



WOLLONDILLY  
SHIRE COUNCIL

*Rural Living*

# PLAN OF MANAGEMENT WARRAGAMBA/SILVERDALE NEIGHBOURHOOD CENTRE AND ELDER CARE COTTAGE

**WOLLONDILLY SHIRE COUNCIL**

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**PLAN OF MANAGEMENT FOR WARRAGAMBA/ SILVERDALE  
NEIGHBOURHOOD CENTRE AND ELDER CARE COTTAGE**

This plan was prepared to meet the core objectives for the management of community land pursuant to Section 36 of the Local Government Act 1993.

The Council adopted the draft plan at its meeting on 18 October 2004. Following exhibition of the draft plan, Council adopted the plan at its meeting on 19 December 2005. This plan is operative from 19 December 2005.

## **PART 1 INTRODUCTION**

### **Local Government Act 1993**

Council is required in terms of Section 36 of the Local Government Act 1993 to prepare plans of management for its community lands.

*Please refer to the Schedule attached to this set of plans for information relating to the preparation of plans of management.*

### **Other Considerations**

In preparing these plans, Council has endeavoured to ensure compatibility with a range of other plans and policies previously adopted by the Council, including:

- The State of Wollondilly Report.
- Wollondilly Vision 2025 - Visions for the separate communities and the Shire as a whole.
- Local Environmental Plan 1991.
- Stormwater Management Plans (Upper Georges River, Upper Nepean River and Wollondilly District).
- Stonequarry Creek Floodplain Management Plan.
- Strategic Management of Council's Assets Policy.

Should any specific item provided for in a community land plan of management be incompatible with existing plans or policies, then the provisions of those previously adopted plans and policies shall generally have precedence.

*Please refer to the attached Schedule for information relating to the Wollondilly Vision 2025.*

### **Proposed Future Management of the Land**

The plan outlines strategies for the ongoing management of the land detailing Council's expectations in relation to matters such as general condition and usability, suitability for all people regardless of physical ability, health and safety concerns, environmental concerns and cost effectiveness.

Council will continue to seek ways and means of improving its management of these lands for the benefit of the public at large. It proposes to develop a comprehensive asset management program and to continue to develop its asset maintenance program to achieve a high level of service at an affordable and sustainable cost.

Council's focus in these plans is to:

- Improve accessibility for people of all ages and levels of ability.
- Upgrade and improve existing facilities rather than build new facilities.
- Improve the standard of amenities provided.
- Improve the level of service provided.
- Address health and safety issues.
- Address environmental issues.
- Provide cost effective services.

## PART 2 – PROPERTY DETAILS

### 1. LAND SUBJECT TO THIS PLAN

This plan provides for the land described below:

#### ▪ WARRAGAMBA/SILVERDALE NEIGHBOURHOOD CENTRE

Description: Lot 396 DP 210652 (1217m<sup>2</sup>)  
Certificate of Title: 9214/165  
Zoning: 5(a) (Special Uses “A” Zone) - Community Purposes  
Location: At the corner of Thirteenth Street and Weir Road, Warragamba, as shown in Figure 1 below:  
Owner: Wollondilly Shire Council

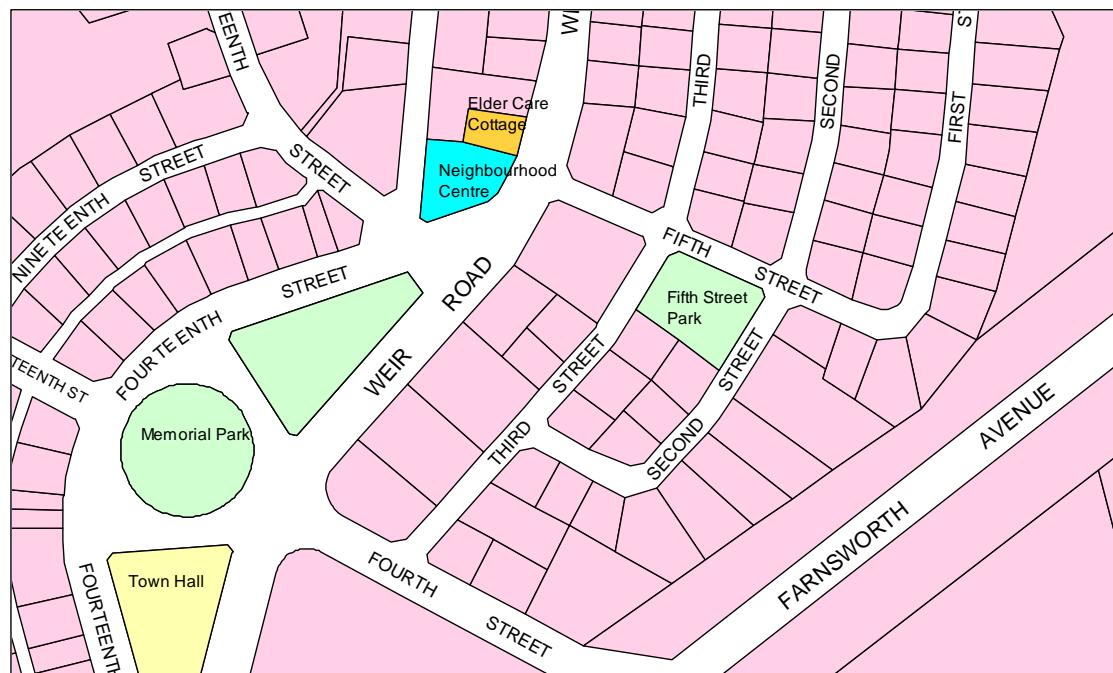
The property was purchased from the former Prospect County Council in February 1981.

#### ▪ WARRAGAMBA/SILVERDALE ELDER CARE COTTAGE

Description: Lot 397 DP 210652 (467.9m<sup>2</sup>)  
Certificate of Title: 9214/166  
Zoning: 5(a) (Special Uses “A” Zone) - Community Purposes  
Location: Adjacent to the Neighbourhood Centre in Weir Road, Warragamba, as shown in Figure 1 below:

The property was purchased from the Teacher Housing Authority in June 1984.

**Figure 1**



## **2. DESCRIPTION OF THE LAND AT THE TIME OF PREPARATION OF THE PLAN**

### **▪ Neighbourhood Centre**

The land has been over developed. The site is a moderately sloping corner block with lawns, some trees and a limited garden area. The land slopes down from street so that access for disabled and less able bodied people is via a ramped “bridge” into the building.

It contains a weatherboard building which houses a range of activities auspiced by the Warragamba/Silverdale Neighbourhood Centre Committee Inc., including offices for community service providers and accommodation for child care services currently catering for children aged from 0 to 6 years.

The site is serviced by town water and a reticulated sewerage system. Surrounding streets are sealed. The site is close to the commercial zone. A small car parking area has been established on Weir Road with an additional informal car parking on site accessed from Thirteenth Street.

The outdoor play area is fenced, but is somewhat encumbered with play items and storage sheds, reducing the amount of useable outdoor space available to the children or other users of the land.

### **▪ Elder Care Cottage**

This is a small parcel which slopes away from Weir Road. The main building is a small weatherboard cottage converted to more general use by the removal of an internal partition. Some outbuildings associated with the adjoining Neighbourhood Centre are constructed on the land.

## **3. LAND STATUS AND OWNERSHIP**

The land is freehold land owned by the Wollondilly Shire Council.

## **4. LAND CLASSIFICATION**

The land is classified as “community land” in terms of Section 27 and clause 6 of Schedule 7 of the Local Government Act 1993.

## **5. CURRENT MANAGEMENT REGIME**

Council currently manages the land and facilities. The Neighbourhood Centre Committee manages the day to day operation of the premises.

## **6. CONDITION OF THE LAND AND STRUCTURES ON ADOPTION OF THE PLAN**

Both properties are overdeveloped with outbuildings and other outdoor structures. The land is in a generally good condition with good grass cover despite recent drought conditions and heavy use. The fences are in a good condition.

The buildings were constructed about 1955. They are older style timber dwellings with an iron roof and wooden window and door frames, comprising offices, a range of meeting rooms, associated services and a fenced outdoor play area (Neighbourhood Centre). The buildings are still very functional due to ongoing repairs and maintenance and periodic refurbishing/upgrading. They should be able to be readily converted back to residential accommodation when no longer required for their current purposes.

The buildings no longer adequately meet the needs of the community because of lack of useable indoor and outdoor space and lack of fully accessible facilities and fully accessible paths of travel and facilities. The cost of upgrading these buildings to meet current standards for public facilities would not be warranted because of other limitations on the land (size and slope in particular).

Because the land slopes away from the street and the land is extensively developed, stormwater has a tendency to collect on the Neighbourhood Centre land in times of heavy rain.

## **7. LAYOUT OF EXISTING FACILITIES**

Attached as **Appendix 1** is a plan showing the layout of the Neighbourhood Centre and Elder Care Cottage properties at the time of adoption of the plan.

## **8. USE OF THE LAND AND STRUCTURES AT THE TIME OF ADOPTION OF THE PLAN**

### **▪ Neighbourhood Centre**

The Neighbourhood Centre is used as the venue for a range of community and social services generally coordinated by the Neighbourhood Centre Committee.

Services provided include Neighbourhood Centre activities (community information and education activities and programs), government agency health and family support services, Occasional Care services and limited youth services. Until recently, the centre also accommodated Out of School Hours Care services.

### **▪ Elder Care Cottage**

The premises are currently used by Nepean Foods Service (a commercial enterprise contracted to provide a community service) for offices, food preparation and for providing some meals and other activities for the frail elderly.

The lounge/dining area is also used by the Neighbourhood Centre Society for a range of craft activities for the local community.



## **PART 3 – MANAGEMENT ISSUES**

### **1. COUNCIL’S STATEMENT OF PURPOSE**

*To create opportunities in partnership with the community. To enhance the quality of life and the environment, by managing growth and providing services and facilities of the highest quality.*

### **2. WOLLONDILLY VISION 2025**

Derived from community workshops held in February and March 2003 Council adopted " A Vision for Wollondilly 2025" incorporating nine separate visions covering all aspects of the Shire’s future having regard to the lifestyle needs of the residents through to the uniqueness of the rural countryside and the various towns and villages.

The Vision provides Council with a framework to develop new strategies and policies and to guide the organisation so that it can effectively play its vital role in the delivery of the Vision.

Visions 5 and 9 are particularly relevant for the management of community lands categorised as “for general community use”.

*Please refer to the attached Schedule for details of the Visions and Vision Strategies that particularly affect Council managed land.*

### **3. RECREATION DEMAND AND OPPORTUNITIES**

A preliminary pre-publication Summary Report on the Western Sydney Regional Recreation Demand and Opportunities Study has identified, among other things, that the following issues affect the acquisition and/or development of future recreational and community facilities.

#### **Targeting Youth**

*Note: Refer to Key Vision Strategy 7.5*

#### **Targeting People with a Disability**

*Note: Refer to Key Vision Strategy 7.1*

#### **Targeting People from Non English Speaking Backgrounds**

*Note: Refer to Key Vision Strategy 7.1*

#### **Cultural and Civic Spaces**

*Note: Refer to Key Vision Strategy 7.5*

#### 4. SUCCESS FACTORS

Council has identified a number of factors, which contribute towards the success of public places. The first four key qualities affect particularly the users of the place; the fifth factor, value for money, affects both users and providers.

- Access and Linkages
- Comfort and Image
- Uses and Activities
- Sociability
- Value for Money

*Please refer to the attached Schedule for further information about the key success factors identified.*

## **PART 4 – MANAGEMENT OBJECTIVES**

### **1. LAND “CATEGORISATION”**

Council is required to categorise the land according to its use type and to manage it so as to achieve the core objectives for the land categories.

The Act provides guidelines for choosing the category or categories to be applied. A parcel may be categorised as one or more separate categories according to its use and the characteristics of the land.

*Please refer to the attached Schedule for the guidelines for categorisation of community land according to its proposed use and land characteristics.*

Note: One parcel can be categorised as to its parts provided the parts are clearly identified (not necessarily surveyed).

#### **Proposed Categorisation (Interim Measure)**

While the Council continues to use these parcels for community based services, it proposes to categorise the land according to legislative guidelines as “for general community use”.

This categorisation is expected to be an interim measure, as Council’s long term plan is to construct a new larger neighbourhood Community Centre to meet current and future needs, reclassify the land as “operational land” and sell the properties so that the net sales proceeds can be put towards the development of the new facility.

#### **Proposed Reclassification**

This plan signals Council’s intention to reclassify both parcels of land as “operational” land and sell the land when it is no longer required for community use. It is envisaged that the sales proceeds will be put towards the cost of constructing the new community centre.

### **2. MANAGEMENT OBJECTIVES**

#### **1. CORE OBJECTIVES FOR THE MANAGEMENT OF COMMUNITY LAND**

The Local Government Act prescribes “core objectives” for managing community land according to its category. These core objectives help councils to focus on the essential aspects of each area of land and to determine key performance targets.

Council proposes to manage the e land according to the Local Government Act core objectives for “general community use” land.

### ***General Community Use***

The core objectives for management of community land categorised as for “general community use” are:

1. to promote, encourage and provide for the use of the land;
2. to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:
  - in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and
  - 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).

## **2. COUNCIL’S OTHER OBJECTIVES**

1. Public Safety and Risk Management
2. Bushfire Hazard Management
3. Traffic Management
4. Economically sustainable development
5. Community development – building social capital

## **3. FUTURE USE AND DISPOSAL OF THE LAND**

The Council proposes to continue to use the Neighbourhood Centre property as a Community Neighbourhood Centre until such time as a new centre is provided. Council then proposes to sell the land.

Council will continue to use the Elder Care Cottage until such time as alternative accommodation is available for elder care service. It then proposes to sell the property.

Council will consider upgrading the Warragamba Town Hall to better meet the needs of the community for social recreation, meetings, events and larger public gatherings. It will also consider providing for the services currently operating at the Elder Care cottage to be relocated to the upgraded Hall.

## **4. FUTURE USE AND DEVELOPMENT OF THE LAND**

### **1. Schedule of Permitted Uses and Permitted Development**

Attached as **Appendix 2** is a schedule in terms of Section 36(3A)(b) specifying the purposes for which the land and any existing buildings or improvements will be permitted to be used, the purposes for which any further development of the land will be permitted whether under lease or licence or otherwise and the scale and intensity of any such permitted use or intensity.

## **2. Management Strategies and Performance Measures**

Council has prepared strategies to enable it to effectively manage this land, and has established some means of measuring its performance. The strategy plan is attached as **Appendix 3**.

## **3. Master Plan**

Council has not prepared a Master Plan for these lands as it does not propose to develop them further except for a stormwater drain with easement over the cottage.

## **5. LEASES LICENCES AND OTHER ESTATES**

### **1. Authorisation**

This Plan expressly authorises the leasing, licensing or granting of any other estate over the land subject to the provisions of sections 45 and 46 of the Local Government Act 1993. Applications for lease licence or grant of an estate will be considered by Council on their merit.

Any proposed lease, licence or other estate over the Crown Land portion of the land will be subject to consultation with the Department of Crown Lands and subject to the permitted uses being consistent with the reserves public purpose and the requirements of the Crown Lands Act.

Any lease, license or other estate would however need to be for the purpose of meeting the management objectives for the land.

Long term licences will not be approved as Council proposes to sell the properties when they are no longer required for their current use.

### **2. Tendering for Leases Licences and Other Estates**

A lease or licence for a term exceeding 5 years may be granted only by tender in accordance with Division 1 of Part 3 of the Act unless it is granted to a non-profit organisation. The Council may however apply a tender process in respect of the grant of any particular licence or estate over the land.

## **6. APPROVALS FOR WORKS ON THE LAND**

### **1. Wollondilly Local Environment Plan 1991**

The land is zoned 5(a) (Special Uses "A" Zone) - Community Purposes

Any development on the land must be in accordance with the objectives and permitted works applying to that zone.

### **2. Activities Requiring Council Approval (Section 68, Part D, Local Government Act 1993)**

This plan provides that the following activities on the land will be permitted on community land only with the prior approval of the Council in writing:

- Engage in a trade or business.
- Direct or procure a theatrical, musical or other entertainment for the public.
- Construct a temporary enclosure for the purpose of entertainment.
- For fee or reward, play a musical instrument or sing.
- Set up, operate or use a loudspeaker or sound amplifying device.
- Deliver a public address or hold a religious service or public meeting.

Note: the erection of an advertising sign is considered to be engaging in a trade or business.

### **3. Advertising and Signage**

The erection or display of advertising and signage within New South Wales is subject to State Environmental Policy No 64 – Advertising and Signage.

- (1) This Policy applies to all signage:
- (a) that, under another environmental planning instrument that applies to the signage, can be displayed with or without development consent; and
  - (b) is visible from any public place or public reserve, except as provided by this Policy.

**Note:**

Public place and public reserve are defined in section 4 (1) of the Act to have the same meanings as in the Local Government Act 1993.

- (2) This Policy does not apply to signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it.

### **4. Prohibited Activities**

*Companion Animals Act 1998 (Section 14)*

- Dogs are prohibited in the following places (whether or not they are leashed or otherwise controlled):
  - Children's play areas (meaning any public place, or part of a public place, that is within 10 metres of any playing apparatus provided in that public place or part for the use of children).
  - Child care centres (meaning any property occupied or used for a purpose connected with the conduct of a child care service as defined in the Children (Care and Protection) Act 1987, other than any property used for a residence or the curtilage of a residence).
  - A dog is not prohibited under this section in a school ground or child care centre if it is there with the permission of the person controlling the school ground or child care centre.

This Plan also prohibits any activity that interferes with the public's use and enjoyment of the premises (including littering, breaking glass, writing graffiti on structures or intentionally damaging the grounds or structures).

*Appendix 1 – Existing Layout Plan*



**Appendix 2 – Permitted Uses and Development**

(subject to development consent if required)

Purposes for which the land and any existing buildings or improvements will be permitted to be used.(Sec 36(3A)(b)(i))	Purposes for which any further development of the land will be permitted whether under lease or licence or otherwise.(Sec 36 (3A)(b)(ii))	The scale and intensity of any such permitted use or development. (Sec 36(3A)(b)(iii))
<ul style="list-style-type: none"> <li>• Accommodation for community based and government agency service providers</li> <li>• Meetings,</li> <li>• DOCS licensed child care services</li> <li>• Elder Care services</li> <li>• Community based play group or other child based services</li> <li>• Community based information and education provision</li> <li>• Accommodation for visiting professional services on a periodic basis</li> <li>• Youth services and activities</li> <li>• General community focussed activities</li> <li>• Council and other government agency service centre.</li> <li>• Access and car parking</li> </ul>	<ul style="list-style-type: none"> <li>• Alterations to Community Centre buildings including enclosed recreation areas to improve access or safety standards.</li> <li>•</li> <li>• Drainage improvements</li> </ul> <p>Reclassification of land as “operational” land.</p>	<ul style="list-style-type: none"> <li>• Minor improvements only.</li> <li>• Sufficient to divert or discharge stormwater from the land.</li> </ul> <p>Subject to Local Environmental Plan.</p>

**Appendix 3 – Management Strategies & Performance Measures**

<b>Key Vision Strategies &amp; Management Objectives</b>	<b>Proposed Practical Steps to be Taken (subject to funding)</b>	<b>Success Factors (universal values)</b>	<b>Performance Measures</b>
S 7.5 Provide needed recreation and cultural facilities, activities and events	1(a) Continue to operate the existing centres until alternative facilities are available.	Sociability, Access and Linkages, Uses and Activities, Comfort and Image, Value for Money	1(a) Community facilities exist to support the delivery of services and activities.
Adequately address all public safety and risk management issues.	2(a) Inspect the land each six months to ensure that there are no risks to public health and safety.	Uses and Activities, Comfort and Image	2(a) Inspection reports identify required works if any; action reports indicate remedial work has been done.
	2(b) Divert stormwater to Thirteenth Street drainage system providing for an easement over the Elder Care Cottage land to be registered on sale of the land.		2(b) Stormwater drain installed and plan of proposed easement prepared prior to sale of land.
- Playgrounds	3(a) Inspect the playground equipment twice yearly and repair, replace or remove (if appropriate) any items as requiring attention.		3(a) Inspection reports identify required works if any; action reports indicate remedial work has been done.
Reclassification	4(a) Reclassify land as operational land to facilitate disposal when no longer required for its current use.		4(a) Land reclassified and disposal considered.