance, reinforcing its importance as a heritage location.

The draft Plan of Management was exhibited in accordance with Section 38 of the *Local Government Act 1993*, providing further opportunity for the community to comment.

2. Land Description

2.1 The Site

This plan of management covers the site known as Walka Water Works Reserve. The reserve information is detailed in **Table 1**.

Table 1: Reserve Information

Item	Details
Crown Reserve Name	Walka Water Works Reserve
Crown Reserve Number	R97511
Land Owner	Crown
Reserve Purpose	Preservation of historical sites and buildings
Gazette Date	2 November 1984
Proposed Additional Reserve Purpose	Recreation Facilities & Services
Crown Land Manager	Maitland City Council
Lot Descriptions	Lot 445 DP722263
Land Area	64.23 ha
Local Government Area	Maitland
LEP Zoning	RE1 Public Recreation
LEP Schedule 5 - Environmental Heritage	State Heritage Item (I222)
Land Categories	Park General Community Use Natural Area Area of Cultural Significance Bushland Watercourse
Native Title Claim/Determination	No current claims or determinations
Aboriginal Land Claim	Undetermined claim lodged by NSW Aboriginal Land Council

2.2 Owner of the Land

The land is owned by the Crown and is managed by Council as Crown land manager under the *Crown Land Management Act 2016*.

At present there is no Native Title claim registered under the *Native Title Act 1993* for the Reserve. An Aboriginal Land Claim has been lodged under the *Aboriginal Land Rights Act 1983*. This claim has yet to be determined, and Council will continue to engage with the local Aboriginal land council regarding the management of the Reserve, pending a decision. The Government is committed to managing Crown land consistently with the *Native Title Act 1993* (NT Act). This responsibility also extends to Council as the Crown land manager.

2.3 Site History (extracts from *eco logical Australia Conservation Management Plan*)

2.3.1 Aboriginal History

Ethnographic resources attribute the original inhabitants of Maitland to either the Wonnarua or the Awabakal. Tindale's mapping of Aboriginal traditional lands situates the site on the boundary of both Awabakal and Wonnarua lands. While the Maitland area is more broadly recognised as the traditional lands of the Wonnarua, the proximity of the site to the Awabakal border suggests the area may have been used as a transitional boundary between the two nations.

Aboriginal people in the lower slopes and plains of the Hunter region were hunter-gatherers who would seasonally move from large, semi-permanent camps comprised of complex huts made from grass and tree branches or grass and mud over a frame along riverbanks in the summer, while in the winter months groups would disperse into smaller hearth-groups.

2.3.2 Early Investigations in the Hunter

British ships began travelling up the eastern coast of NSW as early as 1791 with the voyage of the Salamander to Port Stephens, however it wasn't until 1797 that the Lower Hunter Valley was first mapped and recorded by John Shortland whilst pursuing escaped convicts. Shortland named the river 'Hunter' (HRNSW Vol.3 p.727) after the Governor of NSW at the time. The presence of coal at the mouth of the river caused great excitement with Hunter reporting his plan to investigate further to the Duke of Portland with excitement. Fishermen and private boats continued to explore the coast, with the area in and around the harbour being described as a place of abundance with coal, fish, ores and a vast array of timber.

Timber getting, being a key resource accessible to the new settlement, occurred in many areas of the Lower Hunter, especially those where boats could be easily moored. This led to small shelter sites being established at Maitland and Morpeth potential as early as 1810.

Governor Macquarie first visited Newcastle and the Lower Hunter in early 1812, travelling upstream to the confluence of the Hunter and Williams River, and shortly after authorized farming on the Paterson Plains, marking the first official settlement upriver from Newcastle. After the success of the farms on the Paterson River, Macquarie further permitted the first settlement of Wallis Plains in 1818.

From 1822 to 1827 Henry Dangar travelled extensively across Newcastle and the Hunter Valley surveying much of the land for the first time. This included the first plan of Wallis Plains in 1822 and marking out the first road from Newcastle to Wallis Plains in 1824 (Gray 1966). In 1823 he produced the first substantial description of the settlement at Wallis Plains.

Throughout the following decades more land grants were given out across the area. Of these grants, the majority of the site was given to Houston Mitchell. Mitchell acknowledged that the land was used by Aboriginal people prior to his arrival and used their language to name his new estate writing in his diary:

The Aboriginal name for the hilly part of my grant is Walka and the lake is called Potay. This information I distinctly received from about 50 natives who were seated at their respective fires on the prettiest part of Walka. (Mitchell 1831)

2.3.3 Growth in the 1800s

Steam powered ships arrived in 1831 at which time Morpeth became the main harbour for the region. Newcastle's growth as a wider settlement remained hindered but its need for water did not. At this time Maitland began its role as the regional capital, with Wallis Plains as the

commercial centre, Morpeth the main port, and East Maitland the government hub. The enduring preference for Wallis Plains led in November 1835 to it being officially renamed “West Maitland” with Wallis Creek the boundary between the two settlements.

The Walka Estate itself was placed for sale in January 1835 at which time it was described as being all fenced-in and divided into three paddocks. It appears not to have sold however with Houston Mitchell still being named as being ‘of Walka’ in 1837. Part of the Walka site, named ‘the Gardens’, was settled by Michael Scobie in the 1840s when only a thatched hut had been built there and around 10 acres of land cleared. The cleared land was reported to have been planted with maize with the area of the future water works being still wooded.

2.3.4 The Need for Water

Newcastle’s original water supply came from wells fed by water caught on the high ground and draining through the soils, with the wells eventually being supplemented by rainwater collection. As the region grew through the early decades of the 19th century, so did the requirements for water. This included water for domestic use (washing and bathing) and increasingly water for industrial and commercial purposes. The need for a regular water supply to manage fire was also a key concern. Similarly, the growing settlements at Morpeth, West Maitland, and East Maitland would have been dependent on wells and rainwater as the Hunter River remains brackish as far as Oakhampton. West Maitland Municipal Council established a Water Committee who were empowered in 1867 to erect a waterworks.

The water supply issue was regularly discussed and raised in all areas of society. By the early 1870s it was identified that a large scale, reliable water supply for the Lower Hunter was critical for its survival and continued growth. Newcastle Council considered various different locations for a site for permanent waterworks in the 1870s. The Legislative Assembly subsequently commissioned William Clark an experienced civil engineer who worked extensively across the British Empire including projects in Calcutta (Kolkata) and Madras (Chennai). His report, published in November 1877 details his justification for selecting the Walka site.

The introduction of the *Country Towns Water and Sewerage Act* of 1880 marked a significant advance in the legislative process for not only the Walka Scheme, but water supply across the state. On 21 October 1880, it was announced that Clark’s scheme would be funded and the following June the land was formally resumed. The overall construction was managed by the Harbours and Rivers Branch of the NSW Department of Public Works. Construction of the various components of the water works took place over the 1880s with at least 14 separate contracts being issued for various components. In January 1887 the Water Works was opened.

2.3.5 Post Operations

The completion of the Chichester Dam in 1924 meant that the Walka Water Works, which had provided the people of the Lower Hunter a reliable supply of fresh water since 1887, was superfluous to need. In 1925 Walka was placed on standby mode in case of dam failure, but work continued so that it could remain as a viable back up service. As early as 1930, Walka was considered to be “almost a monument to a day that had passed” by The Chief Engineer of the Hunter District Water Supply and Sewerage Board. The importance of Walka as a heritage item was already appreciated by the late 1930s.

In 1946 the Hunter District Water Board made the decision to sell off the Walka site suggesting that it would make an ideal location for a park or guest house with baths, tennis courts and bowling greens. Despite attempting to sell in the late 1940s, by 1951 the HDWB still owned the site and again attempted to sell.

2.3.6 Power Station

With the site dormant from the late 1930s and the HDWB seemingly keen to dispose of it, an agreement was reached in 1951 to erect a temporary Power Station at the site. This was in response to widespread power shortages following World War II caused in part by massive increase in demand in the post war world. The parts for the Power Station were imported by ship to both Sydney and Melbourne and carried by rail to the site. Representatives from the General Electric Company in the USA travelled to the site to supervise the construction works. Work commenced by December 1951 and despite many setbacks the first power was connected to the grid 30 June 1953. The Minister for Local Government J.B. Renshaw officially opened the Power Station on 7 August 1953.

The main Power Station structure was constructed on the lawn to the south of the pumphouse. The existing road network dates from this period, and the branch railway, which ran across the site was also constructed as part of the works opening in May 1954. The Main Pumphouse was converted into offices and amenities and the basement largely filled with rubble. The Power Station had a relatively short life span and having been placed on standby in the early 1970s was decommissioned in 1976. Two years later in June 1978 the building was demolished and the site cleared.

2.3.7 Recreation Reserve

The demolition works were expansive and included the chief residents and workmen cottages associated with the Water Works phase, further much of the machinery and construction materials were smashed and destroyed in situ, then buried at the site.

In the subsequent decades, landscaping works were undertaken to transform the site into a public amenity. A trust was formed to manage the site in 1984 and a Permanent Conservation order was placed over the site in October 1986. Works during this period included:

- Formation of the roadway along to route of the railway track
- A new caretaker's cottage at the northern end of the site in 1995
- Construction and operation of a miniature railway including a bridge in 1996
- The erection of a children's playground in the vicinity of the old Power Station prior to 2000
- The construction of timber and concrete block retaining walls around the main buildings from 1999
- Grading and maintenance of the walking track around the reservoir in 2000
- Localised gardening and landscaping including in 2003.

For much of this period, the ground floor of the pumphouse was used as a café and housed a small museum that featured a scale model of the water works.

2.4 Current Condition of the Site

As the PoM is site specific, Section 36(3A)(a) of the LG Act requires the plan to include a description of the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and the use of the land and any such buildings or improvements as at that date.

A condition description of the land, buildings and structures is contained in Appendix D.

2.4.1 Pumphouse

The Walka Pumphouse building had largely closed prior to the full site closure in 2022, with the boiler room being the only part of the building accessed and available for functions. The

Pumphouse Chimney had been identified as a safety risk due to the age and condition of the structure. An identified risk is that a structural failure of chimney results in the structure falling onto the public or the existing state significant pumphouse building. There is a risk that the refurbished pumphouse building may be unable to be occupied due to the unsafe chimney structure. Further, Council had assessed the building and identified the need for significant upgrades to support future public access.

The pumphouse building and adjacent areas remain closed to the public.

2.4.2 Open Space

Due to the discovery of bonded and friable asbestos, the site was fully closed to the public in February 2022. The children's playground structures have been removed and this area of the site, generally being the former power station area, remains closed to the public. Council reinstated public access to walking tracks and picnic areas that are not impacted by the contamination in December 2022, these areas of the site remain open to the public and provide reduced recreational opportunities. The majority of buildings and other improvements on the land, including the miniature railway, remain closed and/or inaccessible.

2.4.3 Bushland

The site has a long history of human occupation and use with areas in the east showing substantial plantings of native and exotic species. Areas in the west of the site are generally in moderate to good condition with the majority associated with a threatened community.

Extensive areas in the west of the site are associated with the Lower Hunter Spotted Gum Ironbark Endangered Ecological Community. This community is regionally significant with the Maitland Greening Plan indicating that the LGA has a minimum conservation target of 6.75% of this vegetation community. Given the size of the patch of this community within the site, this vegetation represents a very high biodiversity value within the study area.

The bushland areas remain accessible to the public, although walking trails, seating and signage throughout the site have degraded.

2.4.4 Water Reservoir

Since the closure of the waterworks in the 1930's, the lake has received water only from its immediate catchment. As the catchment is relatively small, only about four times the size of the lake area, significant drops in water level can be expected during dry periods. Many of the threatened species with records within the study area are adapted to water use and would likely be utilising the lagoon.

The water quality within the water reservoir is not of sufficient standard to support aquatic based recreation. There are frequent algae blooms and access to the water is discouraged, with signage located around the water body to inform the public of risks associated with the water. The water quality impacts the community's opportunity to engage in typical recreation activities such as fishing and water play.

3. Basis for Management

3.1 Key Values

Maitland City Council is committed to the remediation of Walka Water Works site, improving the structural integrity of the pumphouse and associated chimney, restoring the buildings for future use and enhancing Walka as a vibrant recreational destination that balances heritage conservation, environmental protection, and community use. Council has identified the following key values for Walka:



Heritage	Nature at the Forefront	Free Forever
Celebrate the heritage of the Walka Water Works site, with the historic pumphouse at its heart, creating a unique destination for social connection.	Creating a vibrant destination for recreation and events, underpinned by nature-based tourism and activities.	Public access to the Walka Water Works site will continue to be free.

3.2 Vision Statement

Walka Water Works: The Heart of Healthy Maitland

A revitalised open space and community destination combining heritage, nature, and wellness.

Walka Water Works celebrates its past while offering diverse recreational opportunities that strengthen community connections and enhance wellbeing for both residents and visitors.

3.3 Management objectives

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents and visitors to the Maitland LGA. Walka is also recognised for the important role this land plays in biodiversity conservation.

Council intends to facilitate an increase in activation of the Walka site, through a broad range of activities and uses, where appropriate. Based on the vision for Walka Water Works, and taking into account the key values of the site, Council intends to meet following management objectives:

- To establish a long term, sustainable framework for the management of the site.
- To ensure that existing and historical users' needs are carefully considered amongst opportunities to increase use of the site for the community and visitors to the LGA.
- To ensure that areas of natural environment and cultural significance are recognised, integrated and celebrated through site Masterplanning, design and development.
- To improve the utilisation and activation of the site to meet the growing and evolving needs of the community.
- To implement water quality remediation, improving water health and enhancing the aesthetic and functional value of the site.

In addition to the above, the core objectives under the LG Act are outlined in Appendix B.

3.4 Key Issues

This section approaches the management of the Walka Water Works Reserve through three key principles:

- Site remediation and re-activation
- Implementation of the Walka Water Works Master Plan
- Sustainable long-term viability of Walka Water Works

3.4.1 Site remediation and re-activation

A key step in enabling future use of the Walka Water Works site is addressing contamination through staged remediation works, which rely on funding from Crown Lands across multiple financial years.

3.4.2 Implementation of the Walka Water Works Master Plan

Implementation of the adopted Master Plan will enable a staged redevelopment and activation of the site, delivering major improvements to amenities and facilities, and a unique destination in the Maitland LGA.

3.4.3 Sustainable long-term viability of Walka

The site has remained under-utilised for decades, due to the significant costs associated with adaptive re-use and maintenance of the heritage structures. Generating sustainable income, and funding, helps protect the site's long-term value, supports community access, and reduces reliance on Council's annual funding.

3.5 Categorisation of the land

All community land is required to be categorised as one or more of the following categories. The LG Act defines five categories of community land:

- Park – for areas primarily used for passive recreation.
- Sportsground – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- General community use – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.
- Area of Cultural significance – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- Natural area – for all areas that play an important role in the area's ecology. This category is further categorised into bushland, escarpment, foreshore, watercourse and wetland categories.

As the land is owned by the Crown, the category assigned should align with the purpose for which the land is dedicated or reserved. Walka Water Works Reserve was gazetted for the 'Preservation of historical sites and buildings', however the site has been used for a broad range of active and passive community and social uses. To support such uses in the future, it has been determined that an additional reserve purpose over reserve 97511 will need to be added to ensure any current and/or future uses align with the reserve purpose. The additional purpose recommended for this reserve will be Recreation Facilities & Services.

Of the five categories defined within the LG Act, Council has adopted the following categories for Walka which align with the purpose of the reserve –

- an area of cultural significance,
- a natural area,

- a park,
- general community use.

The category of natural area is further categorised into bushland, escarpment, foreshore, watercourse and wetland categories, of which only bushland and watercourse are present within the site.

Walka Water Works was originally gazetted for the purpose of the 'Preservation of Historical Sites and Buildings', the overarching category 'Area of Cultural Significance' aligns with this reserve purpose. This category currently applies to the whole site and the intent of Council is to maintain this land category to the full site. As shown in **Figure 4**, the full reserve area is categorised as an Area of Cultural Significance due to the Aboriginal, aesthetic, archaeological, historical and social significance of the land and structures within the site.

The categorisation of the land is set out in **Table 4**, mapped in the following **Figure 4** and further information is provided in Appendix B.

3.6 Restrictions on Management of Crown Land

Council is the Crown land manager of the Crown reserve described in this plan of management in accordance with the legislation and conditions imposed by the Minister administering the *Crown Land Management Act 2016*.

Section 3.23(6) of the *Crown Land Management Act 2016* requires Council to adopt a plan of management for any Crown reserve for which it is the appointed 'council Crown land manager' and that is classified as 'Community' land under the *Local Government Act 1993* (see further comments on this Act in Section 3.5 above).

The use of the land described in this plan of management must:

- be consistent with the purpose for which the land was dedicated or reserved;
- consider native title rights and interests and be consistent with the provisions of the *Commonwealth Native Title Act 1993*;
- consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists;
- consider and not be in conflict with any interests and rights granted under *the Crown Land Management Act 2016*; and
- consider any interests held on title.

This PoM is to also be consistent with the objectives of the CLM Act, and compliant with any CLM Act terms of appointment as CLM, or CLM land management rules.



Figure 4: Land Category Map for Walka Water Works

4. Development and Use

4.1 Current use of land

A site specific PoM must include information about the existing use of the land, the condition of the land and structures, use of the land and structures, and current leases and licences on the land. The condition of the land and structures is addressed in Section 2 of the PoM, with the condition description of the land, buildings and structures contained in Appendix D.

The use of the site is restricted due to site contamination and the conditions of a number of existing buildings. Whilst the PoM sets out the permitted uses and developments under the LG Act for community land, development for certain activities and land use is still governed by the *Environmental Planning & Assessment Act 1979*.

In summary, Walka Water Works provides for a range of constructed community and recreation facilities including but not limited to:

- pumphouse building and adjacent lawn
- miniature railway line and station
- water reservoir
- kiosks, shade and shelter structures, bbqs
- playground equipment
- toilets
- informal walking trails
- formal and informal car parking
- educational signage.

4.1.1 Current leases and licenses

As of the time of the making of the PoM, the leases or licenses that were in effect are summarised in the following **Table 2**.

Table 2: Current leases and licenses

Reference	License or Lease Holder	Term	Permitted Use
Maitland Parkrun	Letter of approval issued to club – Long term hirer - Event Director	Saturday Weekly 7am-10am	Community Recreation
Southern Cross Model Yacht Club	President	Annual Lease	Community Recreation
Agistment agreement	Neighbouring property owner	Annual Lease	Grazing of cattle in accordance with section 2.20 of the <i>Crown Land Management Act 2016</i>
Caretakers Cottage	Resident	Annual Lease	Residential lease for site caretaker
Various hirers	Casual hirers - Hire Agreements are issued and	1 day hire	Community bookings for events eg weddings, birthday parties etc

	approved via a confirmation letter		
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Historically Maitland City Council has granted short-term licences and permits for use of the pumphouse building, adjacent land, and designated park areas, for social, corporate and community events. Bookings for such uses were made via Council.

4.1.2 Current approvals within the Walka site

A list of consents or activity approvals or permits within the Walka site is provided in **Table 3**. The list may contain approvals that are in force or expired but they are listed here as an example of typical existing activities, uses and developments within the reserve and the types of consents that were obtained to meet legislative requirements.

Table 3: Current approvals

Approvals	Description
DA93/202	Erection of Mini Steam Railway Railway Station & Ticket Office 2nd Entry Gates & Four Picnic Shelters
DA94/231	Erection of Dwelling (Caretakers Cottage)
DA94/284	Machinery Shed
DA95/047	Trash & Treasure Market
ID99/2168	Building Repairs to Chimney
DA04/4740	Tree Application - Prune Four (4) Trees
DA05/1791	Tree Application - Removal of Sixty (60) Trees
DA08/0351	Place of Public Entertainment
DA11/0282	Sign
DA11/2329	New Amenities and Recreational Buildings
DA13/0967	Building Alterations - Addition of Wall Cladding to Model Rail Station Building (Outdoor Recreation Facility)
CC13/1099*	Model Sailing Club Shelter and Bird Hide

4.2 Permissible uses/future uses

As the PoM is site specific, Section 36(3A)(b) of the LG Act requires the plan to:

- (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
- (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
- (iii) describe the scale and intensity of any such permitted use or development.

This PoM supports new activities, uses and developments that meet community needs (as they evolve over time) consistent with the vision and objectives for Walka.

Table 4 specifies the authorised permissible uses and activities, as well as developments for which the land, and any such buildings or improvements, which may be undertaken in the General Community Use and Park category areas, by Council, or lessees or licensees consistent with their user agreements, following Council assessment, approvals and any booking or hire arrangements established by, or with the agreement of Council.

Table 4: Development and Use for specific land categories

Area of Cultural Significance	
Purpose/Use	Development which may be undertaken
- Cultural events and gatherings, - Active and passive recreational activities compatible with the cultural and heritage significance of the site, <i>Note: Some of the uses listed above require a permit from Council.</i>	- Heritage and cultural interpretation, e.g. displays, signage, water-based interpretation, - Development for the purposes of social, community, cultural and recreational activities,
General Community Use	
Purpose/Use	Development which may be undertaken
- Adaptive re-use of the buildings, such as: - Functions - Wellness and recreation - Heritage interpretation - Food and Beverage - Commercial uses associated with tourism or recreation, - Community events and gatherings, - Active and passive recreational activities compatible with the nature of the site, - Organised and unstructured recreation activities, such as the model yacht club, - Casual or informal recreation, - Filming and photographic projects,	- Commercial development that is consistent with the Walka Master Plan, - Building works associated with the adaptive re-use of the Walka Pumphouse, including improving access and amenity, - Heritage and cultural interpretation, e.g. displays, signage, water-based interpretation, - Development for the purposes of social, community, cultural and recreational activities, - Café or refreshment areas (kiosks) including dining and seating, - Toilet facilities, - Amenities – including picnic tables, BBQs, shade structures, sheltered seating, - Development for the purposes of improving access, amenity and the visual character of the land, for example landscaping, paths, public art, pergolas,

- Meetings (including for social, recreational, educational or cultural purposes),
- Leisure or training classes,

Note: Some of the uses listed above require a permit from Council.

- Locational, directional and regulatory signage,
- Car parking,
- Commercial loading areas and waste storage,
- Advertising structures and signage,
- Lighting, paved areas, hard and soft landscaped areas,

Park

Purpose/Use

- Commercial uses associated with the Walka reserve,
- Providing a location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes,
- Organised and unstructured recreation activities,
- Casual or informal recreation,
- Group recreational use, such as picnics and private celebrations,
- Leisure or training classes,
- Publicly accessible ancillary areas and facilities, such as toilets,
- Festivals, parades, markets, fairs, exhibitions and similar events,
- Concerts and performances, including all musical genres,

Note: Some of the uses listed above require a permit from Council.

Development which may be undertaken

- Development for the purposes of social, community, cultural and recreational activities,
- Development of outdoor facilities to facilitate the permissible uses and activities,
- Development for the purposes of improving access, amenity and the visual character of the land, for example landscaping, paths, public art, pergolas,
- Heritage and cultural interpretation,
- Café or refreshment areas (kiosks),
- Commercial development that is sympathetic to and supports use in the area,
- Amenities – including picnic tables, BBQs, shade structures, sheltered seating,
- Toilet facilities,
- Locational, directional and regulatory signage,
- Car parking,
- Lighting, paved areas, hard and soft landscaped areas,

Natural Area

Purpose/Use

Development which may be undertaken

- Cultural events and gatherings,
- Conservation projects
- Active and passive recreational activities compatible with the conservation of the natural areas within the site.

Note: Some of the uses listed above require a permit from Council.

- Cultural practices, such as cultural burns or other land management activities,
- Conservation activities to improve the overall biodiversity within the site, including groups such as Landcare,
- Biodiversity and nature based interpretation, e.g. displays, signage, rest areas,
- Locational, directional and regulatory signage,

4.3 Crown Reserve Purpose

Crown reserve purposes are set by the NSW Government, historically through notices in the NSW Government Gazette, with the site gazetted for the Public Purpose of 'Preservation of Historical Sites and Buildings'. Council has been given advice from Crown Lands that while the purpose for the site is to preserve the Cultural Significance, it can support a wide variety of recreational, social, conservation and related developments. To support such uses currently and in the future, the additional reserve purpose 'Recreation Facilities & Services' will need to be added to ensure any current and/or future uses align with the reserve purpose.

4.3.1 Crown Land Management Regulation 2018 Clause 31

It is also noted that the *Crown Land Management Regulation 2018* Clause 31 prescribes purposes for which a short-term licence (up to 1 year) may be granted under section 2.20 of the Act. Short-term licences considered appropriate for the site are outlined in **Table 5**.

4.4 Express authorisation of leases, licences and other estates

This plan of management expressly authorises the issue of leases, licences and other estates over the land covered by the plan of management, provided that:

- the purpose is consistent with the purpose for which it was dedicated or reserved
- the purpose is consistent with the core objectives for the category of the land
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (Cth)
- where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted
- the lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

Occupation of the land other than by lease, licence or other estate or for a permitted purpose listed in the *Local Government (General) Regulation 2021* is prohibited.

The terms of the authorisation for a lease licence or other estate should ensure the proper management and maintenance of the land and the interests of Council and the public are protected.

The following **Table 5** sets out the types and tenure purposes that specifically apply to each category of land.

Table 5: Tenures for each land category

General Community Use	
Type of Tenure	• purpose for which tenure may be granted
Lease	• commercial uses associated with the facility
Licence	• social purposes (including occasional childcare, vacation care, playgroups)

	- educational purposes, including education classes, workshops - recreational purposes, including fitness classes, dance classes - café/kiosk areas and refreshment purposes including seating and tables - sale of goods or services that are ancillary to community land use and reserve purpose
Short-Term Licence	- access through a reserve, - advertising, - camping using a tent, caravan or otherwise, - catering, - commercial photographic sessions or filming - community, training or education, - emergency occupation, - entertainment, - environmental protection, conservation or restoration or environmental studies, - events (including weddings, corporate functions, and community gatherings) - exhibitions, - filming (as defined in the Local Government Act 1993), - functions, - hiring of equipment, - holiday accommodation, - markets, fairs, festivals, exhibitions, shows or entertainment, - community functions, - meetings, - picnics and private celebrations such as family gatherings - sales, - shows, - site investigations, - sporting and organised recreational activities, - storage.
Other Estates	Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the LG Act.
Park	
Type of Tenure	Purpose for which tenure may be granted
Lease	- outdoor area for café/kiosk - hire or sale of recreational equipment

Licence	• outdoor areas, including seating and tables • hire or sale of recreational equipment
Short-Term Licence	• access through a reserve, • advertising, • camping using a tent, caravan or otherwise, • catering, • commercial photographic sessions or filming • community, training or education, • emergency occupation, • entertainment, • environmental protection, conservation or restoration or environmental studies, • events (including weddings, corporate functions, and community gatherings) • exhibitions, • filming (as defined in the Local Government Act 1993), • functions, • hiring of equipment, • holiday accommodation, • markets, fairs, festivals, exhibitions, shows or entertainment, • community functions, • meetings, • picnics and private celebrations such as family gatherings • sales, • shows, • site investigations, • sporting and organised recreational activities, • storage.
Other Estates	Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the LG Act.

5. Management of Land

The management of Walka Water Works Reserve as an Area of Cultural Significance, General Community Use and Park is important to be undertaken in an integrated manner. The size of the land and the interrelationships between heritage, natural environment and use need to be considered. This integrated approach directs the management framework to recognise the core objectives, permissible uses and sustainable management across all land categories.

The full site is categorised as an Area of Cultural Significance, reflecting the indigenous and non-indigenous significance of the site, and historical use of the land.

The land categorised as General Community Use includes the pumphouse building and adjacent structures, miniature railway line, station and maintenance workshop, the water reservoir, main walking trails and open parkland. Some areas of open parkland are identified for future commercial use, such as an adventure park, within the Walka Master Plan and are categorised as General Community Use.

The land categorised as Park includes two areas adjacent to the pumphouse building. These areas include a public toilet, barbeques, picnic tables and seating. This area previously contained the children's playground area, which has been removed due to contamination.

5.1 Action Plan

Section 36 of the LG Act requires that a POM for community land details:

- Objectives and performance targets for the land.
- The means by which Council proposes to achieve these objectives and performance targets.
- The manner in which Council proposes to assess its performance in achieving the objectives and performance targets.

These details are addressed in Table 6 below.

Table 6: Objectives and performance targets, means of achieving them and assessing achievement across the full Crown Reserve

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
1. Planning and Design			
1.1 Landscape Character	Remediate the Crown Reserve and make the site safe for public use.	Undertake works in accordance with the Walka Water Works Remedial Action Plan.	Council to review outcomes of remediation works upon completion and re-opening subject of a site audit statement or validation report confirming site suitable for use.
	Facilitate and maintain the use of buildings within Walka.	Undertake works to make structure safe for use and building compliant with National Construction Code requirements.	Buildings satisfy requirements to obtain occupation certificates for proposed uses.
	Create a unique destination within the LGA for residents and visitors.	Implementation of the Walka Water Works Master Plan.	User satisfaction surveys conducted.
	Revitalisation of Walka's recreation and open space areas.	Implementation of the Walka Water Works Master Plan.	Provision of suitable hard surfaces and re-establish grassed areas and play spaces, consistent with the Master Plan.
	Enhance and conserve the biodiversity within the Crown Reserve.	Plant or regenerate endemic plant species to complement and support existing biodiversity.	Council to assess the increase in extent and quality of native vegetation present.
	Trees and shrubs health maintained, and public risk managed.	Implement a vegetation management plan for environmental benefits such as increased habitat and biodiversity, community health benefits such as	Relevant Council Director approves relevant maintenance program and is accountable for reporting on outcomes.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
		shade and aesthetic landscape benefits.	
	Outdoor fixtures – seats, bbqs, tables, bins, provided where outdoors space is associated with facilities.	Facilities and structures within outdoor areas and around play spaces are appropriately designed within the Master Plan.	Installation of park and outdoor fixtures, including play, leisure and health equipment is provided consistent with Master Plan.
1.2 Public access and multiple use	Limit exclusive uses and ensure public accessibility and multiple uses of the land, structures and buildings in any user agreements.	Include conditions in user agreements and licences that provide for multiple uses and public accessibility where safe to permit.	Inclusion of terms in tenure and use agreements. Publication and use of licence or booking agreements that meet objectives.
	Ensure high quality facilities that service needs and satisfy community expectations.	Undertake user satisfaction surveys.	Increase in site visitation numbers. User satisfaction surveys conducted.
1.3 Equity of access at reserve facilities	Ensure disabled and equitable access.	Identify disability parking spots. Upgrade noncomplying access pathways and ingress/egress points, toilets, change rooms and associated amenities infrastructure, with upgrades delivered consistent with the Master Plan	Installation of disability and/or limited mobility parking spots. Program of upgrades implemented as funding permits. Annual amenities equitable access audit and report and response actions reported to Council or relevant Council Director.
	Ensure security of tenure for the users of the facilities in precinct with agreed and documented permitted uses and allow wide community access to the	Any future leases and licenses comply with the requirements of the Local Government, Crown Land Management and Native Title Acts.	The number and type of leases or licenses issued for the facilities are implemented and reviewed to ensure compliance.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
	facilities that are mutually compatible with any tenured uses.		
	Investigate provision of all-inclusive and accessible play equipment.	All-inclusive and accessible play equipment need and sites investigated.	Provide for identified all ability and equitable access facilities with the Walka site.
	Ensure all ability and equitable access meets user needs and community expectations.	Internal pedestrian and cycle paths satisfy relevant access standards. Undertake user satisfaction surveys.	User satisfaction surveys conducted.
1.4 Relationship to surrounding land uses	Walka is easy to find, use and is connected with the broader pedestrian and bicycle pathways network for the LGA.	Preparation of wayfinding strategies and signage between Walka and surrounding suburbs.	Budget and resources identified to complete wayfinding strategies approved by Council. Wayfinding elements are prioritised and installed.
	Establish information and guidance at key entry points.	Access points are identified within the Master Plan, with further design detail to be developed for signage and user information.	Key access points are improved and signage erected.
	Manage event and activity noise, traffic, waste management and visitor number issues for local and nearby residents.	Prepare and implement event user agreements (licences or permit) system. User agreements include conditions to limit impacts from noise, rubbish, traffic. Signage at community events area to inform of desirable and required behaviour.	Licences published and used with conditions to limit or reduce impacts from noise, rubbish, traffic. Signage erected.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
1.5 Culture and heritage	Ensure Aboriginal cultural heritage and landscape is honoured in the Reserve.	Consult with local Aboriginal communities and Land Council to identify opportunities to recognise, incorporate and interpret Aboriginal cultural heritage. Ensure local Aboriginal input is incorporated into the Heritage Interpretation Plan and its actions. Implement the Heritage Interpretation Plan.	Consultations held and a dialogue and agreement on the way the space is used and managed is investigated and commenced. Outcomes implemented consistent with Heritage Interpretation Plan and consultations including cultural naming, interpretation, use and education.
	Recognise, maintain and interpret local community historical and cultural heritage within the Crown Reserve.	Plan for any development and maintenance of landscape features or structures for historic or heritage memorials, events or values. Implement Heritage Interpretation Plan.	Inclusion of local community heritage values in the landscape consistent with Heritage Interpretation Plan.
	Promote and celebrate Aboriginal heritage to enhance community experiences and knowledge.	Interpret heritage to enrich visitor experience. Establish open dialogue and communication with local Elders to create an understanding of the depth and richness of our First Nation's history and culture.	Aboriginal cultural heritage identified and appropriately managed and celebrated within the Crown Reserve. Frequency and nature of involvement of Aboriginal stakeholders. Improved interpretation and education outcomes. Visitor and stakeholder satisfaction.
	Undertake further research into Aboriginal heritage values.	Aboriginal heritage sites found within reserve/s are investigated and	Research is undertaken and new findings are recorded on AHIMS.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
		recorded on the Aboriginal Heritage Information Management System (AHIMS) database.	
	Protect and manage Aboriginal sites.	Aboriginal heritage is identified, protected and conserved following statutory requirements, best practice and due diligence processes and consultation with stakeholders.	Statutory compliance with the National Parks and Wildlife Act 1974, Regulations and best practice protocols. Archaeological survey and cultural assessment are undertaken prior to all works with potential to impact on known Aboriginal sites or values and undertake a due diligence assessment including a cultural heritage survey for all other areas as a minimum. Reduced incidence of impacts (approved, unapproved, inadvertent or deliberate) and greater cultural awareness across the community. Stakeholders are satisfied with approach and outcomes.
2. Management Framework			
2.1 Environmental management and sustainability	Reduce costs to Council, users and hirers.	Review of water and energy use within design development and document improvements for buildings, structures and facilities, within the Master Plan.	Design review and proposed design options reported to Council.
	Reduction in operational costs for energy and water use through a range	Energy and water use efficiency practices and systems, including timing	Continued installation of energy and water efficient systems.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
	of environmental and sustainable means.	systems or regulated watering practices.	
	Conditions of use and development clearly outlined in occupancy agreements.	Occupancy agreements detail environmentally sustainable conditions.	Occupancy agreements contained required conditions.
2.2 Safe maintenance and upgrade of land, structures and facilities	Building and structures compliance with Australian Standards and National Construction Codes.	Design development and future Development Applications shall ensure buildings and structures will comply with Australian and NSW Building Codes standards.	Annual review/audit of buildings, park areas and facilities conducted and compliance with codes and standards.
	Regular repairs, painting & maintenance.	Council maintenance and incident reporting system to receive reports/ requests for maintenance needs is clearly published and acted upon.	Relevant Council Director approves maintenance system and is accountable for reporting.
	Safe electrical systems. Safe gas supply. Sustainable water supply. Fire systems compliance with NSW Standards. Safe chemical storage and use.	Annual electrical, gas and water supply systems check and review for maintenance and upgrade needs. Annual fire safety systems check for maintenance or upgrade to meet standards and codes by local Fire brigade or registered authority. All chemical storage, use and handling to be certified by current NSW authority, e.g: WorkSafe NSW.	Annual electrical, gas and water supply systems check and review for maintenance and upgrading needs. Annual fire safety systems check and response actions reported to Council. Chemical storage, use and handling certification and response actions reported to Council.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
	Behavioural, environmental and safety risks are managed.	Erect notices under the LG Act, Section 632 to permit and prohibit activities and uses.	Permitted and prohibited activities require Council approval. Regulatory signage erected and enforced. Visual impact of signage considered.
2.3 Booking systems, fees and charges, conditions of hire	Public awareness of potential leasing, licensing, bookings and hiring, and event availability.	Formal advertising of expressions of interest and clear allocation. guidelines and criteria for any leasing, licensing, bookings and hiring of land or facilities.	EOI processes conducted to inform allocation procedures for any leasing, licensing, bookings and hiring.
	Clear and accountable: • policies of booking and hiring systems • fees and charges for use and hire • conditions of use and hire • standard user agreement documents, e.g: leases, licences and short term use permits	Formal EOI and user agreement allocations to be conducted for leasing or licensing. All bookings or hiring receive e-copy or paper copy of confirmation including any conditions of use and hire with contact details to assist hirer or user. Publication of booking and hiring notices and policies, fees and charges on-site, and if warranted Council website. Clear and published conditions of hire and use, including permissible uses, times and user or hirer responsibilities.	Council website publication of any EOI processes. Production and use of conditions of use and hire with contact details to assist hirer or user with all bookings or hiring. Standardised user agreements in use. Council publication of conditions of hire and use, including permissible uses, times and user or hirer responsibilities on use agreements, and casual hire permits.
2.4 Amenity Provision	Amenities provided are kept clean and accessible to users and visitors during daylight hours and at high or frequent	Regular inspection and maintenance regime that is clearly published and	Relevant Council Director approves maintenance program and is accountable for reporting on outcomes

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
	visitation sites during facility or site opening hours. Amenities are maintained for safety, usability and modern standard.	provides contact details for community and visitor maintenance requests. User satisfaction surveys as part of wider Crown Reserve use.	and monitoring of contact queries and complaints. Analysis of user and visitor satisfaction surveys.
	Ensure that effective security is provided to the Crown Reserve and facilities to enable community uses to proceed and prevent vandalism.	Review security strategies for the Crown Reserve and facilities in coordination with user requirements and Council policies and programs.	Security review completed. Management actions and strategies implemented.
	Provide effective emergency access at the Crown Reserve and facilities.	Provide clear and effective emergency access from street frontage and through the Crown Reserve and facilities where applicable.	Emergency access to/from the Crown Reserve and facilities is clearly established and managed.
	Ensure event and user organisers and visitors are aware of emergency access and protocols.	Provide information to community, user groups and event organisers to understand emergency access system and protocols.	Training conducted or information provided for user groups, licensees/ hirers and event organisers on emergency access and situation management.
2.5 Lighting, fencing and security	Lighting is provided for visitor and user safety at any building, community facility, structures and car parks.	Review of buildings, community facilities, structures and car parks to evaluate lighting needs and gaps for safety and to meet users and visitor needs.	Facilities lighting to be designed to incorporating CPTED principles, with design requirements prepared and included within future capital works delivered as part of the Master Plan.
	Future development includes for safety lighting.	Include lighting in development approval conditions and event or agreements.	Where required, provision of lighting integrated into development application approval conditions.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
	Lighting is provided for user and visitor throughfare travel and at sites of frequent use.	Review provision of safe lighting within the Master Plan. Improved lighting for security along key pedestrian walkways and cycle paths. Consideration of light impacts in bushland areas on native fauna to inform lighting design within these areas.	Lighting design is included within the detailed staging for the Master Plan, subject to resources and funding, to maintain safety along key pedestrian pathways and cycle paths.
	Lighting impact on neighbours and other users not requiring lighting is minimised.	Ensure lighting spill and brightness complies with current and acceptable industry standards.	Demonstrated compliance with industry standards and Council policies.
	Clear demarcation of the Crown Reserve and site boundaries with fences constructed in accordance with any standards or guidelines adopted by Council.	Negotiate with adjacent landowners to erect and maintain suitable and safe fencing. Fences may be constructed and shall be in accordance with the Dividing Fences Act.	Council policy adopted for open and public space fencing obligations for adjacent property owners. Fencing installed at agreed or required dimensions.
	A secure Crown Reserve with limited anti-social or destructive behaviour.	Maintain or upgrade as required boundary fencing to limit anti-social behaviours and inappropriate access.	Boundary fencing maintained or upgraded.
2.6 Recreation facilities maintenance	Safe play equipment and recreation facilities.	Open space playground equipment and recreation facilities shall be designed and installed with a focus on safety and compliance with the relevant Australian Standard and Council's	On-going audit of playground equipment and recreation facilities with completion of identified action priorities.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
		playground and equipment upgrade plans or policies. Play equipment and recreation facilities shall be regularly maintained and kept in a safe condition.	Regular maintenance and upgrade program.
	Provide increased shade in summer for events.	Master Plan to provide for landscaping and tree planting to increased shade for events and general use. Use of temporary shade structures.	Tree planting where consistent with the Master Plan or tree maintenance program. Temporary structures used for shade at events.
2.7 Safety and risk management	Ensure public safety and minimise user risk at the Crown Reserve and facilities.	Risk Management and Harm Minimisation Strategy prepared for park areas and Crown Reserve facilities. Annual Safety Audit of all facilities on the Crown Reserve conducted by Council in conjunction with users, groups, hirers or event coordinators. Council to review needs for security around buildings and structures.	Preparation of risk minimisation strategy. Council maintenance team reporting system implemented. Annual reporting on implementation and risk minimisation. Annual Council audit of facilities conducted with users, groups, hirers or event coordinators, and response actions reported to Council. Installation of additional lighting or other mechanisms to increase safety and reduce risk and antisocial behaviour.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
	Ensure pathway network surface for equitable access and removal of potential trip and fall hazards.	Pathway network design and standards to be addressed within the detailed design development of the Master Plan. Regular inspections undertaken in accordance with Council's Asset Management Plan.	Actions arising from regular inspections are reported and dealt with.
3. Development and Use			
3.1 Future development and use	Future development and uses are consistent with Council development consent, Master Plan and adopted PoM.	Future proposed development and uses are consistent with the reserve purpose and LEP. Review of all proposed future developments and uses for consistency with the Master Plan and adopted PoM.	Proposed future developments and uses are reviewed prior to approval or implementation.
	Development and maintenance are undertaken with environmentally sustainable practices and within Australian or NSW standards.	Review development proposals and maintenance practices for compliance with Australian or NSW standards.	Reviews conducted and efficiencies or sustainability increased.
3.2 Buildings, facilities and infrastructure	Alterations and additions to the Walka Pumphouse to create contemporary areas for leasing, being compliant with accessibility and building code requirements.	Implementation of the Walka Water Works Master Plan, Heritage Interpretation Plan and Architectural Design for the adaptive re-use of the pumphouse building.	NSW Heritage approval for proposed alterations and additional to buildings. User satisfaction surveys conducted.
	Crown Reserve seats, tables, BBQs, shade structures, lighting, paths, power and water provision are maintained.	Implement maintenance plan to manage the Crown Reserve amenity infrastructure.	Council preparation and implementation of maintenance schedule.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
	Ensure toilet facilities are compliant with Building Code and are all-accessible.	Audit facilities and upgrade to meet BCA standards.	Audit and any required upgrades and/or new facilities completed.
	Review power needs for the buildings, events management and amenities provisions and implement upgrades.	Power needs evaluation and project planning for required upgrades to be undertaken within the detailed design development of the Master Plan.	Evaluation completed and required upgrades planned and implemented as part of the Master Plan delivery.
	Public access to internet and wider uses, such as digital engagement for heritage interpretation (Augmented Reality platforms).	Investigate NBN or Wi-Fi provision at the Crown Reserve to assist with functions, events, community use and engagement.	NBN or Wi-Fi investigations conducted and provided if warranted.
3.3 Event management Event or casual bookings	Create a unique leasable space for events and functions within the LGA.	Commercial leases are lawful and permitted with Development Consent.	Number of bookings, community and social events held in the PoM area remains the same or increases from prior to closure. User satisfaction surveys conducted.
	Ensure any events have event management licenses or permits through bookings or hiring.	All events have booking, licences or permits.	No unauthorised events.
	Include reasonable event management plans, traffic management plans, waste and public safety plans in licence conditions.	Prepare and use event licences or permits with inclusion of appropriate event management plans, traffic management plans, waste and public safety plans.	Large event licences and permits to include conditions for event and traffic, user and organisation vehicle management plans prepared in liaison with Local Area police.
	Maintain clear and published booking and hire system for events.	Publish booking and hire system arrangements on Council website with	Publication and use of licences with conditions that address objectives.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
		clear dates, times and contact details for users and community groups.	All hire or booking agreements have Council officer or event coordinator contact details to facilitate user benefits.
	Ensure any permitted Council, community or commercial events have event management licenses or permits through bookings or hiring, and include event management plans, traffic management plans, waste and public safety plans in licence conditions.	Prepare and use event licences or permits with inclusion of event management plans, traffic management plans, waste and public safety plans.	Event licences and permits to include conditions for event and traffic, user and organisation vehicle management plans prepared in liaison with Police Area Command. Publication and use of licences with conditions that address objectives.
3.4 Biodiversity Conservation	Protect the biodiversity and ecological values of bushland and waterbodies within the Crown Reserve.	Manage the bushland and riparian areas such that the ecological values are enhanced. Utilise locally indigenous species when undertaking planting or re-vegetation.	The bushland and riparian areas show improved biodiversity, with reduced weed infestation. Undertake site surveys, camera traps and mapping to assess improvement in condition.
	Promote the use and access of the Crown Reserve in a manner that protects ecological values, while facilitating public enjoyment of the land.	Monitor community use to detect and stop any damaging uses or overuse. Identify, maintain and enhance links between areas of community land through tree planting, signage, tracks, pedestrian/cycle pathways.	Reduction in impacts to bushland from inappropriate uses. Increase the number of links within the Crown Reserve and with other areas of community land.
	Manage and reduce weeds, pests, disease and pathogens	Identify and record weed, pest, disease and pathogen incursions through monitoring to inform site management and budgeting requirements.	Regular site monitoring undertaken and recorded to determine ecosystem resilience and effectiveness of strategies.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
		Target weeds, pests, disease and pathogens according to state, regional and local priorities under the NSW Biosecurity Act 2015. Collaborate with external government and adjacent land stakeholders to implement management measures in a coordinated approach.	Compliance with state, regional and local priorities under the NSW Biosecurity Act 2015.
	Implement suitable fire regimes to manage biodiversity, threatened ecological communities, threatened species and bushfire risk	Apply necessary mosaic fire regimes to maintain the appropriate floristic and structural diversity for each vegetation community. Inform Council's bushfire management committee of site changes that may require amendments to the Maitland Bushfire Risk Management Plan.	Suitable fire regimes implemented for the recovery of threatened ecological communities and species and to maintain biodiversity. Bushfire Risk Management Plan updates based on contemporary information on biodiversity.
	Implement water quality remediation, improving water health and enhancing the aesthetic and functional value of the site	Work with government agencies and the community to improve the health of the water reservoir.	Water reservoir conditions are improved.
	Protect and manage watercourse and canal foreshore areas for habitat.	Work with government agencies and the community to restore foreshore and waterway habitat, control pests and weeds and improve water quality.	Watercourse and foreshore conditions are improved.
3.5 Signage and advertising	Upgrade local and regional signage and wayfinding for general visitors and district or regional users, as well as	Preparation and installation of local and regional wayfinder signage for the Walka Pumphouse, Walka Reservoir,	Installation of signage.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
	playing an important role in providing visitors with information about the availability and location of the Crown Reserve facilities.	recreational areas and community facilities.	
	Advertising signage at Crown reserves should be ancillary or supportive of the reserve purposes and activities and is not generally acceptable for solely external advertising purposes.	Evaluate any signage proposals for the Crown reserve to ensure advertising is ancillary to reserve use and management.	Review conducted of any signage proposed for Crown reserves.
3.6 Traffic, vehicular access and parking	Provide a safe, effective and efficient vehicle and pedestrian environment to access and move around the Crown Reserve and facilities.	Master Plan to include vehicle and traffic infrastructure for entry, internal movement, car parking and vehicle pedestrian conflict minimisation.	Detailed design of vehicle and traffic infrastructure to demonstrated compliance with industry standards and Council policies.
	Safe pedestrian and bicycle entry and exit to reserve activity areas.	Review current and existing entry and exit points to identify safety needs and upgrades required.	Upgrades to be included within detailed design and delivery of the Master Plan.
	Dedicated parking and thoroughfares or internal access routes to minimise use conflict or site landscape.	Traffic directions, routes and parking clearly delineated within the Master Plan.	Safe and low impact routes and parking installed.
	Events using the Crown Reserve and facilities have safe traffic management and reduce the potential for user / vehicle conflict.	Clear marking of designated access routes and parking arrangements for user and organiser vehicles. Event licenses and booking conditions have event and traffic management plans incorporated into user agreement conditions as part of agreement.	Designated traffic, parking and pedestrian lanes marked for areas where events are held. Event licences and permits to include conditions for event and traffic, user and organisation vehicle management plans.

Management Issues	Objectives and Performance Targets - s.36(3)(b)	Means of Achievement - s.36(3)(c)	Assessment of Performance - s.36(3)(d)
		Regulation of user parking and vehicle access on the Crown Reserve and at events.	Dedicated access routes and parking arrangements for organiser vehicles provided in event agreements.
3.7 Permitted and prohibited e.g: alcohol free areas	Provide clear guidance to park and community facility users on Crown Reserve conditions of use, including alcohol free zones, permissible and non-permissible activities, times of specific uses, and internal site or facility directions.	Site-based facility, structure, park and open space regulatory signage to address activity, including: • alcohol free zones, • permissible and non-permissible activities, • times of specific uses	Installation of regulatory signage at park areas and facilities.

6. Implementation and Review

6.1 Resourcing and Implementation

The PoM will be supported by key strategic documents prepared specifically for the Walka site, including:

- Master Plan
- Development Plan
- Social Impact Study
- Conservation Management Plan
- Heritage Interpretation Plan
- Aboriginal Archaeological Assessment
- Historical Archaeological Assessment

6.2 Implementation Priorities

The Walka Water Works Master Plan will enable site to become a regional destination that fosters connection, education, and enjoyment for all visitors. The staged redevelopment of the pumphouse building and recreation areas will provide significantly improved amenity and facilities for community and visitors.

The priority actions for the Council are to remediate the site and make the site safe for the community.

6.3 Review

This PoM is a 10-year plan, with implementation to be staged and subject to funding availability. Ongoing monitoring at regular intervals, and in line with Council's broader planning and reporting framework, is recommended through this period to ensure that the Reserve is being managed in accordance with the PoM and provides a safe environment for public enjoyment.

The community will have an opportunity to participate in reviews of this PoM.

Appendix A: Crown Land Covered by this Plan of Management



Figure 5: Crown Land Covered by this Plan of Management

Appendix B: Categorisation of Land

The guidelines for categorisation of community land are set out in the *Local Government (General) Regulation 2021* (LG Reg), refer to **Table 6** below.

Table 6: Land Categories

Category	Category Definition
Area of Cultural Significance	LG Regs Section 105 Land should be categorised as an area of cultural significance under section 36(4) of the Act if the land is— (a) an area of Aboriginal significance, because the land— (i) has been declared an Aboriginal place under section 84 of the National Parks and Wildlife Act 1974, or (ii) whether or not in an undisturbed state, is significant to Aboriginal people in terms of their traditional or contemporary cultures, or (iii) is of significance or interest because of Aboriginal associations, or (iv) displays physical evidence of Aboriginal occupation (for example, items or artifacts such as stone tools, weapons, engraving sites, sacred trees, sharpening grooves or other deposits, and objects or materials that relate to the settlement of the land or place), or (v) is associated with Aboriginal stories, or (vi) contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers, or (b) an area of aesthetic significance, by virtue of— (i) having strong visual or sensory appeal or cohesion, or (ii) including a significant landmark, or (iii) having creative or technical qualities, such as architectural excellence, or (c) an area of archaeological significance, because the area contains— (i) evidence of past human activity (for example, below-ground features such as building foundations, occupation deposits, features or artifacts or above-ground features such as buildings, works, industrial structures, and relics, whether intact or ruined), or (ii) any other deposit, object or material that relates to the settlement of the land, or (d) 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 (e) an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or (f) 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.

Category	Category Definition
Park	LG Regs Section 104 Land should be categorised as a park under section 36(4) of the Act if the land is, or is 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 of the land by others.
General Community Use	LG Regs Section 106 Land should be categorised as general community use under section 36(4) of the Act if the land— (a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and (b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under sections 102–105 of this Regulation for categorisation as a natural area, a sportsground, a park or an area of cultural significance.
Natural Area	LG Regs Section 102 Land should be categorised as a natural area under section 36(4) of the Act if the land, whether or not in an undisturbed state, 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 under section 36(5) of the Act.
Bushland	LG Regs Section 107 1) Land that is categorised as a natural area should be further categorised as bushland under section 36(5) of the Act if the land contains primarily native vegetation and that vegetation— (a) is the natural vegetation or a remainder of the natural vegetation of the land, or (b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality. 2) Such land includes— (a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or (b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or

Category	Category Definition
	(c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.
Watercourse	LG Regs Section 110 Land that is categorised as a natural area should be further categorised as a watercourse under section 36(5) of the Act if the land includes— (a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and (b) associated riparian land or vegetation.

The core objectives for Area of Cultural Significance, Park, General Community Use and Natural Area are set out in **Table 7** below.

Table 7: Land Category Core Objectives

Category	Core Objectives
Area of Cultural Significance	LG Act Section 36H Core objectives for management of community land categorised as an area of cultural significance are— 1) The core objectives for management of community land categorised as an area of cultural significance are to 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— (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

Category	Core Objectives
	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.
Park	LG Act Section 36G The core objectives for management of community land categorised as a park are— (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
General Community Use	LG Act Section 36I The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public— (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).
Natural Area	LG Act Section 36E The core objectives for management of community land categorised as a natural area are— (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and (b) to maintain the land, or that feature or habitat, in its natural state and setting, and (c) to provide for the restoration and regeneration of the land, and (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under

Category	Core Objectives
	the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994 .
Bushland	LG Act Section 36J The core objectives for management of community land categorised as bushland are— (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and (d) to restore degraded bushland, and (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and (g) to protect bushland as a natural stabiliser of the soil surface.
Watercourse	LG Act Section 36M The core objectives for management of community land categorised as a watercourse are— (a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and (c) to restore degraded watercourses, and (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

Appendix C: Walka Water Works Master Plan



Figure 6: Walka Water Works Master Plan

Appendix D: Condition Description

Description	Current Use	Condition	Photograph
Main Pumphouse Building	Building is currently closed due to structural risks associated with the chimney and building condition. <u>Past Uses:</u> The main building has previously been used as a café and museum, with toilets located on the lower floor.	Original walls, roof and cast iron, internal columns remain. Modified in 1950s to offices and later into café/museum. Internal areas have deteriorated since closure with evidence of water damage and building decay. The building does not satisfy current BCA requirements and will require significant adaptation to accommodate future use.	   

Description	Current Use	Condition	Photograph
Chimney	The Chimney is a non-functioning iconic feature of the site.	Requiring urgent stabilisation and repair – the Chimney is a 36 metre tall polychrome brick octagonal chimney with finely corbelled top.	 
Boiler Room	Currently closed due to broader contamination issues. <u>Past Uses:</u> The room was used for events and functions.	External walls and roof remain. Converted to store with concrete base in 1950s. This area of the building does not satisfy current BCA requirements and will require modification to accommodate future use	
Eastern Lawn	Currently fenced off as part of the broader contamination issues. <u>Past Uses:</u> The lawn area was used for functions and events	The lawn, garden and ancillary structures are overgrown and in need of significant maintenance to return to the previous condition.	
Western Annex	Currently closed as part of the broader contamination issues.	Dilapidated, the internal space has not been maintained since closure.	

Description	Current Use	Condition	Photograph
			
Workshop/Coal Store	Currently closed as part of the broader contamination issues. <u>Past Uses:</u> The structure was used for events and functions.	Single storey polychrome brick structure with flat roof. It is in a dilapidated state with clear evidence of water damage and decay, it has not been used since closure.	
The Settling Tank	This area of the site is fence around the full perimeter of the Settling Tank, to prevent entry due to concerns for public safety.	61 metre long, 35 metre wide rectangular tank at northern end of site. Cement rendered sandstock brick walls and floor	

Description	Current Use	Condition	Photograph
			
Clear Water Tank	This area of the site is fence around the full perimeter of the Settling Tank, to prevent entry due to concerns for public safety.	The 31 metre wide tank is in good condition with a number of original pipe features visible. Vegetation is covering the base.	
Filter Beds	Access is restricted to a number of the filter beds, with a fenced perimeter. Remaining areas form part of the broader accessible recreation area.	The filled filter beds are well maintained, with only the brickwork visible at the surface. The remainder are partially filled, poorly maintained, with overgrown vegetation.	

Description	Current Use	Condition	Photograph
At or below surface heritage structures	Passive interpretation of the operational history of the Walka site.	Varying states of condition, with both surface and sub-surface structures located throughout the Walka site.	
Public Amenities	Male and Female toilets, open and available for public use during opening hours of the site.	Brick, with internal lining and tiled floor. Accessible design with a concrete slab base. Good condition	
Play space equipment	This area of the site is currently closed due to asbestos contaminated soils. <u>Past Uses:</u> The area previously contained a small children's play space area, bbqs, picnic tables and shelters, and an open recreation space.	The play space, lawn, and ancillary structures are overgrown and in need of significant maintenance to return to the previous condition. The play equipment has been removed, with new equipment to be reinstated	

Description	Current Use	Condition	Photograph
		as part of the Master Plan.	 
Pedestrian Loop	The main pedestrian loop is open to the public, with fencing adjacent to the loop in some areas to prevent public access to contaminated areas of the site.	In the eastern areas of the site the pedestrian loop is a wide, compacted gravel surface pathway, in reasonable condition. In parts of the loop on the western side of the reservoir there are areas of the loop less formally structured, with a clay based surface and affected by erosion.	 

Description	Current Use	Condition	Photograph
Recreation Areas	There are a number of recreation areas throughout the site which were re-opened and are accessible to the public. These areas are used for passive recreation, as meeting spaces and rest areas across the site.	Since re-opening to the public, these areas are maintained to a minimum standard, due to large parts of the site being closed and the overall Walka site being less utilised. These areas will be enhanced as part of the Master Plan.	  
BBQs, seats and Shelters	Some bbqs, seats and shelter areas remain accessible to the public. A large number are currently fenced off as part of the broader contamination issues. <u>Past Uses:</u> The bbqs, seats and shelter areas located across various parts of the site provided increased	Seats and ancillary structures which remain accessible are maintained to a minimum standard, due to large parts of the site being closed and the overall Walka site being less utilised. These areas will be enhanced as part of the Master Plan.	

Description	Current Use	Condition	Photograph
	amenity for visitors.		 
Reservoir Wall and infrastructure	The wall and infrastructure is associated with the historical use of the site as a water treatment facility. These are now passive elements within the landscape and highlight the historical significance and engineering associated with the Walka Water Works.	The wall and associated infrastructure are in varying states of repair, with some parts requiring immediate rectification work to avoid further deterioration.	 

Description	Current Use	Condition	Photograph
			 
Water Reservoir	Generally open to the public. A small area of the foreshore is currently fenced due to isolated contamination issues. <u>Past Uses:</u> The reservoir was used by bird watchers and for recreation, including sailing model boats.	The water body itself is impacted by legacy contamination issues and ongoing environmental issues, mainly blue green algae blooms. Due to both matters, the water is not fit for human interaction.	 

Description	Current Use	Condition	Photograph
			
Bushland	The broader bushland areas across the site are open to the public and are used for passive and active recreation. Due to the closure of other parts of the site, the bushland is a key attraction.	The bushland has degraded since the initial closure. With reduced maintenance, weed infestation and feral animals are impacting upon the biodiversity and conservation values of the site.	   

Description	Current Use	Condition	Photograph
			
Miniature Railway station and rail line	Currently fenced off and unused as part of the broader contamination issues. <u>Past Uses:</u> The miniature railway station and rail line were used by the miniature rail operators to carry visitors along the designated route.	The miniature railway, turning head and railway station are in a bad state of repair. Portions of the railway line are overgrown or covered by leaf litter/debris, likely requiring replacement to return back to a functioning state.	  

Description	Current Use	Condition	Photograph
			
Railway Workshop	Currently locked and unused due to the miniature railway not operating, as part of the broader contamination issues. <u>Past Uses:</u> The miniature railway workshop supported the operation of the miniature, carrying visitors along the designated route.	The workshop building itself remains in a functional state, being secured and no visible structural damage. The associated railway lines and surrounding area is in need of maintenance and repair.	 
Car Park	The main internal carparking area remains open to the public. It provides internal vehicular access and unmarked 90 degree parking.	The main car parking area is unsealed, compacted gravel surface with limited drainage. This area is in varying states of repair, with some parts requiring immediate rectification work to avoid further deterioration.	

Description	Current Use	Condition	Photograph
Walking trails	The network of walking trails throughout the site are open to the public and are used for passive and active recreation. Due to the closure of other parts of the site, the bushland area is a key attraction.	In general, walking trails throughout the site are less formally structured, with gravel or clay-based surfaces with edge batters. Some more remote trails are clearly affected by erosion and are in need of maintenance or repair.	   

Description	Current Use	Condition	Photograph
			
Northern Cleared Area	This area of the site is relatively remote, it may be utilised on a short term basis for large events, otherwise is an under-utilised part of the overall site.	This area is well maintained, with a blend of native and non-native groundcover.	
Bird Observation	Remaining open to the public, these areas are used by bird observers and other groups. There are two bird observation structures – the structure on the western edge of the reservoir appears to have been abandoned, the eastern structure is easily accessed and is also used by the model sailing club.	The western bird observation area is in a poor state and is no longer fit for purpose. It appears abandoned and requires immediate repair. The eastern bird observation area is in better state and is used regularly.	 

Description	Current Use	Condition	Photograph
Signage	There are a wide range of signs across the site, including general directional signage, recreation use, conservation messaging and historical information about the site.	The signage across the site is inconsistent in terms of style based on the age of each sign. Some of the older signage is outdated and in need of replacement.	  
Fencing	The site has an external perimeter fence to identify the boundary and prevent out of hours entry. The fence is post and wire in most locations.	The fencing condition ranges from relatively new post and wire to dilapidated and fallen down fencing. In western areas of the site the fencing is also overgrown with weeds, often with the wire no longer visible. The fencing across the site will be updated	

Description	Current Use	Condition	Photograph
		as part of the Master Plan.	 
Temporary Fencing	Temporary fencing has been erected within the site to prevent access to areas affected by contamination. Council has added relevant information and concepts to the fencing, providing the community with an insight into the future site. The fencing will be removed when these areas are remediated.	The fencing is in new condition and effective in preventing access to contaminated areas.	 

Description	Current Use	Condition	Photograph
Main Entrance	The main entry provides the only vehicle access to the site, with the entry gate providing security for the site outside of operating hours.	The entry gate is a modern, solid gate, having been upgraded in recent years. The fencing adjacent to the gate is also of a higher standard than the general perimeter fence.	 A photograph showing a paved road leading to a modern, solid gate. The gate is surrounded by a high-quality chain-link fence. There are trees and some signage on the left side of the road.
Western Entry	Provides pedestrian entry to the site.	The entry configuration is old and outdated, with a number of structures cobbled together to try to prevent unlawful access.	 A photograph showing a makeshift pedestrian entry point. It consists of a chain-link fence with a wooden post and a metal beam across it, appearing old and outdated.
Gates	There are a number of internal and external gates that have historically been used to prevent vehicle access to restricted parts of the site, prevent out of hours access or provide alternate points of access.	The gates generally function as required, but will be updated and improved as part of the overall Master Plan.	 A photograph showing a dirt road leading to a simple wooden gate. There are trees and a sign on the right side of the road.  A photograph showing a dirt road leading to a simple wooden gate. There are trees and a sign on the right side of the road.

Description	Current Use	Condition	Photograph
			
Caretaker's Residence and Workshop	The dwelling is used as a place of residence for the site's caretaker. The adjacent workshop buildings are used by staff to support the maintenance of the site.	The cottage was erected in 1995 and has been maintained in a reasonable state. The adjacent workshops were erected around the same time and are well maintained.	  

Appendix E: Plan of Management Legislative Framework

Commonwealth Legislation

Environmental Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is the principal environmental legislation at a Commonwealth level. It provides for the protection and management of matters of national environmental significance as defined in the Act. Matters of national environmental significance include but are not limited to flora, fauna, ecological communities, and heritage places of national and international importance.

Telecommunications Act 1997

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM. Further, leases and licenses for communications infrastructure can be granted on Crown Land under the Crown Land Management Act 2016.

State Legislation

Local Government Act 1993

Section 26 of the *Local Government Act 1993* requires public land to be classified as either 'community' or 'operational' land. Crown reserves managed by Council as Crown land manager have been classified as community land upon commencement of the *Crown Land Management Act 2016* (CLM Act). Council cannot reclassify community land as operational land without consent of the Minister administering the CLM Act.

Section 35 of the *Local Government Act 1993*, governs what community land can be used for, in accordance with:

- the plan of management applying to the land
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land
- this Division (being Division 2 of Chapter 6 of the Act).

Under Section 36 of the *Local Government Act 1993*, Council must prepare a draft plan of management for community land. The plan of management must identify:

- the category of the land,
- the objectives and performance targets of the plan with respect to the land,
- the means by which the Council proposes to achieve the plan's objectives and performance targets,
- the manner in which the Council proposes to assess its performance with respect to the plan's objectives and performance targets, and may require the prior approval of the Council to the carrying out of any specified activity on the land.

All land classified as 'Community' must also be categorised in one or more of the following five categories:

- General Community Use
- Natural Area (including a range of further categories)
- Sportsground
- Park
- Area of Cultural Significance

The Act also sets out broad 'core objectives' for the management of land to which those

categories have been applied.

Crown Land Management Act 2016

Crown reserves are land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space and government services. Dedicated or reserved Crown land may be used only for the purposes for which it is dedicated or reserved, or any purpose incidental or ancillary to that purpose.

Council is the Crown Land manager for Walka. Section 3.23 of the *Crown Land Management Act 2016* states Council is authorised to classify and manage reserved Crown land as if it were community land within the meaning of the *Local Government Act 1993*. This section also requires Council to assign the land to one or more categories of community land and to adopt a plan of management for the Crown reserve.

Councils must manage Crown land in accordance with the objects and principles of Crown land management outlined in the CLM Act. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses.

For the purposes of the CLM Act, the principles of Crown land management are that —

- (a) environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) public use and enjoyment of appropriate Crown land be encouraged, and
- (d) where appropriate, multiple use of Crown land be encouraged, and
- (e) where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

Crown Land Management Regulation 2018

Clause 31 of the CLM Regs prescribes purposes for which a short-term licence (up to 1 year) may be granted under section 2.20 of the Act:

- (a) access through a reserve,
- (b) advertising,
- (c) camping using a tent, caravan or otherwise,
- (d) catering,
- (e) community, training or education,
- (f) emergency occupation,
- (g) entertainment,
- (h) environmental protection, conservation or restoration or environmental studies,
- (i) equestrian events,
- (j) exhibitions,
- (k) filming (as defined in the Local Government Act 1993),
- (l) functions,
- (m) grazing,
- (n) hiring of equipment,
- (o) holiday accommodation,
- (p) markets,
- (q) meetings,

- (r) military exercises,
- (s) mooring of boats to wharves or other structures,
- (t) sales,
- (u) shows,
- (v) site investigations,
- (w) sporting and organised recreational activities,
- (x) stabling of horses,
- (y) storage.

Heritage Act 1977

The *Heritage Act 1977* is the principal legislation for the management of NSW's environmental heritage. It establishes the State Heritage Register (SHR) and includes protection provisions for Interim Heritage Orders, Orders to Stop Work and managing disturbance to archaeological relics (both on land and underwater within the limits of the State). It also requires government agencies to maintain a Heritage and Conservation Register.

To assist management of NSW's environmental heritage, the Heritage Act distinguishes between assets of state and local heritage significance:

- State significance refers to significance to the state in relation to the historical, archaeological, architectural, cultural, social, natural or aesthetic value of an item
- local significance refers to significance to an area in relation to the historical, archaeological, architectural, cultural, social, natural, or aesthetic value of an item.

Items may be of State and local significance. Items of local significance may or may not be of significance to the State.

The State Heritage Register (SHR) is a statutory register of environmental heritage, with heritage values that have been confirmed as demonstrating importance to the whole of NSW under specific criteria. Listing a place on the register means that prior approval from the NSW Heritage Council is required for major changes to ensure its heritage significance is retained. Section 57 of the Heritage Act outlines what works require approval, and approvals are granted under Section 63 of the Act.

The Project Site is listed on the SHR as Walka Water Works (SHI #00466).

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments that provide a basis for development control.

The EP&A Act ensures the effects on the natural environment, along with social and economic factors, are considered by Council when granting approval for or undertaking works, developments or activities that are provided for by this Plan of Management.

The EP&A Act is also the enabling legislation for planning policies which may have a direct influence on open space management. On a statewide level there are State Environmental Planning Policies (SEPPs). On a regional level there are Regional Strategic Plans and on a local level there are Local Environmental Plans (LEPs) as well as Development Control Plans (DCPs).

Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* covers conservation of threatened species, populations and ecological communities, the protection of native flora and fauna. The local area has numerous native and exotic, flora and fauna, species living in and around it, that are supported by the study area. This Act primarily relates to community land categorised as natural area, such as the areas in the west of the site. Extensive areas in the west of the site are associated with the Lower Hunter Spotted Gum Ironbark Endangered Ecological Community, including vegetation from both PCT3433 and PCT3442.

Two other native vegetation communities occur within the study area in a degraded condition. PCT3975 is associated with the edge of the lagoon and a drainage swale along the northeastern side of the lagoon. PCT3975 has a high degree of weed invasion in some areas. PCT4042 occurs in the lowland areas around the lagoon and includes planted vegetation in the east of study area.

Certain weeds are also declared noxious under this Act, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be carried out on the weeds. A weed may be declared noxious in part or all of the state.

Rural Fires Act 1997

The Walka Water Works Crown Reserve is mapped bushfire prone land. The Rural Fires Act 1997 Act contains direction on development in bushfire prone lands, including development of bush fire prone land for a special fire protection purpose.

Development Consent cannot be granted for development unless the consent authority is satisfied that the development conforms to the specifications and requirements of the NSW Rural Fire Service (RFS) Planning for Bushfire Protection 2019 (PBP 2019).

Water Management Act 2000

The *Water Management Act 2000* provides for sustainable and integrated management of water sources, for both present and future generations. The act establishes that:

- (a) water sources, floodplains and dependent ecosystems (including groundwater and wetlands) should be protected and restored and, where possible, land should not be degraded, and
- (b) habitats, animals and plants that benefit from water or are potentially affected by managed activities should be protected and (in the case of habitats) restored, and
- (c) the water quality of all water sources should be protected and, wherever possible, enhanced, and
- (d) the cumulative impacts of water management licences and approvals and other activities on water sources and their dependent ecosystems, should be considered and minimised, and
- (e) geographical and other features of Aboriginal significance should be protected, and
- (f) geographical and other features of major cultural, heritage or spiritual significance should be protected, and
- (g) the social and economic benefits to the community should be maximised, and
- (h) the principles of adaptive management should be applied, which should be responsive to monitoring and improvements in understanding of ecological water requirements.

National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* outlines the statutory responsibilities on the Council arising from this Act specifically relate to the protection of sites of pre and post European contact archaeological significance.

Fisheries Management Act 1994

The *Fisheries Management Act 1994* (FM Act) includes provisions for the management of state fisheries, including the conservation of fish habitats, threatened species, populations and ecological communities of fish and marine vegetation and management of the riparian zone, waterways and threatened marine/freshwater aquatic species. This relates to community land categorised as natural area (in this case watercourse).

Maitland Local Environmental Plan 2011

The *Maitland Local Environmental Plan 2011* (MLEP) provides a planning framework to facilitate the use and development of land within the LGA. The Site is zoned RE1 Public Recreation (Figure 7) and is identified as a Heritage Item (Figure 8) within the MLEP. Relevant Clauses of the MLEP are discussed below.

Zone RE1 Public Recreation

1 Objectives of zone

- 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 recreational purposes.

2 Permitted without consent

Environmental facilities; Environmental protection works

3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Information and education facilities; Jetties; Kiosks; Markets; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Signage; Water recreation structures; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

Note: Clause 5.10 of the MLEP states '*The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan*'

The provisions contained within Clause 5.10 of the MLEP are outlined in further detail below, but provide a mechanism that development prohibited due to the RE1 Public Recreation zoning can be permitted if it results in a positive heritage outcome.

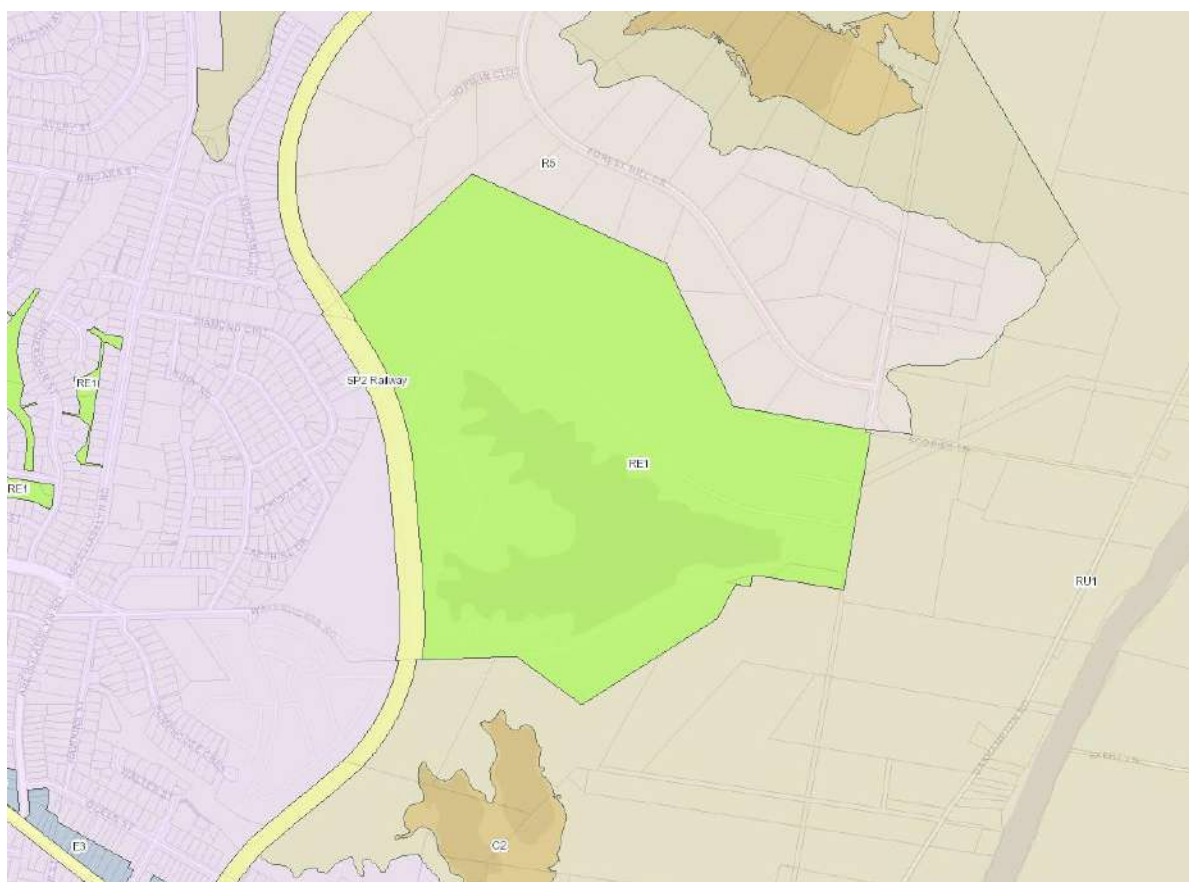


Figure 7: Walka Water Works Site Land Zoning

It should be noted that food and drink premises and/or function centre are not permitted uses within the RE1 zone of the MLEP. Clause 5.10 of the MLEP makes provision for heritage incentives, allowing the consent authority to grant consent for development for any purpose of a building that is a heritage item or of the land on which such a building is erected, refer to Clause 5.10 below.

Classification

5.2 Classification and reclassification of public land

- 1) The objective of this clause is to enable the Council to classify or reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the Local Government Act 1993.

Note— Under the Local Government Act 1993, “public land” is generally land vested in or under the control of a Council (other than roads and certain Crown land). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the Local Government Act 1993. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.

- 2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the Local Government Act 1993.
- 3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the Local Government Act 1993.
- 4) The public land described in Part 1 of Schedule 4—
 - (a) does not cease to be a public reserve to the extent (if any) that it is a public reserve, and

- (b) continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.
- 5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except—
 - (a) those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and
 - (b) any reservations that except land out of the Crown grant relating to the land, and
 - (c) reservations of minerals (within the meaning of the Crown Land Management Act 2016).

Note—In accordance with section 30 (2) of the Local Government Act 1993, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.

Heritage

5.10 Heritage conservation

Note—Heritage items (if any) are listed and described in Schedule 5. The Heritage Map may also show the location of a heritage item. Heritage conservation areas (if any) must be shown on the Heritage Map as well as being described in Schedule 5.

The location and nature of Aboriginal objects and Aboriginal places of heritage significance may be described in Schedule 5 and shown on the sheet of the Heritage Map marked “Aboriginal Heritage Map”.

- 1) Objectives The objectives of this clause are as follows—
 - (a) to conserve the environmental heritage of Maitland,
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
 - (c) to conserve archaeological sites,
 - (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.
- 2) Requirement for consent Development consent is required for any of the following—
 - (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
 - (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
 - (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
 - (d) disturbing or excavating an Aboriginal place of heritage significance,
 - (e) erecting a building on land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
 - (f) subdividing land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- 3) When consent not required However, development consent under this clause is not required if—

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
 - (b) the development is in a cemetery or burial ground and the proposed development—
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
 - (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
 - (d) the development is exempt development.
- 4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- 5) Heritage assessment The consent authority may, before granting consent to any development—
- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
- 6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- 7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—
- (a) notify the Heritage Council of its intention to grant consent, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- 8) Aboriginal places of heritage significance The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—
- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
 - (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

- 9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—
- (a) notify the Heritage Council about the application, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- 10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—
- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
 - (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
 - (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
 - (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
 - (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

A summary of the Walka Water Works Site details is provided in **Table 8** and shown as **Figure 8**.

Table 8: Site Details

Suburb	Item Name	Address	Property Description	Significance	Item No.
Oakhampton Heights	Walka Water Works (including boiler house and western annexes)	55 Scobies Lane	Lot 445, DP 722263	State	I222

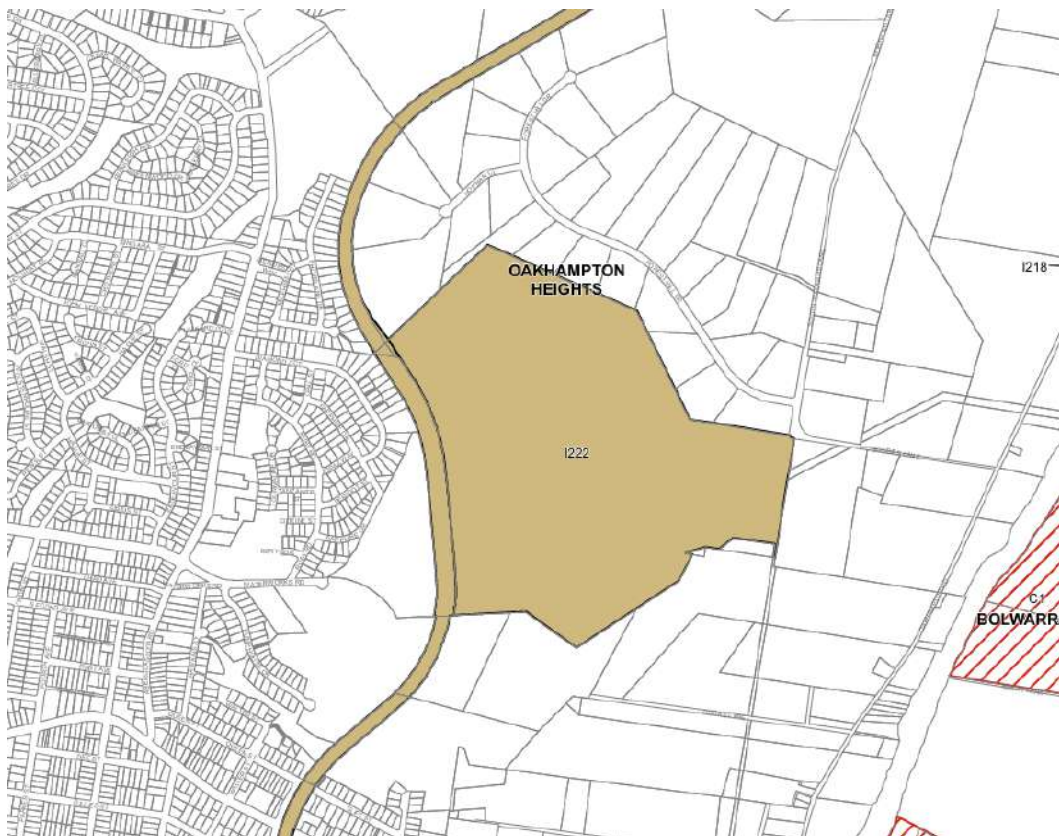


Figure 8: Walka Water Works Site Details

State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021

This policy deals with a range of environmental matters including the clearing of native vegetation and Koala habitat protection in the Maitland LGA.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

This SEPP specifies exempt and complying development which may be carried out without the need for development consent under the *Environmental Planning and Assessment Act 1979* on certain public land.

State Environmental Planning Policy (Transport and Infrastructure) 2021

This planning policy relates to the delivery of infrastructure and lists development allowed with consent or without consent on community land.

Regional Strategies

Hunter Regional Plan 2041

The Hunter Regional Plan 2041 (the Regional Plan) is a 20-year land use plan that includes ten (10) local government areas (LGAs). The Regional Plan aims to unlock sustainable growth opportunities and investments, as well as housing choice and lifestyle opportunities to retain the Hunter's position as a leading regional economy in Australia.

The Regional Plan includes 4 Plan Principles, with Community being the most relevant principle to Walka, stating 'Community – promote places to be together by weaving nature into our towns and cities with having welcoming, safe streets and public spaces'.

The Regional Plan outlines the potential for the Hunter to become a leading destination for sustainable nature-based and cultural tourism within the Six Cities Region. Leveraging the vineyards, equine districts, pristine beaches, and the rugged beauty of the Barrington Tops, the region already benefits from well-established tourism infrastructure and access to domestic and international markets.

Walka can benefit from expanding nature and agritourism offerings, with integrated walking and cycling networks, allowing visitors to engage more intimately with the landscape and the region's lifestyle. By capitalizing on Walka's environmental and cultural strengths, it can position itself as a destination for immersive, eco-friendly tourism.

Greater Newcastle Metropolitan Plan

The Plan sets out strategies and actions that will drive sustainable growth across Maitland communities. Greater Newcastle Metropolitan Plan (the Metro Plan) is a key element in the future productivity of the Hunter region and critical to it being the leading regional economy in Australia. The Metro Plan outlines strategies and actions that will guide growth across five closely connected urban areas: the Cessnock, Lake Macquarie, Maitland, Newcastle and Port Stephens local government areas. Together these areas make up Greater Newcastle.

The Metro Plan outlines four desired outcomes being:

- Create a workforce skilled and ready for the new economy;
- Enhance environment, amenity and resilience for quality of life
- Deliver housing close to jobs and services; and
- Improve connections to jobs, services and recreation.

The Metro Plan identifies Maitland as part of the Greater Newcastle's tourism network. Walka has the opportunity to join other assets, such as the Maitland Regional Art Gallery, to increase Maitland's attractiveness for residents and visitors.

Local Strategies

Maitland Local Strategic Planning Statement 2040+

The Maitland Local Strategic Planning Statement (LSPS) is a 20-year land use vision for the LGA reflecting the community's ideas and aspirations for the future. The population of the Maitland local government area is projected to increase by 27,400 to 110,600 between 2018 and 2040, an increase of 33%.

The LSPS states that the visitor economy is an important contributor to the local economy. It mainly builds on local attractions, flagship events and our built and natural heritage. Central Maitland and historic villages such as Morpeth and Lorn, are part of Greater Newcastle's tourism network. Cultural assets such as Maitland Regional Art Gallery, Maitland Gaol, Walka Water Works along with its annual flagship events are increasing Maitland's attraction to residents and visitors.

The LSPS divides the Maitland LGA into three distinct precincts (Western, Central and Eastern).

The Western Precinct contains established communities including Rutherford and Telarah, existing urban release areas such as Aberglasslyn and future urban release areas at Lochinvar, Anambah and Farley. Walka is identified as a key project within the Western Precinct.

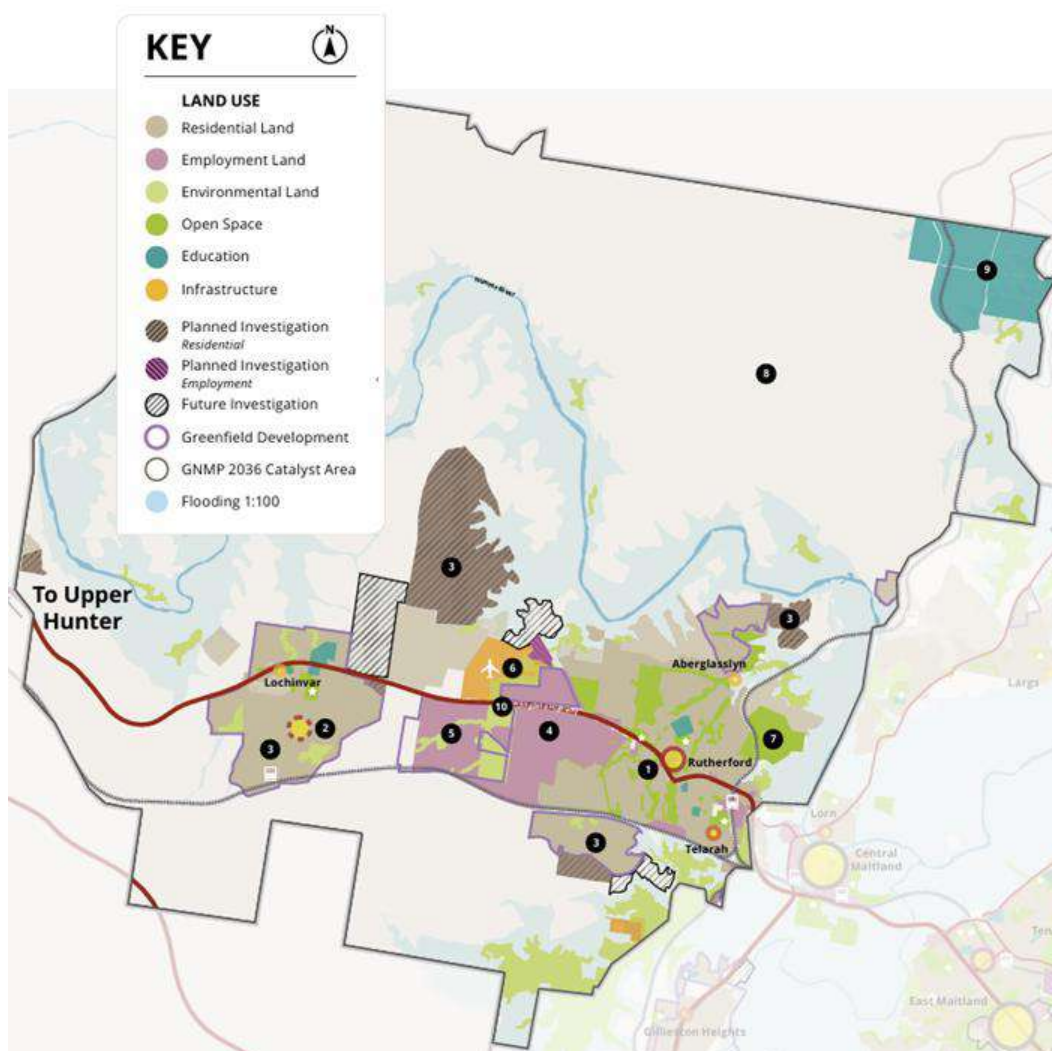


Figure 9: Maitland LSPS Western Precinct Figure

Walka Recreation and Wildlife Reserve is a regional recreational space, offering parkland, bushland, and a lake surrounding the historic Walka Water Works, with significant opportunity for the visitor economy.

Maitland's Future (Community Strategic Plan)

Maitland's Future is Council's Community Strategic Plan, which captures the shared vision for Maitland and has four overarching themes. Walka represents an opportunity to deliver on these key themes in the following manner:

- **Liveable Maitland:** working together to foster strong connections, quality infrastructure, and efficient mobility. Enhancing how we live, move and connect with people and place
 - Opportunities to connect and relax in a great space
 - Understand and acknowledge the rich culture of our people
 - Recognise the importance of our heritage buildings and precincts

- Sustainable Maitland: Working together to commit to environmental stewardship and community resilience, centred around strong connections to nature and ensuring our communities thrive
 - Learn how to positively contribute to our environmental wellbeing, at home and as a community
- Vibrant Maitland: Working together to create opportunities for growth, connection, and participation, shaping a city where people belong and thrive
 - Showcase our iconic attractions and experiences
 - Promote our major facilities to attract events and activities
- Achieving Together: Working together to foster a culture built on trust, empowering an engaged workforce that embraces change
 - Contribute to a positive city future in our day to day activities

Consistent with the Plan’s framework, Council will continue to seek input from the community to understand the objectives and strategies that the community wants to achieve for Walka.

Destination Management Plan 2020-2030

The Destination Management Plan (DMP) for Maitland brings together the ideas and vision of key stakeholders including the local community, industry and government. The purpose of this DMP is to provide a 10 year plan with a set of core strategic directions and the necessary actions for implementation in the short, medium and long term.

The DMP identifies 5 priority destination hubs, including Walka Water Works. The DMP identifies the following vision for Walka:

Become an iconic visitor attraction for the city, with active day use as well as an overnight destination for nature based tourism, weddings, functions and events.

Appendix F: Aboriginal Interests in Crown land

Crown land has significant spiritual, social, cultural and economic importance to the Aboriginal peoples of NSW. The *Crown Land Management Act 2016* recognises and supports Aboriginal rights, interests and involvement in Crown land. The management of Crown land can be impacted by both the *Native Title Act 1993* (Commonwealth) and the *Aboriginal Land Rights Act 1983* (NSW).

Native Title Act 1993

The *Native Title Act 1993* recognises and protects native title rights and interests. The objects of the Act are to:

- provide for the recognition and protection of native title
- establish ways in which future dealings affecting native title may proceed and to set standards for those dealings
- establish a mechanism for determining claims to native title
- provide for, or permit, the validation of past acts invalidated because of the existence of native title.

On Crown land, Native title rights and interests must be considered unless:

- Native title has been extinguished; or
- Native title has been surrendered; or
- Determined by a court to no longer exist.

Aboriginal Land Rights Act 1983

The *NSW Aboriginal Land Rights Act 1983* is important legislation that recognises the rights of Aboriginal people in NSW (who may or may not also be native title holders). It recognises the need of Aboriginal people for land and acknowledges that land for Aboriginal people in the past was progressively reduced without compensation. Aboriginal Land Claims may be placed on any Crown land in NSW. The Department of Planning, Industry and Environment is responsible for investigating claims and if a claim is established, the land is transferred to the Aboriginal Land Council as freehold land.

At the time of preparing this plan of management, there is an undetermined Aboriginal land claim over the reserve. Council as the crown land manager will need to consider the current claim prior to undertaking any works on the land subject to the claim and continue to liaise with the local Aboriginal land council concerning the management actions within the PoM.