

# RENWICK COMMUNITY CENTRE PLAN OF MANAGEMENT MAY 2022



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# REVISIONS

VERSION	DATE	DESCRIPTION	BY
1	28/07/2021	PRELIMINARY FRAMEWORK PLAN OF MANAGEMENT	CGM PLANNING
2	01/03/2022	DRAFT PLAN OF MANAGEMENT FOR COUNCIL REVIEW	WSC
3	12/05/2022	FINAL PLAN OF MANAGEMENT FOR COUNCIL ADOPTION	WSC

## ACKNOWLEDGEMENT OF COUNTRY

Wingecarribee Shire Council acknowledges and honours the Gundungurra and Tharawal people as the traditional custodians of this place we now call the Wingecarribee Shire.

The Wingecarribee Shire acknowledges the Traditional Custodians of this land and we pay our respects to Elders both past and present. We would also like to acknowledge our young leaders who are the Elders of today, tomorrow and our future.



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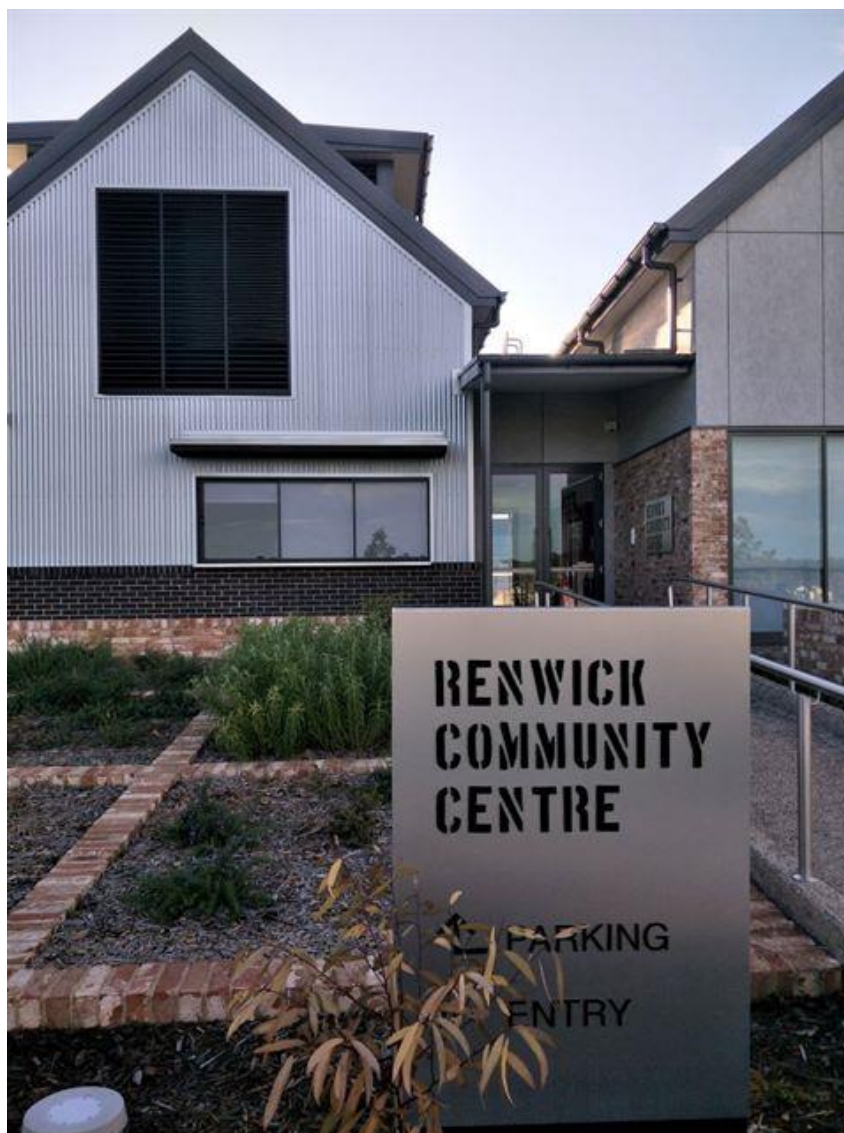
## 1. KEY INFORMATION

This Plan of Management (PoM) has been prepared by Wingecarribee Shire Council and provides direction as to the use and management of Renwick Community Centre, located at 55 Renwick Drive, Renwick, approximately 5 minutes from Mittagong.

The PoM is required in accordance with Section 36 of the *Local Government Act 1993*. It 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. It is a specific document covering all the community land within 55 Renwick Drive categorised as General Community Use.

The PoM was adopted by Wingecarribee Shire Council on 15 June 2022 in accordance with Section 40 of the *Local Government Act 1993*.

### **Renwick Community Centre**





## 2. INTRODUCTION

The Wingecarribee Shire is located within the Sydney – Canberra – Melbourne transport corridor on the Southern railway line and Hume Highway within close proximity to the major metropolitan and regional centres of Sydney, Canberra and Wollongong. The Shire is predominantly rural in character with agricultural land separating our towns and villages characterised by unique landscape and aesthetic appeal.

The Southern Highlands has a rich history which began with the traditional owners of the land, the Gundungurra and Tharawal people, and later European settlers who first explored the area in 1798. The region is today recognised for its impressive 19th and 20th century buildings and streetscapes as well as for its natural and farming landscapes.

European settlement commenced in the area around 1820. The first settlement, Bong Bong settlement, located on the Moss Vale Road between Moss Vale and Burradoo adjoining the Wingecarribee River.

The urban structure and historic settlement pattern of the Shire was heavily influenced by the arrival of the Main Southern Railway Line, which resulted in the rapid development of Mittagong, Bowral and Moss Vale in the 1860's. Today, the Main Southern Railway acts as a spine running north-south through the Shire, with towns and villages dispersed along the railway line.

Over 103,000 hectares of land within the Wingecarribee comprises either National Parks and Nature Reserves or is otherwise owned by a public authority – some 38% of the Shire. With over 7,200km of waterways, the Shire is also an important water catchment region for local uses and the Sydney Drinking Water Catchment for environment and drinking water supplies.

A significant portion of the Wingecarribee Shire is bush fire prone land, and/or subject to flood inundation, including many existing residential areas within towns and villages.

### 2.1 PURPOSE OF THE 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 purpose of this PoM is to:

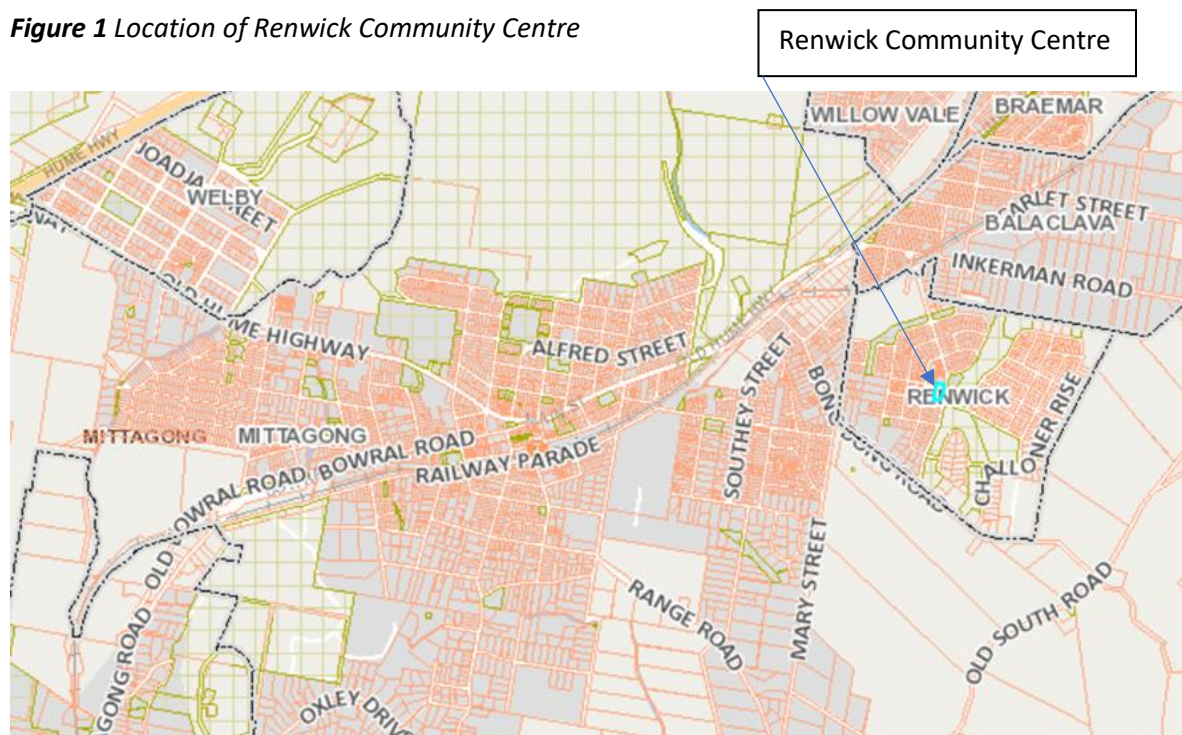
- contribute to the council's broader strategic goals and visions as set out in Council's Local Strategic Planning Statement and Community Strategic Plan
- ensure compliance with the LG Act
- provide clarity in the future development, use and management of the community land, and
- ensure consistent management that supports a unified approach to meeting the varied needs of the community.

Further information about the legislative context of Local Government Act community land plans of management can be found in **Appendix 1** of this document.

## 2.2 PROCESS OF PREPARING THIS PLAN OF MANAGEMENT

Renwick Community Centre is located at 55 Renwick Drive in Renwick. **Figure 1** shows the general location of Renwick Community Centre in the Mittagong area.

**Figure 1** Location of Renwick Community Centre



Renwick is a master-planned suburb of 117 ha with one third of the site retained as open space or parks, including over 30 ha of natural landscape. The site is the former State Wards Farm owned by the Department of Family and Community Services. There are 645 houses in the suburb, developed to provide diverse housing in a rural community.

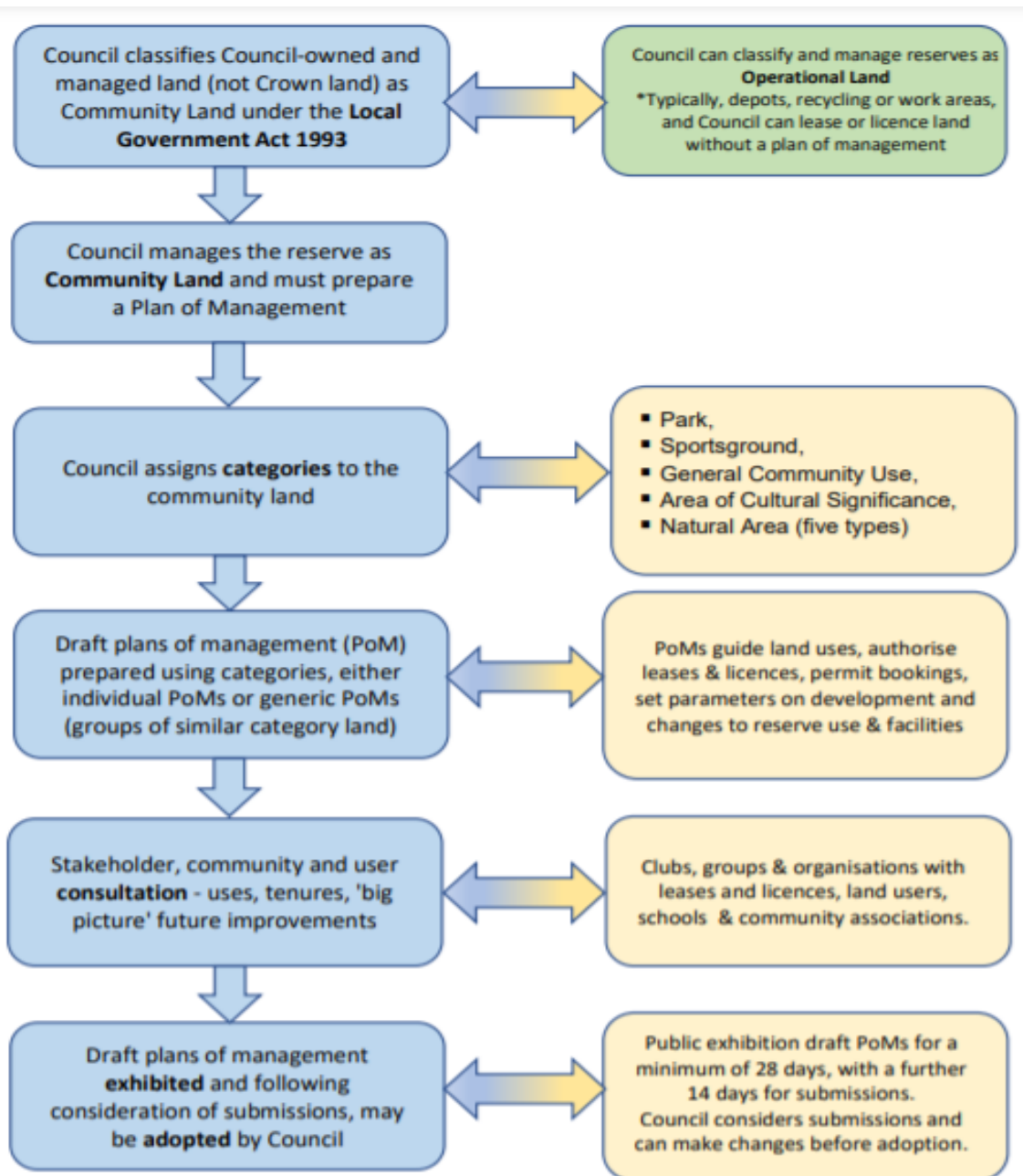
Construction commencement in 2010 and has delivered two community parks, Mirren Nunguna Gulla and Rotherwood Parks and the Renwick Community Centre. Another community park is being developed to incorporate heritage silos.

The Community Centre has a prominent corner location along Renwick Drive. The Community Centre has been designed to be a gathering space for the local residents and the surrounding community.

Council commenced the preparation of this PoM in response to the completion of the Renwick Community Centre and the handing over of the land and building to Council. The land is community land under the Local Government Act.

**Figure 2** illustrates the general process undertaken by Council in preparing this PoM.

**Figure 2:** Process steps in preparing a plan of management for council-owned community land





## 2.3 CHANGE AND REVIEW OF PLAN OF MANAGEMENT

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in council priorities. Council has determined that it will review the PoM within 10 years of its adoption. However, the performance of this PoM will be reviewed internally on an annual basis to ensure that the Community Centre land, building and other infrastructure are being managed in accordance with the PoM, are well maintained and provide a safe environment for public enjoyment.

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

## 2.4 COMMUNITY CONSULTATION

In September 2020, Council asked the Renwick community for feedback through Your Say Wingecarribee on the proposed fees for hiring Renwick Community Centre. The feedback identified values and important uses of the Renwick Community Centre, management and land use issues, and opportunities for the Community Centre. See **Appendix 2**.

In February 2022, the Renwick Community Association and some regular hirers of the Community Centre were asked for their views on the Community Centre and any suggestions or opportunity for the future.

These values, issues and opportunities form the basis for management of the PoM and the foundation for the future of the Renwick Community Centre and its surrounding land.

## 2.5 PUBLIC EXHIBITION

This PoM was placed on public exhibition from 21 March 2022 to 22 April 2022, in accordance with the requirements of section 38 of the LG Act. One written submission was received in support of the Draft PoM.

Council considered the submissions received and resolved to adopt the PoM with minor amendments.

## 2.6 PUBLIC HEARING

A public hearing was held in relation to this PoM on Wednesday 6 April 2022 from 5:00pm to 6:00pm at Renwick Community Centre, in accordance with the requirements of Sections 40(A) and 47(G) of the LG Act, as this PoM has now assigned a category to the community land.

### 3. LAND DESCRIPTION

Renwick Community Centre is located at 55 Renwick Drive, centrally located in the suburb of Renwick.

**Figure 2:** Renwick Community Centre Location Map.



The land is owned by Wingecarribee Shire Council. The land description is in **Table 1**.

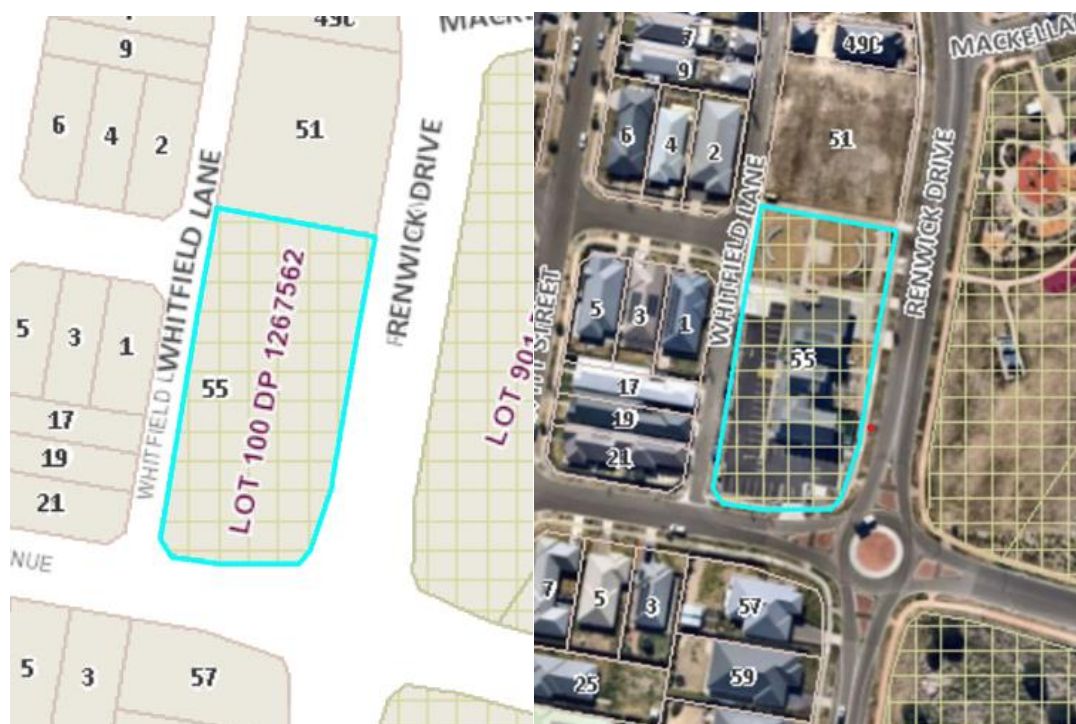
**Table 1:** Land description for 55 Renwick Drive, Renwick

LAND DESCRIPTION	
Land description	Lot 100 DP 1267562
Area	3726.82 m <sup>2</sup>
Address	55 Renwick Drive RENWICK NSW 2575
Local Government Area	Wingecarribee
Locality	Renwick
Parish	Mittagong
County	Camden

The Community Centre land is adjacent to the proposed retail space, nearby childcare centre and across Renwick Drive from Mirren Nunguna Gulla Park. Vacant land to the north is zoned for a neighbourhood centre and has recently been sold (February 2022).

**Figure 3** below provides the allotment plan.

**Figure 3:** Lot and Deposited Plan of 55 Renwick Drive





The site plan is shown in **Figure 4**.

**Figure 4:** Renwick Community Centre Site Plan



**Renwick Village Square**

## 4. BASIS OF MANAGEMENT

Wingecarribee Shire Council intends to manage its community land to meet:

- assigned categorisation of community land
- the LG Act guidelines and core objectives for community land
- the council's strategic objectives and priorities
- development and use of the land outlined in Section 6 of the LG Act.

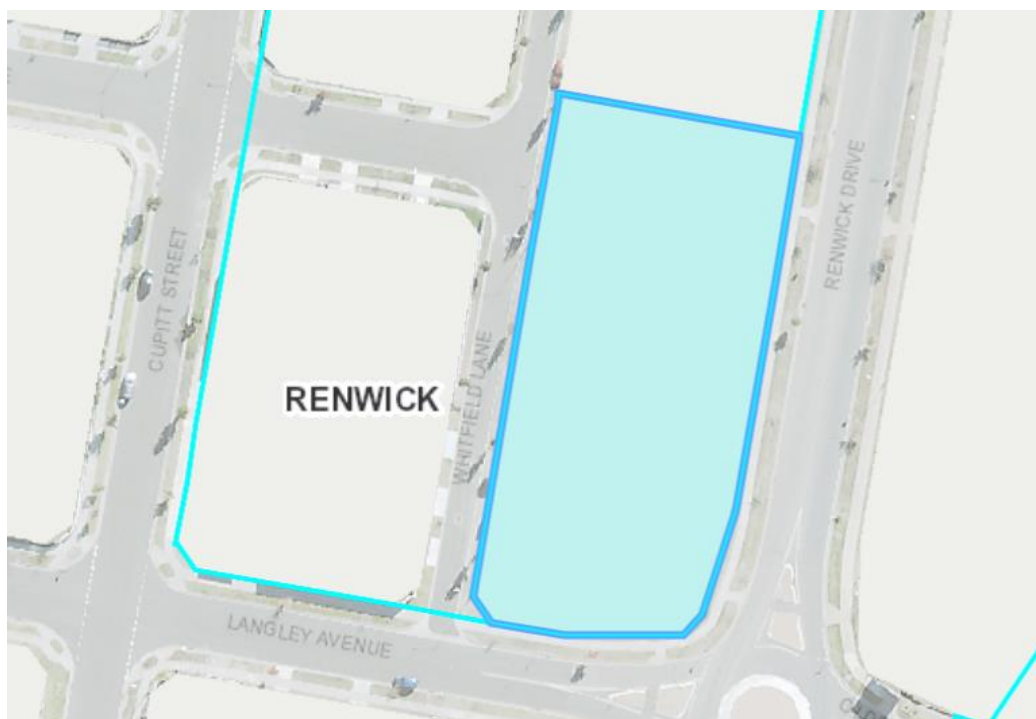
### 4.1 CATEGORISATION OF THE LAND

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.
- **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 subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.

The land at Renwick Community Centre is categorised as General Community Use, as shown in **Figure 5** below.

**Figure 5:** Renwick Community Centre Categorisation Map showing Community land categorised as General Community Use as blue with blue border





## 4.2 GUIDELINES AND CORE OBJECTIVES FOR MANAGEMENT OF COMMUNITY LAND

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Wingecarribee Shire area.

The intrinsic value of community land is also recognised. Wingecarribee Shire Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate.

The management of community land is governed by the categorisation of the land and the core objectives of the relevant categories of community land that are assigned to the land. All community land must be assigned to one or more LG Act community land categories which define how Council will manage each parcel of land. Each category has set guidelines for assigning categories and core objectives providing guidance to the management of community land.

The core objectives for each category give a broad strategic direction for management of this land, which is the same for all community land of the same category across NSW. The core objectives for each category are set out in the LG Act.

The guidelines for categorisation of community land are set out in the Local Government (General) Regulation 2021 (LG Regulation). The guidelines and core objectives for the General Community Use category is set out in the following sections of this plan of management.

**Table 2** outlines the core objectives of the General Community Use category and the Guidelines for categorisation. These are to be used in categorising the land.

**Table 2:** *Categories, Core Objectives and Guidelines for Categorisation*

GENERAL COMMUNITY USE	
CATEGORY	CORE OBJECTIVES
<u>LG Regulation Clause 106</u> Land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of natural area, sportsground, park or area of cultural significance.	<u>LG Act Section 36I</u> Promote, encourage and provide for the use of the land. 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"><li>• in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</li><li>• 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).</li></ul>

## 4.3 COUNCIL'S STRATEGIC OBJECTIVES AND PRIORITIES

Wingecarribee Shire Council, in consultation with the community, has developed the following strategies and plans to identify the priorities and aspirations of the community and the delivery of a vision for the future. They have a direct influence on the objectives, uses and management approach covered by this PoM.

## WINGECARRIBEE COMMUNITY STRATEGIC PLAN 2031

Council adopted the Wingecarribee Community Strategic Plan (CSP) in June 2017 as a long term plan for where the Wingecarribee community wants to be in the future.

The community vision for 2031 is:

*A healthy and productive community, learning and living in harmony, proud of our heritage and nurturing our environment*

Wingecarribee 2031 is structured around the themes of leadership, people, places, environment and economy. No one theme is more important than another and all are equally important in achieving the aspirations of the Wingecarribee community.

Council's role in delivering the CSP and in preparing and implementing a PoM for community land includes being a:

- Leader to plan and provide direction through policy and practices
- Provider of physical infrastructure and essential services
- Regulator of development, community health and safety, and the environment
- Partner with community, private and government organisations
- Supporter to support and advocate for the community it represents
- Promoter of the Wingecarribee Shire as a place to live, visit and invest

## MITTAGONG TOWNSHIP DCP – INCORPORATES RENWICK - 2012

The Village Centre is the focus of the Renwick community. Its function is to meet the basic personal and communal living needs of local residents, but it is also to stimulate and encourage the residents to meet, communicate and work together in their common interest. To be economically sustainable it must physically accommodate basic shopping, cultural, recreational and social facilities, offer maximum convenience and comfort, and must be an attractive destination, with a unique 'sense of place', for locals and visitors alike.

Village Centre Objectives relevant to the Renwick Community Centre include to:

- create a concentrated focal point for local economic, social, cultural and community activities.
- create a village square that has a sense of place that engenders community and civic pride.
- encourage an architecture and built-form that is civic, yet relates to the culture, identity and character of the Southern Highlands.
- be accessible by foot, cycle, bus, car, and mindful of the needs of an aging population.
- be a pedestrian oriented and a pedestrian priority place.
- be suitably landscaped to facilitate and encourage a range of public, communal activities and as a setting for public art.
- offer good winter sun, summer shade and shelter from adverse wind and rain.
- encourage any compatible use or activity that reinforces the long term economic and social viability of the centre.
- encourage participation in community based activities.

## 5 DEVELOPMENT AND USE

### 5.1 COMMUNITY LAND DEVELOPMENT – GENERALLY

The development of community land is authorised by Council adoption of a PoM. The nature and use of community land must not be changed until the adoption of a PoM.

Council may not delegate the consent to development of community land under Section 47E of the LG Act, generally for the erection, rebuilding or replacement of a building, the extensions to an existing building that would occupy more than 10 per cent of its existing area (main structural outline), or intensification by more than 10 per cent of the use of the land or any building on the land.

Council does have exemption to delegate consent to build:

- toilet facilities
- small refreshment kiosks
- shelters for persons from the sun and weather
- picnic facilities
- structures (other than accommodations for spectators) required for the playing of games or sports
- playground structures
- work sheds or storage sheds.

However, while the PoM sets out the permitted uses under the LG Act for public land, development of the land is still governed by the *Environmental Planning & Assessment Act 1979*.

### 5.2 WINGECARRIBEE LOCAL ENVIRONMENTAL PLAN 2010

Renwick Community Centre and its surrounds are zoned B1 Neighbourhood Centre under the Wingecarribee Local Environmental Plan (LEP) 2010 (amendment 52) and shown outlined in blue in **Figure 6**.

**Figure 6:** Renwick Community Centre (blue box) and surrounding land use zones under Wingecarribee LEP 2010



The zone objectives and permissible uses (with development consent) are set out below:

## **Zone B1 Neighbourhood Centre**

### **1 Objectives of zone**

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To generally conserve and enhance the unique sense of place of business centre precincts in villages and towns by ensuring that new development integrates with the distinct village scale, character, cultural heritage and landscape setting of those places.
- To ensure that new development has regard to the character and amenity of adjacent and nearby residential areas.

### **2 Permitted without consent**

Environmental protection works; Home-based child care; Home occupations

### **3 Permitted with consent**

Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Respite day care centres; Roads; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Attached dwellings; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Home occupations (sex services); Hospitals; Hostels; Industrial retail outlets; Industrial training facilities; Industries; Landscaping material supplies; Mortuaries; Multi dwelling housing; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Restricted premises; Roadside stalls; Rural industries; Rural workers' dwellings; Seniors housing; Sex services premises; Shops; Specialised retail premises; Storage premises; Timber yards; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Council must assess development of the land in accordance with State policies, the Wingecarribee LEP and the DCP.

### 5.3 CURRENT USE OF THE LAND

The main objective of the Renwick Community Centre is to provide a space for the local community to come together for family and social gatherings and for cultural and recreational pursuits such as fitness and wellbeing classes, educational seminars, workshops and children's activities. It is used for private and corporate gatherings, functions, workshops and meetings.

The design of the Renwick Community Centre was based around the Renwick Community Centre Needs Assessment report commissioned by UrbanGrowth NSW in 2014 and includes:

- Main hall (98 m<sup>2</sup>, capacity 65 people)
- Meeting room (37 m<sup>2</sup>, capacity 25 people)
- Wet area for craft / children's activities (41 m<sup>2</sup>, capacity 27 people)
- Kitchen
- Office space
- Outdoor enclosed play area
- Proposed community leased space – independent use (84 m<sup>2</sup>)
- Terrace
- Village square
- Parking for 34 cars

The facility is wheelchair accessible on both sides of the facility and is equipped with a unisex accessible toilet.

The community centre and car park are surrounded by landscaped gardens beds, including a kitchen garden, and there is a landscaped village square / park on the northern side of the building.

The floor plan for Renwick Community Centre is shown in **Figure 7**.

**Figure 7:** Renwick Community Centre layout



The Centre was handed over on 19 June 2021 into Council's ownership and management and has been available for hire from 12 July 2021. Council adopted fees and charges for the hire of the centre in December 2020.

Council will issue an EOI for the lease of the community leased space (independent use) after this PoM has been finalised and adopted.



## 5.4 CONDITION OF THE LAND, BUILDINGS AND INFRASTRUCTURE

This is a new development on the land and the building and associated infrastructure have been purpose built as a community centre.

A current condition description of the land, building and associated infrastructure has been prepared and is in **Appendix 4**.

## 5.5 PERMISSIBLE USES / FUTURE USES

Section 36(3A) (b) requires that a site-specific PoM must:

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

Section 68, Part D, of the LG Act requires council to issue approvals for certain activities on community land. Authorised permissible uses and permitted developments are required to be consistent with the land use zoning and the core objectives of the categories assigned to the land.

The use and development of community land therefore should be compatible with the legislated purpose of the land and the wider community context.

Community land is valued for its important role in the social, intellectual, cultural, spiritual and physical enrichment of residents, workers, and visitors to the Wingecarribee Shire. The intrinsic value of community land is also recognised.

The general types of uses which may occur on community land categorised as General Community Use, and the forms of development generally associated with those uses, are set out in the following table. These uses will help activate the community space and facilitate and encourage public and communal activities.

The scale and intensity of these permissible uses and developments will be determined in context with this PoM, Council assessment and development approvals, leasing and licensing that are consistent with the land use zoning, category core objectives and any identified carrying capacity of the land and the building.

**Table 3** sets out the permissible uses and development of community land that is categorised as General Community Use for this PoM.

**Table 3:** Permissible use and development of community land categorised as General Community Use

PERMISSIBLE USE AND DEVELOPMENT OF COMMUNITY LAND THAT IS CATEGORISED AS GENERAL COMMUNITY USE.	
PURPOSE/USE	DEVELOPMENT TO FACILITATE USES
<ul style="list-style-type: none"> <li>• Providing a location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes</li> <li>• Providing multi-purpose buildings (for example, community halls and centres) with specialised community uses such as: <ul style="list-style-type: none"> <li>○ casual or informal meetings (including for social, recreational, educational or cultural purposes)</li> <li>○ functions</li> <li>○ child care (for example, before and after school care, vacation care)</li> <li>○ designated group use (e.g. scout and girl guide use)</li> <li>○ educational centres, including libraries, information and resource centres</li> <li>○ entertainment facilities</li> </ul> </li> <li>• Publicly accessible ancillary areas, such as toilets</li> <li>• Organised and unstructured recreation activities</li> <li>• Community events and gatherings</li> <li>• Group recreational use, such as private celebrations</li> <li>• Eating and drinking in a relaxed setting</li> <li>• Festivals, parades, markets, fairs and similar</li> <li>• Concerts, including all musical genres</li> <li>• Performances (including film and stage)</li> <li>• Exhibitions</li> <li>• Events and gatherings</li> <li>• Workshops</li> <li>• Leisure or training classes</li> <li>• Filming and photographic projects</li> <li>• Busking</li> <li>• Public address (speeches)</li> <li>• Memorials and formal gardens</li> <li>• Emergency services</li> </ul>	<ul style="list-style-type: none"> <li>• Development for the purposes of social, community, cultural and recreational activities.</li> <li>• Development includes: <ul style="list-style-type: none"> <li>○ provision of buildings or other amenity areas to facilitate use and enjoyment by the community</li> <li>○ development (particularly within buildings) for the purposes of addressing the needs of a particular group</li> </ul> </li> <li>• Development for the purposes of improving access, amenity and the visual character of the land and its uses, for example paths, public art, pergolas</li> <li>• Amenities to facilitate the safe use and enjoyment of the land, for example picnic tables, BBQs, sheltered seating areas</li> <li>• Landscaping and finishes, improving access, amenity and the visual character of the land</li> <li>• Café or refreshment areas (kiosks/ restaurants) including external seating</li> <li>• Lighting, seating, toilet facilities, paved areas, shade structures</li> <li>• Hard and soft landscaped areas</li> <li>• Car parking and loading areas</li> <li>• Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas)</li> <li>• Storage ancillary to recreational uses, community events or gatherings, and public meetings</li> <li>• Locational, directional and regulatory signage</li> <li>• Heritage and cultural interpretation, e.g. signs</li> <li>• Advertising structures and signage (such as A-frames and banners) that: <ul style="list-style-type: none"> <li>○ relate to approved uses/activities</li> <li>○ are discreet and temporary</li> <li>○ are approved by the council</li> </ul> </li> <li>• Water-saving initiatives such as stormwater harvesting, rain gardens and swales</li> <li>• Energy-saving initiatives such as solar lights and solar panels</li> <li>• Commercial development that is sympathetic to and supports use in the area</li> </ul>

## 5.6 EXPRESS AUTHORISATION OF LEASES AND LICENCES AND ESTATES

Under section 46(1)(b) of the LG Act, leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

The lease or licence must be for uses consistent with the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the community land itself and the local area to support the activity.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.

## 5.7 LEASES AND LICENCES AUTHORISED BY THE PLAN OF MANAGEMENT

This PoM **expressly authorises** the issue of leases, licences and other estates over the land covered by the plan of management, in accordance with section 46(1)(b) and section 36(3A) of the LG Act, provided that:

- the activity is consistent with this PoM
- the agreement is consistent with the core objectives for the category of General Community Use
- the lease, licence or other estate is for a purpose listed in **Table 4**
- the lease, licence or other estate is granted and notified in accordance with the provisions of Sections 45 – 47D of the LG Act or the LG Regulation
- the issue of the lease, licence or other estate will not materially harm the use of the land.

The grant of any tenures, e.g: tenure terms and limits, tendering, and notification and approvals, will be subject to the provisions of Part 2, Division 2 of the LG Act. The maximum period for any lease or licence is 30 years (including any option) and Minister's consent is required if the Lease/Licence exceeds 21 years (Sect 47 (5) (b)).

Unless exempt by the regulations, all such leases, licences or grant of other estate must be advertised and the community notified in accordance with the provisions of sections 47 and 47A of the LG Act.

Short-term licences and bookings may be used to allow the council to program different uses of community land at different times, allowing the best overall use. Short-term licences are authorised for the purpose of:

- a public performance, such as theatrical, musical or other entertainment for public amusement
- the playing of a musical instrument, or singing, for fee or reward
- engaging in a trade or business
- the playing of a lawful game or sport
- the delivery of a public address
- commercial photographic sessions
- picnics and private celebrations such as weddings and family gatherings
- filming sessions.

Fees for short-term casual bookings will be charged in accordance with Council's adopted fees and charges at the time and may be subject to regulated periods of time and frequency.

**Table 4:** *Express authorisation of leases, licenses and other estates and permitted purposes for General Community Use*

<b>EXPRESS AUTHORISATION OF LEASES, LICENCES, AND OTHER ESTATES, AND PERMITTED PURPOSES FOR WHICH THEY MAY BE GRANTED FOR COMMUNITY LAND CATEGORISED AS GENERAL COMMUNITY USE</b>	
<b>TYPE OF TENURE ARRANGEMENT</b>	<b>PURPOSE FOR WHICH TENURE MAY BE GRANTED</b>
<p>Lease</p> <p>maximum period for any lease is 30 years (including any option) and Minister's consent is required if the Lease exceeds 21 years</p> <p>LG Act S. 47 (5) (b)</p>	<ul style="list-style-type: none"> <li>• Child care or vacation care</li> <li>• Health or medical practitioners associated with the relevant facility (for example, nutrition, physiotherapy)</li> <li>• Educational purposes, including libraries, education classes, workshops</li> <li>• Cultural purposes, including concerts, dramatic productions and galleries</li> <li>• Recreational purposes, including fitness classes, dance classes and games</li> <li>• Café and refreshment purposes</li> <li>• Management of facilities</li> <li>• Hire or sale of recreational equipment</li> <li>• Health and fitness goods and services for users and visitors</li> </ul>
<p>Licence</p> <p>maximum period for any licence is 30 years (including any option) and Minister's consent is required if the Licence exceeds 21 years</p> <p>LG Act S. 47 (5) (b)</p>	<ul style="list-style-type: none"> <li>• Social purposes (including child care, vacation care)</li> <li>• Educational purposes, including libraries, education classes, workshops</li> <li>• Recreational purposes, including fitness classes, dance classes</li> <li>• Café and refreshment purposes</li> <li>• Emergency services</li> <li>• Use and management of buildings and fixtures that provide for community uses</li> <li>• Health and fitness goods and services users and visitors</li> <li>• Hire or sale of recreational equipment</li> </ul>
<p>Short-term licence up to 12 months</p> <p>Subject to issue with Council formal application process, permissions and/or approvals</p> <p>LG Act S.46, LG Regulation Cl.117</p>	<ul style="list-style-type: none"> <li>• A public performance, such as theatrical, musical or other entertainment for public amusement</li> <li>• Community events and festivals, fairs, markets, auctions and similar activities such as displays, exhibitions, fashion parades and shows</li> <li>• Concerts and other performances, including both live performances and film (cinema and tv)</li> <li>• The playing of a musical instrument, or singing, for fee or reward</li> <li>• Engaging in a trade or business</li> </ul>

**EXPRESS AUTHORISATION OF LEASES, LICENCES, AND OTHER ESTATES, AND PERMITTED PURPOSES FOR WHICH THEY MAY BE GRANTED FOR COMMUNITY LAND CATEGORISED AS GENERAL COMMUNITY USE**

TYPE OF TENURE ARRANGEMENT	PURPOSE FOR WHICH TENURE MAY BE GRANTED
	<ul style="list-style-type: none"> <li>• The playing of a lawful game or sport</li> <li>• The delivery of a public address, including speeches, meetings, seminars and presentations, including educational programs</li> <li>• Broadcasts associated with any event, concert, or public speech</li> <li>• Commercial photographic sessions</li> <li>• Picnics and private celebrations such as weddings and family gatherings</li> <li>• Filming sessions</li> <li>• Emergency services</li> </ul>
Other estates	<p>This PoM allows the 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.</p> <p>Estates may also be granted across community land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on community land.</p>



## 6 MANAGEMENT OF LAND

### 6.1 KEY ISSUES

The Renwick community would like the Community Centre to be adaptable, accessible and well and regularly used. It is at the heart of the village and provides a great opportunity to activate the village centre with programs and activities that attract the local community and others.

Community feedback during exhibition of draft fees indicated:

- Support for a café or similar
- Concerns about use of the Community Centre at night, noise issues in particular

Council staff feedback since the Community Centre was opened has identified:

- Internal modifications as the use of the building evolves
- Rain shelter modifications to outdoor play space
- More storage space needed for regular users
- Future installation of solar panels

This PoM will support the activation of the Renwick Community Centre and its surrounds through the following:

- Categorisation of the land as General Community Use – see Sections 4.1 and 4.2
- Permissible uses and development – see Section 5.5
- Express authorisation of leases, licences and other estates – see Section 5.7
- Action Plan – see Section 6.2

### 6.2 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 the council proposes to achieve these objectives and performance targets; and
- the manner in which the council proposes to assess its performance in achieving the objectives and performance targets

**Table 5** sets out these requirements as an action plan under the following headings:

#### LAND

- Landscape character, culture and heritage
- Relationship with surrounding land uses
- Maintenance of the land

#### BUILDING

- Amenity and access
- Maintenance of the building and other infrastructure
- Environmental management and sustainability
- Wayfinding and lighting
- Traffic, vehicular access and parking
- Safety and risk management

## USERS

- Booking systems, fees and charges and conditions of hire
- Event management
- Permitted and prohibited uses
- Future development and use

**Table 5** Management actions with accountable means and assessment for Renwick Community Centre

MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
<b>1 THE LAND</b>			
<b>1.1 LANDSCAPE CHARACTER, CULTURE AND HERITAGE</b>	<ul style="list-style-type: none"> <li>Integrated and site-appropriate landscape treatments to balance setting as a multi-use village green with competing interests</li> </ul>	<ul style="list-style-type: none"> <li>Landscape planting provides a village green setting consistent with the Renwick Cultural Heritage Interpretation Plan 2013 (Appendix 3)</li> </ul>	<ul style="list-style-type: none"> <li>Landscape activity is demonstrated as being consistent as part of project planning</li> </ul>
	<ul style="list-style-type: none"> <li>Recognise, maintain and interpret community historical and cultural heritage</li> </ul>	<ul style="list-style-type: none"> <li>Plan for any maintenance of landscape features or structures for historic or heritage memorials, events or values consistent with the Renwick Cultural Heritage Interpretation Plan 2013</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of cultural heritage values on the site</li> </ul>
	<ul style="list-style-type: none"> <li>Connect to Aboriginal cultural heritage of area</li> </ul>	<ul style="list-style-type: none"> <li>Consult with local Aboriginal communities and Land Council to identify opportunities to recognise, incorporate and interpret Aboriginal cultural heritage</li> </ul>	<ul style="list-style-type: none"> <li>Consultations held and outcomes implemented where suitable and consistent with this PoM</li> </ul>
<b>1.2 RELATIONSHIP WITH SURROUNDING LAND USES</b>	<ul style="list-style-type: none"> <li>Maintain good access to the Community Centre and surrounds for use by residents and visitors</li> </ul>	<ul style="list-style-type: none"> <li>Consult with residents to identify any access and use improvements</li> </ul>	<ul style="list-style-type: none"> <li>Consultations held and any necessary improvements implemented where suitable and consistent with this PoM</li> </ul>
	<ul style="list-style-type: none"> <li>Maintain key entry points and entry associated information and guidance</li> </ul>	<ul style="list-style-type: none"> <li>Key access points with signage and user information</li> </ul>	<ul style="list-style-type: none"> <li>Key access points identified</li> </ul>

MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
	<ul style="list-style-type: none"> <li>Maintain connections to local walking and cycling links</li> </ul>	<ul style="list-style-type: none"> <li>Integrate the Community Centre with Wingecarribee local cycle paths and tourist cycleways and routes</li> <li>Identify pedestrian routes between Community Centre, bus stops and residences, and reinforce the safety and equitable access quality of these links</li> </ul>	<ul style="list-style-type: none"> <li>Integration of cycle paths and pedestrian ways with the Community Centre</li> </ul>
1.3 MAINTENANCE OF THE LAND	<ul style="list-style-type: none"> <li>Maintain the recently established trees, garden planting and lawn areas</li> <li>Trees and shrubs health maintained, and public risk managed</li> </ul>	<ul style="list-style-type: none"> <li>Regular program of tree and shrub maintenance to ensure healthy and safe vegetation</li> <li>Implement a vegetation maintenance specification, to include environmental benefits such as water conservation and increased habitat, community health benefits such as shade and aesthetic landscape benefits</li> </ul>	<ul style="list-style-type: none"> <li>Vegetation maintenance specification prepared and implemented with annual reporting to relevant Council officer</li> </ul>
	<ul style="list-style-type: none"> <li>Limit dispersal of sustainable fertiliser and pesticide into stormwater or ground run off, and limit human contact from aerial or surface exposure</li> </ul>	<ul style="list-style-type: none"> <li>Council and user organisations with occupancy and use agreements for sustainable fertiliser and pesticide application practices</li> </ul>	<ul style="list-style-type: none"> <li>Fertiliser and pesticide use monitored and reported as part of vegetation maintenance program reporting</li> </ul>
	<ul style="list-style-type: none"> <li>Outdoor shade provided, particularly in summer</li> </ul>	<ul style="list-style-type: none"> <li>Review of outdoor spaces to evaluate shade needs and provision</li> </ul>	<ul style="list-style-type: none"> <li>Temporary shade structures installed where necessary while shade trees grow, to meet shade and sun protection needs</li> </ul>

MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
	<ul style="list-style-type: none"> <li>Outdoor fixtures – seats, tables, bins - provided where outdoors space is associated with community use</li> </ul>	Review of outdoor spaces associated with facility building and other infrastructure to evaluate and implement outdoor fixture provision	<ul style="list-style-type: none"> <li>Installation of park and outdoor fixtures consistent with any specific Council policies</li> </ul>

MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
<b>2 THE BUILDING</b>			
<b>2.1 AMENITY AND ACCESS</b>	<ul style="list-style-type: none"> <li>Ensure high quality facilities that service needs and satisfy community expectations</li> </ul>	<ul style="list-style-type: none"> <li>Undertake annual user satisfaction surveys</li> </ul>	<ul style="list-style-type: none"> <li>User satisfaction surveys conducted annually</li> </ul>
	<ul style="list-style-type: none"> <li>Amenities are suitable for all users and different age groups</li> <li>Amenities are maintained for safety, usability and modern standard</li> <li>Amenities provided are kept clean and accessible to users and visitors during daylight hours and at high or frequent visitation sites during facility or site opening hours</li> </ul>	<ul style="list-style-type: none"> <li>Review all amenities facilities to ensure equity in provision for all users and a range of age groups</li> <li>Regular inspection and maintenance regime that is clearly published and provides contact details for community and visitor maintenance requests</li> </ul>	<ul style="list-style-type: none"> <li>Review conducted and amendments to provision implemented</li> <li>Amenities maintenance program prepared and implemented including annual report to relevant Council officer</li> <li>Outcomes and monitoring of contact queries and complaints</li> </ul>
	<ul style="list-style-type: none"> <li>Compliance of access pathways and ingress/egress points, toilets, car park and associated amenities infrastructure for disabled and equitable access</li> </ul>	<ul style="list-style-type: none"> <li>Annual audit of all public use, visitor facilities to evaluate equitable access and maintenance or upgrade needs for compliance with State requirements</li> </ul>	<ul style="list-style-type: none"> <li>Annual amenities equitable access audit and report and response actions reported to relevant Council Manager</li> </ul>



MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
<b>2.2 MAINTENANCE OF THE BUILDING AND OTHER INFRASTRUCTURE</b>	<ul style="list-style-type: none"> <li>• Maintain building and community facilities to required standards for users and public safety</li> <li>• Building and structures compliance with Australian Standards and NSW Building Codes</li> <li>• Regular repairs, painting and maintenance</li> <li>• Safe electrical systems</li> <li>• Sustainable water supply</li> <li>• Fire systems compliance with NSW Standards</li> <li>• Safe and operational kitchens</li> <li>• Safe chemical storage and use</li> </ul>	<ul style="list-style-type: none"> <li>• Implement asset maintenance plans for community facilities buildings structures and landscape assets</li> <li>• Annual audit and review of buildings and structures to comply with Australian and NSW Building Codes standards</li> <li>• System to receive reports/requests for maintenance needs is clearly published and acted upon</li> <li>• Annual (Test &amp; Tag) program of electrical equipment inspection and testing by a competent person to identify and repair/replace damaged, worn and faulty electrical equipment</li> <li>• Annual electrical safety program of inspections, testing and repairs in accordance with current regulations</li> <li>• Annual maintenance of water supply tanks and filters</li> <li>• Bi-annual fire safety systems check for maintenance or upgrade to meet current regulations</li> <li>• Biannual inspection of all kitchens by health and safety officers to ensure clean, healthy and safe kitchens for users and visitors</li> </ul>	<ul style="list-style-type: none"> <li>• Asset management plans in place and implemented with annual reporting system</li> <li>• Relevant Council Manager responsible for program to review/audit community facilities compliance with relevant codes and standards</li> <li>• Audit and review conducted and Council reporting system implemented</li> <li>• Relevant Council Manager approves maintenance system and is accountable for reporting</li> <li>• Programmed testing / maintenance reporting done and all reports collated and archived in site specific compliance file</li> <li>• Required improvements or upgrades completed subject to funding</li> </ul>

MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>All chemical storage, use and handling to be certified by current NSW authority, e.g: WorkSafe NSW</li> <li>Annual building condition inspection and assessment</li> <li>Implementation of any required improvements or upgrades</li> </ul>	
<b>2.4 ENVIRONMENTAL MANAGEMENT AND SUSTAINABILITY</b>	<ul style="list-style-type: none"> <li>Council investigation of environmental sustainability options and infrastructure</li> <li>Reduction in operational costs for energy and water use through a range of environmental and sustainable means to reduce costs and wastage</li> </ul>	<ul style="list-style-type: none"> <li>Investigate implementation of alternate energy sources such as solar electricity and heating systems at new and current facilities</li> <li>Energy and water use efficiency practices and systems, including timing systems or regulated watering practices</li> </ul>	<ul style="list-style-type: none"> <li>Council investigation of environmental sustainability options and infrastructure undertaken</li> <li>Reduction in operational costs for energy and water use through a range of environmental and sustainable means to reduce wastage</li> <li>Report on feasibility and value of solar panels</li> </ul>
	<ul style="list-style-type: none"> <li>Reduce costs to Council, users and hirers</li> </ul>	<ul style="list-style-type: none"> <li>Review of water and energy use at existing facilities and document design improvements for buildings and facilities</li> </ul>	<ul style="list-style-type: none"> <li>Review and investigations conducted, response actions reported via Council reporting system</li> </ul>
	<ul style="list-style-type: none"> <li>Review power needs for events management and amenities provisions and implement upgrades</li> </ul>	<ul style="list-style-type: none"> <li>Power needs evaluation and project planning for required upgrades</li> </ul>	<ul style="list-style-type: none"> <li>Evaluation completed and required upgrades planned and implemented</li> </ul>
	<ul style="list-style-type: none"> <li>Maintain wayfinding for general visitors and provide visitors with information</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance of wayfinder signage for community facilities</li> </ul>	<ul style="list-style-type: none"> <li>Maintain signage</li> </ul>

MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
<b>2.5 SIGNAGE AND ADVERTISING</b>	about the availability and location of the community facilities		
	<ul style="list-style-type: none"> <li>Naming of rooms in the Community Centre to reflect the cultural heritage of Renwick</li> </ul>	<ul style="list-style-type: none"> <li>Process to name rooms consistent with Council's relevant policy</li> </ul>	<ul style="list-style-type: none"> <li>Council to adopt names for the rooms in the Community Centre to reflect its cultural heritage</li> </ul>
<b>2.6 TRAFFIC, VEHICULAR ACCESS AND PARKING</b>	<ul style="list-style-type: none"> <li>Limit car park area to use capacity</li> </ul>	<ul style="list-style-type: none"> <li>Parking areas, speed and vehicle limits clearly signed and marked</li> </ul>	<ul style="list-style-type: none"> <li>Traffic and car parking management maintained</li> </ul>
	<ul style="list-style-type: none"> <li>Safe vehicle speeds for surrounding roads and internal car parking access</li> <li>Safe pedestrian crossing between Community Centre and Park</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate vehicle speed signposting of adjacent streets</li> <li>Placement of speed limit signs at pedestrian-prominent locations</li> <li>Vehicle type and use restrictions, and parking times for car parks clearly signposted where required</li> </ul>	<ul style="list-style-type: none"> <li>Signposting and traffic slowing measures installed as required</li> <li>Speed limits signage installed at sites and facilities where required</li> <li>Vehicle use and parking time signage installed</li> </ul>
	<ul style="list-style-type: none"> <li>Maintain lighting to street access and carparking for night use</li> </ul>	<ul style="list-style-type: none"> <li>Review night time and dark period uses and implement any additional lighting required for safety reasons</li> </ul>	<ul style="list-style-type: none"> <li>Review done and any necessary additional lighting installed</li> </ul>
<b>2.7 SAFETY AND RISK MANAGEMENT</b>	<ul style="list-style-type: none"> <li>Ensure personal security around the Community Centre at night</li> <li>Minimise public safety and user risk at night</li> </ul>	<ul style="list-style-type: none"> <li>Identify key movement and access and times and review lighting provision for implementation</li> <li>Maintain lighting for security along pedestrian walkway/lanes</li> </ul>	<ul style="list-style-type: none"> <li>Review conducted with landscape plan provisions and implementation</li> <li>Council maintenance reporting system implemented</li> </ul>
	<ul style="list-style-type: none"> <li>Provide good shade cover in summer</li> </ul>	<ul style="list-style-type: none"> <li>Maintain landscaping and tree planting to provide increased shade for events</li> <li>Use of temporary shade structures at events</li> </ul>	<ul style="list-style-type: none"> <li>Maintain tree cover and replace if necessary consistent with original landscape plan</li> <li>Temporary structures used for shade at events</li> </ul>

MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
<b>3 THE USERS</b>			
<b>3.1 BOOKING SYSTEMS, FEES AND CHARGES, CONDITIONS OF HIRE</b>	<ul style="list-style-type: none"> <li>Integrated booking system for casual hiring and bookings</li> <li>Clear and accountable: <ul style="list-style-type: none"> <li>policies of booking and hiring systems</li> <li>fees and charges for use and hire</li> <li>conditions of use and hire</li> <li>standard user agreement documents, e.g: leases, licences and short term use permits</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>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</li> <li>Publication of booking and hiring notices and policies, fees and charges on-site and on Council website</li> <li>Clear and published conditions of hire and use, including permissible uses, times and user or hirer responsibilities</li> </ul>	<ul style="list-style-type: none"> <li>Council allocation and hire policy and procedures</li> <li>Council publication conditions of hire and use, including permissible uses, times and user or hirer responsibilities on use agreements, and casual hire permits</li> <li>Standardised user agreements in use with contact details to assist hirer or user with all bookings or hiring</li> </ul>
	<ul style="list-style-type: none"> <li>Public awareness of potential leasing or licensing</li> </ul>	<ul style="list-style-type: none"> <li>Formal advertising of expressions of interest and clear allocation guidelines and criteria for any leasing or licensing of land or facilities</li> <li>Formal EOI to be conducted for leasing</li> </ul>	<ul style="list-style-type: none"> <li>EOI processes conducted to inform allocation procedures for any leasing</li> <li>Council website publication of any EOI processes</li> </ul>
	<ul style="list-style-type: none"> <li>Conditions of use and development clearly outlined in occupancy agreements</li> </ul>	<ul style="list-style-type: none"> <li>Occupancy agreements detail environmentally sustainable conditions</li> </ul>	<ul style="list-style-type: none"> <li>Occupancy agreements contained required conditions</li> </ul>
	<ul style="list-style-type: none"> <li>Limit exclusive uses</li> </ul>	<ul style="list-style-type: none"> <li>Licence and booking provisions include terms for limits on exclusive uses</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of terms in tenure and use agreements</li> </ul>

MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
	<ul style="list-style-type: none"> <li>Ensure public accessibility and multiple uses of land in any user agreements</li> </ul>	<ul style="list-style-type: none"> <li>Include conditions in user agreements and licences that provide for multiple uses and public accessibility where safe to permit</li> </ul>	<ul style="list-style-type: none"> <li>Publication and use of licence or booking agreements that meet objectives</li> </ul>
<b>3.2 EVENT MANAGEMENT</b>	<ul style="list-style-type: none"> <li>Maintain clear and published booking and hire system for events.</li> <li>Ensure any events have event management licenses or permits through bookings or hiring.</li> <li>Include reasonable event management plans, traffic management plans, waste and public safety plans in licence conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare and use event licences or permits with inclusion of appropriate event management plans, traffic management plans, waste and public safety plans.</li> <li>Publish booking and hire system arrangements on Council website with clear dates, times and contact details for users and community groups.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>Publication and use of licences with conditions that address objectives.</li> <li>All hire or booking agreements have Council officer contact details to facilitate user benefits.</li> </ul>
	<ul style="list-style-type: none"> <li>Small event bookings are safely conducted with minimal impacts on other users and adjacent residences.</li> </ul>	<ul style="list-style-type: none"> <li>Small event bookings are accommodated under licence or hiring arrangements, subject to time and area limited with use conditions to enable use to limit conflicts of use with the public</li> </ul>	<ul style="list-style-type: none"> <li>Licence system and documents prepared and used for small event bookings</li> </ul>
	<ul style="list-style-type: none"> <li>Manage event and activity noise, traffic, waste management and visitor number issues for local and nearby residents</li> </ul>	<ul style="list-style-type: none"> <li>Prepare and implement user agreements (licences or permit) system</li> <li>User agreements include conditions to limit impacts from noise, rubbish, traffic</li> </ul>	<ul style="list-style-type: none"> <li>Licences published and used with conditions to limit or reduce impacts from noise, rubbish, traffic.</li> </ul>

MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
<b>3.3 PERMITTED AND PROHIBITED USES</b>	<ul style="list-style-type: none"> <li>• Provide clear guidance to community facility users on conditions of use, including alcohol free zones, permissible and non-permissible activities, times of specific uses, and internal site or facility directions</li> </ul>	<ul style="list-style-type: none"> <li>• Site-based facility, structure, regulatory signage to address activity, including: <ul style="list-style-type: none"> <li>○ alcohol free zones,</li> <li>○ permissible and non-permissible activities,</li> <li>○ times of specific uses</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Installation of regulatory signage at high use or visitation community facilities</li> </ul>
<b>3.4 FUTURE DEVELOPMENT AND USE</b>	<ul style="list-style-type: none"> <li>• Future development and uses is consistent with Council development consent and adopted PoM</li> </ul>	<ul style="list-style-type: none"> <li>• Review of all proposed future developments and uses for consistency with adopted PoM</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed future developments and uses are reviewed prior to approval or implementation</li> </ul>



## APPENDIX 1 – PLAN OF MANAGEMENT LEGISLATIVE FRAMEWORK

The primary legislation that impacts on how community land is managed or used is briefly described below. You can find further information regarding these acts at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).

### LOCAL GOVERNMENT ACT 1993

Section 35 of the *Local Government Act 1993* (LG Act) provides that community land can only be **used** in accordance with:

- the plan of management applying to that area of community land, and
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land, and
- the provisions of Division 2 of Chapter 6 of the Act.

Section 36 of the Act provides that a plan of management for community land must identify the following:

- a) the category of the land,
- b) the objectives and performance **targets** of the plan with respect to the land,
- c) the means by which the council proposes to **achieve** the plan's objectives and performance targets,
- d) 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.

A plan of management that applies to just one area of community land:

- a) must include a description of:
  - (i) 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
  - (ii) the use of the land and any such buildings or improvements as at that date, and
- b) must:
  - (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.

Land is to be categorised as one or more of the following:

- a) a natural area
- b) a sportsground
- c) a park
- d) an area of cultural significance
- e) general community use.

Land that is categorised as a natural area is to be further categorised as one or more of the following:

- a) bushland
- b) wetland
- c) escarpment
- d) watercourse
- e) foreshore
- f) a category prescribed by the regulations.

Additionally, under section 36 of the LG Act, a site-specific PoM must be made for land declared:

- as critical habitat, or directly affected by a threat abatement plan or a recovery plan under threatened species laws (sections 36A(2) and 36B(3))
- by council to contain significant natural features (section 36C(2))
- by council to be of cultural significance (section 36D(2)).

### ***Classification of public land***

The LG Act requires classification of public land into either ‘community’ or ‘operational’ land (Section 26). The classification is generally made for council-owned public land by the council’s Local Environmental Plan (LEP) or in some circumstances by a resolution of the council (Section 27).

Classification of land has a direct effect on the council’s ability to dispose of or alienate land by sale, leasing, licensing or some other means. Under the LG Act, community land must not be sold (except for scheduled purposes), exchanged or otherwise disposed of by the council, and the land must be used and managed in accordance with an adopted PoM. In addition, community land is subject to strict controls relating to leases and licences (sections 45 and 46) of the LG Act.

By comparison, no such restrictions apply to operational land that is owned by councils. For example, operational land can be sold, disposed, exchanged or leased including exclusive use over the land, unencumbered by the requirements which control the use and management of community land.

Operational land would usually include land held as a temporary asset or an investment, land which facilitates the council carrying out its functions or land which may not be open to the general public (for example, a works depot).

The classification or reclassification of council-owned public land will generally be achieved by a Local Environmental Plan (LEP) or by a resolution of council in accordance with sections 31, 32 and 33 of the LG Act. If land is not classified by resolution within a three-month period from acquisition it automatically becomes community land, regardless of whether it satisfies the objectives for community land as outlined in the LG Act.

## **COUNCIL PLANS AND POLICIES RELATING TO THIS PLAN OF MANAGEMENT**

Council has developed plans and policies that are concerned to some extent with the management of community land. These documents have been considered when preparing this PoM.

The following is a list of documents that have a direct association with this PoM:

- Wingecarribee Community Strategic Plan 2031
- Wingecarribee Local Environmental Plan 2010
- Mittagong Township (incorporates Renwick) Development Control Plan

The following table lists the specific Community Strategic Plan (CSP) strategies and actions that can be reflected in the PoM. Each strategy is numbered in bold with the most relevant action underneath.

<b>Specific Community Strategic Plan - Strategies and Actions</b>
<p><b>1.3 Developing community leadership, strong networks and shared responsibility for the Shire promotes and enhances community capacity</b></p> <p>1.3.2 Empower our community to advance agreed priorities and address emerging issues in a collaborative manner to explore new ideas to improve the Shire</p>
<p><b>2.1 Our people have the opportunity for a happy and healthy lifestyle</b></p> <p>2.1.4 Enhance partnerships to maintain a safe community</p>

<b>Specific Community Strategic Plan - Strategies and Actions</b>
<p>2.1.5 Plan and deliver appropriate and accessible local services to the community</p> <p>2.1.6 Provide a diversity of formal, informal and innovative hubs for learning and skill development for all stages of life</p>
<p><b>2.2 We are an inclusive community which actively reduces barriers for participation in community life</b></p> <p>2.2.1 Actively foster a spirit of participation and volunteering by addressing key barriers</p>
<p><b>2.3 Wingecarribee values and nurtures a diverse, creative and vibrant community</b></p> <p>2.3.1 Provide and support a range of community events, festivals and celebrations</p> <p>2.3.2 Acknowledge and respect our Aboriginal cultural heritage and people</p> <p>2.3.3 Support and promote the creative and cultural sector</p>
<p><b>3.2 Wingecarribee has maintained a distinct character and separation of towns and villages</b></p> <p>3.2.2 Identify and protect the unique characteristics of towns and villages to retain a sense of place</p>
<p><b>3.3 Our built environment creates vibrant and inviting public spaces</b></p> <p>3.3.2 Create welcoming and accessible community facilities that support opportunities for people to meet and connect with one another</p>
<p><b>4.1 Wingecarribee's distinct and diverse natural environment is protected and enhanced</b></p> <p>4.1.1 Protect and improve biodiversity</p> <p>4.1.4 Sustainably manage natural resources for broader community benefit</p>
<p><b>4.2 Sustainable living practices are actively encouraged</b></p> <p>4.2.1 Develop partnerships and implement programs and education that enable people to live sustainably</p> <p>4.2.2 Promote building practices and the types of developments that improve resource efficiency</p> <p>4.2.3 Encourage residents and businesses to source and produce goods locally</p>
<p><b>4.4 Wingecarribee addresses, adapts, and builds resilience to climate change</b></p> <p>4.4.2 Build community capacity to reduce greenhouse gas emissions and respond to the impacts of climate change</p> <p>4.4.3 Plan for predicted impacts of climate change</p>
Note: the numbering of the strategies and actions follow that of the CSP.

## OTHER STATE AND COMMONWEALTH LEGISLATION

### ***NSW state legislation***

#### ***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 which provide a basis for development control.

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

This Act is also the enabling legislation for planning policies which may have a direct influence on open space management. On a state-wide level there are State Environmental Planning Policies (SEPPs). On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs) as well as Development Control Plans (DCPs).

#### ***National Parks and Wildlife Act 1974***

Statutory responsibilities on the council arising from this Act specifically relate to the protection of sites of pre- and post-European contact archaeological significance. This Act may affect community land categorised as cultural significance, natural area or park.

#### ***Biodiversity Conservation Act 2016***

**Note:** This Act repealed several pieces of legislation including the *Native Vegetation Act 2003*, *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001*, and the animal and plant provisions of the *National Parks and Wildlife Act 1974*.

This Act covers conservation of threatened species, populations and ecological communities, the protection of native flora and fauna. This Act primarily relates to community land categorised as natural area. However, other categories may also be affected.

The *Threatened Species Conservation Act 1995* has been repealed and superseded by the *Biodiversity Conservation Act 2016*. However, references to the former legislation remain in the LG Act and are therefore retained in this guideline.

DPIE's Energy, Environment and Science division advises that recovery plans and threat abatement plans made under the *Threatened Species Conservation Act 1995* were repealed on the commencement of the *Biodiversity Conservation Act* in 2017. These plans have not been preserved by any savings and transitional arrangement under the Biodiversity Conservation Act or LG Act, meaning pre-existing plans have no legal effect.

For this reason, requirements relating to recovery plans and threat abatement plans for local councils preparing plans of management under section 36B of the LG Act are now redundant. Councils will be advised if future amendments are made to the LG Act to enable these mechanisms.

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***

This Act contains provisions for bushfire risk management and the establishment of a Bushfire Management Committee. It also includes direction on development in bushfire prone lands.

#### ***Heritage Act 1977***

This Act contains provisions for the conservation of items of heritage and may relate to community land categorised as cultural significance or natural area.

### ***Commonwealth legislation***

#### ***Environmental Protection and Biodiversity Conservation Act 1999***

This Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. It incorporates threatened species on a national level and with relevance to Matters of National Environmental Significance.

#### ***Telecommunications Act 1997***

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM.

### ***State Environmental Planning Policies***

#### ***State Environmental Planning Policy (Infrastructure) 2007***

This planning policy lists development allowed with consent or without consent on community land.

#### ***State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011***

This aims to protect quality of surface water and the ecosystems that depend on it and requires that any development would have a neutral or beneficial effect on water quality.

#### ***State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017***

This policy deals with clearing of native vegetation in urban areas and land zoned for environmental protection.

### ***Other relevant legislation, policies and plans***

*Biosecurity Act 2015*

*Companion Animals Act 1998*

*Disability Discrimination Act 1992*

*Local Land Services Act 2013*

*Pesticides Act 1999*

*Protection of the Environment Operations Act 1997*

*Retail Leases Act 1994*

*Soil Conservation Act 1938*

*Water Management Act 2000*

NSW Invasive Species Plan 2008-2015

National Local Government Biodiversity Strategy

NSW Biodiversity Strategy

Australian Natural Heritage Charter

## APPENDIX 2 – COMMUNITY CONSULTATION

Submissions in response to public exhibition of Renwick Community Centre proposed fees and charges. Exhibition period from 11 September to 8 October 2020

<b>Comments on café or other commercial use</b>
<i>When we initially purchased our Renwick block, the plan indicated that there would be shops on the community centre site. We looked forward to being able to have a cafe, a local store and possibly other shops just down the street. These types of businesses are hubs for organised and random meetings with our local neighbours. It can create a sense of place for people who otherwise don't know their extended neighbours and also allow people to pass on useful information about events and services in the area. We think that this would put the centre to better use than the one proposed.</i>
<ul style="list-style-type: none"> <li><i>'- when we purchased land in Renwick this was supposed to be a community space with retail and a village centre.</i></li> <li><i>- it would be good to have a cafe or small shop in the premises.</i></li> <li><i>- I am disappointed that this facility is not more the purpose of being used for the Renwick community and bringing people together and it is now just a council hall.</i></li> </ul>
<i>A cafe for local residents &amp; visitors would be great</i>
<i>I am in favour of having commercial use of the space such as a cafe or convenience store. This would limit the need to leave the suburb to go to petrol stations near by or going into Mittagong. Having a cafe or place to purchase food would be great for families using the beautiful park areas.</i>
<i>When we purchased in Renwick the community centre was said to be a village centre, with a small shop/ take away cafe. Not a wedding or formal venue. I was very excited about the community garden that was scraped for extra parking. I'd like to see this go ahead elsewhere in Renwick.</i>
<i>I would really like to see the community centre used on a daily basis by majority of the community. Possibly allowing a mobile coffee shop. Ideally any type of shop would be great!.</i>
<i>It is a massive place where a small supermarket eg. IGA and a coffee shop should be an essential part of the building especially being across the road from the playground/walking track. This should certainty be on the priority list when the centre comes to open and information should be advertised now regarding the lease of these spaces so a supermarket/coffee can open to the public as soon as possible.</i>
<p><i>The Community Centre should be/have:</i></p> <ol style="list-style-type: none"> <li><i>1) Community Garden</i></li> <li><i>2) Be available for Groups such as Mens Shed, Probus, Womens Groups, Scout Hall or Girl Guides, University of the 3rd Age</i></li> <li><i>3) Be available for Arts Exhibitions, Art Classes, Exercise Groups</i></li> <li><i>4) Cafe should be available &amp; run commercially</i></li> </ol> <p><i>The Community Centre needs to tie in with a small retail area that can be owned &amp; licensed out by the Council - local deli, grocery, cafe &amp; or supermarket or similar - in a similar size to the retail shop opposite Bowral High School</i></p>
<i>I am also wondering why the community is not listened to in regards to a coffee shop and/or a small general store. If the council is really committed to less congestion in the shopping areas, why is there not support for a way Renwick residents can pick up a few essential grocery items from the central area of Renwick? PLEASE take notice of what the residents want!</i>
<i>Don't agree a community hall is the best fit for this building. Disappointing waste of space.</i>
<i>You should have got feedback from the community before planning the community centre as no one in Renwick wanted it. We all were told it was going to be a little shop like a cafe or bakery e.g. This would have 100% better and more suited to the community.</i>



<b>Comments on hire rates</b>
<i>A discounted rate for Renwick residents would be appreciated, especially if they are within a certain km radius of the hall.</i>
<i>The hourly rate for hire is acceptable and community activities such as exercise classes etc should be encouraged.</i>
<i>I think prices for individuals to hold a birthday party there seems ok. Is it possible to have non for profit organizations to have a reduced fee also for profit businesses. The cheaper it is for them the more events and activities we will be offered there and avoid the space getting very little use other than a party every weekend. Thanks</i>

<b>Comments on community centre hours of operation</b>
<i>I am against the hall being leased out past 10 due to the impact on myself and neighbours in surrounding houses. People lingering intoxicated after late night functions is not something i pictured for the quiet streets.</i>
<i>The Community Centre should not be:</i> 1) Open past 8pm 2) Available for Weddings, adult parties that could involve alcohol & unruly behaviour that will bring the neighbourhood down. Question whether a license has been granted & who polices it
<i>Hall hire until midnight should only be available on weekends to protect residents from noise disturbances</i>
<i>Midnight is quite late for a hall that is surrounded by residential houses. 9pm is more suitable for Sunday-Thursday nights. 11pm for Friday-Saturday nights - including weddings. Although I don't believe this should advertised as a wedding venue at all and if so, security guards should be made mandatory.</i>
<i>Hours are okay but I feel they should be reviewed 6 to 12 months down they track to see how they have affected residents in the area.</i>
<i>I have read the Fees and Charges for Renwick and would like to record my opposition to the Community centre possibly being hired out until 12pm. This is a RESIDENTIAL area. Families living in the surrounding homes DO NOT want noise from the Community Centre as a result of late night "parties" or "weddings". This is supposed to be an estate for those seeking an idyllic rural lifestyle. Limited parking means cars will overflow into surrounding streets when large numbers attend events, creating safety concerns for families and children. At night the area is quiet and sound travels! Late night functions will attract unruly behaviour in the park opposite. This is already a problem during summer, which causes much distress to neighbouring homes trying to sleep after 10pm. Whilst the rates are being compared to East Bowral Community centre - East Bowral do not have Wedding hire. Canyonleigh Hall is surrounded by bush and not homes, therefore can accommodate wedding hire. Renwick should not be catering for weddings or large events!</i>
<i>Hall hire should only be between 9am to 6pm and not later than 10pm on any night. Daytime hall hire for small parties would be acceptable.</i>
<i>Closing facilities at midnight in a residential area will lead to noise for nearby residents and risk of unruly people that don't want to leave, spilling over into the playground across the road. Perhaps a 10pm or 11pm close would be more appropriate</i>
<i>'- for a residential area estate late night parties and weddings would not be appropriate. The latest the hall should be open is 10pm. Loud noise and drunk people are not appropriate for this residential space.</i>
<i>Residential area don't want late night functions. Bad idea</i>

## APPENDIX 3 – CULTURAL HERITAGE INTERPRETATION FOR RENWICK COMMUNITY CENTRE

Extracts from *Cultural Heritage Interpretation Plan - Renwick*,

prepared by Giles Tribe Architects for UrbanGrowth NSW, December 2013

### 4.11 COMMUNITY CENTRE BUILDING

The Community Centre is an important building associated with the Village Square, and has a prominent corner location along Renwick Drive. Access to the Community Centre will be off the Square and it is anticipated that the community hall will be able to open up onto the Square for large events. A café is proposed on the corner. The Community Centre will be a gathering place for the local residents and the surrounding community. It is therefore, considered appropriate that the Centre include the story of the Renwick area and its associations, and the broader context of Renwick including those parts of the facility which adjoin the site. The building itself will not provide any interpretation of the cultural heritage of Renwick, rather, coupled with the other retail uses will reflect the new phase of Renwick, with an appropriately designed contemporary building. It should provide a focal point and contribute to the identity of the Renwick.

#### *Proposals:*

The detailed design of the Community Centre building is subject to further work, however provisions should be made to include the following in the design.

- External security screens could include images of people and places of local significance;
- Naming of Rooms as agreed by Council;
- A wall display illustrating the nature of the site prior to creation of the Renwick development, illustrate components of the Renwick site in plan form and show the location of existing and former associated buildings;
- Display of photographs or artefacts found on the site;
- Kitchen garden within the courtyard referencing the vegetable plots of the former site;

## RENWICK



## cultural heritage interpretation map

Dec 2013

## APPENDIX 4 – CONDITION DESCRIPTION



A plan of management that applies to just one area of community land must include a description of the condition of the land, and of any buildings or other improvements on the land, and the use of the land and any such buildings or improvements as at the date of adoption of the plan of management.

Item	Condition description	Use
<b>Land</b>	Land developed for use as a community centre in a new master-planned estate – in excellent condition	Community centre and surrounds
<b>Building</b>	New building purpose built as a community centre – in good condition	Community centre
<b>Other improvements</b>	New landscaped areas around the community centre – garden beds, lawns, village square, car park, path surrounds – in excellent condition	Community centre landscaped surrounds