

Attachment G

Public Hearing Report

**PROPOSED CATEGORISATION/RECATAGORISATION
OF COMMUNITY LAND (PARK, SPORTSGROUND,
GENERAL COMMUNITY USE) IN CITY OF SYDNEY**
PUBLIC HEARING AND SUBMISSIONS REPORT

FINAL

26 MARCH 2026



Park



Sportsground



**General community
use**

CITY OF SYDNEY

PROPOSED CATEGORISATION/RECATAGORISATION
OF COMMUNITY LAND (PARK, SPORTSGROUND,
GENERAL COMMUNITY USE) IN CITY OF SYDNEY

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1 INTRODUCTION

1.1 Purpose of this report

The purpose of this report is to convey to City of Sydney ('Council') the submissions made in relation to a public hearing held on Wednesday 15 October 2025 and public exhibition of the Draft Plan of Management – Park, General Community Use and Sportsgrounds 2025 (Draft Plan of Management) regarding the proposed categorisation or recategorisation of Council-owned community land in the City of Sydney.

This report has been prepared under Section 40A of the *Local Government Act 1993* (LG Act).

1.2 Land covered by this report

The land included in this report is Council-owned community land included in the Draft Plan of Management.

1.3 Background to the public hearing

Council-owned community land is required to be categorised under the LG Act, and to be included in a Plan of Management prepared under that Act.

The Generic Plan of Management: Parks, Sportsgrounds and General Community Use Land was adopted by City of Sydney in 2012. Since then, Council has acquired new parcels of community land and reviewed the categorisation of community land included in the 2012 Plan of Management. Some categorisations of community land require recategorisation for reasons including changes in land use and anomalies in the original categorisation.

Council has prepared the Draft Generic Plan of Management for Parks, Sportsgrounds and General Community Use land for public exhibition. As part of preparation of the Plan of Management Council proposes to:

- categorise new parcels of community land that are not included in the 2012 Plan of Management
- recategorise some parcels of community land that were included in the 2012 Plan of Management.

Council considers that the proposed categorisations/recategorisations are consistent with the current and future uses, the Draft Plan of Management, the guidelines for categorisation of the *Local Government (General) Regulation 2021*, and the core objectives for each category in the LG Act.

A public hearing is required under Section 40A of the LG Act to receive submissions about proposed categorisation or recategorisation of community land. Under the LG Act the public hearing must be chaired by an independent facilitator.

1.4 This report

The remainder of this report outlines the relevant requirements of the LG Act regarding Plans of Management and categorisation/recategorisation of community land, and details about the public hearing and public exhibition regarding the proposed categorisation or recategorisation of community land included in the Draft Plan of Management.

This report includes verbal submissions made to the public hearing and recommendations of the public hearing facilitator.

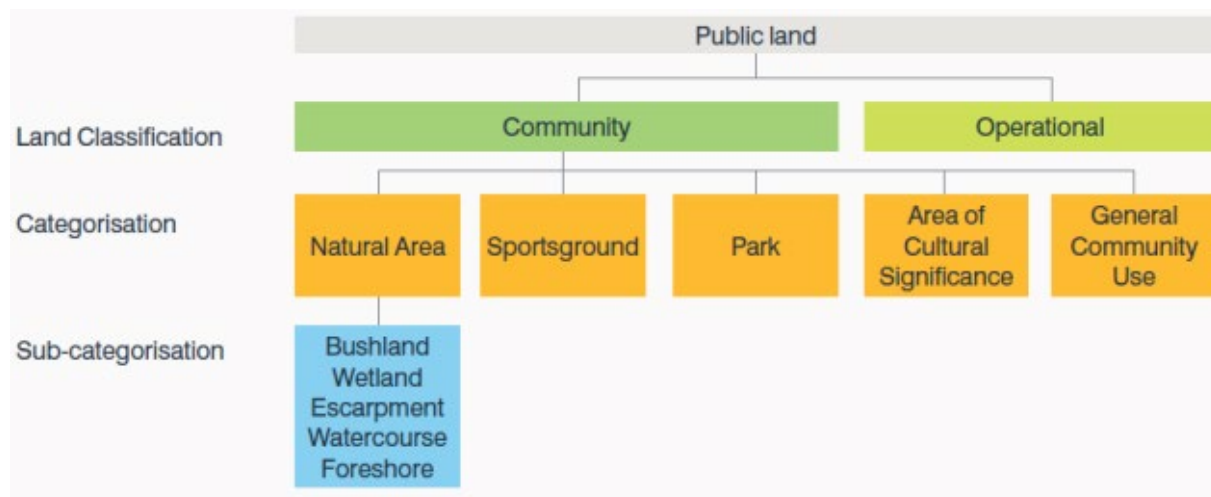
2 PLANNING CONTEXT

2.1 What is community land?

The *Local Government Act 1993* sets out a range of requirements for the management of public land that City of Sydney is legally bound to adhere to.

Section 26 of the LG Act requires that all public land owned by Council must be classified as "community" or "operational" land.

Figure 1 Classification and categorisation of community land



Community land is intended to be managed for use by the community for purposes including environmental protection, recreational, cultural, social and educational activities. Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent, and it cannot be sold. Use of community land is restricted to the above purposes.

Conversely, operational land is land that can be used for any purposes deemed fit by Council, may be used for commercial purposes, be leased for a longer period of time, and can be sold.

2.2 What are the categories of community land?

The *Local Government Act 1993* requires that all land owned by the Council which is classified as community land be categorised.

As shown in Figure 1, community land may be categorised as one or more of the following under Section 36(4):

- Natural Area.
- Sportsground.
- Park.
- Area of Cultural Significance.
- General Community Use.

Land that is categorised as a Natural Area is to be further categorised as one or more of the following under Section 36(5) of the LG Act:

- Bushland.
- Wetland.
- Escarpment.
- Watercourse.
- Foreshore.
- A category prescribed by the regulations.

2.3 What are the guidelines for categorising community land?

Guidelines for categorising community land as a particular category are in Clauses 102 to 111 of the *Local Government (General) Regulation 2021*.

The Department of Local Government's revised *Practice Note on Public Land Management* (Department of Local Government, 2000) made general recommendations on the guidelines for categorising Community land. The *Practice Note* stated:

“Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision.”

Also, Council may have a piece of Community land, parts of which may be best managed as different categories, for example a piece of land with remnant bushland in one part and children's play equipment in another. Council is able to categorise land as part 'Natural Area – Bushland' and part 'Park'. It is strongly recommended that the land in each category not overlap. Overlapping categories may cause conflict in management objectives and will create confusion in the minds of Council staff and the community.”

In other words, parts of a land parcel may be categorised in different categories, but only one category may apply to any part of community land at any time so categories do not overlap.

2.4 Core objectives for managing community land

Each category and sub-category of community land has core objectives that apply to it under the LG Act. The core objectives outline the approach to management of the land covered by the particular category. The core objectives for each category of community land are set out in Sections 36E to 36N of the LG Act.

2.5 Guidelines and core objectives for categories of community land

The guidelines and core objectives for the proposed categories of Park, Sportsground and General Community Use are in Table 1.

Table 1 Guidelines and core objectives for community land categories

Category	Guidelines ¹	Core objectives ²
Park	Land that 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.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and - provide for passive recreational activities or pastimes and for the casual playing of games, and - improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Sportsground	Land that is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games. ensure that such activities are managed having regard to any adverse impact on nearby residences.
General Community Use	Land that 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.	<ul style="list-style-type: none"> - 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— <ul style="list-style-type: none"> (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).

1 *Local Government (General) Regulation 2021*

2 *Local Government Act 1993*

2.6 Plans of Management for community land

Council must prepare a Plan of Management for community land (Section 36(1)).

Community land is required to be used and managed according to a Plan of Management applying to the land (Section 35).

Among the requirements of the LG Act for the contents of a Plan of Management for Community land are:

- categorisation of the land
- core objectives for management of the land.

2.7 Public hearings

2.7.1 Why hold a public hearing?

A public hearing is required under Section 40A of the LG Act and Section 3.23(7)(d) of the *Crown Land Management Act 2016* if:

- ❑ a Plan of Management proposes to categorise (that is, the Plan has not been previously prepared and adopted by Council, or has not categorised community land) the public land covered by the Plan of Management.
- ❑ a Plan of Management proposes to re-categorise (changing the adopted category) the public land covered by the Plan of Management.

Note: Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the *Local Government Act 1993* and cannot be sold.

2.7.2 Who conducts a public hearing?

An independent chairperson conducts the public hearing, and provides a report to Council with recommendations on the proposed recategorisation of community land.

Under Section 47G of the LG Act, the person presiding at a public hearing must not be:

- a) A Councillor or employee of the Council holding the public hearing.
- b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

2.7.3 What happens after the public hearing?

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing.

This public hearing and submissions report will be presented to Council for its information when it considers adopting the proposed categorisation or recategorisation of community land in the Draft Plan of Management.

Pending the outcome of the public hearing and if Council adopts the proposed categorisations and recategorisations, Council will update its Land Register and associated maps, plans, documents and records to reflect the changes in categorisation. Notification of the Council resolution for the land categorisations or recategorisations and adoption of the Plan of Management will be provided to the community and stakeholders.

3 THE PUBLIC HEARING

3.1 Advertising and notification

3.1.1 Public notification and exhibition requirements

Section 38 of the LG Act states that Councils must give “public notice” of a draft Plan of Management, and the length of time that it must be on public exhibition and for submissions to be made. The public notice contents are set out in Section 705 of the Act.

3.1.2 Community engagement activities

Council conducted the following forms of engagement to inform the community of the proposed categorisations and recategorisations, the public exhibition of the Draft Plan of Management and the public hearing:

- Draft Plan of Management placed on public exhibition on Council's Policy and Planning webpage for 43 days from Monday 22 September to Monday 3 November 2025.
- Draft Plan of Management placed on public exhibition on Council's 'Sydney Your Say' webpage for 43 days from Monday 22 September to Monday 3 November 2025.
- Public notice in the *Sydney Morning Herald* to announce that the Draft Plan of Management has been placed on public exhibition, published on 22 September 2026.
- Posters in all one-stop-shops across the local government area.
- Inclusion in the newsletter to all subscribers.

3.1.3 Online notification

Council notified the community of the public hearing on its Policy and Planning Changes webpage at <https://www.cityofsydney.nsw.gov.au/policy-planning-changes/updated-generic-plan-management>. That webpage is shown in Figure 2.

A supporting information document explaining the proposed categorisations and recategorisations, the public hearing arrangements, and an online feedback form were also provided on the web page.

3.2 Site inspections

No site inspections were required.

The chair reviewed the proposed categorisations and recategorisations and the category mapping before the public exhibition of the Draft Plan of Management and the public hearing. Queries about several proposed categorisations and recategorisations were discussed with Council staff who applied the most appropriate categorisation from Council's perspective based on the guidelines and core objectives of community land categories.

Figure 2 Public hearing information on Council's website

The screenshot shows the City of Sydney website page for public hearing information. The page has a blue header with the City of Sydney logo and a search bar. Below the header, there is a main section with a dark blue background and white text that reads "Your say on the updated generic plan of management". A dark blue box with white text and a speech bubble icon says "Open for feedback" and "We invite your feedback on the updated generic plan of management." Below this, it states "PUBLIC CONSULTATION PERIOD 22 September 2025 to 3 November 2025".

Why we're doing this

A plan of management guides the use and management of community land. It outlines what the community values about the land, its current and future uses and how it will be managed, maintained and improved. Under the *Local Government Act*, all community land must be managed in line with a Council-adopted plan of management. The land must be categorised as one or more of the following:

- park
- natural area
- sportsground
- area of cultural significance
- general community use.

Mary Ghaly
PUBLIC LANDS COORDINATOR

☎ 02 9265 9333

✉ mghaly@cityofsydney.nsw.gov...
COPY EMAIL ADDRESS

What we're doing



We're inviting community feedback on the draft generic plan of management to ensure that it's in line with the community's aspirations for the management of this community classified land.


The updated generic plan of management aligns with current City of Sydney strategies and policies. We've also included community land that was dedicated or transferred to the City of Sydney since 2012 that is not currently managed under a plan of management.

The updated generic plan of management includes these specific plans of management that are now outdated:


- Blackwattle Bay Park plan of management 1999
- Harmony Park plan of management 2004
- Turruwul Park plan of management 2006
- Lillian Fowler Reserve plan of management 2008.

Council adopted the [current generic plan of management](#) (link opens in a new window) for land categorised as park, sportsground and general community use in 2012.

 **Generic plan of management (draft)** 
PDF · 3.94 MB · Last modified 22 September 2025

 **Attachment A: Supporting information about our public consultation and public hearing** [↓](#)


PDF · 695.54 KB · Last modified 22 September 2025

 **Attachment B1: Schedule of community classified land – alphabetical by property name** [↓](#)


PDF · 189.81 KB · Last modified 22 September 2025

 **Attachment B2: Schedule of community classified land – alphabetical by suburb** [↓](#)


PDF · 77.88 KB · Last modified 22 September 2025

 **Attachment C1: Site information sheets (136–277)** [↓](#)


PDF · 16 MB · Last modified 22 September 2025

 **Attachment C2: Site information sheets (278–497)** [↓](#)


PDF · 18.16 MB · Last modified 22 September 2025

 **Attachment C3: Site information sheets (498–518183)** [↓](#)

PDF · 13.59 MB · Last modified 22 September 2025

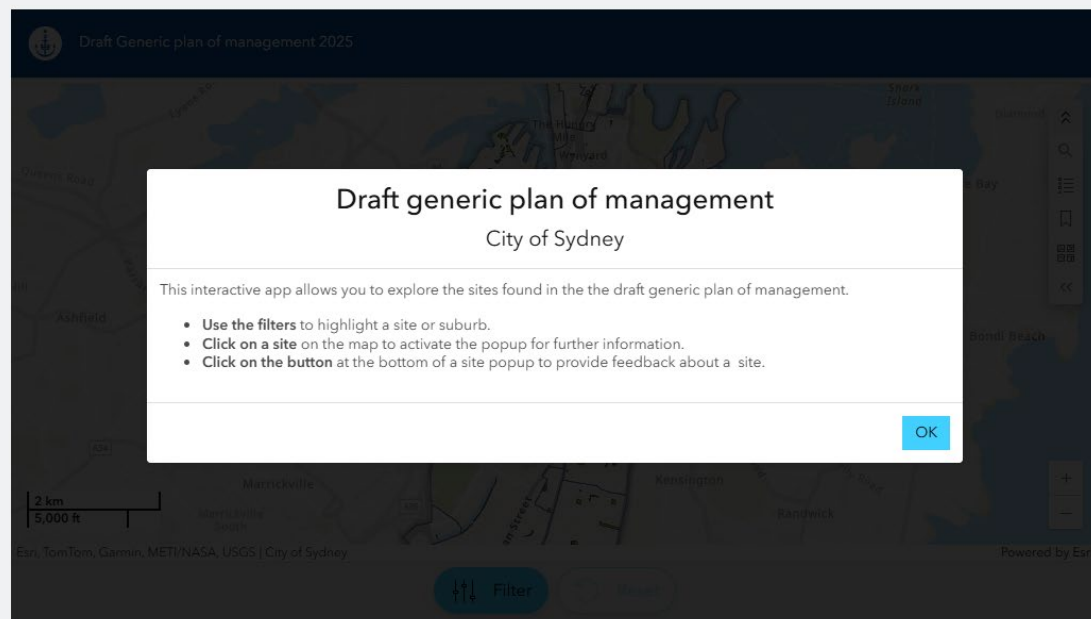
 **Attachment C4: Site information sheets (518652–690805)** [↓](#)

PDF · 7.87 MB · Last modified 22 September 2025

 **Attachment D: Identification maps – community land with multiple categories** [↓](#)

PDF · 14.04 MB · Last modified 22 September 2025

Interactive map



[View map in new window](#) [↗](#)

Next steps

We'll report the results of this consultation to the Corporate, Finance, Properties and Tenders Committee.

We'll make a recommendation to Council to then adopt the generic plan on management.

How you can give feedback

Consultation closes at 5pm on Monday 3 November 2025.

1 Use our interactive map

Click on a parcel of land to learn more about it and send us your feedback.

2 Email or post your feedback

You can give your feedback by email to sydneyyoursay@cityofsydney.nsw.gov.au or post to:

Mary Ghaly
Public Lands Coordinator
City of Sydney
456 Kent Street
Sydney NSW 2000

3 Talk to us

We'll hold a public hearing in the Marconi Room, Level 4, 256 Kent Street Sydney on **Wednesday 15 October** from 4pm to 6pm.

To register to attend the public hearing, please email sydneyyoursay@cityofsydney.nsw.gov.au before 3pm on Monday 13 October.

Please identify any sites that you are particularly interested in, and any questions that you may have, when registering to attend.

Other ways you can give feedback

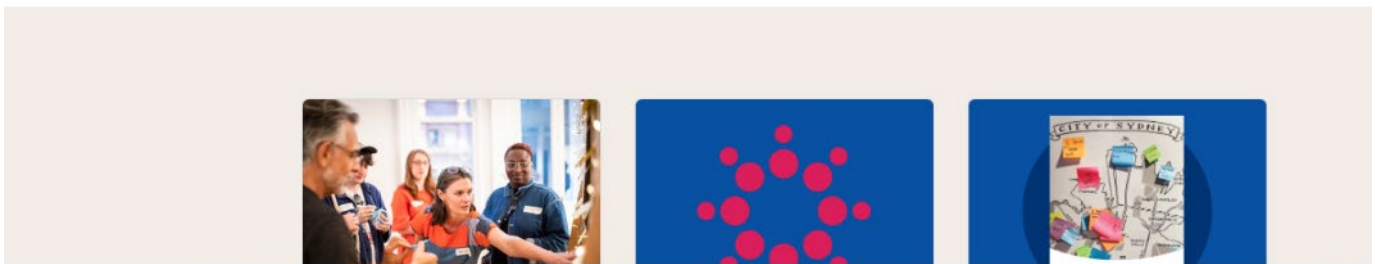
Talk to us in person



If you are Deaf or have complex communication needs



If you need an interpreter



3.3 Public hearing arrangements

The public hearing for the proposed categorisation or recategorisation of community land included in the Draft Plan of Management was held on Wednesday 15 October 2025 from 4:00pm – 6:00pm in the Global Room, Level 4, Town Hall House, 256 Kent Street, Sydney.

3.4 Attendance at the public hearing

As required under Section 47G of the *Local Government Act 1993*, Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing. Ms Hoy has not been a Councillor or employee of City of Sydney at any time.

Mary Ghaly (Public Land Co-ordinator) represented City of Sydney to provide information and answer questions on Council's behalf during the public hearing.

Four community members attended the public hearing.

3.5 The public hearing

Ms Hoy opened the public hearing at 4:05pm.

Ms Hoy explained the purpose of the public hearing, the legislative basis for categorisation of community land, and the requirement for public hearings, based on the background information document provided online.

The questions that the Chair asked people attending the hearing to address was:

Do you agree or not with the proposed categories of community land included in the Draft Generic Plan of Management: Parks, Sportsgrounds and General Community Use Land? Why or why not?

The community members asked questions and made comments about the proposed categorisation of land, and matters relating to use and management of specific parcels of community land at the public hearing. The content of verbal submissions which are relevant to the proposed categorisation are outlined in more detail in Section 5 of this report. Other comments and questions were noted but are outside the scope of this report.

With there being no further submissions or questions, Ms. Hoy closed the hearing at 5:20pm.

3.6 Submissions

Submissions about the proposed categorisation/recategorisation of community land could be made until Monday 3 November 2025:

- Online feedback and interactive map:** <https://www.cityofsydney.nsw.gov.au/policy-planning-changes/updated-generic-plan-management>
- Email:** sydneyyoursay@cityofsydney.nsw.gov.au
- Post:** Mary Ghaly, Public Lands Co-ordinator, City of Sydney, 456 Kent Street, Sydney NSW 2000.

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4 CONSIDERATION OF SUBMISSIONS

4.1 Introduction

Feedback on the proposed categorisations/recategorisations in the Draft Plan of Management was received via the community members who attended the public hearing.

The proposed categorisations or recategorisations were not mentioned in any of the written submissions received.

4.2 Verbal submissions about proposed categorisation

Verbal submissions about the proposed categorisations made at the public hearing are in Table 2.

Table 2 Verbal submissions about proposed categorisations to the public hearing

Issue	Question/comment	Council response
General comment	It is a good idea to define categories so the guidelines for categorisation can be applied.	Noted
John Street Square	Agree with the proposed recategorisation of John Street Square from Park to General Community Use. How would the management of John Street Square change if the category was changed from Park to General Community Use? What is the difference between General Community Use and Park? In a practical way, would anything change? What is Council's ongoing management and funding commitment given the square is 30 years old?	Noted John Street Square is concrete and is not green like a park. The General Community Use category was considered more appropriate than the Park category for John Street Square.

4.3 Submissions outside the scope of the public hearing

Submissions made at the public hearing which are not related to the proposed categorisations or recategorisations are set out in Table 3. It is recommended that Council consider these comments while finalising the Plan of Management.

Table 3 Verbal submissions outside the scope of the public hearing

Issue	Question/comment	Council response
Sale of community land	Don't sell community land. Community member mentioned a depot that was sold. When they complained about the sale at the time they were told by the Office of the Lord Mayor that the sale was needed to create revenue for the City.	Noted

Issue	Question/comment	Council response
Fig Lane Park	Small shrubs have been recently planted. Request to return to original landscaping plans.	Noted. Request passed on to Parks Team.
Quarry Green	Quarry Green is a beautiful, defined public space. During COVID the Lord Wolseley Hotel was given a large part of the main play area to use for the hotel garden under a licence agreement. Community member is concerned that Council allowed only a small percentage of the park to be taken up by the hotel, so it wouldn't be a problem for the community. However, that area was well used by the community. The hotel operators hired planners to circumvent problems. The hotel has been given 90m ² of public land for their own use. Community member was told that it was an adequate percentage of the land to offer for outdoor dining. Council doesn't understand use of the park. The design is now undone. The best part of the park has been given away. The restaurant in the pub is empty now because people are dining on the roadside or outdoors.	Noted. Resident confirmed that this was already raised with the Planning Department
Parks	Any park has areas that are more attractive to people such as trees.	Noted
Hollis Park	Why is Hollis Park not included in the Plan of Management?	Hollis Park is Crown Land managed under the Crown Reserves Plan of Management, which was emailed to the community member.
Small parks	We are grateful for small parks. Some parks near Macdonaldtown Station are nice but they don't get any use.	Noted
Ada Place	The plane tree makes the park dark.	Noted
John Street Square	How does Council define a sensitive residential area, and how does that impact on businesses that operate in that area? Children with balls are noisy which has an impact on apartment dwellers. Could John Street Square be categorised as a sensitive area? John Street Square needs an upgrade. The strata committee wants to know about plans for John Street Square. Is the square on the Renewal program?	Noted. Council explained the categories outlined in the Draft Generic Plan of Management. There is no 'sensitive area' category
Wentworth Park	What is planned for Wentworth Park?	Greyhound racing has been closed. Other uses of Wentworth Park are being considered. Wentworth Park Plan of Management has been emailed to the community member.

5 RECOMMENDATIONS

5.1 Consideration of submissions

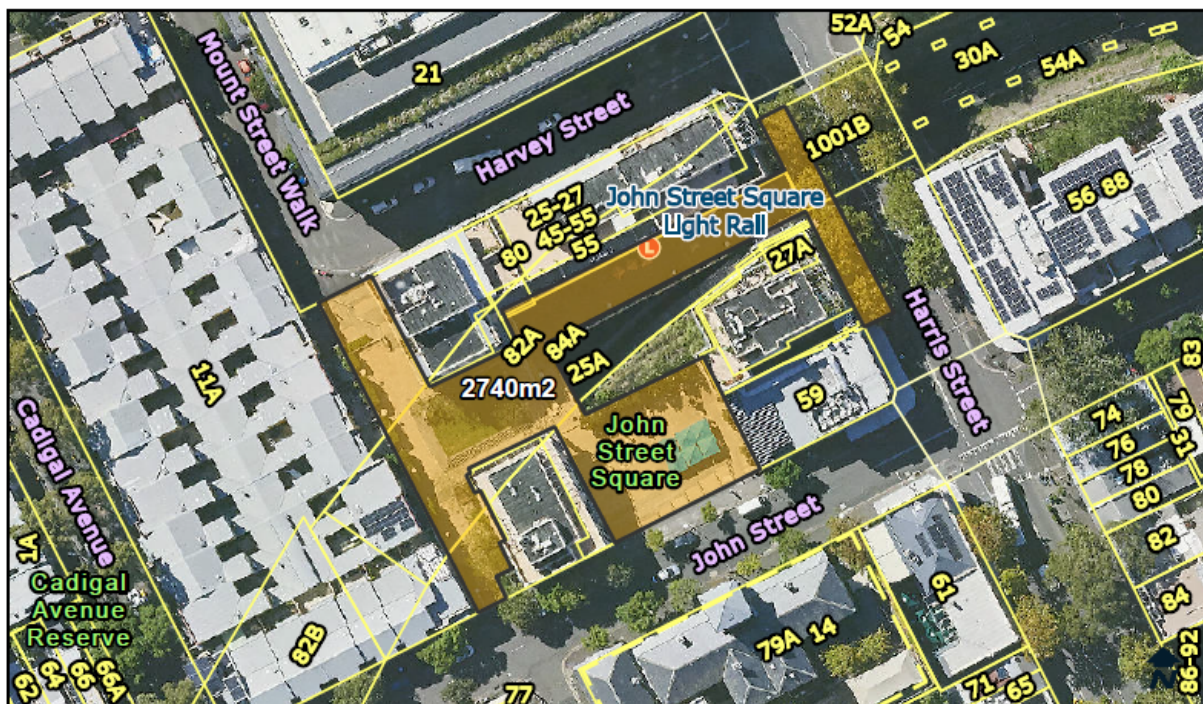
The community members who attended the public hearing supported the proposed categorisation and recategorisation of the community land parcels that they were interested in and referred to at the public hearing. Refer to Section 4 for verbal submissions to the public hearing.

One community member asked at the public hearing about the management implications of changing the categorisation of John Street Square from Park to General Community Use. Written supporting material in the Draft Plan of Management (Figure 3) and Council's response at the public hearing is that the General Community Use category was considered more appropriate than the Park category for John Street Square because it is largely concrete, is not green, and does not have the characteristics of a park (Figure 4). Council's view is that John Street Square is used as a civic space, so it fits the guidelines and core objectives of the General Community Use category more so than the Park category.

Figure 3 Proposed recategorisation of John Street Square

John Street Square, 25A Harvey Street, PYRMONT, 2009

LND444



Categorisation Legend:

- General Community Use
- Park
- Sportsground

Categorisation:

Proposed Recategorised : Currently categorised as park. The area does not have the characteristics of a park. It is being used as a civic space. It fits the characteristics of a general community use area and should be categorised as general community use.

Source: Draft Plan of Management – Park, General Community Use and Sportsgrounds 2025

Figure 4 Characteristics of John Street Square



No objections were received from community members to any of the proposed categorisations and recategorisations at the public hearing. No written submissions about the proposed categorisations and recategorisations were received during the public exhibition of the Draft Plan of Management.

Given the implied community support and no objections received about the proposed categorisations and recategorisations of Council-owned community land in City of Sydney, it is recommended that Council adopts the proposed categorisations and recategorisations in the Draft Plan of Management.

5.2 Recommendations

Based on the verbal submissions to the public hearing on 14 October 2025 and my assessment above, my recommendations to City of Sydney are that Council:

1. Note the verbal submissions made at the public hearing as set out in Section 5.
2. Adopt the proposed categorisations and recategorisations of Council-owned community land as either Park, Sportsground or General Community Use as listed in the appendices and as mapped (in the cases of multiple categorisations) in the Draft Plan of Management – Park, General Community Use and Sportsgrounds 2025.

5.3 Adoption of proposed categorisations and recategorisations

This public hearing report will be presented to Council for its information as part of its approval of the proposed categorisation or recategorisation of community land (Park, Sportsground and General Community Use) in City of Sydney, adoption of the Plan of Management, and subsequent implementation of the Plan of Management.

Section 114 of the *Local Government (General) Regulation 2021* states that if Council receives any submission objecting to the proposed categorisation of land, and the Council adopts the categorisation without amending the categorisation that gave rise to the objection, the resolution by which Council adopts the categorisation must state the Council's reasons for categorising the relevant land in the manner that gave rise to the objection. There were no objections to the proposed categorisations/recategorisations which should be addressed in Council's resolution.

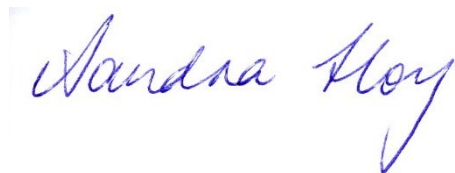
If Council adopts the proposed categorisations and recategorisations Council will update its maps to reflect the changes in categorisation.

If Council decides to alter the proposed categorisation of community land from that considered at the public hearing, Council must hold a further public hearing (Section 40A(3) of the *Local Government Act 1993*).

5.4 Reporting

Within four days of receiving this final report, Council is required under Section 47G(3) of the *Local Government Act 1993* to make a copy of this report available for inspection by the public at a location within the area of the Council. It is recommended that Council:

- send an electronic copy of or a link to the public hearing report to the community members who attended the public hearing
- keep a copy of the public hearing report for inspection at Council's Customer Service Centre at Town Hall House, Level 2, 456 Kent Street, Sydney
- post an electronic copy of the public hearing report on Council's website.



Sandy Hoy
Director
Parkland Planners

26 March 2026

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