



WOLLONDILLY
SHIRE COUNCIL

Rural Living

PLAN OF MANAGEMENT FOR TAHMOOR COMMUNITY CENTRE, TAHMOOR

WOLLONDILLY SHIRE COUNCIL

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PLAN OF MANAGEMENT FOR TAHMOOR COMMUNITY CENTRE

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 17 May 2004. Following exhibition of the draft plan, Council adopted the plan at its meeting on 16 August 2004. This plan is operative from 17 August 2004.

PART 1 INTRODUCTION

Local Government Act 1991

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 Attached Schedule 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 incorporating Council's Social Plan.
- Visions for the separate communities and the Shire as a whole.
- Local Environmental Plan 1991.
- "Supporting Communities" Plan for Community and Recreation Facilities for Wollondilly by 2010
- Wollondilly Section 94 Contributions Plan
- 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 Vision for Wollondilly 2025.

Proposed Future Management of the Land

The plan outline strategies for the ongoing management of the land detailing Council's expectations in relation to matters such as general condition and useability, 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 land 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 this and other plans of management 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.

Proposed Future Development

This plan provides specifically for further development of the land to provide office and meeting room accommodation for the Wollondilly Community Development Committee's proposed "Youth Hub" building.

PART 2 – PROPERTY DETAILS

1. LAND SUBJECT TO THIS PLAN

This Plan of Management applies specifically to the Tahmoor Community Centre property at Tahmoor, described below:

Lot 46 DP 730919 (4108m²)

Zoning: Residential 2(a)

Property File: 190.40

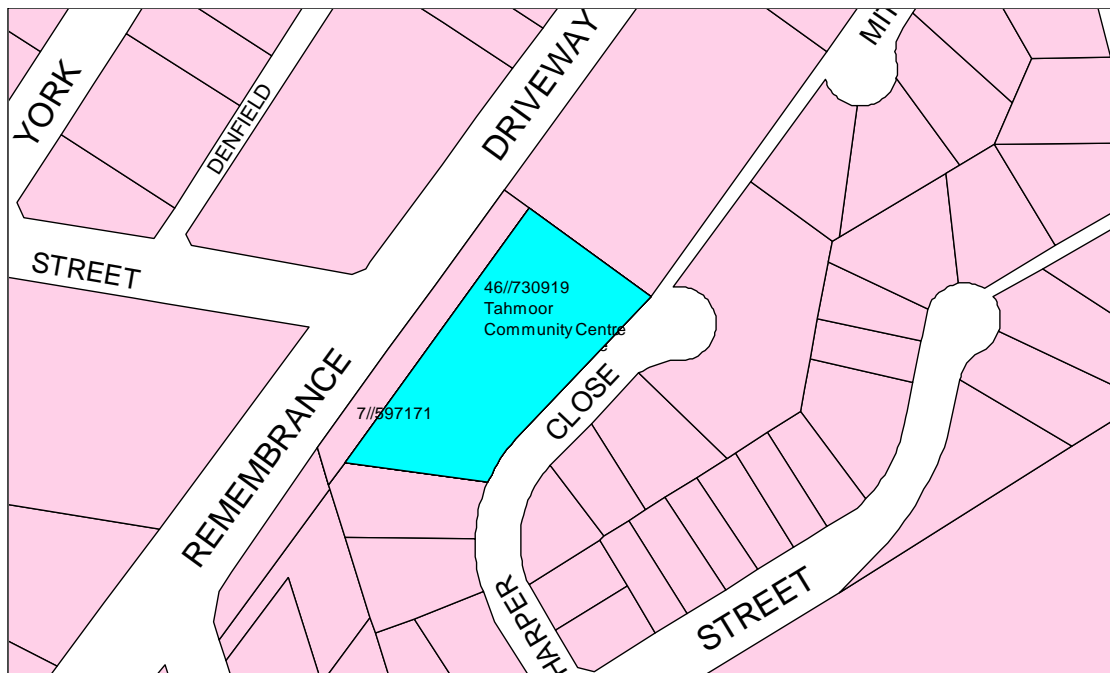
Certificate of Title: 46/730919

Location: Harper Close, Tahmoor, as shown in Figure 1 below

Lot 46 DP 730919 was vested in Council by notice in NSW Government Gazette No. 106 of 12 July 1991 as a public reserve pursuant to section 15(3) and (4) of the Housing Act 1976

The adjoining allotment, Lot 7 DP 597171 adds to the amenity of the land but is itself not part of the Community Centre property. Lot 7 was dedicated as Public Reserve on Deposited Plan 59717 in 1978.

Figure 1



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

Lot 46 DP 730919

The land is a generally level block situated within a residential area on the opposite side of the road from the commercial area, which includes one of the town's two supermarket focussed shopping centres.

The land has been extensively developed with a large modern community centre set in well laid out grounds with fenced outdoor play areas and a sealed car park. The southernmost part of the land has not yet been developed although a small "Peace Garden" has been established on the site by the Bahai Community.

There are residential dwellings to the south of the property and to the east across Harper Close. Other adjoining properties include Denfield House (a small shopping complex) and the Wollondilly Community Health Centre.

While the land occupies a prominent position in the main street of Tahmoor, the community centre is accessed from Harper Close.

The land is in the Tahmoor Mine Subsidence District.

Reticulated water and sewerage services are connected.

3. LAND STATUS AND OWNERSHIP

The land is freehold land vested in the Council as a Public Reserve.

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 directly manages the land and the community centre.

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

The land and facilities are in an excellent condition. The exterior of the building was repainted in January 2004. The Community Hall and entrance areas were repainted in October 2003.

7. LAYOUT OF EXISTING FACILITIES

Attached as **Appendix 1** is a plan showing the layout of the facilities at the time of adoption of the plan.

8. USE OF THE LAND AND STRUCTURES AT THE DATE OF ADOPTION OF THE PLAN

The community centre building is in two separate areas. The northern wing comprises two children's service areas (Playrooms, offices and associated facilities) while the southern wing comprises offices, a hall and associated facilities.

The northern wing is used primarily for pre-school and Year Round Care services but also as community meeting rooms.

The southern wing is currently used primarily as office accommodation and meeting rooms for the Wollondilly Community Development Committee which provides a range of advisory, educational and recreational services to the community, with an emphasis of the provision of services to young people and their families.

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 6 and 9 are particularly relevant for the development and operation of community centres.

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

3. 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.

Council proposes to manage the Tahmoor Community Centre land as an “area of general community use” reflecting its current use.

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 land according to the Local Government Act core objectives and Council’s other objectives.

2. GENERAL COMMUNITY USE

Core Objectives

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.

3. COUNCIL'S OTHER OBJECTIVES

1. Public Safety and Risk Management
2. Economically sustainable development
3. Community development – building social capital

4. THREATENED SPECIES LAW

There are no threatened species on the land.

5. FUTURE USE OF THE LAND

Proposed Future Uses

General Community Use

The Council proposes to continue to use the area categorised as for “general community use” for community purposes. The plans permit alterations to the existing facilities to accommodate community services providers and the provision of new facilities to meet additional demand.

6. FUTURE USE AND DEVELOPMENT OF THE LAND

Proposed Subdivision and Lease

Council proposes to issue a lease over part of the land for the development of an additional community facility (proposed Tahmoor Youth Hub”). It proposes to subdivide the land into two Lots to provide a separate allotment to be leased for this purpose.

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 (as one or two lots) 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.

Management Strategies and Performance Measures

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

Master Plan

Attached as **Appendix 4** is an indicative master plan for the land. A building platform of approximately 400m² (ground floor) is proposed for the new “Youth Hub” building with a further area of approximately 200m² on the first floor level. The building outline plan is indicative only as detailed building design has yet to be undertaken. The proposal will be subject to a development consent application which will give the public an opportunity to consider the detailed proposal and make submissions to Council on the proposal at that time.

Development Plan

Attached as **Appendix 5** is an indicative development plan, which outlines proposed future development. As all future capital expenditure must be able to be justified in terms of the Strategic Management of Council’s Assets Policy and is subject detailed design and to the availability of funding, Council is unable to provide more than an indicative time frame or a “rough order” estimate of costs for these proposed future works.

7. LEASES LICENCES AND OTHER ESTATES

1. *Authorisation*

The Plan expressly authorises the lease or licensing of all or part of the land and buildings or the 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 a lease, licence or grant of an estate will be considered by Council on their merit.

Any lease or licence will need to be for the purpose of meeting the core objectives for the land.

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.

8. APPROVALS FOR WORKS ON THE LAND

1. *Wollondilly Local Environment Plan 1991*

The land is zoned Zone 2(a) (Residential “A” Zone).

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

Within that zone, development is subject to development consent.

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

The Act provides that the following activities on community land will be permitted 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*

This plan prohibits the following activities on the land:

- Dogs are not generally permitted off leash. Dogs will generally be permitted on leash where the person in control of the dog has a means of removing that dog's faeces and safely disposing of them in an approved container.

- Dogs are not permitted in or around children's' play areas (whether on or off a leash).
- 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).
- Any activity that interferes with adjoining property owners' quiet enjoyment of their own properties.

Appendix 1 - Picture of HARPER CLOSE BUILDING - Hard Copy Insert

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))
<p>LAND FOR GENERAL COMMUNITY USE</p>		
<ul style="list-style-type: none"> • Community centre buildings used for accommodation for community service providers, community, religious and other group meetings, social events (public events and private hire), fund raising activities and other community based activities. • Education, recreation, cultural, health and community services • Refreshment kiosk • “Soup” kitchen/Meals on Wheels services • Access and car parking • Vocational Training facility for youth • Child care services including pre-school, playgroup, Out of School Hours Care, Vacation Care, Year Round Care, Occasional Care (subject to DOCS licensing as required). 	<ul style="list-style-type: none"> • Extensions or alterations to Community Centre buildings including enclosed recreation areas. • Amenity lighting, fencing and landscaping • New buildings to accommodate any of the purposes for which the existing building may be used. • Storage facilities associated with use of the land. • Car parking and access • Shared pathways • Subdivision to create an additional allotment to facilitate the separate leasing of the land. 	<ul style="list-style-type: none"> • The maximum scale and intensity permitted under the LEP or any Development Control Plan affecting the land.

Appendix 3

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
GENERAL COMMUNITY USE			
<p>S7.1 Develop appropriate, well designed, accessible open spaces uses in town centres.</p> <p>S7.1 Lobby support and ensure the establishment of accessible and appropriate local and regional education, recreation, cultural, health and community services</p>	<p>1(a) Promote the use of the facilities to encourage use.</p>	<p>Sociability, Access and Linkages, Uses and Activities Comfort and Image</p>	<p>1(a) At least 80% occupancy for permitted purposes.</p>
	<p>1(b) Provide suitable directional signage on Rockford Road and Harper Close to ensure that access to the facility can be readily located.</p>		<p>1(d) Suitable directional signage is installed and maintained</p>
	<p>1(c) Provide appropriate information signs at the entrance to the land.</p>		<p>1(c) Appropriate information signs are installed and maintained.</p>

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
S 7.5 Provide needed recreation and cultural facilities, activities and events (including youth facilities, facility enhancements, and cultural venues).	2(a) Permit the construction of a second building providing offices, meeting rooms and social rooms for periodic use by community service providers.	Sociability, Access and Linkages, Uses and Activities, Comfort and Image, Value for Money	2(a) New Youth Hub building constructed.
	2(b) Conditions of Hire or Use Agreements provide adequately for the containment of noise within the premises at levels that will not disturb the neighbouring residents or attract the attention of the Council's Ordinance Officers or the Police.		2(b) No complaints of neighbours being disturbed by noise emanating from the premises.
	2(c) Provide adequate security lighting around the premises to deter intruders without casting light onto neighbouring properties.		2(c) No complaints about the lack of illumination around the premises nor complaints that the lights inconvenience the neighbouring residents.

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
	2(d) Provide for future management of all or parts of the community buildings by community based organisations such as a committee of management, licensees or lessees subject to the requirements of the Local Government Act and subject to continued operation of the land for general community use in accordance with the Plan.		2(d) Any lease, licence or management agreement provides for public access to and use of the land and for management of the land in accordance with the Plan.
	2(e) Provide a bike stand in a convenient location near the community centre.		2(e) Bike stand installed within two years of adoption of the plan.
	2(f) Conduct customer satisfaction survey to assess if the public is satisfied with the provision and management of its community facilities.		3(f) Annual surveys indicate satisfaction with provision and level of service.

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
Manage activities with regard to any adverse impact on nearby residences.	3(a) Restrict the use of, amplified music and other noise making devices to the hours of 9 am to 10 pm Monday to Saturday and 11am to 8pm on Sundays, except for special events approved by the Council when a variation to the time restrictions would be considered.	Uses and Activities, Comfort and Image	3(a) There are no complaints from neighbours about out of hours noise.
	3(b) Ensure that amenity or security lighting installed on the property is directed at the land and buildings and does not extend to the adjoining roads or to neighbouring properties.		3(b) There are no complaints from passing motorists or adjoining residents about glare from the lights
COUNCIL'S OTHER OBJECTIVES			
Risk Management S9.7 Implement planning guidelines and controls that ... implement safety by design principles.	4(a) Check plans for new buildings, facilities or landscape construction to ensure design incorporates safer by design principles.	Comfort and Image, Uses and Activities, Sociability	4(c) No untoward incidents resulting from poor or unsafe design.

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
Adequately address all public safety and risk management issues.	4(b) Inspect the land each six months to ensure that there are no risks to public health and safety resulting from such matters as damaged equipment or infrastructure, broken tree branches or overgrown vegetation.	Uses and Activities, Comfort and Image	4(b) Inspection reports identify required works if any; action reports indicate remedial work has been done.
- Playgrounds	4(c) Inspect the playground equipment twice yearly and repair, replace or remove (if appropriate) any items identified as requiring attention.		4(c) Inspection reports identify required works if any; action reports indicate remedial work has been done.
- Vegetation and built structures	4(d) Ensure that repairs are undertaken at the earliest opportunity; the area is made safe or the item removed from use until the repair is effected		4(d) No complaints about the condition of the equipment or infrastructure
- Infrastructure	4(e) Act promptly upon any requests for repairs to or maintenance of any facility or infrastructure on the land.		4(e) No complaints of long outstanding requests for action.

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
<p>Traffic Management</p> <p>S8.5 Improve pedestrian and cycleway connections to ... key destination points (including schools, shops, community centres and recreation areas)</p>	<p>5(a) Provide an accessible sealed pedestrian footpath through the land to link the residential area to the retail centre.</p>	<p>Access and Linkages, Uses and Activities, Comfort and Image</p>	<p>5(a) Pathway is maintained.</p>
<p>To provide for safe pedestrian and vehicular traffic within the land.</p>	<p>5(b) Restrict vehicular traffic and car parking to defined car parking and access areas.</p>		<p>5(b) Vehicular traffic does not interfere with the public's use and enjoyment of the land.</p>
<p>Economically Sustainable Development</p> <p>To ensure that any new landscape design and construction is in line with the Council's commitment to economically sustainable development.</p>	<p>6(a) Minimise the cost of grounds maintenance by ensuring that any new landscape design and construction includes where practicable:</p> <ul style="list-style-type: none"> ▪ Low maintenance plants. ▪ Reduced lawn areas to minimise irrigation and mowing costs 	<p>Value for Money, Comfort and Image</p>	<p>6(a) New landscape design and construction provides for preferential use of low maintenance plants and reduced lawn areas.</p>

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
	6(b) Construct new facilities so as to require a minimum of ongoing maintenance.		6(b) Low annual property maintenance costs.
	6(c) Design new facilities to be energy-wise and water-wise, to conserve natural resources and to reduce ongoing expenditure on energy and water.		6(c) Low annual energy and water costs.
	6(d) Subdivide the land into two lots to facilitate separate leasing of the parcels.		6(d) Additional allotment created.
Community Development – Building Social Capital			
Assets are provided where considered necessary to support Council's service delivery objectives. Vision 9: The community has access to ...cultural and recreational facilities.	7(a) Provide such facilities and amenities as are required to support and maintain the best interests of the community.		7(a) Facilities are provided (not necessarily by the Council) to support service delivery.

Appendix 4 - DRAWING OF HARPER CLOSE BUILDING - Hard Copy Insert

Appendix 5 - Tahmoor Community Centre - Draft Development Plan

Item	Action	Timing	Capital Cost (estimate) \$	Priority
1(b)	Provide directional signs in township	2005/06	500	High
1(c)	Provide information signs at entrance	Building completion	1000	High
2(a)	Construct new Youth Hub building	2005/06	800,000 (WCDC)	High
2(e)	Provide bike stand	2005/06	1500	High
6(d)	Subdivide land into two lots	2005/06	40000	High

