

**DRAFT PLAN OF MANAGEMENT 2021
PENROSE VILLAGE PARK, PENROSE**

REVISIONS

VERSION	DATE	DESCRIPTION	BY
1	28/07/2021	PRELIMINARY DRAFT FOR COUNCIL REVIEW	CGM PLANNING

ACKNOWLEDGEMENT OF COUNTRY

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

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



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1. KEY INFORMATION

This Plan of Management (PoM) has been prepared by Wingecarribee Shire Council and provides direction as to the use and management of Penrose Village Park, which is council-owned community land in the village of Penrose, NSW. The PoM is required in accordance with Section 36 of the *Local Government Act 1993*.

The PoM outlines the way the land will be used and provides the framework for Council to follow in relation to the express authorisation of leases and licence on the land.

This PoM is a specific document covering all of the community land and open space within the Penrose Village Park categorised as Park, Sportsground, and General Community Use.

The PoM was adopted by Wingecarribee Shire Council on [XX Month 2021] in accordance with Section 40 of the *Local Government Act 1993*.



2. INTRODUCTION

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

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

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

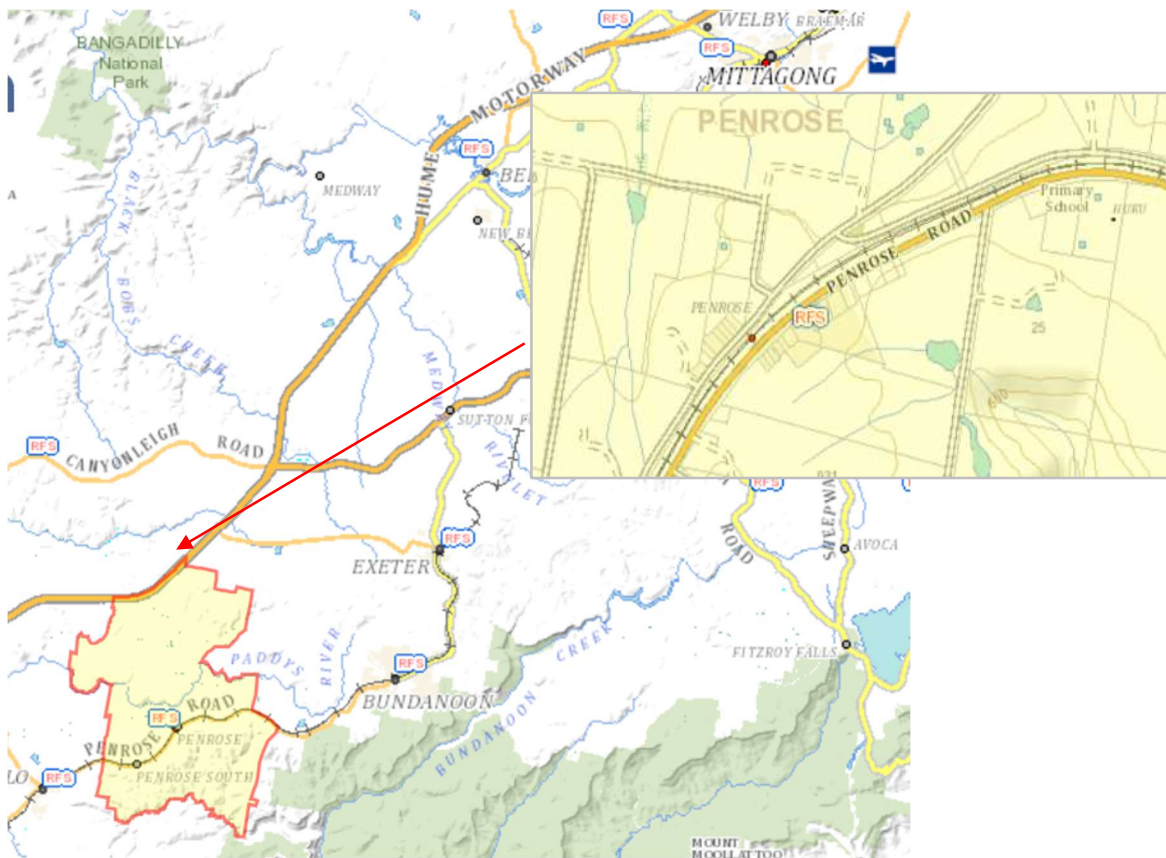
The urban structure and historic settlement pattern of the Shire was heavily influenced by the arrival of the Main Southern Railway Line, which resulted in the rapid development of Mittagong, Bowral and Moss Vale in the 1860's. Today, the Main Southern Railway acts as a spine running north-south through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

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

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

Penrose Village is one such small village situated with Wingello, Exeter and Sutton Forest in a collection of villages near Bundanoon and built upon the railway line and the adjacent Penrose State Forest and forestry products and services.





2.1 PURPOSE OF THE PLAN OF MANAGEMENT

The Local Government Act 1993 (LG Act) requires a plan of management (PoM) to be prepared for all public land that is classified as ‘community land’ under that Act.

The purpose of this PoM is to:

- contribute to the council’s broader strategic goals and visions as set out in Council’s Local Strategic Planning Statement, Community Strategic Plan, Recreational Walking Tracks Strategy, Open Space Long Term Strategy, and Parks Strategy;
- ensure compliance with the *Local Government Act 1993*;
- provide clarity in the future development, use and management of the community land; and
- ensure consistent management that supports a unified approach to meeting the varied needs of the community.

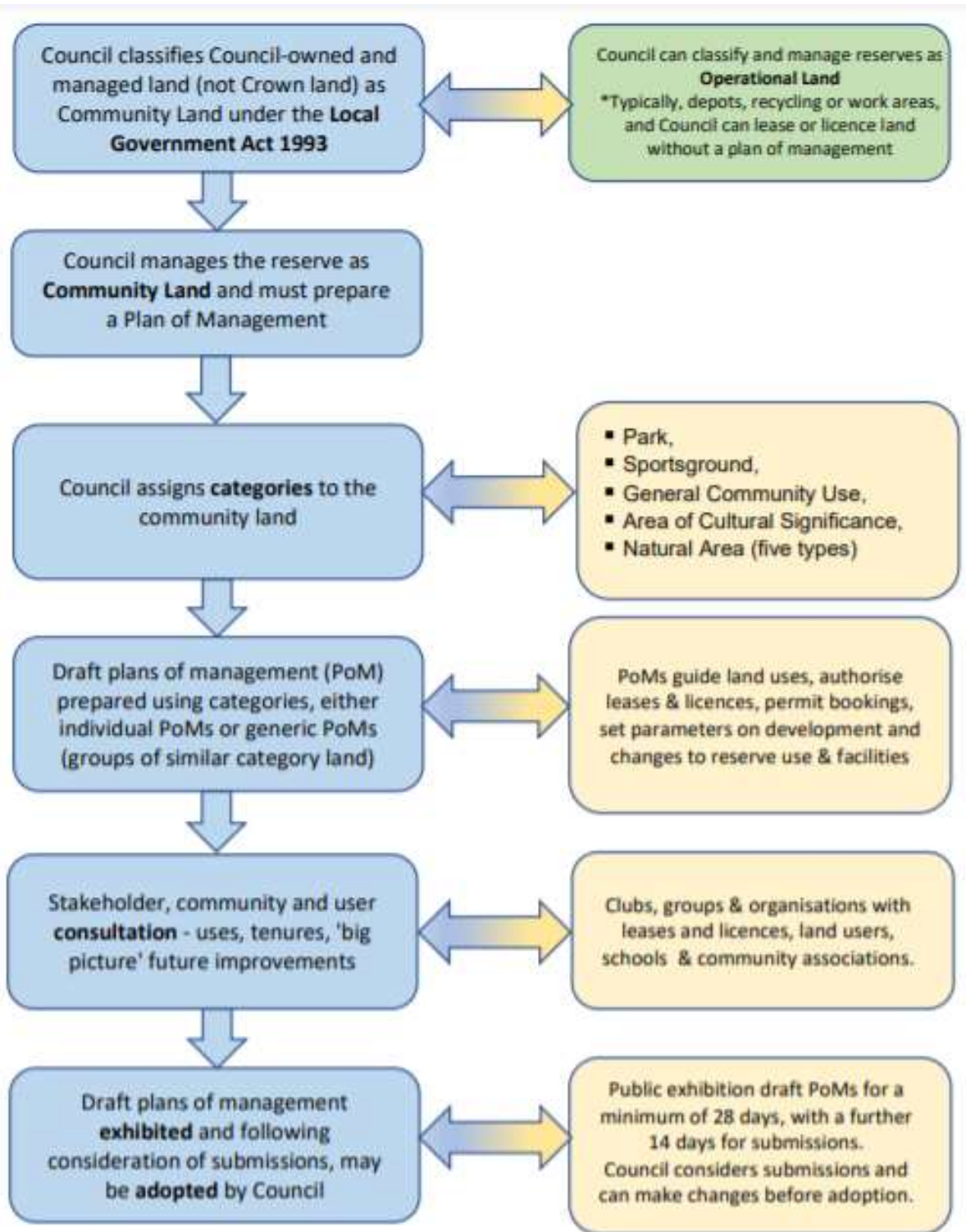
Further information about the legislative context of Local Government Act community land plans of management can be found in **Appendix 1** of this document.

2.2 PROCESS OF PREPARING THIS PLAN OF MANAGEMENT

Council commenced the preparation of this PoM in response to the Penrose community’s requests to revitalise the Penrose Village Park, and to renew the existing and outdated provisions for Penrose Village Park within the Council adopted 2010 Children’s Services and Public Halls PoM.

Council resolved to prepare an individual PoM to meet the community's expressed needs for a revitalised Penrose Village Park that enabled new and updated community facilities and a greater range of recreation, leisure, environmental and community service delivery opportunities. **Figure 1** illustrates the general process undertaken by Council in preparing this PoM.

Figure 1: Process steps in preparing a plan of management for council-owned community land



2.3 CHANGE AND REVIEW OF PLAN OF MANAGEMENT

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

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

2.4 COMMUNITY CONSULTATION

Council consulted with the Penrose Village community through a community workshop, held on-line (via video conferencing) due to COVID19 public safety conditions on 13 July 2021.

Attendees represented a wider range of groups and multiple roles: Penrose Community Association, Rural Fire Services, Penrose Playgroup, Penrose Tennis Club, Penrose Hall Committee, the Penrose Public School, and the Penrose Village Park LG Act Section 355 Management Committee. A list of the attendees is in **Appendix 2**.

The community consultation clearly identified the values and important uses of the Penrose Village Park, management and land use issues, and opportunities for revitalising and planning for the Penrose Village Park.

These values, issues and opportunities form the basis for management of the PoM and the foundation for the future of Penrose Village Park.

2.5 PUBLIC EXHIBITION

This PoM was placed on public exhibition from [XX/XX/XXXX to XX/XX/XXXX], in accordance with the requirements of section 38 of the *Local Government Act 1993*. A total of [XX] submissions were received.

Council considered the submissions received and resolved to adopt the PoM [with minor amendments due to XXX // or without alteration].

2.6 PUBLIC HEARING

A public hearing was held in relation to this PoM on [insert details of public hearing, including date and venue], in accordance with the requirements of Sections 40(A) and 47(G) of the LG Act, as the PoM changes the categories on the community land assigned in the previous POM.

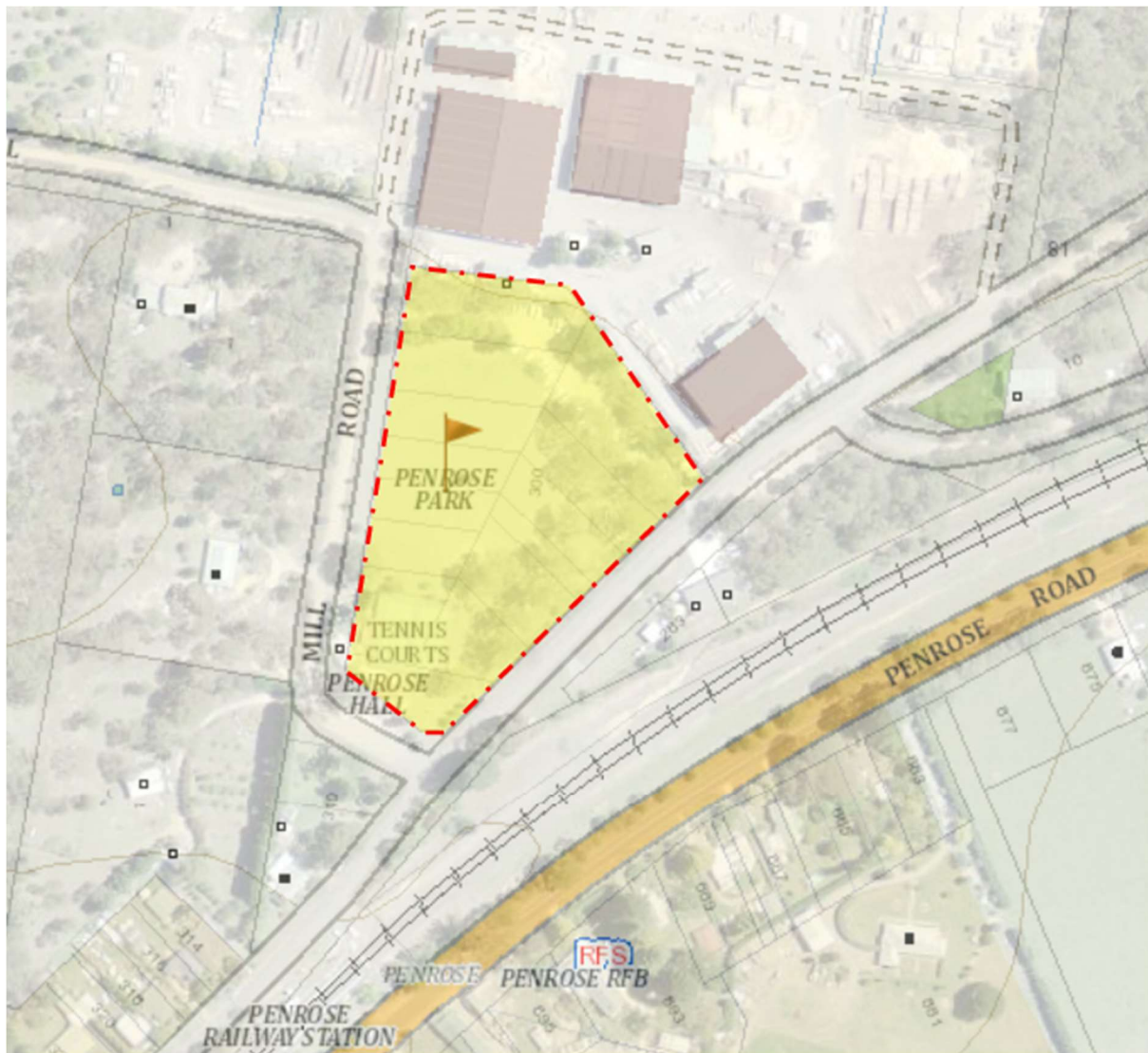


3. LAND DESCRIPTION

Penrose Village Park is located in the Village of Penrose, NSW in the Southern Highlands, within the local government area of Wingecarribee. The Reserve is bounded to the West and South by Mill Road, to the East by Kareela Road, and immediately South of the Penrose Pine Products timber mill. The Reserve is West of the Southern Rail line and North of the Penrose rail station. See **Figure 2** Location Map.

Figure 2: Penrose Village Park Location Map.

Source: NSW SixMaps



The land is 1.99 ha of public reserve open space and is community land owned by Wingecarribee Shire Council, and comprises:

- lots 145-152, and lots 155-157 and lot 163 in Deposited Plan 751259;
- lot 1 in Deposited Plan 327438; and
- lot 154 in Deposited Plan 1144429;
- in the Parish of Bundanoon, County of Camden.

The land was formerly Crown land vested to Council on 28 May 1976. Refer to **Appendix 3** for gazette notices and summary of land ownership. **Figure 3** below provides the original allotment plan.

Figure 3: Penrose Village Park Lots and Deposited Plans

Source: NSW SixMaps



The Penrose Village Park facilities include:

- Penrose Village Hall;
- children's play area;
- public toilets;
- picnic area & tables;
- old sports oval;
- two hardcourt tennis courts and one asphalt mixed-use court;
- tennis shelter/shed;
- landscaping open space, grass and trees; and
- water bore.

4. BASIS OF MANAGEMENT

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

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

4.1 CATEGORISATION OF THE LAND

All community land is required to be categorised as one or more of the following categories. The LG Act defines five categories of community land:

- **Park** – for areas primarily used for passive recreation.
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.
- **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- **Natural area** – for all areas that play an important role in the area's ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.

The land in Penrose Village Park is categorised as Park, General Community Use and Sportsground, as shown in Figure 4: Categorisation Map.

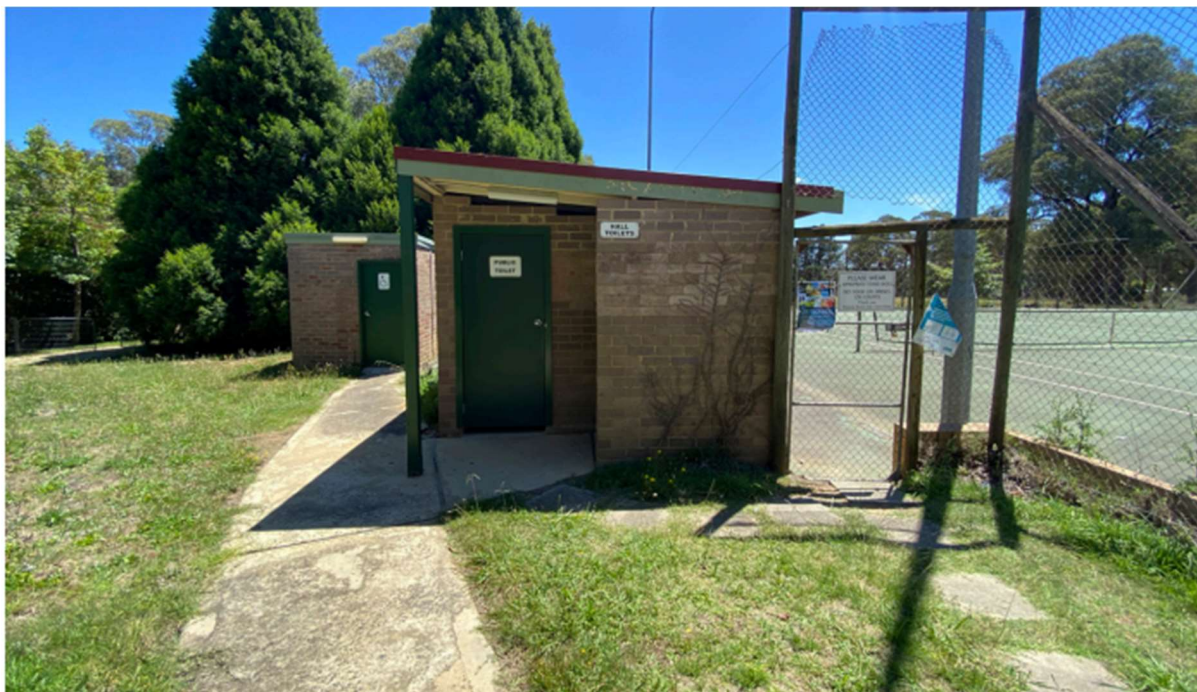


Figure 4: Penrose Village Park Categorisation Map

Penrose Village Park



4.2 GUIDELINES AND CORE OBJECTIVES FOR MANAGEMENT OF COMMUNITY LAND

The management of community land is governed by the categorisation of the land and the core objectives of the relevant categories of community land that are assigned to the land. Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

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

The guidelines for categorisation of community land are set out in the Local Government (General) Regulation 2005. The core objectives for each category are set out in the LG Act. The guidelines and core objectives for the Park, General Community Use and Sportsground categories are set out in the following sections of this plan of management.

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

The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function. Wingecarribee Shire Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate.

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

4.3 GUIDELINES AND CORE OBJECTIVES

The categories of Park, Sportsground and General Community Use are defined by the LG (General) Regulation.

Table 1 outlines the core objectives of the Park, Sportsground and General Community Use categories (as outlined in the LG Act) and the Guidelines for categorisation from the Local Government (General) Regulation 2005 (LG Regulation). These are to be used in categorising the land.



Table 1: Categories, Core Objectives and Guidelines for Categorisation

CATEGORY	CORE OBJECTIVES
PARK	
<p><u>LG Regulation Clause 102</u> Land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.</p>	<p><u>LG Act Section 36G</u> Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities Provide for passive recreational activities or pastimes and for the casual playing of games Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</p>
SPORTSGROUND	
<p><u>LG Regulation Clause 103</u> Land used primarily for active recreation involving organised sports or playing outdoor games.</p>	<p><u>LG Act Section 36F</u> Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games Ensure that such activities are managed having regard to any adverse impact on nearby residences.</p>
GENERAL COMMUNITY USE	
<p><u>LG Regulation Clause 106</u> Land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of natural area, sportsground, park or area of cultural significance.</p>	<p><u>LG Act Section 36I</u> Promote, encourage and provide for the use of the land Provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <ul style="list-style-type: none"> • 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).

4.4 COUNCIL'S STRATEGIC OBJECTIVES AND PRIORITIES

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

WINGECARRIBEE COMMUNITY STRATEGIC PLAN 2031

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

The community vision for 2031 is:

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

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

The CSP was developed through extensive engagement with our community over a number of years. This engagement process identified key issues and challenges which have been integrated into the Local Strategic Planning Statement (LSPS) and are covered in this section below.

Detailed strategies and actions of relevance to this PoM and which dovetail with the aspirations of the local Penrose community have been collated and are included in **Appendix 1**.

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

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

WINGECARRIBEE 2040 LOCAL STRATEGIC PLANNING STATEMENT

The Wingecarribee Local Strategic Planning Statement (LSPS) sets out the 20-year land use vision for our Shire and provides a long-term planning framework to meet the economic, housing, social and environmental needs of our community.

The LSPS outlines six (6) key land use themes including our environment and sustainability, our rural lands, our economy, our housing, our infrastructure and our place. Each land use theme includes a set of planning priorities and actions to achieve the communities' vision for the Wingecarribee Shire.

Broad planning priorities and actions have been identified for implementation across the Shire. Several of these can be implemented by this PoM, the most relevant are listed in **Table 2** with a corresponding response on how the PoM can contribute to their achievement.

Table 2: Local Strategic Planning Statement Priorities and Actions for Penrose Village Park

PLANNING PRIORITY & ACTIONS	How the PoM can contribute to achieving the priorities and associated actions
Planning Priority 1.1 Reduce carbon emissions and increase energy, water and waste efficiencies	
i. Ensure that new developments and alterations and additions to existing developments demonstrate improved building standards with high efficiency in energy, water and waste (H)	Ensure any new facilities demonstrate improved building standards with high efficiency in energy, water and waste
ii. Increase the uptake of rainwater tanks and dual reticulation of recycled water in new developments and alterations and additions to existing developments (M)	Use rainwater tanks and dual reticulation of recycled water wherever possible
iii. Reduce potable water used for non-potable uses (NL)	Reduce potable water used for non-potable uses across the land
iv. Create walking and cycling friendly communities and encourage the use of public transport (M)	Create walking and cycling opportunities in, to and around Penrose Village Park
v. Facilitate the use of electric vehicles in the Shire (L)	Where possible consider electric vehicle charging station with new or improved infrastructure/buildings on the land
Planning Priority 1.2 As a Council and as a community, we seek to mitigate, adapt and build resilience to climate change and natural disasters	Plan for bushfire protection of the hall/s by using engineered solutions in their building and design, location of open space, car parking and landscaping.
Planning Priority 1.3 To improve biodiversity corridor connectivity and reduce fragmentation	Retain existing mature trees and support with appropriate understory species
Planning priority 6.1 Maintain the unique character of our towns and villages, separated by rich natural areas and rural landscapes	A place-based approach is taken to planning to ensure the rural open character of Penrose is preserved and Penrose Village Park has a similar aspect/look and feel
Planning priority 6.2 Identify, protect and promote our cultural and built heritage	The existing infrastructure and facilities are repurposed, and Indigenous and European heritage is celebrated on the grounds

PLANNING PRIORITY & ACTIONS	How the PoM can contribute to achieving the priorities and associated actions
Planning Priority 6.3 Enhance the liveability of our towns and villages, with facilities and services to support a healthy, culturally rich and socially connected Wingecarribee community	
i. Engage with local communities and business owners to understand their priorities for each town and village (NL)	Proactive Penrose Community Association and section 355 Management Committee continue to identify community needs and partner with Council in maintaining sustainable buildings, grounds and open space
ii. Improve our network of safe, accessible and interconnected shared pathways to encourage people to be active, and build social connections within our community (L)	Improve the network of paths to, around and within Penrose Village Park
iii. Facilitate and provide opportunities for the delivery of integrated, inclusive and accessible services and programs that contribute to community wellbeing (NL)	The buildings/structures are constructed to facilitate inclusive and accessible events, activities and programs
iv. Continue to plan for and deliver community infrastructure to meet the changing needs of our community (M)	New PoM prepared for the grounds

Penrose village is identified within the Bundanoon and Southern Villages Precinct Plan of the LSPS.

Penrose is located in the southern portion of the Shire between the service centre of Bundanoon and the rural village of Wingello to the south. These villages have little retail capacity beyond essential services. Penrose and Wingello are highly valued for their rural ambiance, also containing items of heritage.¹

WINGECARRIBEE PARKS STRATEGY 2016

In the 2016 Parks Strategy, Penrose Oval comprising 1.2762ha was identified as a Sports Park. Sports Parks are designed and used for both organised sport and informal recreation, and are often multi use, providing for a range of community activities and facilities, particularly in smaller townships.²

Development requirements for Sports Parks are primarily driven by the needs of the particular sport and recreation activities planned for the park, together with enhancing the amenity of the area through tree planting and allowing for casual use. In this regard, Penrose Oval was assigned a level of service of 3. The Park Strategy states that every small township over 600 residents shall have access to at least one multipurpose park.

¹ Wingecarribee 2040 Local Strategic Planning Statement

² WSC Parks Strategy 2016

Penrose in 2016 recorded a population of 247 people, and has a small school, however the oval has not been used for organized or formal sporting events for some time.

The median age of people in Penrose (State Suburbs) in 2016 was 52 years. Children aged 0 - 14 years made up 15.7% of the population and people aged 65 years and over made up 25.6% of the population. Another 5.9% are in the 15-19 age cohort.

Currently the tennis courts and hall are actively used while the former oval is used for spillover events, informal play, walking, exercise, RFS training and an occasional helicopter landing area.

The current community has expressed a strong desire and sought funding for a new hall and upgraded open space. This will require a rethink of the definition of Penrose Village Park, Penrose within the open space hierarchy of the Parks Strategy.

WINGECARRIBEE LOCAL PLANNING STRATEGY 2015-2031

The Wingecarribee Local Planning Strategy has been largely overtaken by the more recent Local Strategic Planning Statement, it however provides a precinct plan for Penrose and identifies issues, opportunities, strengths and weaknesses gained from workshops in 2010 and 2011.

The following description taken from this planning strategy defines Penrose as:

“a small rural village characterised by ‘ribbon’ style housing development along two roads that run parallel to, and each side of the railway line. Whilst there is convenient level crossing pedestrian access across the railway at the station, vehicles wishing to cross the line must use an overhead bridge located approximately 1 kilometre south of the station.

The village has an informal semi-open/rural landscape character, particularly as approached from the north. Remnant stands of eucalypts and pines pervade throughout. Penrose is flanked to the north by the Penrose Pine Forest (which from some locations offers a strong landscape background), and to the south by bushland gullies running through to Morton National Park, and Wingello State Forest.

There is some degree of physical cohesiveness about the place despite the railway line. Buildings are typically modest in scale and simple in character. Most development is focused in an area around the railway station, including the village general store, rural supplies outlet, community hall and tennis courts/oval.”³



³ Wingecarribee Local Planning Strategy 2015-2031 – Part Two (Precinct Plans)

5 DEVELOPMENT AND USE

5.1 COMMUNITY LAND DEVELOPMENT – GENERALLY

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

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

Council does, however, have exemption to delegate consent to build:

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

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

5.2 WINGECARRIBEE LOCAL ENVIRONMENTAL PLAN 2010

Penrose Village Park, Penrose is zoned RE1 Public Recreation under the Wingecarribee Local Environmental Plan (LEP) 2010 and shown as green in **Figure 4**.

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

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To enable ancillary development that will encourage the enjoyment of land zoned for open space.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

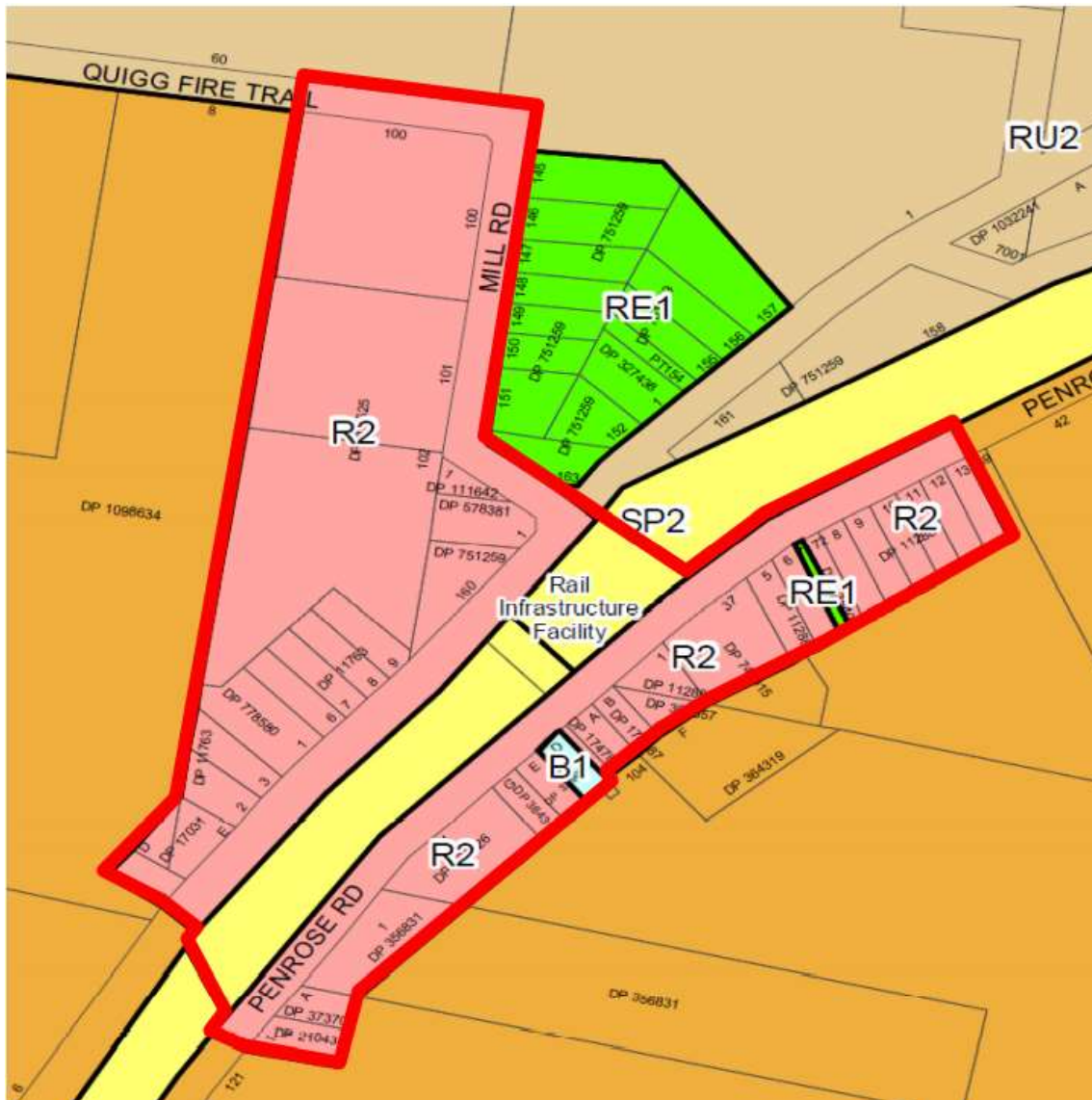
Aquaculture; Camping grounds; Caravan parks; Centre-based childcare facilities; Community facilities; Entertainment facilities; Environmental facilities; Function centres; Kiosks; Markets; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day-care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

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

Figure 4: Penrose village boundary and land use zones under Wingecarribee LEP 2010



5.3 CURRENT USE OF THE LAND

Penrose Hall, oval and tennis courts can be described as the heart of the Penrose Village precinct. The facilities are extensively used for a range of individual, group and community activities, including recreation and leisure, sporting and community care and development.

The current Penrose Hall auditorium is an approved place of public entertainment under Section 68 of the LG Act with a maximum capacity of 70 persons and is available to the community for hire.

The Penrose Village Park, Hall, tennis courts and the open and landscaped land is a place highly valued by the Penrose community and visitors from surrounding villages. The park and hall are a

meeting and gathering place for the community where many social, school and public events are held.

The Penrose Primary School regularly uses the hall for presentations, theatre, drama, musical concerts as they have a covered outdoor learning area which is limited in the winter months, but no hall.

The Penrose Playgroup use the hall and grounds at different times for various activities from scooter riding, informal play, and child care.

The hall is well loved in the community and is important for fund raising events, such as movie nights and holds special memories for many. The hall is used for theatre, music and choral performances, health and exercise (yoga, pilates), table tennis activities, community dinners, morning teas and other catered functions, and private functions for community members including weddings and birthday parties, funerals and wakes. The hall is also used for Council information days/sessions, election day booth and voting use, and Community Association and Hall Committee meetings

Penrose has a small village centre so the hall and park are especially important for surrounding rural residential properties to be able to come together, with the Hall rebuilt by the community with Council help after a bushfire.

The tennis club and hall provide opportunity for social and physical activities for a dispersed local community and for the school, and Penrose Village Park is the only available space for informal sports in Penrose.

The open space area is used by the community for flying kites, bike riding, dog walking and exercise, informal ball games, netball and football, Halloween gatherings, as an evacuation area for bushfire relief and, when needed, as a helicopter landing area.

The Rural Fire Service uses the open space for occasional training such as fire-hose drills and the community appreciates the Service and its training to protect their community.

The perimeter trees around the park, in particular the eastern-side copses are important for shade, bird habitat and education.

5.4 CONDITION OF THE LAND, BUILDINGS AND INFRASTRUCTURE

A condition description of the buildings, structures and grounds has been prepared based on council documents and the business case summary that formed part of an application to the Bushfire Local Economic Recovery Fund, detailed below and is in **Appendix 4**.

The Penrose Community Association made application to the NSW Government Bushfire Local Economic Recovery Fund outlining the constraints and restriction of the current hall, which are summarised below.

“The Hall was built in 1954 and is ageing with substandard design, fittings and fixtures. The hall is small and already either at capacity or not used due to its size. There is a lack of storage space, the kitchen is small and not effective, and the toilets are remote, cold and poorly lit between hall and amenities.

There are few power outlets old switchboard, poor lighting and the only fresh-air ventilation comes from opening windows which is too cold in winters. There is a small stage that is not always viewable, with no backstage and the stage has no equitable access.

The hall has poor equitable accessibility, users are exposed to weather as people enter and leave, and there are poor sightlines in the immediate curtilage and to the more expansive open spaces, playground or tennis shed.”

“The hall is poorly equipped for disabled access. Paths to the only accessible toilet are narrow and tight turning. There is no marked accessible parking space. Some paths are stepped and one of the fire exits requires use of a steep (non-compliant) exit ramp. External lighting is poor.

A shipping container is used outside to store tables and chairs, which are difficult to bring in and take out of the hall.

The hall car park is limited in size, not marked and without equitable accessibility.

The hall is in a bushfire prone area yet has none of the features that new buildings are required to have to survive radiant heat or ember attack or provide safe emergency occupation.

The hall is at capacity for use and is expected to effectively serve the coming generations, future visitors and any increase to Village population.



The community is in favour of considering a new site which is better integrated between open space and the Park surrounds, creating opportunities for a more central, less constrained facility that will increase its utility and provide long term benefit to the community.

The new hall is proposed to be located on a grassed area immediately north of the tennis courts in a more central location of the park helping to activate the entire park area. It can have internal toilets, green room and stage left and right entrances. The entrance can be weather protected and there can be adequate in-building storage.

The new hall design will be designed to resist bushfire attack, energy efficient with assistance for the hearing impaired and compliant with all disability access requirements. The ventilation will meet all fresh air requirements of AS1668 and air-conditioning can use inverter heat pumps and air-to-air heat exchangers for maximum efficiency. Rooftop photo-voltaic array may assist in offsetting energy costs.

See **Appendix 5** for excerpt from Penrose Community Association 2021 'Bushfire Local Economic Recovery Fund' Application for a new Penrose Community Hall Business Case Gap Analysis: F 02 Need Gap Analysis - BLERF-0042

5.5 PERMISSIBLE USES / FUTURE USES

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

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

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

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

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

The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function.

The general types of uses which may occur on community land categorised as Park, Sportsground, and General Community Use, and the forms of development generally associated with those uses, are set out in the following tables.

The scale and intensity of these permissible uses and developments will be determined in context with this PoM, Council assessment and development approvals, leasing and licensing that are consistent with the reserve purposes, category core objectives and any identified carrying capacity of the proposed site or locations.

Tables 3, 4, 5 and 6 set out the permissible uses and development of community land, by category, for this PoM.

Table 3: Permissible use and development of community land categorised as Sportsground, Park and GCU

CONSOLIDATED PERMISSIBLE USE AND DEVELOPMENT OF COMMUNITY LAND THAT IS COMMON TO LAND CATEGORISED AS SPORTSGROUND, PARK AND GENERAL COMMUNITY USE (GCU).	
PURPOSE / USE	DEVELOPMENT TO FACILITATE USES
<ul style="list-style-type: none"> • Organised and unstructured recreation activities • Community events and gatherings • Active and passive recreation including children’s play and cycling • Group recreational use, such as picnics and private celebrations • Eating and drinking in a relaxed setting • Publicly accessible ancillary areas, such as toilets • Festivals, parades, markets, fairs and similar • Concerts, including all musical genres • Performances (including film and stage) • Exhibitions • Events and gatherings • Workshops • Leisure or training classes • Filming and photographic projects • Busking • Public address (speeches) • Memorials and formal gardens 	<ul style="list-style-type: none"> • Development for the purposes of improving access, amenity and the visual character of the reserve and its uses, for example paths, public art, pergolas • Development for the purposes of active recreation such as play equipment, exercise equipment, bike racks, half-court basketball courts, bocce courts • Amenities to facilitate the safe use and enjoyment of the reserve, for example picnic tables, BBQs, sheltered seating areas • Landscaping and finishes, improving access, amenity and the visual character of the reserve • Café or refreshment areas (kiosks/restaurants) including external seating • Lighting, seating, toilet facilities, courts, paved areas • Hard and soft landscaped areas • Storage sheds • Car parking and loading areas • Commercial development that is sympathetic to and supports use in the area, for example hire of recreation equipment • Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas) • Toilet/shower facilities • Shade structures • Storage ancillary to recreational uses, community events or gatherings, and public meetings • Locational, directional and regulatory signage • Heritage and cultural interpretation, e.g. signs • Equipment sales/hire areas ancillary to the reserve purposes and the approved uses • Advertising structures and signage (such as A-frames and banners) that: <ul style="list-style-type: none"> ▪ relate to approved uses/activities ▪ are discreet and temporary ▪ are approved by the council

CONSOLIDATED PERMISSIBLE USE AND DEVELOPMENT OF COMMUNITY LAND THAT IS COMMON TO LAND CATEGORISED AS SPORTSGROUND, PARK AND GENERAL COMMUNITY USE (GCU).	
PURPOSE / USE	DEVELOPMENT TO FACILITATE USES
	<ul style="list-style-type: none"> • Water-saving initiatives such as stormwater harvesting, rain gardens and swales • Energy-saving initiatives such as solar lights and solar panels • Bio-banking and carbon sequestration initiatives

Table 4: Permissible use and development of community land specific to land categorised as Sportsground

PERMISSIBLE USE AND DEVELOPMENT OF COMMUNITY LAND THAT IS SPECIFIC TO LAND CATEGORISED AS SPORTSGROUND.	
PURPOSE/USE	DEVELOPMENT TO FACILITATE USES
<ul style="list-style-type: none"> • Active and passive recreational and sporting activities compatible with the nature of the particular land and any relevant facilities 	<ul style="list-style-type: none"> • Development for the purpose of conducting and facilitating organised sport (both amateur and professional), for example: <ul style="list-style-type: none"> • Sports field (cricket, football, track and field athletics, baseball, softball) • Marked court (basketball, volleyball, badminton, tennis, hockey, netball etc.) • Professional rooms for hire • Facilities for sports training eg tennis walls • Provision of amenities to facilitate use and enjoyment of the community land including seating, change rooms, toilets, storage, first aid areas • Meeting rooms/staff areas • Water infrastructure required to manage the grounds

Table 5: Permissible use and development of community land specific to land categorised as Park

PERMISSIBLE USE AND DEVELOPMENT OF COMMUNITY LAND THAT IS SPECIFIC TO LAND CATEGORISED AS PARK.	
PURPOSE/USE	DEVELOPMENT TO FACILITATE USES
<ul style="list-style-type: none"> • Low-intensity commercial activities (for example recreational equipment hire) • Community gardening • Camping where approved by Council 	<ul style="list-style-type: none"> • Community gardens • Camping where approved by Council

Table 6: Permissible use and development of community land specific to land categorised as General Community Use

PERMISSIBLE USE AND DEVELOPMENT OF COMMUNITY LAND THAT IS SPECIFIC TO LAND CATEGORISED AS GENERAL COMMUNITY USE.	
PURPOSE/USE	DEVELOPMENT TO FACILITATE USES
<ul style="list-style-type: none"> • Providing a location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes. • Providing multi-purpose buildings (for example, community halls and centres) with specialised community uses such as: <ul style="list-style-type: none"> • casual or informal recreation meetings (including for social, recreational, educational or cultural purposes) • functions • child care (for example, before and after school care, vacation care) • designated group use (e.g. scout and girl guide use) • educational centres, including libraries, information and resource centres • entertainment facilities 	<ul style="list-style-type: none"> • Development for the purposes of social, community, cultural and recreational activities, such as libraries, childcare centres, youth services, aged services, men’s sheds, health services, sports. • Development includes: <ul style="list-style-type: none"> • provision of buildings or other amenity areas to facilitate use and enjoyment by the community • development (particularly within buildings) for the purposes of addressing the needs of a particular group (for example, a stage) • car parking and loading areas



5.6 EXPRESS AUTHORISATION OF LEASES AND LICENCES AND ESTATES

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

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

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

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

5.7 LEASES AND LICENCES AUTHORISED BY THE PLAN OF MANAGEMENT

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

- the activity is consistent with this PoM
- the agreement is consistent with the core objectives for the categories of Park, Sportsground, General Community Use
- the lease, licence or other estate is for a purpose listed in **Table 7**
- the lease, licence or other estate is granted and notified in accordance with the provisions of Sections 45 – 47D of the Local Government Act 1993, or the Local Government (General) Regulation 2005
- the issue of the lease, licence or other estate will not materially harm the use of the land.

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

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

5.8 SHORT-TERM LICENCES

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

Short-term licences are authorised for the purpose of:

- a public performance, such as theatrical, musical or other entertainment for public amusement;
- the playing of a musical instrument, or singing, for fee or reward;
- engaging in a trade or business;
- the playing of a lawful game or sport;

- the delivery of a public address;
- commercial photographic sessions;
- picnics and private celebrations such as weddings and family gatherings;
- filming sessions; or
- the agistment of stock.

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



Table 7: Express authorisation of leases, licences and other estates and permitted purposes for Sportsground, Park and General Community Use

EXPRESS AUTHORISATION OF LEASES, LICENCES, AND OTHER ESTATES, AND PERMITTED PURPOSES FOR WHICH THEY MAY BE GRANTED FOR COMMUNITY LAND CATEGORISED AS SPORTSGROUND, PARK AND GENERAL COMMUNITY USE			
TYPE OF TENURE ARRANGEMENT	PURPOSE FOR WHICH TENURE MAY BE GRANTED		
	SPORTSGROUND	PARK	GENERAL COMMUNITY USE
Lease	<ul style="list-style-type: none"> • Use and management of field, course, court facilities and buildings and fixtures that provide for sports uses • Food and beverage outlets, such as kiosk areas • Hire or sale of sports or recreational equipment • Childcare facilities that provide for sports ground users • Health and fitness goods and services for sports grounds users and visitors 	<ul style="list-style-type: none"> • Kiosk areas • Management of park areas and facilities • Hire or sale of recreational equipment 	<ul style="list-style-type: none"> • Child care or vacation care • Health or medical practitioners associated with the relevant facility (for example, nutrition, physiotherapy) • Educational purposes, including libraries, education classes, workshops • Cultural purposes, including concerts, dramatic productions and galleries • Recreational purposes, including fitness classes, dance classes and games • Kiosk and refreshment purposes
Licence	<ul style="list-style-type: none"> • Use and management of field, course, court facilities and buildings and fixtures that provide for sports uses • Kiosk seating and tables • Hire or sale of sports or recreational equipment • Health and fitness goods and services for sports grounds users and visitors 	<ul style="list-style-type: none"> • Kiosk seating and tables • Management of court or similar facilities • Hire or sale of recreational equipment 	<ul style="list-style-type: none"> • Social purposes (including child care, vacation care) • Educational purposes, including libraries, education classes, workshops • Recreational purposes, including fitness classes, dance classes • Kiosk areas
Short-term or casual licences issued with Council application process, permissions and/or approvals: LG Act S.46, LG Regulation Cl.117.			

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

TYPE OF TENURE ARRANGEMENT	PURPOSE FOR WHICH TENURE MAY BE GRANTED		
	SPORTSGROUND	PARK	GENERAL COMMUNITY USE
Short-term licence Subject to issue with Council formal application process, permissions and/or approvals (LG Act S.46, LG Regulation Cl.117)	<ul style="list-style-type: none"> • A public performance, such as theatrical, musical or other entertainment for public amusement • Community events and festivals, fairs, markets, auctions and similar activities such as displays, exhibitions, fashion parades and shows • Concerts and other performances, including both live performances and film (cinema and tv) • The playing of a musical instrument, or singing, for fee or reward • Engaging in a trade or business • The playing of a lawful game or sport • The delivery of a public address, including speeches, meetings, seminars and presentations, including educational programs • Broadcasts associated with any event, concert, or public speech • Commercial photographic sessions • Picnics and private celebrations such as weddings and family gatherings • Filming sessions • The agistment of stock 		
Other estates	<p>This PoM allows the council to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the LG Act.</p> <p>Estates may also be granted across community land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on community land.</p>		

6 MANAGEMENT OF LAND

6.1 KEY ISSUES

CONSTRUCTION OF A NEW PUBLIC HALL

The existing Penrose community hall is regarded by the community as being fundamental community infrastructure providing a central meeting place for the village. The hall has limited space and facilities such as storage or wet area, toilets and versatility of use.

The hall's current site south of the tennis courts is also disassociated and blocked from the majority of the park open space limiting the opportunities to have multi-use and integrated activities hall users have the availability of connecting open space.

Council and the Penrose Community Association have agreed to construct a new community hall north of the tennis courts. The hall will provide increased space and opportunity for greater uses and a better integration with the open space.

REVITALISATION OF THE PARK'S OPEN SPACE

The open space comprises approximately 60% of Penrose Village Park. It had a previous use as a small village sports field but this use ceased, with the exception of occasional informal sports use, many years prior to the agreement to construct a new hall.

The open space is therefore largely un-landscaped and the soil is relatively compacted and dry with poor grass coverage. There are copses of trees surrounding the open space along the western side of the park, and on the edges of the northern car park. These trees and other plantings provide environmental benefits of shade, habitat and aesthetics.

The proposed location of the new hall north of the tennis courts and at the south end of the open space has initiated the opportunity to revitalise the large area of open space through a combination of future landscaping, development of a village green, and community use of the hall and park open space in tandem.

OPTIMISING COMMUNITY USE

Penrose Village Park receives substantial current use by the Penrose community including a range of community events, yoga classes, playgroups, meetings, social and celebratory occasions. Community use of the hall is however limited by hall size and capacity, service facilities and amenities.

A new hall, continued and sustainable use of the current hall, and the revitalisation and integration of the open space with the Park facilities and structures will provide increased and more varied community use. It is important that the community land and structures are accessible and optimally used to meet the needs of the community. Management and use need to be responsive and flexible to the community, under-pinned by the resources, governance and transparency that is provided by the Wingecarribee Shire Council.

COMMUNITY MANAGEMENT

The Park land, buildings, structures and fixtures are owned and managed by Council with substantial use management and administration by the LG Act Section 355 Penrose Hall Management Committee and the Penrose Community Association.

The Management Committee and Association are best placed to be responsible for day-to-day use, management and administration of the current and future halls and this partnership between community and Council provides the basis for community management. Planning and development of the land is the role of Council, but there is substantial contribution from the Management Committee and Association which should continue.

PLANNING AND DESIGN

- Landscape Character
- Public access and multiple use
- Relationship to surrounding land uses
- Culture and heritage

MANAGEMENT FRAMEWORK

- Community involvement in management
- Environmental management and sustainability
- Safe maintenance and upgrade of land, structures and facilities
- Booking systems, fees and charges/conditions of hire
- Amenity Provision
- Fencing and lighting
- Sports facility maintenance
- Safety and risk management

DEVELOPMENT AND USE

- Future development and use
- Buildings, facilities and infrastructure
- Dogs in public places
- Personal trainers, and small event bookings
- Event or casual bookings
- Signage and advertising
- Traffic, vehicular access and parking;
- Permitted and prohibited e.g: alcohol free areas

6.2 ACTION PLAN

Section 36 of the LG Act requires that a PoM for community land details:

- objectives and performance targets for the land;
- the means by which the council proposes to achieve these objectives and performance targets; and
- the manner in which the council proposes to assess its performance in achieving the objectives and performance targets

Table 8 sets out these requirements as an action plan.

Table 8 Management actions with accountable means and assessment for Penrose Village Park

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
1 PLANNING AND DESIGN			
1.1 LANDSCAPE CHARACTER	<ul style="list-style-type: none"> • Integrated and site-appropriate landscape development to balance settings with competing interests 	<ul style="list-style-type: none"> • Preparation of a landscape plan to accompany the development of any new facilities 	<ul style="list-style-type: none"> • Landscape plan approved by Council.
	<ul style="list-style-type: none"> • Develop the land categorised as Park for a multi-use village green with areas of natural or endemic plantings to retain a natural bush setting and atmosphere 	<ul style="list-style-type: none"> • Landscape planting to provide a village green setting and atmosphere 	<ul style="list-style-type: none"> • Landscape activity is demonstrated as being consistent as part of project planning
	<ul style="list-style-type: none"> • Landscape plan to consider locations and suitability of expressed community settings and features, including: <ul style="list-style-type: none"> ○ Cenotaph or remembrance memorial ○ First Nations / Indigenous recognition ○ Food sources and habitat for endangered birds in region ○ walking tracks ○ mixed age cycleways ○ bush tucker, market/community and/or sensory garden ○ native gardens 	<ul style="list-style-type: none"> • Consultation with community on features and siting / location 	<ul style="list-style-type: none"> • Consultations held • Landscape plan prepared setting out broad uses, location of structures, gardens, fencing, carparking etc
	<ul style="list-style-type: none"> • Support of the exiting native trees and planting 	<ul style="list-style-type: none"> • Retain existing trees and companion under storey/planting where possible. 	<ul style="list-style-type: none"> • Retention of existing native vegetation subject to approved development consents.

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> Plant or regenerate endemic plant species to complement and support existing 	<ul style="list-style-type: none"> Growth in extent and quality of native vegetation cover
	<ul style="list-style-type: none"> Trees and shrubs health maintained, and public risk managed 	<ul style="list-style-type: none"> Implement a simple vegetation management plan for environmental benefits such as wind reduction, water conservation and increased habitat and biodiversity, community health benefits such as shade and aesthetic landscape benefits Regular program of tree and shrub maintenance to ensure healthy and safe vegetation 	<ul style="list-style-type: none"> Council consider report on a vegetation management plan, retention and improvement of existing vegetation Relevant Council Director approves maintenance program and is accountable for reporting on outcomes
	<ul style="list-style-type: none"> Shade provided at all facilities including playground 	<ul style="list-style-type: none"> Review of outdoor spaces associated with facilities and building to evaluate shade needs and provision 	<ul style="list-style-type: none"> Installation of shade structures or increased use of shade trees to meet shade and sun protection needs
	<ul style="list-style-type: none"> Outdoor fixtures – seats, tables, bins, provided where outdoors space is associated with facilities 	<ul style="list-style-type: none"> Review of outdoor spaces associated with facility buildings and structures to evaluate and implement outdoor fixture provision 	<ul style="list-style-type: none"> Installation of park and outdoor fixtures, including play, leisure and health equipment is provided consistent with any specific Council policies
1.2 PUBLIC ACCESS AND MULTIPLE USE	<ul style="list-style-type: none"> Landscape plan to holistically address community aspirations for multi-use of Park and optimal locations for competing needs, including: RFS water tank 	<ul style="list-style-type: none"> Preparation of landscape plan to resolve competing land area and management structures 	<ul style="list-style-type: none"> Landscape plan prepared

NO.	MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
	<ul style="list-style-type: none"> • helicopter landing • emergency location • car parking • pedestrian movement / pathways between uses • fencing • tree or shrub planting, gardens • memorials 			
	<ul style="list-style-type: none"> • Identify retention of old hall and suitable funding and multiple uses such as craft, pottery, workshops, art classes, Men's shed 	<ul style="list-style-type: none"> • Consult with community for future retention and potential suitable uses and funding sources 	<ul style="list-style-type: none"> • Consultations for retention, uses, and funding held 	
	<ul style="list-style-type: none"> • Limit exclusive uses 	<ul style="list-style-type: none"> • Lease, licence and booking provisions include terms for continued public access and limits on exclusive uses are for management and maintenance 	<ul style="list-style-type: none"> • Inclusion of terms in tenure and use agreements 	
	<ul style="list-style-type: none"> • Change rooms and amenities are suitable for all users and different age groups 	<ul style="list-style-type: none"> • Review all amenities facilities and change rooms to ensure equity in provision for all users and a range of age groups 	<ul style="list-style-type: none"> • Review conducted and amendments to provision implemented 	
	<ul style="list-style-type: none"> • Compliance of access pathways and ingress/egress points, toilets, change rooms and associated amenities infrastructure for disabled and equitable access 	<ul style="list-style-type: none"> • Annual audit of all public use, visitor and sporting facilities to evaluate equitable access and maintenance or upgrade needs for compliance with State requirements 	<ul style="list-style-type: none"> • Annual amenities equitable access audit and report and response actions reported to Council or relevant Council Director 	

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
	<ul style="list-style-type: none"> Ensure public accessibility and multiple uses of land in any user agreements 	<ul style="list-style-type: none"> Include conditions in user agreements and licences that provide for multiple uses and public accessibility where safe to permit 	<ul style="list-style-type: none"> Publication and use of licence or booking agreements that meet objectives
	<ul style="list-style-type: none"> Provide for disabled and equitable access 	<ul style="list-style-type: none"> Identify disability parking spots 	<ul style="list-style-type: none"> Installation of disability parking spots where most needed
	<ul style="list-style-type: none"> Ensure high quality facilities that service needs and satisfy community expectations 	<ul style="list-style-type: none"> Undertake annual user satisfaction surveys 	<ul style="list-style-type: none"> User satisfaction surveys conducted annually
1.3 RELATIONSHIP TO SURROUNDING LAND USES	<ul style="list-style-type: none"> Improvements to access for use by village residents, visitors, and school 	<ul style="list-style-type: none"> Consult with residents and school to identify access and use improvements 	<ul style="list-style-type: none"> Consultations held and improvements implemented where suitable and consistent with this PoM
	<ul style="list-style-type: none"> Formal agreement about use of car park by adjacent business at north end of Park 	<ul style="list-style-type: none"> Negotiate a licence for car park use and maintenance 	<ul style="list-style-type: none"> Licence agreed and executed
	<ul style="list-style-type: none"> Establish key entry points and entry associated information and guidance 	<ul style="list-style-type: none"> Identify key access points within Park and landscape plan to provide Park gateways, signage and user information 	<ul style="list-style-type: none"> Key access points identified
	<ul style="list-style-type: none"> Better connections to local walking and cycling links 	<ul style="list-style-type: none"> Integrate the Park with Wingecarribee local and pop-up cycle paths and tourist cycleways and routes Identify major pedestrian routes between village, residences, rail and bus 	<ul style="list-style-type: none"> Demonstrated integration of cycle paths and pedestrian ways with Penrose Village Park

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
	<ul style="list-style-type: none"> • Manage event and activity noise, traffic, waste management and visitor number issues for local and nearby residents 	<p>points, and school, and reinforce the safety and equitable access quality of these links</p> <ul style="list-style-type: none"> • Prepare and implement user agreements (licences or permit) system • User agreements include conditions to limit impacts from noise, rubbish, traffic 	<ul style="list-style-type: none"> • Licences published and used with conditions to limit or reduce impacts from noise, rubbish, traffic.
1.4 CULTURE AND HERITAGE	<ul style="list-style-type: none"> • Recognise, maintain and interpret Penrose community historical and cultural heritage in the Park 	<ul style="list-style-type: none"> • Plan for any development and maintenance of landscape features or structures for historic or heritage memorials, events or values 	<ul style="list-style-type: none"> • Inclusion of Penrose community heritage values in the landscape plan and hall development
	<ul style="list-style-type: none"> • Strong community associations in development of park 	<ul style="list-style-type: none"> • Prepare local Park history summary and integrate into landscape plan for heritage interpretation and information 	<ul style="list-style-type: none"> • History prepared
	<ul style="list-style-type: none"> • Potential to better connect to Aboriginal cultural heritage of area 	<ul style="list-style-type: none"> • Consult with local Aboriginal communities and Land Council to identify opportunities to recognise, incorporate and interpret Aboriginal cultural heritage 	<ul style="list-style-type: none"> • Consultations held • Outcomes implemented
2 MANAGEMENT FRAMEWORK			

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
2.1 COMMUNITY INVOLVEMENT IN MANAGEMENT	<ul style="list-style-type: none"> Community is a partner with Council for planning, maintenance and use management 	<ul style="list-style-type: none"> Council retains S355 Management Committee Community and Council agree to roles and division of responsibilities Council consider extension of S355 Committee responsibilities from current hall to all Park and buildings Penrose Community Association and S355 Committee regularly meet to discuss and address S355 responsibilities and management 	<ul style="list-style-type: none"> S355 Committee retained. Clear and documented roles and responsibilities Council consultation and decision on agreed extent of S355 roles and management Frequency of Community Association and Committee meetings
2.2 ENVIRONMENTAL MANAGEMENT AND SUSTAINABILITY	<ul style="list-style-type: none"> Council investigation of environmental sustainability options and infrastructure Reduction in operational costs for energy and water use through a range of environmental and sustainable means to reduce costs and wastage Surface water run-off loss reduction and collection practices to optimise water use and reduce stormwater loss to minimise use of town or reticulated water supplies during periods of limited availability Limit dispersal of sustainable fertiliser and pesticide into less robust environmental systems via stormwater or ground run off, and limit human contact from aerial or surface exposure 	<ul style="list-style-type: none"> Investigate implementation of alternate energy sources such as solar electricity and heating systems at new and current facilities Energy and water use efficiency practices and systems, including timing systems or regulated watering practices: Council investigation of investment into water efficiency actions 	<ul style="list-style-type: none"> Council investigation of environmental sustainability options and infrastructure undertaken Reduction in operational costs for energy and water use through a range of environmental and sustainable means to reduce costs and wastage Surface water run-off loss reduction and collection practices implemented where feasible

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> • Safe re-use of effluent and grey waters where possible • Council and user organisations with occupancy and use agreements for sustainable fertiliser and pesticide application and management plans and practices 	<ul style="list-style-type: none"> • Fertiliser and pesticide use monitored and reported on annual basis to relevant Director
	<ul style="list-style-type: none"> • Use of chemicals and fertilisers is limited and sustainable • Conditions of use and development clearly outlined in occupancy agreements 	<ul style="list-style-type: none"> • Council to provide annual report on chemical and fertiliser use • Occupancy agreements detail environmentally sustainable conditions 	<ul style="list-style-type: none"> • Annual reports provided to relevant Council Director • Occupancy agreements contained required conditions
	<ul style="list-style-type: none"> • Reduce costs to Council, users and hirers 	<ul style="list-style-type: none"> • Review of water and energy use at existing facilities and document design improvements for buildings and facilities 	<ul style="list-style-type: none"> • Review and investigations conducted, and response actions reported to Council • Report on feasibility and value of further solar lighting in the Park
2.3 SAFE MAINTENANCE AND UPGRADE OF LAND, STRUCTURES AND FACILITIES	<ul style="list-style-type: none"> • Maintain buildings, park areas and community facilities to required standards for users and public safety • Building and structures compliance with Australian Standards and NSW Building Codes • Regular repairs, painting & maintenance • Safe electrical systems • Safe gas supply • Sustainable water supply 	<ul style="list-style-type: none"> • Implement asset maintenance plans for sports facilities, park area and community facilities buildings structures and landscape assets • Annual audit and review of buildings and structures to comply with Australian and NSW Building Codes standards 	<ul style="list-style-type: none"> • Asset management plans in place and implemented with annual reports to Council • Relevant Council Director responsible for program to review/audit sports ground, park areas and community facilities compliance with codes and standards

NO.	MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
	<ul style="list-style-type: none"> • Fire systems compliance with NSW Standards • Safe and operational kitchens • Safe chemical storage and use 	<ul style="list-style-type: none"> • System to receive reports/requests for maintenance needs is clearly published and acted upon • Annual program of (Test & Tag) electrical equipment inspection and testing by a competent person to identify and repair/replace damaged, worn and faulty electrical equipment • Annual electrical, gas and water supply systems check and review for maintenance and upgrade needs • Bi-annual fire safety systems check for maintenance or upgrade to meet standards and codes by local Fire brigade or registered authority • Biannual inspection of all kitchens by health and safety officers to ensure clean, healthy and safe kitchens for users and visitors • All chemical storage, use and handling to be certified by 	<ul style="list-style-type: none"> • Audit and review conducted and reported to Council • Relevant Council Director approves maintenance system and is accountable for reporting • Annual Test & Tag inspection results and response actions reported to Council • Annual electrical, gas and water supply systems check and review for maintenance and upgrading needs • Bi-annual fire safety systems check and response actions reported to Council • Biannual inspection of all kitchens by health and safety officers to and response actions reported to Council • Chemical storage, use and handling certification and response actions reported to Council. • Annual building condition inspection and assessment reported to Council 	

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
	<ul style="list-style-type: none"> Minimise public safety and user risk at night 	<p>current NSW authority, e.g: WorkSafe NSW</p> <ul style="list-style-type: none"> Annual building condition inspection and assessment Improved lighting for security along pedestrian walkway/lanes. 	<ul style="list-style-type: none"> Installation of additional lighting, subject to resources and funding, to increase safety along main pedestrian pathways. Council maintenance team reporting system implemented.
<p>2.4 BOOKING SYSTEMS, FEES AND CHARGES, CONDITIONS OF HIRE</p>	<ul style="list-style-type: none"> Village community responsible for day-to-day use of land and facilities with an integrated booking system for casual hiring and bookings Public awareness of potential leasing or licensing Clear and accountable: <ul style="list-style-type: none"> policies of booking and hiring systems fees and charges for use and hire conditions of use and hire standard user agreement documents, e.g: leases, licences and short term use permits 	<ul style="list-style-type: none"> Management Committee responsible for casual hiring and booking of grounds and hall. Tennis Club responsible for booking and use of the tennis courts and associated facilities Formal advertising of expressions of interest and clear allocation guidelines and criteria for any leasing or licensing of land or facilities Formal EOI and user agreement allocations to be conducted for leasing or licensing All bookings or hiring receive e-copy or paper copy of 	<ul style="list-style-type: none"> Council and Management Committee agreement and use of allocation and hire policy and procedures EOI processes conducted to inform allocation procedures for any leasing or licensing Council website publication of any EOI processes Production and use of conditions of use and hire with contact details to assist hirer or user with all bookings or hiring Standardised user agreements in use

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
		<p>confirmation including any conditions of use and hire with contact details to assist hirer or user</p> <ul style="list-style-type: none"> • Publication of booking and hiring notices and policies, fees and charges on-site, and if warranted Council website • Council provide Management Committee with templates for casual hiring and bookings • Clear and published conditions of hire and use, including permissible uses, times and user or hirer responsibilities 	<ul style="list-style-type: none"> • Council publication or Management Committee conditions of hire and use, including permissible uses, times and user or hirer responsibilities on use agreements, and casual hire permits
2.5 AMENITY PROVISION	<ul style="list-style-type: none"> • Amenities provided are kept clean and accessible to users and visitors during daylight hours and at high or frequent visitation sites during facility or site opening hours • Amenities are maintained for safety, usability and modern standard 	<ul style="list-style-type: none"> • Regular inspection and maintenance regime that is clearly published and provides contact details for community and visitor maintenance requests 	<ul style="list-style-type: none"> • Relevant Council Director approves maintenance program and is accountable for reporting on outcomes and monitoring of contact queries and complaints
2.6 FENCING AND LIGHTING	<ul style="list-style-type: none"> • Improved personal security in the park at night 	<ul style="list-style-type: none"> • Identify key movement and access through Park routes and times and review lighting provision for landscape plan inclusion and implementation 	<ul style="list-style-type: none"> • Review conducted with landscape plan provisions and implementation

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
2.7 TENNIS COURTS MAINTENANCE	<ul style="list-style-type: none"> Agreed standard of playing surface and associated equipment 	<ul style="list-style-type: none"> Council and Tennis Club prepare and agree on a simple maintenance and upgrade plan with clear roles, responsibilities and funding 	<ul style="list-style-type: none"> Plan prepared, agreed and annually reviewed by Tennis Club and S355 Management Committee
2.8 SAFETY AND RISK MANAGEMENT	<ul style="list-style-type: none"> Minimise public safety and user risk in Park 	<ul style="list-style-type: none"> Risk management and harm minimisation strategy prepared for sports facilities, park areas, and community facilities 	<ul style="list-style-type: none"> Preparation of risk minimisation strategy. Council maintenance team reporting system implemented.
	<ul style="list-style-type: none"> Provide increased shade in summer for events 	<ul style="list-style-type: none"> Implement landscaping and tree planting to provide increased shade for events Use of temporary shade structures 	<ul style="list-style-type: none"> Tree planting where consistent with master plan Temporary structures used for shade at events
	<ul style="list-style-type: none"> Upgrade pathway network surface for equitable access and removal of potential trip and fall hazards 	<ul style="list-style-type: none"> Audit of all paths and access ways for trip hazards and to ensure equitable and stable uses 	<ul style="list-style-type: none"> Audit completed Paths and access ways upgraded Council maintenance team reporting system implemented.
3 DEVELOPMENT AND USE			
3.1 FUTURE DEVELOPMENT AND USE	<ul style="list-style-type: none"> Future development and uses is consistent with Council development consent, landscape plan and adopted PoM 	<ul style="list-style-type: none"> Review of all proposed future developments and uses for consistency with landscape plan and adopted PoM 	<ul style="list-style-type: none"> Proposed future developments and uses are reviewed prior to approval or implementation
	<ul style="list-style-type: none"> Provision of new community hall 	<ul style="list-style-type: none"> Construction of hall 	<ul style="list-style-type: none"> Hall occupied and used

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
3.2 BUILDINGS, FACILITIES AND INFRASTRUCTURE	<ul style="list-style-type: none"> Tennis club and court facilities are upgraded and well-maintained 	<ul style="list-style-type: none"> Implement actions to redress areas of poor condition with facilities and/or structures 	<ul style="list-style-type: none"> Poor condition facilities replaced or repaired Club to prepare simple maintenance schedule for Council agreement
	<ul style="list-style-type: none"> Upgrade and/or install new toilet facilities 	<ul style="list-style-type: none"> Audit existing facilities and upgrade to meet BCA standards Identify new locations for toilets with associated new hall building 	<ul style="list-style-type: none"> Upgrades and new facilities completed
	<ul style="list-style-type: none"> Review power needs for new hall, events management and amenities provisions and implement upgrades 	<ul style="list-style-type: none"> Power needs evaluation and project planning for required upgrades 	<ul style="list-style-type: none"> Evaluation completed and required upgrades planned and implemented
	<ul style="list-style-type: none"> Retain or upgrade building condition of current hall 	<ul style="list-style-type: none"> Audit of compliance with BCA standards Implementation of any required improvements or upgrades Consultations with users to focus in priority facility upgrades 	<ul style="list-style-type: none"> Audit of compliance undertaken Consultations held Required upgrades completed subject to funding
3.3 DOGS IN PUBLIC PLACES	<ul style="list-style-type: none"> Manage dog walking and play on and around playground, any food preparation areas, e.g: events, footpaths, park areas and built structures 	<ul style="list-style-type: none"> Install signage including any restricted areas, with an emphasis on no dogs within 10 metres of: <ul style="list-style-type: none"> a children's playground or a food preparation area. 	<ul style="list-style-type: none"> Signage installed. Dog faeces bins provided at high use park areas and any identified or promoted walking tracks and trails.

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> • Install dog faeces litter bins. • Publish animal and dog handling guidelines on Council website. 	<ul style="list-style-type: none"> • Council website publication of companion animal and dog handling rules and regulations.
3.4 PERSONAL TRAINERS, AND SMALL EVENT BOOKINGS	<ul style="list-style-type: none"> • Personal trainers, fitness groups and small event bookings are safely conducted with minimal impacts on other reserve users and adjacent residences. 	<ul style="list-style-type: none"> • Personal trainers, fitness groups and small event bookings are accommodated in park areas under licence or hiring arrangements, subject to time and area limited with use conditions to enable use to limit conflicts of use with the general public. 	<ul style="list-style-type: none"> • Licence system and documents prepared and used for personal trainers, fitness groups and small event bookings.
3.5 EVENT OR CASUAL BOOKINGS	<ul style="list-style-type: none"> • Ensure any events have event management licenses or permits through bookings or hiring. • Include reasonable event management plans, traffic management plans, waste and public safety plans in licence conditions. • Maintain clear and published booking and hire system for events. 	<ul style="list-style-type: none"> • Prepare and use event licences or permits with inclusion of appropriate event management plans, traffic management plans, waste and public safety plans. • Publish booking and hire system arrangements on Council website or S355 Management Committee-responsible areas with clear dates, times and contact details for users and community groups. 	<ul style="list-style-type: none"> • Large event licences and permits to include conditions for event and traffic, user and organisation vehicle management plans prepared in liaison with Local Area police. • Publication and use of licences with conditions that address objectives. • All hire or booking agreements have Council officer or Committee member contact details to facilitate user benefits.

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
3.6 SIGNAGE AND ADVERTISING	<ul style="list-style-type: none"> Upgrade town signage and wayfinding for general visitors and district or regional users, as well as playing an important role in providing visitors with information about the availability and location of Park facilities 	<ul style="list-style-type: none"> Preparation and installation of Village and LGA wayfinder signage for Park areas and community facilities 	<ul style="list-style-type: none"> Installation of signage
3.7 TRAFFIC, VEHICULAR ACCESS AND PARKING	<ul style="list-style-type: none"> Limit car park area on reserve to use capacity 	<ul style="list-style-type: none"> Provide clear designated parking areas and times and removal of all non-designated car parking and vehicle traffic Dedicated parking and internal access routes to minimise use conflict or site landscape or asset degradation Parking areas, speed and vehicle limits clearly signed and marked 	<ul style="list-style-type: none"> Review conducted and traffic and car parking management implemented
	<ul style="list-style-type: none"> Safe vehicle speeds for surrounding roads and internal car parking access 	<ul style="list-style-type: none"> Appropriate vehicle speed signposting of adjacent Mill and Kareela Roads Placement of speed limit signs at pedestrian-prominent locations Vehicle type and use restrictions, and parking times for car parks clearly signposted where required 	<ul style="list-style-type: none"> Signposting and traffic slowing measures installed as required Speed limits signage installed at sites and facilities where required Vehicle use and parking time signage installed

NO.	MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
	<ul style="list-style-type: none"> No illegal parking on the reserve to access facilities or events such as picnics. 	<ul style="list-style-type: none"> Designated car parks identified and developed with traffic management at new hall to restrict unauthorised or illegal vehicle movements and parking 	<ul style="list-style-type: none"> Construction and installation of designated vehicle roads, car parking and traffic barriers 	
	<ul style="list-style-type: none"> Improved lighting to street access and carparking for night training and use of facilities 	<ul style="list-style-type: none"> Review night time and dark period uses at new hall and implement any additional lighting required for safety reasons 	<ul style="list-style-type: none"> Review undertaken and lighting installed 	
	<ul style="list-style-type: none"> Maintain the use of Penrose Village Park as a helicopter landing area 	<ul style="list-style-type: none"> Maintenance of required helicopter landing surface in optimal location to provide service and limit impact of oval use 	<ul style="list-style-type: none"> Annual confirmation of surface and area required 	
	<ul style="list-style-type: none"> Events using park areas and community facilities have safe traffic management and reduce the potential for user / vehicle conflict. 	<ul style="list-style-type: none"> Clear marking of designated access routes and parking arrangements for user and organiser vehicles Event licenses and booking conditions have event and traffic management plans incorporated into user agreement conditions as part of agreement Regulation of user parking and vehicle access on sports fields and at events 	<ul style="list-style-type: none"> review conducted Designated traffic, parking and pedestrian lanes marked for areas where events are held Event licences and permits to include conditions for event and traffic, user and organisation vehicle management plans Dedicated access routes and parking arrangements for organiser vehicles provided in event agreements 	

NO. MANAGEMENT CONSIDERATIONS	OBJECTIVES AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT OF PERFORMANCE
3.8 PERMITTED AND PROHIBITED E.G: ALCOHOL FREE AREAS	<ul style="list-style-type: none"> • Provide clear guidance to park and community facility users on reserves conditions of use, including alcohol free zones, permissible and non-permissible activities, dog leash or leash-free zones, times of specific uses, and internal site or facility directions 	<ul style="list-style-type: none"> • Site-based facility, structure, field and open space regulatory signage to address activity, including: <ul style="list-style-type: none"> • alcohol free zones, • permissible and non-permissible activities, • dog leash or leash-free zones • times of specific uses 	<ul style="list-style-type: none"> • Installation of regulatory signage at high use or visitation park areas and community facilities.

APPENDIX 1 – PLAN OF MANAGEMENT LEGISLATIVE FRAMEWORK

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

LOCAL GOVERNMENT ACT 1993

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

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

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

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

and may require the prior approval of the council to the carrying out of any specified activity on the land.

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

- a) must include a description of:
 - (i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and
 - (ii) the use of the land and any such buildings or improvements as at that date, and
- b) must:
 - (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
 - (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
 - (iii) describe the scale and intensity of any such permitted use or development.

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

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

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

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

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

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

Classification of public land

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

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

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

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

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

COUNCIL PLANS AND POLICIES RELATING TO THIS PLAN OF MANAGEMENT

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

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

- Wingecarribee Community Strategic Plan 2031
- Wingecarribee 2040 Local Strategic Planning Statement
- Wingecarribee Local Environmental Plan 2010
- Penrose and Wingello Development Control Plan

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

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

Specific Community Strategic Plan - Strategies and Actions
<p>2.1.4 Enhance partnerships to maintain a safe community</p> <p>2.1.5 Plan and deliver appropriate and accessible local services to the community</p> <p>2.1.6 Provide a diversity of formal, informal and innovative hubs for learning and skill development for all stages of life</p>
<p>2.2 We are an inclusive community which actively reduces barriers for participation in community life</p> <p>2.2.1 Actively foster a spirit of participation and volunteering by addressing key barriers</p>
<p>2.3 Wingecarribee values and nurtures a diverse, creative and vibrant community</p> <p>2.3.1 Provide and support a range of community events, festivals and celebrations</p> <p>2.3.2 Acknowledge and respect our Aboriginal cultural heritage and people</p> <p>2.3.3 Support and promote the creative and cultural sector</p>
<p>3.2 Wingecarribee has maintained a distinct character and separation of towns and villages</p> <p>3.2.2 Identify and protect the unique characteristics of towns and villages to retain a sense of place</p>
<p>3.3 Our built environment creates vibrant and inviting public spaces</p> <p>3.3.2 Create welcoming and accessible community facilities that support opportunities for people to meet and connect with one another</p>
<p>4.1 Wingecarribee’s distinct and diverse natural environment is protected and enhanced</p> <p>4.1.1 Protect and improve biodiversity</p> <p>4.1.4 Sustainably manage natural resources for broader community benefit</p>
<p>4.2 Sustainable living practices are actively encouraged</p> <p>4.2.1 Develop partnerships and implement programs and education that enable people to live sustainably</p> <p>4.2.2 Promote building practices and the types of developments that improve resource efficiency</p> <p>4.2.3 Encourage residents and businesses to source and produce goods locally</p>
<p>4.4 Wingecarribee addresses, adapts, and builds resilience to climate change</p> <p>4.4.2 Build community capacity to reduce greenhouse gas emissions and respond to the impacts of climate change</p> <p>4.4.3 Plan for predicted impacts of climate change</p>
<p>Note: the numbering of the strategies and actions follow that of the CSP.</p>

OTHER STATE AND COMMONWEALTH LEGISLATION

NSW state legislation

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments which provide a basis for development control.

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

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

National Parks and Wildlife Act 1974

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

Biodiversity Conservation Act 2016

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

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

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

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

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

Certain weeds are also declared noxious under this Act, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be carried out on the weeds. A weed may be declared noxious in part or all of the state.

Rural Fires Act 1997

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

Heritage Act 1977

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

Commonwealth legislation

Environmental Protection and Biodiversity Conservation Act 1999

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

Telecommunications Act 1997

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

State Environmental Planning Policies

State Environmental Planning Policy (Infrastructure) 2007

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

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

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

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

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

Other relevant legislation, policies and plans

Biosecurity Act 2015

Companion Animals Act 1998

Disability Discrimination Act 1992

Local Land Services Act 2013

Pesticides Act 1999

Protection of the Environment Operations Act 1997

Retail Leases Act 1994

Soil Conservation Act 1938

Water Management Act 2000

NSW Invasive Species Plan 2008-2015

National Local Government Biodiversity Strategy

NSW Biodiversity Strategy

Australian Natural Heritage Charter

APPENDIX 2 – COMMUNITY CONSULTATION

Penrose Workshop 13 July 2021 online attendance

Name	Organisation
Alison Duthie	Penrose Community Association
John Duffy	Penrose Community Association
Carol Princic	Penrose Hall Committee
Jeff Freeman	Penrose Hall Committee
Nigel Hartley	Penrose Tennis Club
Judy Elber	Penrose Tennis Club
Nina de Borde	Penrose P&C
Maria Dunn	Penrose P&C
Melissa Cady	Penrose Playgroup
Colette Goodwin	CGM Planning & Development
Carl Malmberg	CGM Planning & Development
Rachel Forte	Wingecarribee Shire Council
Lisa Grimshaw	Wingecarribee Shire Council

APPENDIX 3 – PROPERTY INFORMATION FOR PENROSE VILLAGE PARK

Penrose Park, Penrose – Parish of Bundanoon – County of Camden – Wingecarribee Shire Council

Penrose Park Summary

Penrose Park, Penrose comprises lots 145-152, lots 155-157 and lot 163 DP751259, lot 1 DP327438 and lot 154 DP1144429 in the Parish of Bundanoon, County of Camden. Penrose Park is community land owned by Wingecarribee Shire Council.

Penrose Park was originally part of Reserve 248 for Water Supply notified 29 July 1885.

Reserve 248 (including the area comprising Penrose Park) was partially subdivided in 1917 for auction sale. Portions (Lots) 145 to 151, Parish of Bundanoon were created vide Crown Plan C.3323-2041 (attached) for sale at auction. The auction was held at Moss Vale on 21 November 1917. Lots 145 to 150 were not bid for. Portions 145 to 150 (with Portion 152) were reserved as R53901 for Public Recreation notified 16 April 1920.

Portion 151 was sold to William John Dyer. Portion 151 was resumed by notification of 19 July 1940 and reserved as R69554 for Public Recreation by notification 20 September 1940.

Lots 152 to 157, Parish of Bundanoon were created vide Crown Plan C.3324-2041 (attached) for sale at auction. The auction was held at Moss Vale on 21 November 1917. Lot 152 was sold to Edwin Griffith Williams which subsequently lapsed. As noted above, portion 152 was subsequently reserved as R53901 for Public Recreation by notification of 16 April 1920.

Portions 153 and 154 were sold to William Powers and David Fyfe. This land was resumed and the reserved as an addition to R63030 for Public Recreation by notification of 6 November 1931. Portion 153 and the south-western of portion 154 were consolidated as lot 1 DP327438. The north-eastern half of portion 154 (lot 154 DP1144429) was reserved as R64194 for Public Recreation by notification of 13 October 1933.

Portion 155 was sold to Alfred Middleton Reeve which subsequently lapsed. Lot 155 was subsequently reserved as part of R63030 by notification of 6 November 1931.

Portions 156 and 157 were sold to Joseph Blain Cook. This land was subsequently resumed and included as part of R63030 for Public Recreation notified 6 November 1931.

Portion 163 (Crown plan C.3623.2041 attached) comprises part closed road (notified 18 December 1953) and part severed land (part Portion 96). This land was reserved as R76584 for Public recreation by notification of 19 February 1954.

Reserves 53901, 63030, 64194 and 69554 were revoked and added to R76584 by notification of 30 June 1972.

R76584 was subsequently revoked, and the land vested in Council by notification of 28 May 1976.

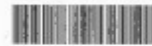
Aerial inspection identifies that Penrose Park comprises manicured open space with tennis courts and pavilions located on the southern portion of the reserve (lots 151, 152 and 163).

There appears to be an informal carpark located on the northern part of the reserve (part lots 145, 146 and 157). It should be noted that the northern boundary of Penrose Park abuts a commercial timber processing plant (Penrose Pine Products). Inspection on Google Maps indicates a sign attached to the Penrose Pine Products boundary fence indicating parking available on the reserve.

There is no indication in the evidence available from either historical parish maps, Crown plans or documentation that the status of the land comprising Penrose Park was anything other than Crown land, partially disposed (by the Crown) land which was subsequently resumed by the Crown, and reserved land which was wholly vested under the relevant section of the Crown Lands Consolidation Act, 1913 to Wingecarribee Shire Council on 28 May 1976.

Certificate of Title Lot 145 DP751259

BOX 1W
(AF76116)



TOKENS TITLE REFERENCE	
145/751259	
EDITION	DATE OF ISSUE
1	28/10/2009
CERTIFICATE AUTHENTICATION CODE	
DDXK-HQ-PSKP	

NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

David White



REGISTRAR GENERAL

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

LAND

LOT 145 IN DEPOSITED PLAN 751259
AT PENROSE.
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
(FORMERLY KNOWN AS PORTION 145)
TITLE DIAGRAM: CROWN PLAN 3323.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(CA101291)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
3. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

**** END OF CERTIFICATE ****

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3207801

Certificate of Title Lot 146 DP751259

**BOX 1W
(AF76116)**



TORGRENS TITLE REFERENCE	
146/751259	
SECTION	DATE OF ISSUE
1	28/10/2009
CERTIFICATE AUTHENTICATION CODE	
H3FN-3W-79MY	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

ANY ATTEMPT TO ALTER THIS CERTIFICATE'S COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

David Walsh
REGISTRAR GENERAL



LAND

LOT 146 IN DEPOSITED PLAN 751259
AT PENROSE.
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
(FORMERLY KNOWN AS PORTION 146)
TITLE DIAGRAM: CROWN PLAN 3323.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL (CA101291)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
3. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

**** END OF CERTIFICATE ****

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3207802

Certificate of Title Lot 147 DP751259

BOX 1W
(AF76116)



FORAINS TITLE REFERENCE	
147/751259	
EDITION	DATE OF ISSUE
1	28/10/2009
CERTIFICATE AUTHENTICATION CODE	
YV9-2J-2HQH	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

David White



REGISTRAR GENERAL

LAND

LOT 147 IN DEPOSITED PLAN 751259
AT PENROSE.
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
(FORMERLY KNOWN AS PORTION 147)
TITLE DIAGRAM: CROWN PLAN 3323.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(CA101291)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
 2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
 3. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3207803

Certificate of Title Lot 148 DP751259

BOX 1W
(AF761116)



TODAY'S TITLE REFERENCE 148/751259	
EDITION 1	DATE OF ISSUE 28/10/2009
CERTIFICATE AUTHENTICATION CODE RLMZ-J6-TKJ2	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.44) REAL PROPERTY ACT.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

LOT 148 IN DEPOSITED PLAN 751259
AT PENROSE.
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
(FORMERLY KNOWN AS PORTION 148)
TITLE DIAGRAM: CROWN PLAN 3323.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(CA101291)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
3. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

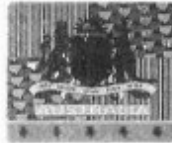
**** END OF CERTIFICATE ****

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3207804

Certificate of Title Lot 149 DP751259

BOX 1W
(AF76116)



TO KEMPS TITLE REFERENCE	
149/751259	
EDITION	DATE OF ISSUE
1	28/10/2009
CERTIFICATE AUTHENTICATION CODE	
V97T-FK-JK7T	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.


REGISTRAR GENERAL



LAND

LOT 149 IN DEPOSITED PLAN 751259
AT PENROSE.
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
(FORMERLY KNOWN AS PORTION 149)
TITLE DIAGRAM: CROWN PLAN 3323.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(CA101291)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
 2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
 3. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

**** END OF CERTIFICATE ****

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3207805

Certificate of Title Lot 150 DP751259

BOX 1W
(AF76116)



TERRAINS TITLE REFERENCE	
150/751259	
EDITION	DATE OF ISSUE
1	28/10/2009
CERTIFICATE AUTHENTICATION CODE	
6VFL-MM-YM5T	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

David Walsh



REGISTRAR GENERAL

LAND

LOT 150 IN DEPOSITED PLAN 751259
AT PENROSE.
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
(FORMERLY KNOWN AS PORTION 150)
TITLE DIAGRAM: CROWN PLAN 3323.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(CA101291)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
3. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

**** END OF CERTIFICATE ****

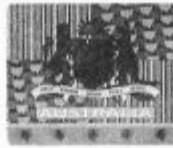
ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3207806

Certificate of Title Lot 151 DP751259

**BOX 1W
(AF456910)**



TORRENS TITLE REFERENCE	
151/751259	
EDITION	DATE OF ISSUE
1	29/4/2010
CERTIFICATE AUTHENTICATION CODE	
HTGK-TQ-3X4Z	



**NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900**

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

David Vetter



REGISTRAR GENERAL

LAND

LOT 151 IN DEPOSITED PLAN 751259
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
(FORMERLY KNOWN AS PORTION 151)
TITLE DIAGRAM: CROWN PLAN 3323.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(R AF182759)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS - SEE CROWN GRANT
 2. C945987 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
 3. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3433664

Certificate of Title Lot 152 DP751259

BOX 1W
(AF76116)



TORRANS TITLE REFERENCE	
152/751259	
EDITION	DATE OF ISSUE
1	28/10/2009
CERTIFICATE AUTHENTICATION CODE	
VWVG-X3-9VWT	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

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David Williams



REGISTRAR GENERAL

LAND

LOT 152 IN DEPOSITED PLAN 751259
AT PENROSE.
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOOK COUNTY OF CAMDEN
(FORMERLY KNOWN AS PORTION 152)
TITLE DIAGRAM: CROWN PLAN 3324.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(CA101291)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
3. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3207807

Certificate of Title Lot 155 DP751259

BOX 1W
(AF76116)



FORKLAND TITLE REFERENCE	
155/751259	
SECTION	DATE OF ISSUE
1	28/10/2009
CERTIFICATE AUTHENTICATION CODE	
7PXP-PW-3NDL	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

David Walsh



REGISTRAR GENERAL

LAND

LOT 155 IN DEPOSITED PLAN 751259
AT PENROSE.
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
(FORMERLY KNOWN AS PORTION 155)
TITLE DIAGRAM: CROWN PLAN 3324.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(CA101291)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
 2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
 3. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3207808

Certificate of Title Lot 156 and 157 DP751259

BOX 1W
(AF456910)



NEW SOUTH WALES REGISTERED TITLE APPEARANCE AUTO CONSOL 4493-17	
EDITION 1	DATE OF ISSUE 29/4/2010
CERTIFICATE AUTHENTICATION CODE KMMR-J4-GDHY	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

David Williams
REGISTRAR GENERAL



ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT. (S.114) REAL PROPERTY ACT.

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
TITLE DIAGRAM: CROWN PLAN 3324.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(R AF182759)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE

SCHEDULE OF PARCELS

LOTS 156-157 IN DP751259.

**** END OF CERTIFICATE ****

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3433662

Certificate of Title Lot 163 DP751259

BOX 1W
(AF76116)



TORRANS TITLE REFERENCE	
163/751259	
EDITION	DATE OF ISSUE
1	28/10/2009
CERTIFICATE AUTHENTICATION CODE	
69TP-F9-DSNM	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

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David Vella



REGISTRAR GENERAL

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

LAND

LOT 163 IN DEPOSITED PLAN 751259
AT PENROSE.
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
(FORMERLY KNOWN AS PORTION 163)
TITLE DIAGRAM: CROWN PLAN 3623.2041

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(CA101291)

SECOND SCHEDULE

1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
3. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

**** END OF CERTIFICATE ****

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3207809

Certificate of Title Lot 1 DP327438

BOX 1W
(AF456910)



TORRENS TITLE REFERENCE	
1/327438	
SECTION	DATE OF ISSUE
1	29/4/2010
CERTIFICATE AUTHENTICATION CODE	
DCPJ-R9-RQL6	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.


REGISTRAR GENERAL



LAND

LOT 1 IN DEPOSITED PLAN 327438
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
TITLE DIAGRAM: DP327438

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(R AF182759)

SECOND SCHEDULE

-
1. LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
 2. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE

**** END OF CERTIFICATE ****

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3433663

Certificate of Title Lot 154 DP1144429

BOX 1W
(AF76116)



TERRITORY TITLE REFERENCE	
154/1144429	
EDITION	DATE OF ISSUE
1	28/10/2009
CERTIFICATE AUTHENTICATION CODE	
GMZD-9K-RYP5	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.


REGISTRAR GENERAL



LAND

LOT 154 IN DEPOSITED PLAN 1144429
AT PENROSE.
LOCAL GOVERNMENT AREA: WINGECARRIBEE.
PARISH OF BUNDANOON COUNTY OF CAMDEN
TITLE DIAGRAM: DP1144429

FIRST SCHEDULE

WINGECARRIBEE SHIRE COUNCIL

(CA148338)

SECOND SCHEDULE

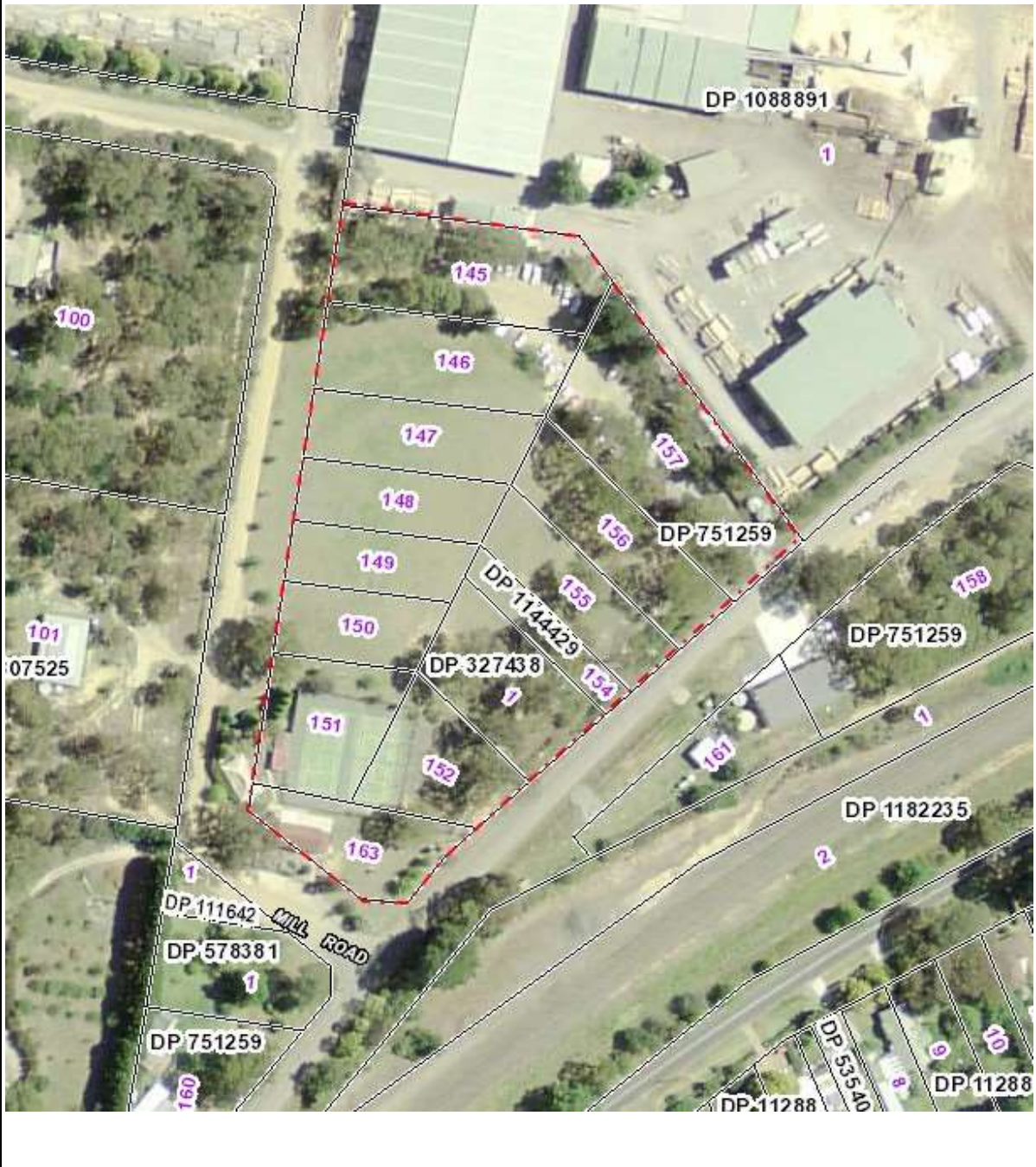
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. QUALIFIED TITLE. CAUTION PURSUANT TO SECTION 28J OF THE REAL PROPERTY ACT, 1900. ENTERED 12.10.2009 GOV GAZ DATED 28.5.1976 FOL 2281
3. LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
4. RESERVATIONS AND EXCEPTIONS OF MINERALS AND RIGHTS TO MINE. SEE GOVERNMENT GAZETTE 28.5.1976 FOL 2281
5. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE

**** END OF CERTIFICATE ****

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3207810

Aerial - Penrose Reserve



Government Gazette 28 May 1976 – Vesting of Penrose Park in Wingecarribee Shire Council

NOTIFICATION OF VESTING OF LANDS IN PURSUANCE OF THE PROVISIONS OF SECTION 37AAA OF THE CROWN LANDS CONSOLIDATION ACT, 1913

IN pursuance of the subject provisions, I, WILLIAM FREDERICK CRABTREE, Minister for Lands, being of the opinion that—

- (a) the lands described in the First to the Fourth Schedules and each Part of the Fifth and Sixth Schedules hereto are respectively a public reserve within the meaning of the Local Government Act, 1919; and
- (b) it is proper that, having regard to the purposes (if any) for which the lands described in each of the Schedules are used, those lands should be respectively vested in the council specified in each Schedule,

do, by this my notification, respectively vest the lands described in each of those Schedules in the council specified therein for an estate in fee simple subject to the following reservations and exceptions unto Her Majesty, Elizabeth the Second, by the Grace of God Queen of Australia and Her Other Realms and Territories, Head of the Commonwealth, Her Heirs and Successors of—

- (i) all minerals which those lands contain with full power and authority for Her Majesty, Her Heirs and Successors and such person or persons as shall from time to time be authorized by Her Majesty, Her Heirs or Successors to enter upon those lands and to search for mine dig and remove those minerals;
- (ii) all such parts and so much of those lands as may hereafter be required for public ways in over and through the same to be set out by His Excellency the Governor for the time being of the State of New South Wales or some person by him authorized in that respect with full power for Her Majesty, Her Heirs and Successors and for His Excellency the Governor as aforesaid by such person or persons as shall be by Her Majesty, Her Heirs or Successors or His Excellency the Governor as aforesaid authorized in that behalf to make and conduct all such public ways; and
- (iii) the right of full and free ingress, egress and regress into, out of and upon those lands for the several purposes aforesaid or any of them.

The lands described in the First to the Fourth Schedules and each Part of the Fifth and Sixth Schedules hereto are respectively declared to be a public reserve for the purposes of the Local Government Act, 1919.

This notification shall take effect on and from the date of publication of this Gazette.

Signed at Sydney, this 17th day of May, 1976.

W. F. CRABTREE, Minister for Lands.

FIFTH SCHEDULE

Part 1

Land District—Bega; Shire—Mumbulla

Parish Bermagoe, County Dampier, 9 333 square metres in the Village of Bermagui South, being section 11 (Reserve 73890 for Public Recreation, notified 1st December, 1950). Plan B. 7-1965.

Part 2

Land District—Bega; Shire—Mumbulla

Parish Colombo, County Auckland, 1.062 hectares in the Village of Bemboka, being portion 110 (Reserve 77002 for Public Recreation, notified 3rd September, 1954). Plan C. 1-2208R.

The lands in this Schedule are vested in The Council of the Shire of Mumbulla.

SIXTH SCHEDULE

Part 1

Land District—Moss Vale; Shire—Wingecarribee

Parish Wingello, County Camden, 7 082 square metres in the Village of Wingello, being allotments 6 to 10 inclusive and 21, section 2 (Reserve 89332 for Public Recreation and Bush Fire Brigade Purposes, notified 6th December, 1974).

Part 2

Land District—Moss Vale; Shire—Wingecarribee

Parish Bundanoon, County Camden, 1.851 hectares at Penrose, being portions 145 to 157 inclusive, portion 163 and the area separating portion 154 REM from portion 155 (Reserve 76584 for Public Recreation, notified 19th February, 1954). Plan C. 3623-2041. Pks 76-436.

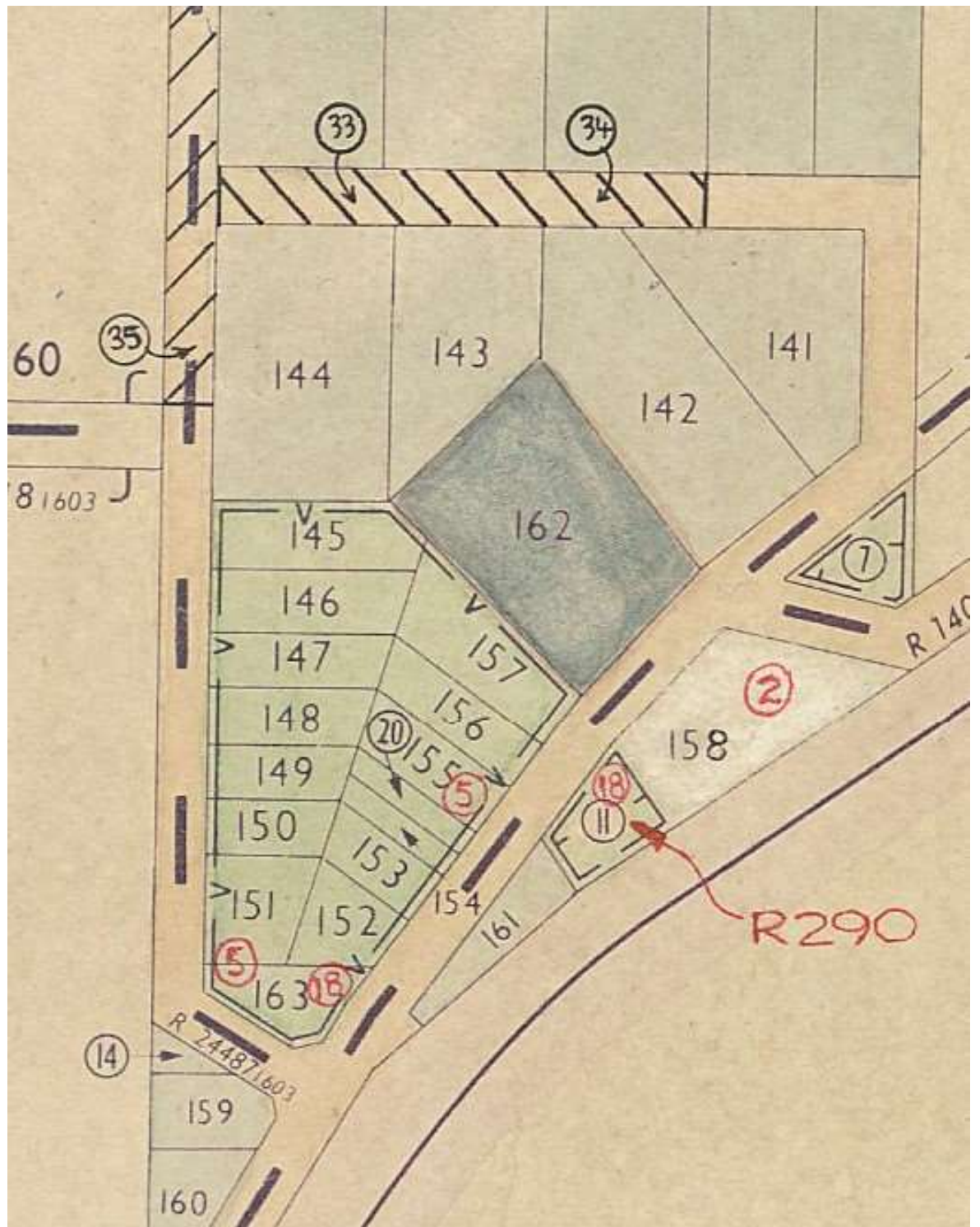
The lands in this Schedule are vested in The Council of the Shire of Wingecarribee. (9807)

(9800) Sydney, 28th May, 1976.
WITHDRAWAL OF LAND FROM RESERVE UNDER THE CONTROL OF PASTURES PROTECTION BOARD
 IN pursuance of the provisions of section 42 (2), Pastures Protection Act, 1934, the land specified hereunder is hereby withdrawn from such reserve for the purposes stated.
 W. F. CRABTREE, Minister for Lands.

Land Board District—Moree; Pastures Protection District—Moree

Parish Horton, County Murchison, Reserve No. 22632 for Travelling Stock, notified 6th July, 1895. Part withdrawn—portion 82. Withdrawn for purpose of Exchange of Land. Plan 73-1184.

Parish Map



Parish Map Reference Notes

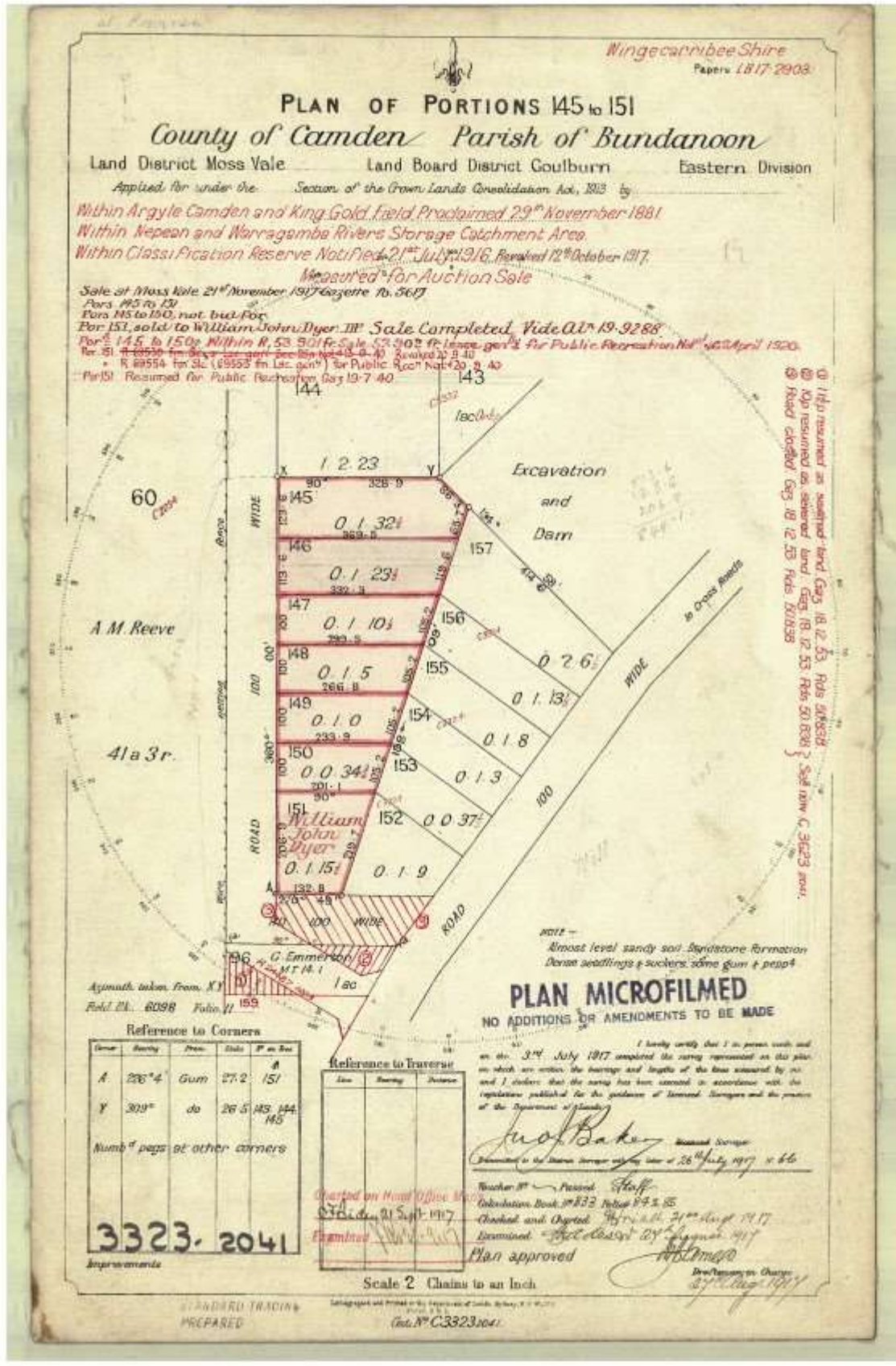
142	3322	Dia.A	3124	97	6462 m ²	Fred Davy
143	3322	Dia.A	3315	150	4060 m ²	Claude Aye
144	3322	Dia.A	3247	145	6652 m ²	G.H. Rose
145	3323	Dia.A			1834 m ²	} Vested in Wingecarribee Shire Council. Gaz. 28th May, 1976.
146	3323	Dia.A			1606 m ²	
147	3323	Dia.A			1277 m ²	
148	3323	Dia.A			1138 m ²	
149	3323	Dia.A			1012 m ²	
150	3323	Dia.A			878.8 m ²	
151	3323	Dia.A	3155	84	1404 m ²	
152	3324	Dia.A			1239 m ²	
153	3324	Dia.A	2939	229	948.4 m ²	
154	3324	Dia.A	2939	229	543.7 m ²	
155	3324	Dia.A			1214 m ²	
156	3324	Dia.A	2964	246	1353 m ²	
157	3324	Dia.A	2964	246	2188 m ²	

161	3433	Dia.A	4366	183	961.0 m ²	David Fyre
162	3546	Dia.A			6854 m ²	H.H. Cush & Co. (C.P.72.10 former)
163	3623	Dia.A			1328 m ²	Vested in Wingecarribee Shire Council. Gaz. 28th May, 1976.
164	3865	Dia.B	14072	16	7.436	Knud & E.Y. Bjarnoe (C.P.68.4 former)

19	B3	Penrose State Forest No.703 Dedicated 25th April, 1919.				
20	Diag. A	Vested in Wingecarribee Shire Council. Gaz. 28th May, 1976.				
21	A1 A2 etc.	R 1528 from the Leasing Provisions of the Mining Act R 1533 from Oc M.P. or R.L. Modified 23rd July 1970				

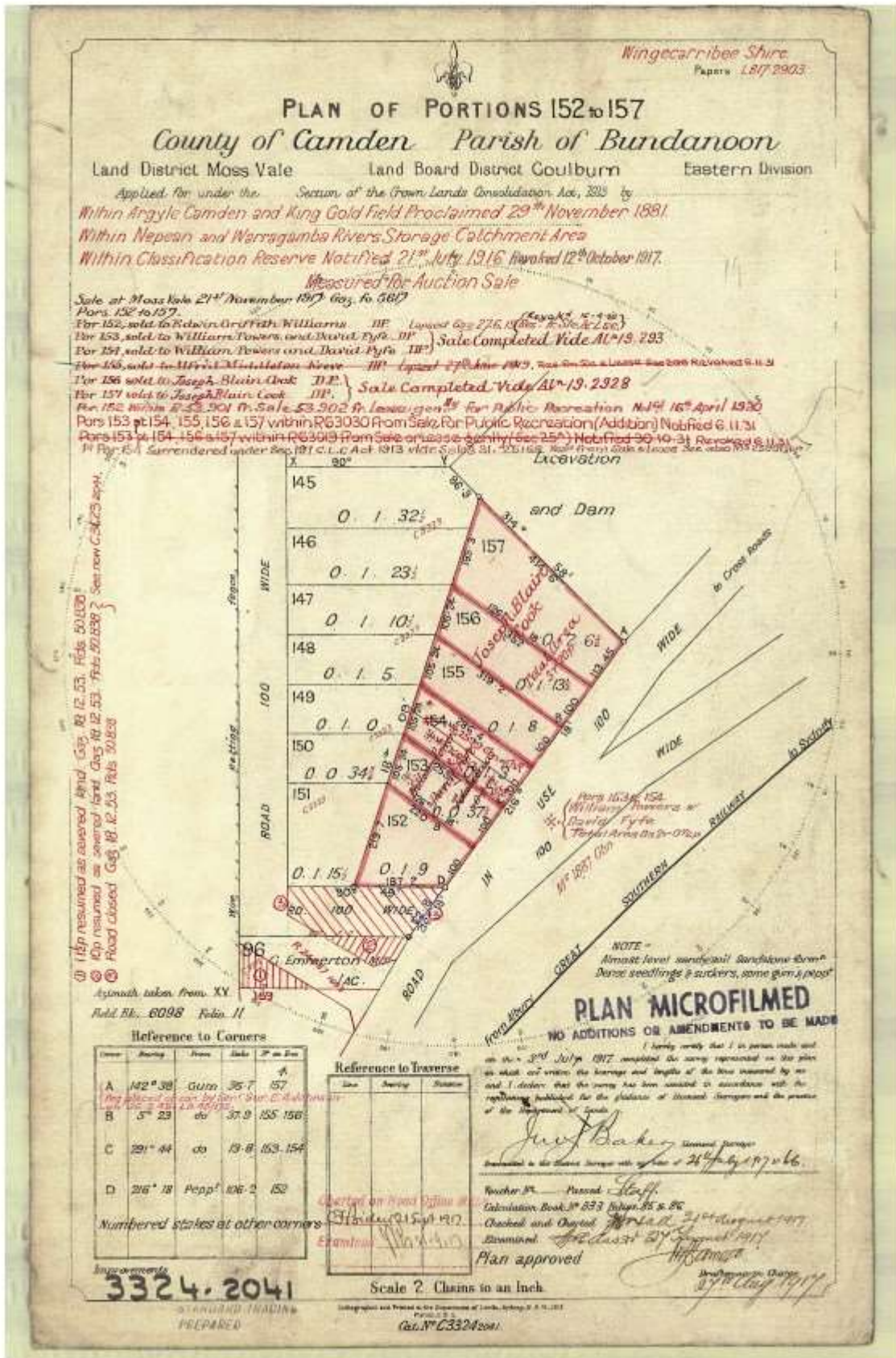
Crown Plan C.3323 – 2041

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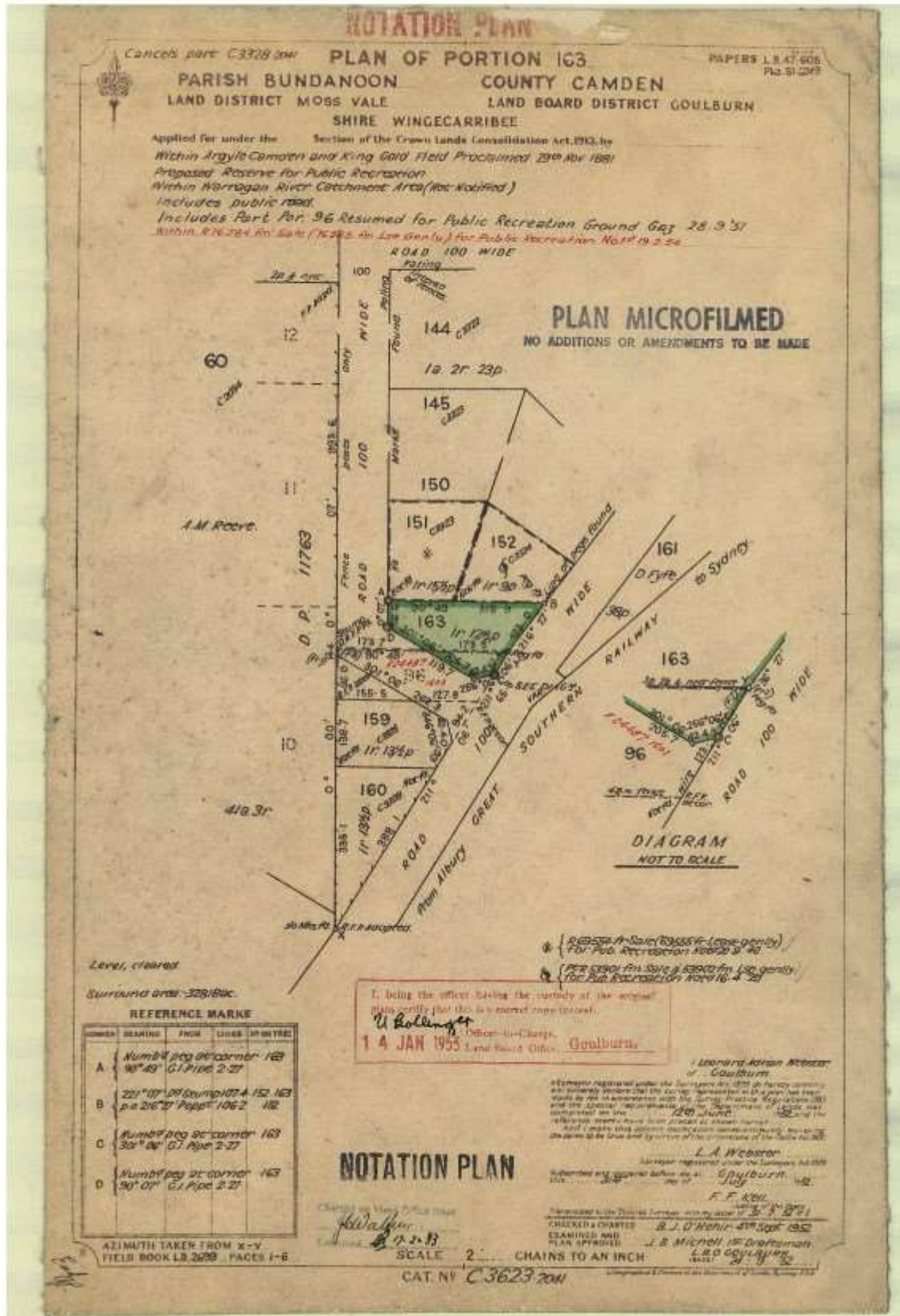
Crown Plan C.3324 – 2041

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Crown Plan C.3324 – 2041

Req:R202660 /Doc:CP 03623-2041 P /Rev:27-Nov-2012 /NSW LRS /Prt:19-Jul-2021 14:40 /Seq:1
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APPENDIX 4 – CONDITION DESCRIPTION

Area/Site	Condition	Description
Open space park areas	Moderate	The open grassed area is 90% cover with mixed types of grass and weeds, the remaining 10% is soil and sand. The soils are compacted and dry
Vegetation	Good	There are copses of advanced native trees requiring under planting at western side of park and around northern car parking. Deciduous street trees along Kareela and Mill Roads are recent plantings and good condition.
Tennis Courts	Moderate, require resurfacing.	Weathered condition
Court fencing	Poor	Requires replacement or repair
Courts shed	Good	Maintenance of painting and guttering
Tennis net posts, gates and bollards	Good	Some rust and weathering
Park seating	Moderate	Some good, others poor
Rebound wall and concrete tank	Good	Solid condition
Park and tennis lighting	Good	Repairs to lights required
Multi-use hard stand area / court	Poor	Poor surface
Playground area	Moderate to poor	Aged equipment, swing set and see-saw, wood chip soft-fall and sand pit
Shade cloth	Good	Weathering
Table and seating	Good	New
Park signage	Good	Regulatory and place-name
Amenities (toilet) block	Moderate/poor	Male, female and disabled. Two basins. Old, small and separately located
Hall	Moderate	<p>Recently renovated, asbestos removed. Small and requires substantial upgrade to facilities, environment and fixtures, or replacement. Improvements to kitchen, electrics, heating and cooling.</p> <p>Double sink, oven with 5 stove top gas burners and rangehood, dishwasher.</p> <p>Timber flooring through the whole building including kitchen.</p> <p>Small stage with limited stage lighting.</p> <p>Three access doors with only one being able to be unlocked from the outside.</p> <p>No Alarm system.</p> <p>No internal bathrooms.</p> <p>Three ceiling fans.</p> <p>Lighting in the hall and kitchen.</p>

Area/Site	Condition	Description
External water tanks	Moderate/poor	Two water tanks on stands
Boundary fencing	Moderate/poor	Rural wire fencing
Car parking (north)	Moderate	No hardstand. Used by adjacent business
Car parking (south)	Poor	No hardstand, some erosion, no marking, heavily guttered entrance
Pathways	Moderate/poor	Narrow, some cracking and sloping.

APPENDIX 5 – BUSHFIRE LOCAL ECONOMIC RECOVERY FUND

Extract from Penrose Community Association Inc. 2021 Bushfire Local Economic Recovery Fund – Business Case for a new Penrose Community Hall.

Business Case Gap Analysis: F 02 Need Gap Analysis - BLERF-0042

Gap Analysis: Penrose Community Hall		
Reasonable 2020 standards	Current hall	Success measure
Built to meet current Bushfire Attack Level for bushfire facility and community resilience	Hall built in 1954 with no measures for bushfire resilience in place	Hall resists bushfire attack
Hall to have emergency power for disaster and resilience	No capability	Hall building capable of enabling immediate after-fire (or other disaster) community support
Safely accessed, easily cleaned Internal toilets (male, female, ambulant and accessible)	Toilets in a secluded area with 50 metre journey from hall ramped exit. Hard to clean, no ambulant fittings and accessible toilet not compliant	Users feel they can use clean toilets without fear of falls,
Capacity to seat at least 100 people at tables and 125 row seated (1/3 of community)	Safe capacity with adequate sight lines to stage is no more than 65 row seated and 45 table seated. Overcrowding is common and a deterrent to attendance.	Hall able to accommodate more events, with more established artists and groups
Entrance doors that are protected from weather	There is no airlock or reasonable wind and rain protection at the entrance	Patrons will have adequate space and shelter to make the transition from bad weather to hall interior. Conditions in the main room will be maintained.
Amenable to larger community hirings such as weddings and milestone celebrations.	Unattractive for all but the smallest use of this kind. Hirings reflect this.	More hirings for greater economic self-sufficiency
A safe kitchen capable of the above and larger community dinners and other catered events. Handwash sink.	Current bench space is highly limited in area and benches are only 450mm deep	A record of safe and efficient heating and serving of food. Desire to be used by local caterers.
A stage that is suitably sized for bands, choral groups, small theatre productions with stage left and right entrances	Current stage cannot properly even accommodate 4 musicians with instruments and equipment	Increased desire to be booked and used and enjoyed by theatre groups, musicians etc and satisfaction after the event.
A green room for artists and speakers to prepare for events	Artists have had to dress and waited in the kitchen for event commencement	Increased desire to be booked and used and enjoyed by theatre groups, musicians etc and satisfaction after the event.

Hall ventilation meeting AS1668	Current hall only has opening of windows as a means of ventilation. This is problematic in cold, windy or wet weather and increased noise from railway.	Increased experience of safety and comfort for occupants. Compliant fresh air ventilation will help reduce the spread of respiratory communicable diseases.
Acoustically isolated from adjacent train noise.	Current hall activity is disrupted and sound is negligible during concerts, speeches etc while trains pass.	No disruption to proceedings
In-building storage for chairs and tables	The current store is located in an external shipping container and 2 ramps need to be negotiated	Safer and more efficient transfer of stored goods
Accessibility standards met (especially addressing physical access, hearing impairment and sight impairment).	The accessible toilets and one emergency exit ramp do not meet current standards. There is no hearing loop or similar aid. No braille signage	Greater attendance and use by less able community members.
Energy efficient	The current hall is not properly insulated and lighting and other fixtures are energy-inefficient	Reduced energy bills while providing better standards of lighting and air conditioning