

Plan of Management
Treelands Drive
Reserve
March 2025



For Public Exhibition

Adopted

TBA

Acknowledgement of Country

Clarence Valley Council acknowledges the traditional custodians of the land, the Yaegl people, on which the new Yamba Library and Community Centre has been constructed. We also acknowledge the Bundjalung and Gumbaynggirr people as the traditional custodians of the land on which we live and work. We honour the First Nations people's culture and connection to land, sea and community. We pay our respects to their elders past, present and emerging.

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EXECUTIVE SUMMARY

This plan of management guides Council in the management and use of the Treelands Drive Reserve, Yamba. It is a statutory document that aims to satisfy the requirements of both the *Local Government Act 1993* and the *Local Government Amendment (Community Land Management) Act 1998*. It updates and replaces the previous plan adopted by Council in 2018.

The reserve, Lot 3 DP 1203064 and Lot 22 DP1245921, is owned and managed by Clarence Valley Council and is:

- classified as community land
- categorised as General Community Use; and
- zoned SP2 Infrastructure under the *Clarence Valley Local Environmental Plan 2011*.

The land is now the location of the new **Yamba Library and Community Centre**.

This new facility will provide a central location for services by incorporating the services currently offered at the Woolli Street Hall (WSH) and Woolli Street Library (WSL) in Yamba.

The new Yamba Library and Community Centre creates a vibrant community space through the provision of a new library, public art gallery space, dedicated youth space and a reinvigorated Community Centre that caters for cultural groups and extended community services. A 43 vehicle carpark has also been constructed to service the needs of visitors to the precinct.

The location of the TAFE - NSW Connected Learning Centre (CLC) to the rear of the new Community Centre and the adjoining location of the NSW Health Administration Corporation's assets creates an enhanced hub for community activities and consolidation of public infrastructure that will be known as the Yamba Community Precinct.

The precinct will provide space for services to cope with the growing community until 2028 and beyond as well as increase per capita participation in arts and cultural activities. The creation of this precinct will increase total visitation and in turn increase exposure to cultural groups and services in the Yamba community significantly.

The use and management of the Treelands Drive reserve area primarily involves Council's Open Spaces & Facilities and Council's Communications and Engagement sections. Council's Open Spaces & Facilities will be responsible for the operation and maintenance of the infrastructure and grounds while Council's Communications and Engagement section will be responsible for the provision and management of library services.

1. INTRODUCTION

1.1 Overview

This Plan of Management (PoM) has been prepared to provide a framework for the long-term management and use of community facilities constructed on land classified as 'community' land at Treelands Drive and off Roberts Close, Yamba. It replaces the previous PoM developed and adopted by Clarence Valley Council in April 2018 (Council Resolution - 13.008/18, 20 February 2018).

1.2 Need for this Plan of Management

The *Local Government Act 1993* (LG Act) requires all Council-owned land to be classified as either 'community' or 'operational'. Land classified as 'community' is to be managed and used in accordance with an adopted PoM.

This PoM details the overarching management and use of the new Yamba Library and Community Centre that will house the facilities for the expanding Yamba community within the Yamba Community Precinct. The new facility will house a library, a more efficient community centre, an art gallery, a dedicated youth space, a visitor information hub, commercial kitchen and improve the accessibility of services to the community.

Consequently, the purpose of this PoM is to:

- ensure compliance with the LG Act and all other legislation permitting the use of the land for a specified purpose or otherwise regulating the use of the land
- provide clarity in regard to the management and use of land and facilities on the Treelands Drive Reserve and any future development of the land; and
- contribute to the Council's broader strategic goals as set out in the community plan.

1.2.1 Previous plans of management

A concept plan was prepared in 1995 for the former Maclean Shire Council which proposed six buildings on the site to provide a range of community services, plus parking for 118 cars. As a concept plan it served as a guide to potential community facilities for the site.

A PoM was prepared in 2003 to satisfy the requirements of the LG Act and to provide for an ambulance station that was constructed on the corner of Roberts Crescent and Treelands Drive.

The 2003 PoM was then updated in 2013 to provide for the construction of a community health centre on the reserve.

The PoM was again updated in 2018 to facilitate the construction of the Connected Learning Centre on the land by TAFE NSW, prior to the land being compulsorily acquired by the Minister administering the *Technical and Further Education Commission Act 1990*.

This PoM will supersede the existing *Treelands Drive Reserve Plan of Management* prepared under the provisions of the LG Act on its adoption by Council.

1.2.2 Community consultation

Community consultation is an important component in the development of a PoM for community land. Clarence Valley Council undertook extensive community consultation as part of the process to determine the function and use of new facility on the Treelands Drive reserve. The naming of the new facility (the Yamba Library and Community Centre) also provided opportunities for stakeholder groups and members of the community to be involved in the development of the new facility.

It is important that community consultation continues through to the public exhibition phase and release of this draft PoM. Final comments and submissions made by the community during the public exhibition process will shape the final PoM. This process enables the community to have ownership in the development and adoption of the final PoM.

1.3 Land Description

The Treelands Drive Reserve is public land granted to Council under Section 7.11 (formerly s94) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The granting of the land, in part, was based on the identification by Council of the need for community buildings and facilities to service the future needs of a growing community.

The reserve, Lot 3 DP 1203064 and Lot 22 DP1245921, is owned and managed by Clarence Valley Council and is:

- classified as community land
- categorised as General Community Use; and
- zoned SP2 Infrastructure under the *Clarence Valley Local Environmental Plan 2011* (CVLEP).

The reserve area is now approximately 0.68 hectares¹ and is located between Treelands Drive (on the west) Roberts Close (on the south) and Lady Nelson Place (on the south-east) (Figure 1.1). The new Yamba Library and Community Centre has been built on Lot 3 DP 1203064. The new carpark that will service the Connected Learning Centre and the new Yamba Library and Community Centre has been built on Lot 22 DP1245921.

¹ Note: The TAFE - NSW Connected Learning Centre on Lot 21 DP 1245921 (approx. 0.23 ha) was previously part of the Treelands Drive Reserve, however this land was acquired by the NSW Health Administration Corporation in April 2015 at the discretion of the NSW State Government.

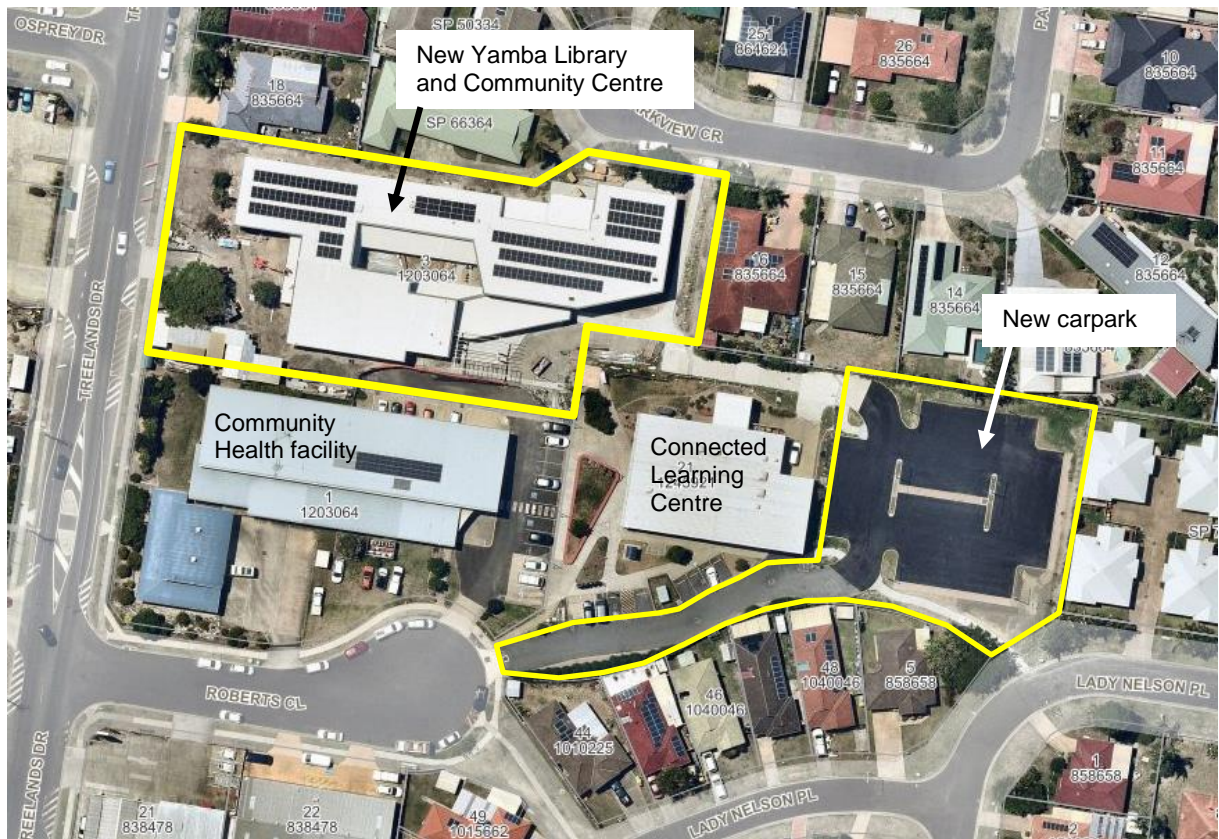


Figure 1.1: Treelands Drive Reserve Locality Plan

1.4 Land History

The land was originally part of a site that was purchased for the proposed Reedy Creek Point Public School and part of Portion 25 Parish of Yamba (Figure 1.2). Following respective sale of the land parcels and subdivisions, the land was acquired from Burge (now part Lot 3 DP 1203064 and Lot 22 DP1245921) and Loff (now part Lot 3 DP 1203064) (Table 1.1) in lieu of these developers paying the former Maclean Shire Council a cash contribution for the provision of open space and community facilities.

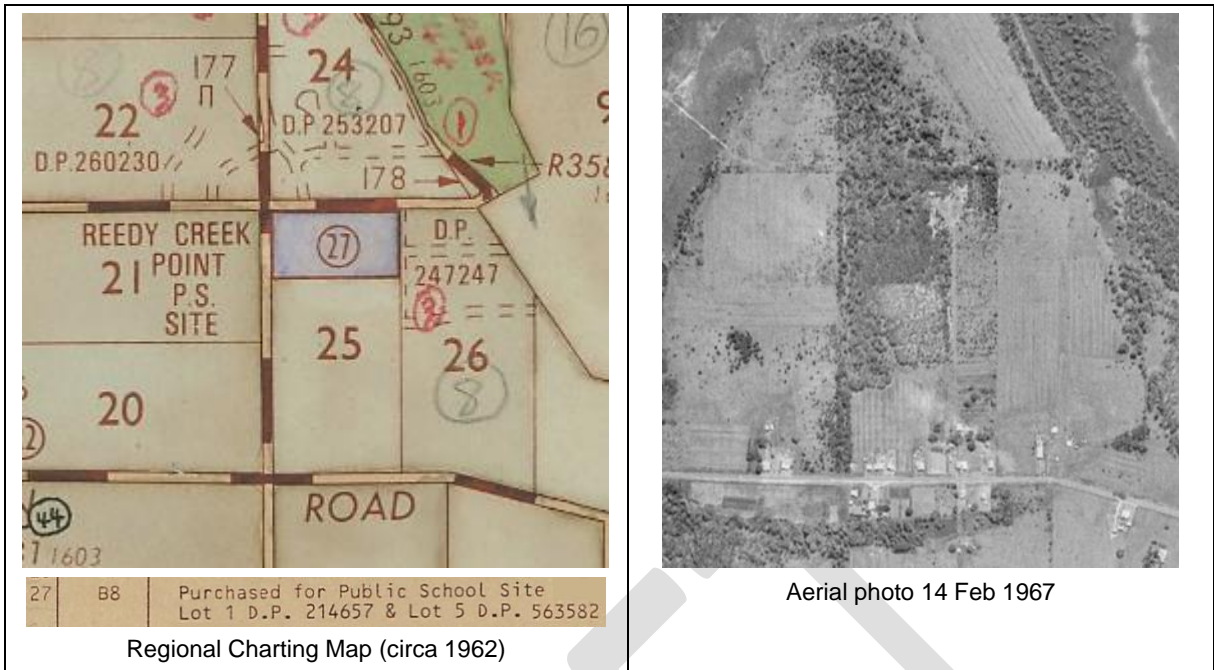


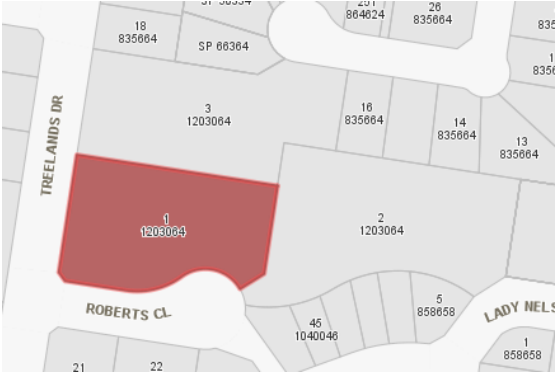


Figure 1.2: Treelands Drive reserve site pre-subdivision and development

The following table is a summary of the historical status of the land commencing from Council's initial acquisition of the land.

Table 1.1 Treelands Drive Reserve acquisition and subdivision history

Date	Details	Land area
17 Feb 1995	Transfer of Lot 13 DP 829743 from Burge to Council in lieu of s94 contributions	<p>The diagram shows a site plan for Lot 13, which is 9904 m². It includes Lot 11 (934.3 m²) and Lot 12 (812.5 m²). A road is labeled 'ROAD 18.5 WIDE & VARIABLE'. The plan shows various boundaries, bearings, and distances, including 'DRIVE 12' 20' 15" 10' 23.6' 97' 100°' and 'ROAD 18.5 WIDE & VARIABLE'. Other lot numbers shown are 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.</p>

<p>6 Nov 1995</p>	<p>Transfer of Lot 17 DP 835664 from Loff Pty Ltd to Council in lieu of s94 contributions</p>	
<p>8 Dec 2004</p>	<p>Lot 13 DP 829743 subdivided to create Lots 1-2 DP 1077069</p>	
<p>17 Oct 2014</p>	<p>Lot 1 and Part Lot 2 DP 1077069 reclassified as operational land</p>	
<p>26 Feb 2015</p>	<p>Lot 17 DP 835664 and Lots 1-2 DP 1077069 subdivided to create Lots 1, 2 & 3 DP 1203064. (Note: Lot 1 deemed to be the area that was reclassified as operational on the 17 Oct 2014)</p>	

<p>23 Apr 2015</p>	<p>Lot 1 DP 1203064 compulsorily acquired by the NSW Health Administration Corporation on the 23 Apr 2015</p>	 <p>A map of a residential area with streets labeled TREELANDS DR, ROBERTS CL, and LADY NELSON PL. Lot 1 DP 1203064 is highlighted in red. Other lots shown include 18, 3, 16, 14, 13, 26, 835664, 864624, 835664, 10, 835664, 11, 835664, 12, 835664, 13, 835664, 14, 835664, 15, 835664, 16, 835664, 21, 838478, 22, 838478, 49, 1015662, 45, 1040046, 5, 858658, 1, 858658, and 251, 864624, 26, 835664, 10, 835664.</p>
<p>Feb 2018</p>	<p>Subdivision of Lot 2 DP 1203064 to create Lots 21 and 22, finalised.</p> <p>Lot 21 was compulsorily acquired by the Minister Administering the <i>Technical and Further Education Commission Act 1990</i> on the 2 November 2018</p>	 <p>A map of the same residential area. Lot 21 DP 1245921 is highlighted in red. Other lots shown include 18, 3, 16, 15, 14, 13, 26, 835664, 864624, 835664, 10, 835664, 11, 835664, 12, 835664, 13, 835664, 14, 835664, 15, 835664, 16, 835664, 21, 838478, 22, 838478, 49, 1015662, 45, 1040046, 5, 858658, 1, 858658, and 251, 864624, 26, 835664, 10, 835664.</p>
<p>November 2018</p>	<p>Treelands Drive Reserve being Lot 3 DP 1203064 and Lot 22 DP1245921</p>	 <p>A map of the same residential area. Lot 3 DP 1203064 and Lot 22 DP 1245921 are highlighted in green. Other lots shown include 18, 3, 16, 15, 14, 13, 26, 835664, 864624, 835664, 10, 835664, 11, 835664, 12, 835664, 13, 835664, 14, 835664, 15, 835664, 16, 835664, 21, 838478, 22, 838478, 49, 1015662, 45, 1040046, 5, 858658, 1, 858658, and 251, 864624, 26, 835664, 10, 835664.</p>

1.5 Legislative Framework

This section describes the legislative and policy framework applying to the land covered under this PoM.

1.5.1 Local Government Act 1993

The LG Act requires all Council-owned land to be classified as either 'community' or 'operational'. Community land is defined as land that must be kept for the use by the general community and must not be sold. In contrast, operational land would ordinarily comprise land held as a temporary asset or investment, land which facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as a works depot or a council garage.

Importantly, community land must be managed according to the provisions of the LG Act and the *Local Government (General) Regulation 2021* (LG (G) Regs) (Table 1.2).

Table 1.2: Requirements of the Local Government Act 1993 for community land management and use

Requirement of the <i>Local Government Act 1993</i>	Relevant Section(s)
All public land must be classified.	s25, s26
Community land must used and managed in accordance with: <ul style="list-style-type: none"> ▪ the plan of management applying to the land ▪ any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land 	s35
The PoM must <ul style="list-style-type: none"> ▪ consider the core objectives and guidelines for land categorised as 'General Community Use' the effect of any guidelines so prescribed. ▪ specify the core objectives and performance targets for management of the land; the means by which Council proposes to achieve the plan's objectives and performance targets; and the manner in which its achievement the plan's objectives and performance targets is measured. ▪ 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 that date of adoption of the Plan. ▪ specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and for which any further development of the land will be permitted, whether under lease or licence or otherwise; and describe the scale and intensity of any such permitted use or development. 	s36l, s36[6][b], & cl106 LG Regs s36[3][b], [c] & [d] s36[3A][a] s36[3A][b]
Council must exhibit the draft PoM for 28 days and give at least 42 days for the making of submissions.	s38
Any amendments to a draft PoM must be publicly exhibited in the same way, until the Council can adopt the draft PoM without further amendment.	s40
A Council may only grant a lease, licence or other estate over community land if it is expressly authorised in a PoM	s46, s47B

1.5.2 Environmental Planning and Assessment Act 1979

The EP&A Act provides the statutory planning framework in NSW to control the use and development of land, incorporating the assessment of the environmental, social, and economic impact of proposed developments and plans. Part 4 of the Act outlines the factors that must be considered when a development application is assessed.

The Act includes other provisions including that a public authority may become the determining authority for development (activity) that is permissible without consent under Part 5 of the Act.

The purpose of Part 5 of the Act is to ensure public authorities fully consider environmental issues before they undertake or approve activities that do not require development consent. As such, it has commonly been used to assess activities such as roads, railways, dredging and construction of facilities on public land, which do not require consent. If these activities are judged by the relevant public authority to significantly affect the environment, then an environmental impact statement will need to be prepared and considered by this authority.

The Act also provides for environmental planning instruments including Local Environment Plans (LEPs) and State Environmental Planning Policies (SEPPs) to be developed and enacted. These planning instruments also need to be considered when new development is undertaken.

1.5.3 State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) function as a set of statewide rules that govern land use and development, aiming to balance economic growth with environmental protection by setting guidelines for what types of development can occur in different areas and under what conditions, often addressing specific environmental concerns like biodiversity conservation or infrastructure corridors; essentially acting as a key component of a region's planning system to manage land use responsibly.

They also function as a practical tool to allow a council as a public authority to undertake works to the benefit of the community without having to undergo a full development approval process for specific works such as the construction of picnic facilities and amenities on parks and reserves and sportsfields. SEPPs also allow councils to undertake necessary or in times of emergency, sewerage, stormwater and flood mitigation works.

The principal SEPP that guides Council's management and use of public land is the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (aka the Transport and Infrastructure SEPP).

State Environmental Planning Policy (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP provides that certain types of works do not require development consent under Part 4 of the EP&A Act.

Clause 2.20 of the SEPP provides general requirements for exempt development while Clause 2.21 provides that a range of minor works are "exempt development" when carried out on behalf of a public authority. These works are itemised in Schedule 1 of the SEPP and include items such as pergolas, internal build alterations, car parking, fencing, firefighting equipment and landscaping.

Division 12 of the SEPP includes provisions for exempt development and for development without consent on parks and other public reserves. Clause 2.73(3) of the SEPP provides that development can be carried out without consent by Council as a public authority on land owned or controlled by Council.

It should be noted that where this occurs, a review of environmental factors (REF) under Part 5 of the EP&A Act is still required.

Pursuant to the provisions of Clause 2.74 a number of additional works on parks and other public reserves may be undertaken as exempt development in prescribed circumstances.

1.5.4 Clarence Valley Local Environmental Plan 2011

The CVLEP is a statutory document prepared under the EP&A Act. It sets out permissible development at a local level through land use zoning. Each zone has objectives and specifies what development is permitted with consent, without consent or prohibited. All land, whether privately owned, leased, or publicly owned is subject to the controls set out in the CVLEP.

CVLEP Land Zoning

The Treelands Drive Reserve area is zoned - 'SP2 Infrastructure' (Figure 1.3). The objectives of this zone are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

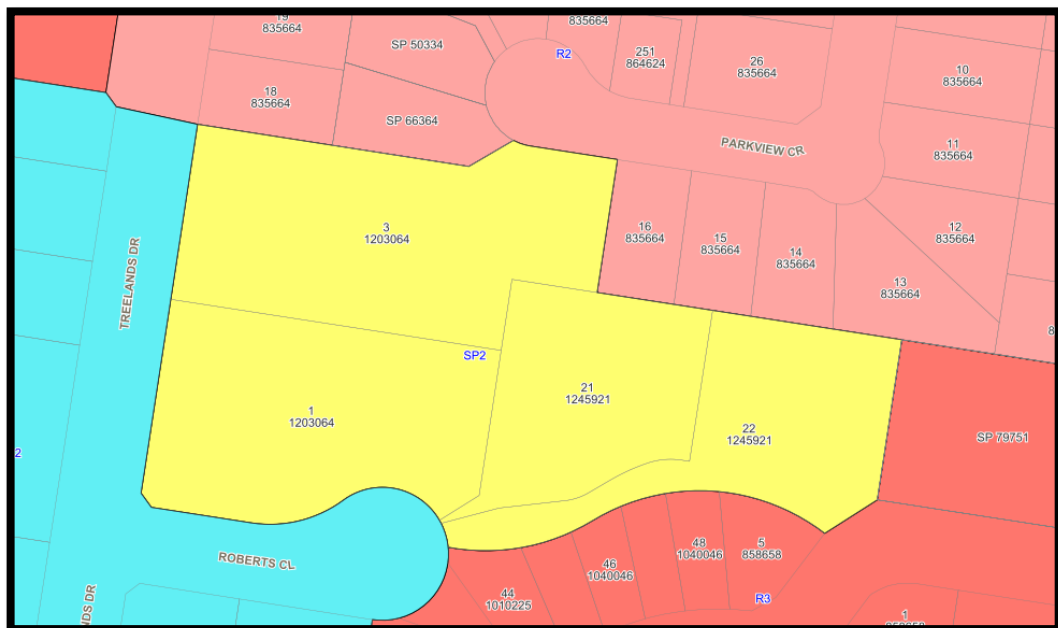


Figure 1.3 Site zoning

The development of the site with community infrastructure, and the carrying out of activities appropriate to the current and future needs within the local community and of the wider public will contribute to the physical, cultural, social and intellectual welfare and growth of residents and visitors to the Yamba area.

1.5.4 Development in Environmental Protection, Recreation and Special Use Zones Development Control Plan

The *Development in Environmental Protection, Recreation and Special Use Zones Development Control Plan 2011* (DCP) applies to land within the SP2 Infrastructure Zone.

This DCP encourages development that complements the character of a locality and that is at an appropriate scale and form to minimise impacts on the environment and to minimise land use conflicts.

The DCP needs to be considered when a development application is being prepared or assessed. The DCP contains a range of provisions that would apply to development on the subject land, including development on land subject to floodplain management controls.

The Development Application (DA2022/0237) for the new Yamba Library and Community Centre was partly assessed under the terms of this DCP.

Floodplain Management Controls

The purpose of Part D – Floodplain Management Controls section of the DCP is to apply the best available information to inform flood risk and decision-making, inclusive of climate change assumptions as included in the most up to date flood studies adopted by Council.

The precinct, including the subject site, was previously filled during the works associated with the surrounding residential and commercial development. The reserve's existing ground levels range from 2.37 to 2.95 metres AHD.

No changes to the ground level have been undertaken or were required as part of the development of the Yamba Library and Community Centre under the Development Application (DA2022/0237). At the time of determination, the Flood Planning Level was 2.8 metres AHD, being 1% AEP flood inclusive of climate change sea level rise (2013 Clarence River Flood Model) + 500mm freeboard. The finished floor level of the Yamba Library and Community Centre is above this level at 3.0 metres AHD.

Since approval of the Yamba Library and Community Centre, Council has adopted the Lower Clarence Flood Model Update 2022 and interim Flood Planning Levels. The site is subject to minor flooding for the defined flood event, being the 1% AEP 2090 Climate Change (RCP 4.5) scenario at 2.6 metres AHD, with the finished floor level above this event, and slightly below the interim Flood Planning Level of 3.1 metres AHD (being the defined flood event + 500mm freeboard (Figure 1.4)). The defined flood event is generally considered equivalent to an approximate current day 1 in 200-year flood event.

The Yamba Library and Community Centre may be subject to flooding during extreme events up to the probable maximum flood.

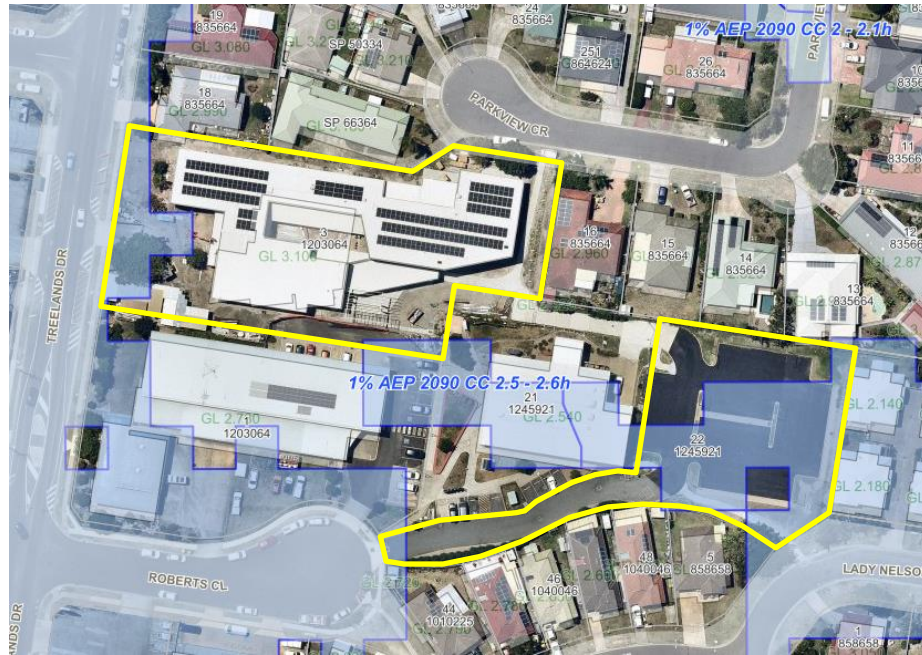


Figure 1.4: Predicted 2090 1% AEP Flood Height

1.5.5 Other relevant legislation and policies

In addition to the requirements of the LG Act, there are a number of other pieces of legislation and Government policies that are relevant to the ongoing development and management of the Treelands Drive Reserve. Legislation and policies with direct relevance to the Treelands Drive Reserve area include:

Commonwealth legislation

The Federal **Telecommunications Act 1997** provides for telecommunication facilities being permitted on community land without authorisation in a Plan of Management.

State Government Legislation and Policies

- *Anti-Discrimination Act 1977*
- *Companion Animals Act 1998*
- *Disability Inclusion Act 2014*
- *Protection of the Environment Operations Act 1997*
- *Retail Leases Act 1994*
- *Waste Avoidance and Resource Recovery Act 2001.*

Clarence Valley Council Planning Instruments, Development Control Plans and Policies

- Infrastructure Asset Management Policy (Minute Number: 6c.21.042)
- Building in Close Proximity to Sewers (Minute Number: 6c.20.004)
- Clarence Valley Council LEP 2011
- Clarence Valley Cultural and Community Facilities Plan 2009
- Climate Change Policy (Minute Number:6c.19.026)
- Donated Facilities on Public Land Policy (Minute Number: 15.180/18)
- Green Building (for Council buildings) Policy (Minute Number14.049/14)
- Mobile Food Vehicles, Temporary Food Stalls & Hawking Policy (Minute Number: 6c.21.124)
- Mobile signs, articles, merchandise and entertainment on public land Policy (Minute Number: 14.194/15)
- Smoke free public areas (Minute Number: 13.072/15)
- The Clarence 2032 Community Strategic Plan
- Tree Management Policy (Minute Number: 15.203//18).

DRAFT

2. CONDITION OF THE LAND AND OF IMPROVEMENTS TO THE LAND

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

In addition, Section 36(3A)(b) of the Act requires that a PoM that is specific to only one area of land must specify the purpose for which the land and buildings and improvements can be used, and the scale of intensity of any permitted use or development.

The following sections detail this legislative requirement.

2.1 The Land (in General)

In general, the original Treelands Drive Reserve site was a flat open grassy area (Figure 2.1) comprising of disturbed sandy soils as a result of the land being filled in the early 1990's to bring the land above the 1% AEP probability flood level of the time. As such the site had limited ecological value and was primarily acquired by Council for the purpose of constructing community facilities on the land to serve a growing community.



Figure 2.1: General overview of Treelands Drive Reserve area – circa September 1998

(Source: Historical Image Viewer – Woodburn, 15/09/1998, Frame 4)

Overtime, landscaping consisting of a mixture of exotic and native tree species has been undertaken around buildings while open space areas were maintained as grassed open space (Figure 2.2).



Figure 2.2: Open grassy area where the Connected Learning Centre (TAFE) and carpark have now been constructed

2.2 Development of the Land

Former Development

The former Treelands Drive Community Centre was constructed as a multi-purpose community facility funded by Federal and State Government and former Maclean Shire Council (Figure 2.3). It was officially opened on the 7 August 1999.



Figure 2.3: Former Treelands Drive Community Centre

The original intent was for the building to be a Health and Community Centre (HACC) Centre and for other buildings to be erected on the Reserve to serve a range of other purposes. The HACC program contributed funds for the building with the balance of the costs being contributed from Council's Section 94 fund.

The Development Application (DA2022/0237) for the new Yamba Library and Community Centre was considered by the Northern Regional Planning Panel. The Panel resolved to approve the demolition of the former Community Centre and construction of a new community facility on Lot 3 DP 1203064 following its determination meeting of 22 March 2023.

New Yamba Library and Community Centre

Construction of the new Yamba Library and Community Centre commenced in January 2024 with final fit-out and approval for opening to the public to be completed by June 2025 (Figure 2.4).

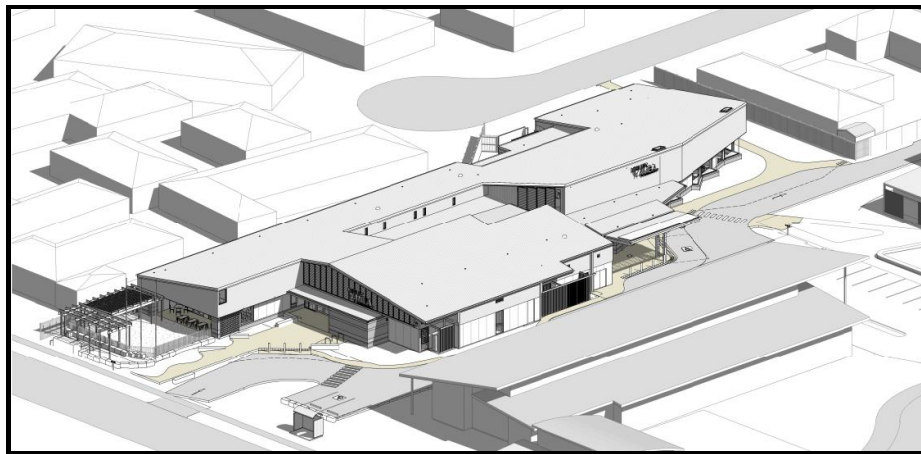


Figure 2.4: Proposed Treelands Drive Community Centre redevelopment

The new building will incorporate a large open planned meeting area and library and include the following facilities:

- Administrative office floorspace
- A community information display in main foyer
- A courtyard/breakout space as part of meeting rooms
- A fenced courtyard to accommodate groups requiring additional outdoor space
- Male and female amenities, including accessible toilets for patrons, and an adult change/quiet room
- A variety of hireable rooms suitable for a range of purposes, including multi-purpose and youth spaces
- Art gallery space
- A hireable kitchen for groups that want to prepare their own meals
- A range of storage options for organisations, ancillary staff, and hirers.

The construction of the new Yamba Library and Community Centre and carpark area was jointly funded by a Bushfire Local Economic Recovery (BLER) grant and Council. The building is expected to be completed and ready for occupation in July 2025, subject to relevant approvals. The on-going maintenance and operation of the new facility will be funded by Council.

New carpark area

The new carpark, with parking space for 43 vehicles including three spaces set aside for electric vehicles, has been constructed on Lot 22 DP 1245921 (Figure 2.5). In addition, an accessible carpark is available at the front of the new building while an accessible drop-off bay has been constructed near the south-east corner of the new building.

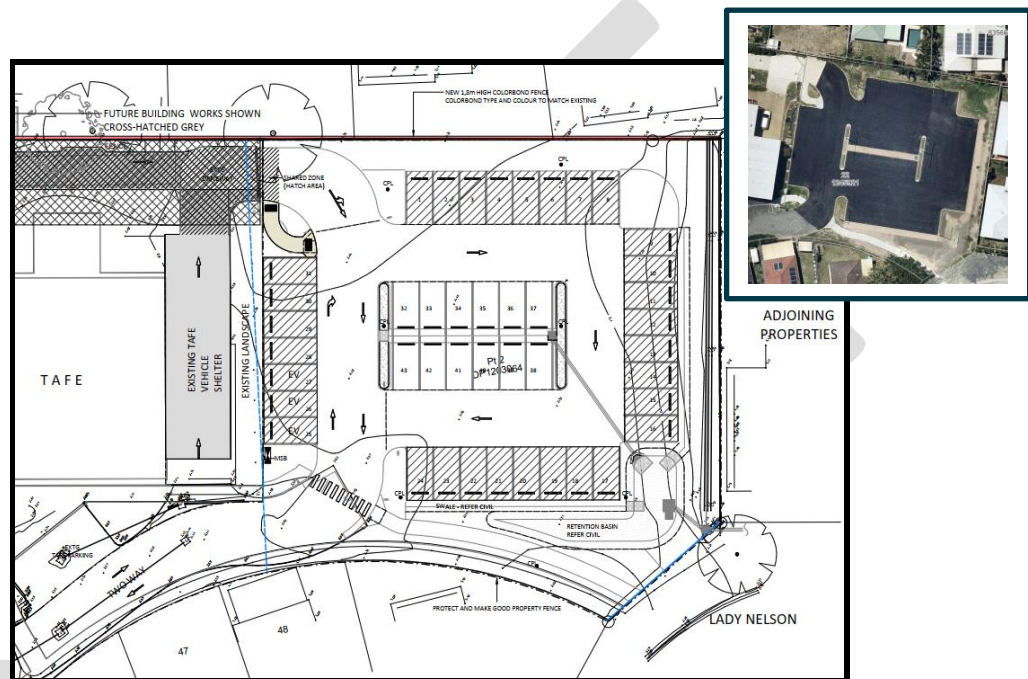


Figure 2.5: New carpark

Vehicular access to the carpark is directly from Roberts Close. This will reduce potential congestion on Treelands Drive from vehicular traffic. Entering via Roberts Close will also provide clear lines of sight for visitors.

Although the site can be also accessed from Parkview Crescent and Lady Nelson Place, it is not anticipated that these roadways will be used as vehicular access points or as thoroughfares. However, these roadways may provide emergency egress, as required in the future.

Pedestrians and cyclists will continue to be able to access the site from Treelands Drive to maximise usage of active and public bus transport.

Surrounding development

The Treelands Drive Reserve is located adjacent to residential (R2 Low Density Residential zoned land to the north & R3 Medium Density Residential zoned land to the east and to the south), community infrastructure (SP2 Infrastructure zoned land) and local business centre (E1 Local Centre zoned land) land to the west.

The NSW Health Administration Corporation facility and Ambulance Centre adjoins the southern boundary of the new Yamba Library and Community Centre.

The TAFE NSW Connected Learning Centre was completed in 2018 and is located on Lot 21 DP 1245921 to the south-east of the new Yamba Library and Community Centre (and directly west of the new carpark).

The area is known as the Yamba Community Precinct.

2.3 Future Development of the Land

This PoM authorises, within the requirements of relevant legislation, Council's CVLEP, Development Control Plans and the categorisation of the land as 'General Community Use' by this PoM, development for the purpose of effecting:

- Alterations, additions and improvements to the existing land, buildings and infrastructure to provide improved facilities for the uses permitted by this PoM including alterations, additions or improvements to enhance sporting and recreation uses (such as passive and active recreation), educational, cultural, leisure, health and social activities, and public safety
- Alterations, additions and improvements to internal roads and car park layouts to improve access and parking associated with future use and development
- Alterations, additions and improvements to sewer, water and stormwater infrastructure for effective water cycle management
- Adaption of existing facilities to improve effectiveness and utilisation for multiple-user groups
- Any approved new development consistent with the categorisation of the reserve or ancillary to the use of the land for community purposes.

This PoM also authorises the adaption and/or rationalisation of buildings and facilities under lease and or licence agreements if proposed works obtain written and/or development approval from Council prior to work being undertaken.

This PoM also permits future development to safeguard against the effects of climate change, significant climatic events, bushfires and pandemics including:

- Climate change adaptation measures
- Extension(s), renovations and improvements to the existing buildings and infrastructure pursuant to relevant legislation, Council's CVLEP, Development Control Plans and policy(s)
- Flood mitigation
- Implementing measures to assist in the management of natural disasters and pandemics.

3. BASIS OF MANAGEMENT

3.1 Role of Community Land

Classification as 'community' reflects the importance of the land to the community. Generally, it is land intended for public access and use, or where other restrictions applying to the land create some obligation to maintain public access (such as dedication under s7.11 of the EP&A Act). This gives rise to the restrictions in the LG Act, intended to preserve the qualities of the land. As such, community land:

- cannot be sold
- cannot be leased, licenced or have any other estate granted over the land for more than 30 years
- must have a plan of management prepared for it.

3.2 Management of Community Land

The management of Community land is governed by the categorisation of the land (by way of a PoM), and the core objectives established for the category of Community land. In essence, categorisation establishes the public purpose(s) for which the Community land will be used.

The original PoM (adopted by the former Maclean Shire Council in November 2003) categorised the Treelands Drive Reserve area as 'General Community Use', allowing community facilities such as a community centre and associated carparking to be built on the land. This PoM endorses and continues the categorisation of the land as 'General Community Use'.

The guidelines for categorising land as 'General Community Use', and the core objectives for the management of the land are set out in Table 3.1.

Table 3.1 Guidelines for, and core objectives of community land categorised as General Community Use

(1) Guidelines	(2) Core objectives ²
<p>Land should be categorised as general community use under section 36 (4) of the Act if the land:</p> <p>(a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and</p> <p>(b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.</p>	<ul style="list-style-type: none"> ▪ to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: <ul style="list-style-type: none"> (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

(1) cl106, *Local Government (General Regulation) 2005*

(2) s36l, *Local Government Act 1993*

² **Note:** Any activity or use of the land must be consistent with these core objectives. Additional objectives which support the core objectives are included in *Section 6 Management Strategies and Performance Measures*.

3.3 Guiding Principles for Land Categorised as ‘General Community Use’

General Community Use areas perform many functions relating to the enhancement of the health and wellbeing of the community. General Community Use land may house buildings and structures such as community centres or halls that cater for formal and informal leisure and recreational activities, hobbies, artistic endeavours, educational, cultural and social functions. Consequently, these areas play a pivotal role in promoting and developing dynamic communities with a strong sense of belonging.

Open space areas associated with General Community Use land also offer the community a range of recreation opportunities. This provides individuals and communities with health-related benefits achieved through physical activity such as physical, mental, social, cultural, economical and environmental benefits that lead to the overall health and wellbeing of the community.

Guiding principles³ derived from Council's *Cultural and Community Facilities Plan* for development of community facilities on community land categorised as ‘General Community Use’ include:

PLANNING PRINCIPLES		
P1	Maximising Usage of Existing Community Facilities and Maximising Access to Existing Services.	In providing new social infrastructure it is important to understand the capacities and performance of existing infrastructure in the Clarence Valley area. Existing infrastructure may be underutilised for a range of reasons that include poor awareness (promotion), restricted access by a controlling organisation or poor facilities management. If this is found to be the case, steps must be taken to ensure that the existing capacity in existing facilities and services is utilised prior to new facilities and services being provided. In addition, some services may be more usefully delivered via outreach programs. Where this is the case, some services needs may not require a physical facility. The recommendations here emphasise the need to maintain and enhance existing facilities where this is most appropriate, and monitoring strategies in the future should continue to do so.
P2	Recognising the Need to Support Isolated Areas with Declining or Small Populations.	There are economic efficiencies in providing facilities where the population is most concentrated. However, this is not always the optimal outcome for communities, particularly in rural areas. Allocating facilities only to areas with high concentrations of population often means rural and isolated areas with small populations or declining populations miss out on facilities and services provision. Consequently, it is important to consider the need in rural areas with declining or small populations and ways of ensuring access to facilities from these areas.

³ Table 26: *Planning Principles for Social Infrastructure Provision in Clarence Valley*, SGS Economics and Planning (2009), p69

PLANNING PRINCIPLES

P3	Providing Facilities and Services at a Level Commensurate with Need.	Standards or benchmarks are considered minimum best practice in determining need. However, it is noted that this should be tested against expressed needs and verified through community consultative processes. Needs must continue to be monitored over time as future forecast needs may shift with time as the result of changing demographics, community expectations or societal standards.
P4	Thresholds of Provision for Facilities.	As well as determining benchmarks of provision, thresholds need to be established to assist in determining when facilities should be physically provided. It is recommended that a '40% threshold' be adopted for Clarence Valley. That is, a facility should be built once 40% of the catchment for a particular facility is residing in Grafton, Coast or Balance SLA.
P5	Encourage Use of Community Facilities for Meeting Space.	Many community groups meet irregularly and require short term space which is free or at low cost. Where possible existing community facilities such as schools or clubs should consider allowing community groups to utilise either excess space or space not required during particular times.
P6	Developing Flexible, Multi-Purpose Community Facilities which can Incorporate a Range of Commercial and Community Services, Instead of Specialist Facilities Where Appropriate.	In many cases, it is not feasible or appropriate to provide stand alone community facilities for the exclusive use of specific community or socio-demographic groups. Wherever possible and appropriate, several services and needs should be delivered via a flexible multi-purpose facility. In addition to providing multiple community services and functions in Clarence Valley, consideration should be given to the ability and appropriateness of incorporating commercial functions such as office space, or café/coffee shop which can be leased to community organisations, government agencies or the private sector and can assist in offsetting the capital and operating costs of a community facility.
P7	Planning for Program and Service Delivery, Not Just Space.	It is important that the design of community facilities takes into account the purposes for which they will be used through careful planning and engagement with end users and that the design adopted is flexible to allow adaptation as needs change over time.
P8	Create Community Facilities Appropriate to the Level of Service Demanded.	Grafton as a Major Centre is expected to serve a regional function for social infrastructure as well as a local function in some cases. Generally, community facilities serving a local catchment should have a 'neighbourhood' feel, provide relatively informal spaces, have pedestrian access and ideally be managed by the local community. District and regional level community facilities should be accessible by public transport and provide a broader range of structured and semi-structured spaces for community use. This should include the provision of spaces to support a range of program and service delivery needs.

PLANNING PRINCIPLES		
P9	Locating Community Facilities as Part of a Functional Major Centre with Public Transport Access where Appropriate.	<p>Community facility location is one of the primary determinants of function and usage. Maximum patronage is facilitated by integrating community facilities within the broader range of uses found in the Grafton Major Centre.</p> <p>An active, high profile location will also increase real and perceived safety for potential community facility users.</p> <p>The location should also maximise accessibility to the community facility's target market through good access to public transport.</p>
P10	High Quality Urban Design Outcomes for Community Facilities.	<p>The development of community facilities should incorporate high quality urban design outcomes to contribute to the establishment of Clarence Valley.</p> <p>Buildings should address and enhance public streets, spaces and views and be designed to be energy and water efficient and include best practice principles in crime prevention through environmental design, as well as ensure all abilities access in its detailed design and fit out.</p>
P11	Build Social Capital	<p>The development of social capital is both a determinant and outcome of community capacity. Social capital refers to the collective value of all 'social networks' and the inclinations that arise from these networks for people to do things for each other. Bridging social capital refers to the value assigned to social networks between socially heterogeneous groups, while bonding social capital develops between socially homogenous groups.</p> <p>Community activities and events provide important opportunities for residents to meet, interact socially, and create new friendships and support networks. The development of community infrastructure in its own right will enable the programming of activities and events such as arts and crafts and dance classes held in a community centre or an outdoor concert held at a local park.</p>
P12	Engaging in Partnerships with the Private and Public Sector to Deliver Affordable and Accessible Community Facilities.	<p>The development of innovative pathways for the delivery of community facilities should consider a range of public and private mechanisms.</p>

3.4 Permitted and Future Use

The Treelands Drive Reserve has been developed for the purpose of providing community facilities on the land. The new Yamba Library and Community Centre is designed to accommodate the former Treelands Drive Community Centre and Woolli Street Hall and Library with no reduction of space or facilities offered by the former facilities. The new facility will maintain the same operational capacity as the former facilities that it has replaced.

Consequently, this PoM permits the continued use of the reserve for the purpose of community facilities and associated events consistent with the land being categorised 'General Community Use' under this PoM.

The general use of the facility will be managed in accordance with current legislation and council policy(s), notices and regulatory signage. An operational plan will be developed for the facility that details operating hours, staffing and guidance on where particular user groups should be accommodated within the facility.

The general conduct of visitors to the facility will be managed by staff and notices. A person who fails to comply with the terms of a direction given by a staff member or notice may be guilty of an offence under the LG Act.

The main administration office area is centrally located to allow staff to answer enquiries and provide oversight of the facility. The library will have a similar administration area at the 'front-of-house'.

The use of the Yamba Library and Community Centre rooms and resources will be managed online through Council's 'Bookable' system. Limits will be set based on room size and resources available.

The facility or rooms within the facility and/or open access areas may at times be temporarily closed for operational works or preparation for an event. The public will be given advanced notice of closures and of any alternative arrangements put in place for the duration of the closure.

During adverse weather events and natural disasters, the facility may be used by Council and/or emergency service and/or support agencies as a focal point for assisting⁴ the local community during these unforeseen events. Similarly, the public will be given advanced notice of any closures or restriction to access and of any alternative arrangements put in place for the duration of the occupation by Council staff, emergency service and/or support services.

The use and configuration of the facility may be altered over time to respond to and meet the changing needs of the community.

⁴ It is not proposed that the facility will be used as an evacuation or temporary accommodation centre during times of natural disasters or other unforeseen events.

4. LEASES, LICENCES AND OTHER ESTATES

4.1 Authorisation of Leases, Licences and Other Estates

The LG Act requires that any lease or licence (or other estate) of community land must be authorised by a PoM. In addition, the lease or licence must be for purposes consistent with the categorisation and zoning of the land. The maximum period for leases or licences on community land permitted under the LG Act is 30 years⁵.

If a lease or licence is anticipated, and if not exempt under the regulations, a public notice must be given in accordance with the requirements of the Act. Where a lease arrangement has been entered into with Council for community land, subleasing the land must be in accordance with the requirements of Section 47C of the LG Act and Clause 119 of the *Local Government (General) Regulation 2021*.

This PoM authorises Council to grant new leases, licences or any other estates for the use of the land or facilities on the land for the purposes prescribed by section 46(4) of the LG Act, or for a purpose prescribed by section 36I of the Act as a core objective of the categorisation of the land as General Community Use. The purposes for which a lease, licence or other estate may be issued are detailed in Table 4.1.

In addition, arrangements for which a short-term casual licence⁶ may be granted under this PoM include:

- (a) the playing of a musical instrument, or singing, for fee or reward (including live and recorded concerts and performances)
- (b) engaging in a trade or business (including trade displays, exhibitions, markets, fashion parades and shows, auctions or similar activities)
- (c) the playing of a lawful game or sport,
- (d) the delivery of a public address (eg. public speeches, meetings, seminars, presentations and broadcasts associated with any event, concert, or public speech)
- (e) commercial photographic sessions,
- (f) picnics and private celebrations such as weddings and family gatherings (including government & corporate functions, launches, funerals or similar activities)
- (g) filming sessions (cl.116, LG(G) Reg).

Fees for short-term casual bookings will be charged in accordance with Council's adopted Fees and Charges at the time.

⁵ Requires Ministerial consent. The maximum term for which a council may grant a lease or licence of community land, including any options for renewal, is 21 years.

⁶ In some cases, the grant of a casual licence may also require other approvals, such as a s68 Approval. For example, the delivery of a public address, the holding of a religious service or conduct of a public meeting on community land also requires a s68 Approval under the LG Act.

Table 4.1: Purposes for which a lease, licence or other estate may be granted

Type of Tenure	Facilities covered	Purposes for which lease, licence or other estate may be granted
Lease	Community buildings, facilities and land	<p>Compatible uses may include:</p> <ul style="list-style-type: none"> – cultural purposes, including concerts, dramatic productions, and galleries and associated activities – educational purposes, including education classes, workshops – recreational purposes, including fitness classes; dance classes, games and the like – childcare or vacation care – café/kiosk areas – commercial retail uses associated with the facility (eg. sale or hire of arts and craft supplies).
Licence	Community buildings, facilities and land	<p>Compatible uses including:</p> <ul style="list-style-type: none"> – cultural purposes, including concerts, dramatic productions, and galleries and associated activities – educational purposes, including education classes, workshops – recreational purposes, including fitness classes; dance classes, games and the like – social purposes (including childcare, vacation care) – special interest group meetings and activities (eg. Alcoholics Anonymous; Narcotics Anonymous; religious groups, etc) – kiosk, café and refreshment purposes – commercial retail uses associated with the facility (eg. sale or hire of arts and craft supplies).
Other Estates	Community buildings, facilities and land	<p>This PoM allows 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 <i>Local Government Act 1993</i>.</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> <p>Estates may also be granted for scoping works including for the purposes of inspections, surveys, obtaining certificates or reports, and carrying out other due diligence by a third party proposing to construct community infrastructure on the site.</p>

Note:

1. Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the facility to support the activity.
2. The grant of a lease or licence is an important step in using community land, but there may be other requirements relevant to any proposed use. For example, engaging in a trade or business on community land also requires a s68 Approval under the LG Act. Any interested person should check carefully to make sure they are aware of all relevant requirements.

4.2 Existing Lease Agreements

There are currently no existing lease agreements in place as the Yamba Library and Community Centre is a new build.

4.3 Approvals for Activities on the Land

Section 68 of the LG Act specifies a range of activities where approvals are required to be obtained from Council. These are often in addition to, or ancillary to, a development application (DA) and/or lease/licence requirements and are known as 'Section 68 Approvals'.

Section 68, Part D specifies activities requiring approvals on 'community land', which include:

- 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.

The s68 Approval process may also be the subject of a specific Council policy or compliance with established procedures.

4.4 Management Agreements

Land and facility management agreements generally relate to the management of Council land and facility assets by individuals and businesses on behalf of Council. They are a legally binding commitment between Council and the third party.

Land management agreements may include:

- management or co-management agreements with organisation specific or community groups under s355 of the LG Act
- contractual or "fee for service" arrangements to provide a specific service (eg. mowing of lawns, maintenance of gardens, etc).

Facility management agreements may include:

- management or co-management agreements with organisation specific; community groups and/or specific interest groups under s355 of the LG Act
- contractual arrangements to manage specific facilities (eg. community centre; etc)
- "fee for service" agreements to maintain facilities and/or public amenities.

Land and facility management agreements need to consider and be consistent with:

- the category core objectives and the public's use and enjoyment of the reserve
- future land use options for the reserve
- the funding required for ongoing maintenance responsibilities under the agreement.

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5. MANAGEMENT STRATEGIES AND PERFORMANCE MEASURES

The LG Act requires a plan of management to identify objectives and performance targets for the subject land, including specific actions and assessment criteria (s.36[3]). These criteria, including the priority placed by Council on the action, the timeframe in which individual actions need to be completed by, and the Council Section tasked with its implementation are set out in the following matrices.

Terms used in the matrices are defined as follows:

<u>Objective</u>	The end towards which Council efforts are directed. <i>Supporting Core Objectives:</i> The <i>Local Government Act 1993</i> requires Community land to be used and managed in accordance with the Core [Management] Objectives – refer Table 2.1
<u>Strategies/Actions (for achieving objectives)</u>	The tactic to be employed in achieving the objective
<u>Performance Measures</u>	How Council proposes to assess the extent to which stated actions have been implemented and achieved.
<u>Priority</u>	<u>Category 1:</u> These actions are those that can be implemented immediately or very soon after the adoption of the plan of management. They are policy or procedural matters and require minimal or no capital/non-recurrent funding <u>Category 2:</u> These actions are those that require funding and are principally concerned with improving public safety, maintenance and improvement matters and protecting or conserving the values of Council’s facilities and network of parks and reserves. The timing of their implementation would be dependent on the availability of funds from Council <u>Category 3:</u> These actions are capital improvement items or items requiring a significant injection of funds. The timing of their implementation would be dependent on appropriations made by Council or from other sources
<u>Timeframe</u>	The timing by which the action is anticipated to be completed within the date of adoption of the plan: <i>Short-term:</i> 1 to 3 years <i>Mid-term:</i> 3 to 7 years <i>Long-term:</i> 7 to 10 years <i>On-going:</i> continuous implementation
<u>To be actioned by</u>	The (work) section of Council responsible for implementing the action (refer section 4.1 for further details of the Council sections for implementing parts of this plan of management)

Table 5.1: Management objectives, actions and performance measures

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
Provide facilities and services on the land to meet current and future needs of the community	<ul style="list-style-type: none"> ▪ Consult, liaise and engage with the community to determine range of community facilities and services to be provided on the land 	<ul style="list-style-type: none"> ▪ Key stakeholders are identified and encouraged to participate in the decision-making process ▪ Community views and needs are considered and incorporated into the development of specific community facilities and services ▪ Periodic reviews are undertaken to ensure facilities and services are meeting community needs. 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Communications & Engagement
	<ul style="list-style-type: none"> ▪ Consider and strategically plan the range of facilities and services to be provided on the land 	<ul style="list-style-type: none"> ▪ Concept/Master plans are developed to ensure best use of available land ▪ Range of facilities proposed complement suite of services (to be) provided on the land ▪ Periodic reviews are undertaken to ensure facilities and services are meeting community needs. 	<p>#1</p> <p>Long-term</p>	<ul style="list-style-type: none"> ▪ Communications & Engagement ▪ Open Spaces & Facilities
	<ul style="list-style-type: none"> ▪ Ensure community facilities are multi-purpose and flexible to a range of appropriate uses where feasible 	<ul style="list-style-type: none"> ▪ A range of compatible community, social, and other activities are provided and managed in consultation and partnership with user groups and the community. ▪ Facilities are well used by community groups and the public in general. 	<p>#2</p> <p>Long-term</p>	<ul style="list-style-type: none"> ▪ Communications & Engagement ▪ Open Spaces & Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Develop and implement an operational plan for the library and community centre that details operating hours, and guidance for use of facilities and services to be provided. 	<ul style="list-style-type: none"> ▪ Positive feedback received from community on range of services provided. ▪ An operational plan is developed and implemented. ▪ The operational plan is reviewed annually to ensure efficiency of facility operations ▪ Positive feedback is received from users of the library and community centre 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Communications & Engagement ▪ Open Spaces & Facilities
<p>Facilities and structures built on the land have regard for environmentally sustainable design, resource use and maintenance</p>	<ul style="list-style-type: none"> ▪ Incorporate general community use character, expected use and environmental sustainability features into building and structure design (and re-design) specifications ▪ Develop and maintain a cyclical or preventative building maintenance program that reflects the usage needs of the facilities 	<ul style="list-style-type: none"> ▪ Facilities and structures are built to relevant sustainable building standards ▪ Energy and water efficient devices are utilised throughout the facility ▪ Maintenance plans are developed and implemented in a cost effective and competitive manner ▪ User satisfaction is regularly measured to identify and correct maintenance issues that arise 	<p>#3</p> <p>Long-term</p> <p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Open Spaces & Facilities
<p>Facilities and structures provide positive contribution to public amenity, safety and use.</p>	<ul style="list-style-type: none"> ▪ Design and build aesthetically pleasing facilities and structures to enhance the amenity of the land, relative to expressed and anticipated needs and safety considerations 	<ul style="list-style-type: none"> ▪ Facility and structure designs address expected usage; Australian Standards for accessibility requirements; Crime Prevention through Environmental Design (CPTED) requirements and guidelines 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Communications & Engagement

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
		<ul style="list-style-type: none"> ▪ Facilities are adapted/repurposed to meet the changing needs of the community, as required ▪ Satisfaction surveys are regularly used to measure community satisfaction with facility/structure amenity, safety and use 		
	<ul style="list-style-type: none"> ▪ Construct and maintain safe public access to all facilities and structures relative to desirable access routes and pedestrian circuits, safety issues and disability access opportunities 	<ul style="list-style-type: none"> ▪ CPTED principles are incorporated into design and construction of the facilities and structures ▪ Pedestrian and vehicular access routes are regularly audited to ensure facilities and car parking areas are universally accessible and safe ▪ Access and safety issues are prioritised and rectified within reasonable timeframes 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Communications & Engagement
	<ul style="list-style-type: none"> ▪ Formulate and implement risk management plans for facilities and structures 	<ul style="list-style-type: none"> ▪ Facility inspections and audits are undertaken at regular intervals ▪ Risk management issues are prioritised and rectified within set timeframes 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Communications & Engagement
	<ul style="list-style-type: none"> ▪ Minimise the potential for and the actual occurrence of vandalism of community facilities and structures 	<ul style="list-style-type: none"> ▪ A reporting system is developed and implemented to respond promptly to damage or vandalism ▪ Maintenance regularly undertaken to reduce motivational factors for vandalism ▪ Vandalism issues are rectified within set timeframes 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Communications & Engagement

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Provide and maintain landscaped gardens and mowed areas for the visual enhancement of the land 	<ul style="list-style-type: none"> ▪ CPTED principles are incorporated into design and construction of landscaped garden and grassed areas ▪ Satisfaction surveys are regularly used to measure community satisfaction with visual amenity of landscaped and grassed areas 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Communications & Engagement
<p>Development and use of facilities and structures are within available financial resources of Council.</p>	<ul style="list-style-type: none"> ▪ Ensure costs to develop, redevelop and maintain assets are sustainable within resources available to the Council and the community 	<ul style="list-style-type: none"> ▪ Full life cycle costs are considered and budgeted for ▪ Maintenance and operational costs are reduced 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities
	<ul style="list-style-type: none"> ▪ Funding allocations and fees and charges are considered in the preparation of Council's annual operational plan 	<ul style="list-style-type: none"> ▪ Facilities are operated and maintained at minimal cost to Council ▪ Costs are passed on to users where reasonable 	<p>#2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Communications & Engagement
<p>The granting of leases, licences or other estates are consistent with the objects of this Plan of Management and the requirements of the <i>Local Government Act 1993</i> and other relevant legislation</p>	<ul style="list-style-type: none"> ▪ Leases, licenses and other estates granted over the land or facilities on the land are granted in accordance with the provisions of this Plan of Management, relevant legislation and Council policies 	<ul style="list-style-type: none"> ▪ Uses that involve lease, license or other estates on the buildings or land are considered in order to maximise community benefits ▪ Annual and periodic review of leases, licences or other estates issued are undertaken to ensure efficiency, equity and consistency with this plan of management, Council policy and with the <i>Local Government Act 1993</i> 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Governance ▪ Communications & Engagement
	<ul style="list-style-type: none"> ▪ Ensure any user wanting to undertake activities not covered under the original development 	<ul style="list-style-type: none"> ▪ All applications for use of the land are assessed against the community benefit of the 	<p>#1</p>	<ul style="list-style-type: none"> ▪ Development Services

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<p>consent(s) is required to submit a development application for Councils consideration</p>	<p>development, relevant legislation and the provisions of Council's LEP prior to approval for use being given</p>	<p>On-going</p>	<ul style="list-style-type: none"> ▪ Communications & Engagement
	<ul style="list-style-type: none"> ▪ Ensure that the facilities usage fees and charges structure is in line with current community (ie. not standard business or commercial market) rates 	<ul style="list-style-type: none"> ▪ A review of rental based on 'community' market valuation rates is undertaken on a regular basis ▪ A review of the fees and charges structure for Community Facilities casual and permanent hire arrangements is undertaken on a regular basis 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Communications & Engagement
<p>Give priority to activities and uses that are community-based</p>	<ul style="list-style-type: none"> ▪ Ensure the majority of use of the facilities is by community organisations or organisations providing a community service 	<ul style="list-style-type: none"> ▪ An evaluation and selection process of tenants and hirers that is linked to needs identified in Council's social and other plans is established 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Communications & Engagement
<p>Allow the commercial use of under-utilised community facilities</p>	<ul style="list-style-type: none"> ▪ Market and promote the use of community facilities for the commercial sector, where appropriate 	<ul style="list-style-type: none"> ▪ Commercial use of community facilities is monitored to ensure community-based activities are not compromised 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Communications & Engagement ▪ Governance
<p>Promote and provide information to the community</p>	<ul style="list-style-type: none"> ▪ Develop and provide information for services and activities available at community facilities 	<ul style="list-style-type: none"> ▪ Promotional and marketing material developed and distributed by electronic, print and notices. 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Communications & Engagement
<p>Reduce any adverse impacts resulting from the use and operation of facilities on the reserve on adjoining residences</p>	<ul style="list-style-type: none"> ▪ Ensure facilities are managed in a manner that safeguards nearby residents, the community, and environment from adverse impacts. 	<ul style="list-style-type: none"> ▪ Public complaints are recorded, investigated and, where appropriate, measures to address complaint(s) are actioned 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Communications & Engagement

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Use landscaping, buffers and noise dampening structures to mitigate the impact of noise on nearby residents, where necessary. 	<ul style="list-style-type: none"> ▪ Complaints received by nearby residents are recorded and investigated, and measures to address issues are negotiated and implemented ▪ Impact of noise on nearby residents is minimised 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Communications & Engagement
	<ul style="list-style-type: none"> ▪ Reduce potential for neighbour impacts due to increased traffic and/or parking shortfall through traffic calming measures and provision of off-street parking, where appropriate. 	<ul style="list-style-type: none"> ▪ Adequate carparking spaces, streetscaping and/or traffic calming measures are provided, where required ▪ Complaints received by nearby residents are recorded and investigated, and measures to address issues are determined and implemented 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Communications & Engagement
Maintain and enhance the visual amenity and unique character of the reserve and community precinct area	<ul style="list-style-type: none"> ▪ Actively provide and manage vegetation buffers adjoining facilities and open space areas and other high use areas 	<ul style="list-style-type: none"> ▪ A Landscape Plan is developed and implemented. ▪ Landscape Plan is reviewed and updated periodically to ensure currency 	<p>#1</p> <p>Short-term</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities ▪ Strategic Planning
	<ul style="list-style-type: none"> ▪ Ensure that grounds and general amenity of reserve area are maintained to defined service standard 	<ul style="list-style-type: none"> ▪ A maintenance program is designed and implemented. ▪ Reserve presentation maintained. Positive public feedback received. 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities

6. PLAN REVIEW AND CHANGE

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities.

The performance of this PoM will also be reviewed on a regular basis to ensure the land and buildings are well maintained and provide a safe environment for the public. Strategic reviews of this PoM will occur at 5 and 10 year intervals.

The community will have an opportunity to participate in reviews of this PoM as part of the Council meeting cycle.

DRAFT

References

- Department of Local Government (2000), *Practice Note 1: Public Land Management (Revised)*, Department of Local Government, Sydney, NSW
- Clarence Valley Council (2018), *Treelands Drive Reserve Plan of Management*, Clarence Valley Council, Grafton, NSW
- Maclean Shire Council (2003), *Treelands Drive Reserve Plan of Management*, Maclean Shire Council, Maclean, NSW
- SGS Economics and Planning (2009), *Clarence Valley Cultural and Community Facilities Plan*, a report prepared for Clarence Valley Council by SGS Economics and Planning Pty. Ltd., Fortitude Valley, QLD, 89p
- St Lawrence (2006), *Review of the Clarence Valley Community Centres*, a report prepared by St Lawrence & Associates Consulting Services for Clarence Valley Council, Grafton, NSW, 17p.

