



Goulburn Recreation Area Crown Reserve Plan of Management

FINAL VERSION – 7 April 2021

Revisions

Date	Minutes	Purpose	Crown Date
19.12.2020	Update relevant Act references	As requested by Crown Land NSW	16.12.2020
25.03.2021	Update	Include public hearing report and submission	
06.04.2021	Min No. 2021/136		



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Goulburn Recreation Area Crown Reserve Plan of Management

1. Key information

This plan of management is prepared by Goulburn Mulwaree Council for the Goulburn Recreation Area.

The plan of management was adopted by Council at its meeting of 6 April 2021, under Minute 2021/136.

2. Introduction

The City of Goulburn and the Local Government Area (LGA) villages of Marulan, Tallong, Tarago and Bungonia provide a diverse range of open space land with facilities and indoor recreational facilities.

Sporting grounds and facilities are available at Regional, District and Local levels across Goulburn City and the Local Government Area (LGA) villages, with a similar suite of parks and playgrounds at regional, district and local level provision.

Specific natural areas include Goulburn River Corridor Reserves and Wollondilly River Walkway with an extensive distribution of State Forests and National Parks within the LGA and in driving distance of the community. Public forests in or near Goulburn Mulwaree LGA include Bungonia State Recreation Area, part of Bungonia National Park, part of Morton National Park and Wingello State Forest, as well as a number of nature reserves and conservation areas. The area is part of the Hawkesbury Nepean water catchment.

Goulburn Mulwaree Council's history, availability of land and climatic environment has resulted in a number of specialised and indoor facilities used by the community, including community halls and schools throughout Goulburn City and the LGA villages. The Wakefield Park motor racing circuit and Mount Gray Speedway (Governor's Hill) are regional and district facilities, whilst the Goulburn and Tully Golf Courses provide for district and local uses.

One of Goulburn's most unique multi-use facilities is the Goulburn Recreation Area (GRA). The GRA provides for sporting, leisure, tourism, agricultural goods and services, community and cultural events and uses. The GRA is a Crown reserve. A Crown reserve is land owned by the Crown (State of NSW) that has been reserved from sale for purposes that define its use, management and development.

Goulburn Mulwaree Council is responsible for the management of 58 Crown reserves, both as a Crown land manager (33) and 'devolved' management (25) under the *Local Government Act 1993* (LG Act). The reserves are for a range of purposes, including

- botanic gardens;
- bush fire brigade purposes;
- cemetery uses;
- local government and municipal purposes;
- preservation of fauna and native flora;
- park, public recreation and public hall purposes; and
- rubbish depot, sanitary purposes, gravel pits.

The GRA is unique in Goulburn Mulwaree for the mixture of purposes: Athletic Sports; Public Recreation; Racecourse; Showground. Less than 20 reserves in the Crown reserve system (over 8,000 reserves) have four purposes, with the most comparable being showgrounds at Nowra, Cooma and Broken Hill.

2.1. Corporate objectives

Goulburn Mulwaree Council in conjunction with Upper Lachlan Shire Council and Yass Valley Council prepared The *Tablelands Regional Community Strategic Plan 2016-2036* (CSP).

Community Strategic Plan - Vision

To build and maintain sustainable communities while retaining the region's natural beauty.

The CSP identifies the aspirations of the community through a clear set of strategic priorities that achieve the region's vision for the future.

Strategic Pillars

Environment	We appreciate our range of rural landscapes and habitats, and act as custodians of the natural environment for future generations.
Economy	We have a strong regional economy experiencing sustainable growth, which provides for a diverse range of employment opportunities.
Community	We are a network of vibrant, inclusive and diverse communities that value our cooperative spirit, self-sufficiency, and rural lifestyle.
Infrastructure	Our community is well serviced and connected to built, social and communications infrastructure.
Civic Leadership	Our leaders operate ethically and implement good governance. We empower our residents with the tools to participate actively in the development of our communities.

It is these desired community goals which set the overarching strategic framework for this plan of management.

Since the CSP was prepared a range of state and local strategic documents have been produced. These are:

- South East Tablelands Regional Plan 2036;
- Tablelands Regional Economic Development Strategy 2018-2022;
- Draft State Strategic Plan – A Vision for Crown Land 2020 (on exhibition);
- Draft Local Strategic Planning Statement June 2020 (on exhibition);
- Climate Change Assessment and Adaptation Report March 2020; and
- Draft Social Sustainability Strategy and Action Plan 2019.

Each of these documents have a bearing on environmental, economic, social or cultural outcomes for the Region and the LGA in particular.

For the Goulburn Recreation Area (GRA), Council's *Climate Change Assessment and Adaptation Report, March 2020* identifies plans of management for review and update in response to potential climate change impacts associated with temperature, hot days, rain fall and fire weather.

As a multi-use community asset managed by Council, future planning for the GRA, must consider the impact of climate change. A range of strategic initiatives were identified in the Climate Change Assessment and Adaptation Report and are considered in this plan.

Some of the initiatives include the use of solar panels, investigating alternative renewable energy supplies, using passive building design for future building structures, planting more trees for shade, improving lighting and security in facilities suitable for night use, retro-fit buildings to cope with high temperatures (insulation/ventilation etc.); and preparation of an Evacuation/Emergency Centre plan.

As part of the Increasing Resilience to Climate Change partnership program between Local Government NSW (LGNSW) and the Department of Planning, Industry and Environment (DPIE), Goulburn Mulwaree Council secured grant funding to undertake a Heat Smart Showgrounds study. This draft document titled *Heat Smart Showgrounds, Goulburn Recreation Area Climate Change Resilience Study August 2020* identified a suite of priority actions to improve the resilience of the GRA, using grant funding.

Identified short term to medium term opportunities include:

- Increased shade via landscaping, portable tree planter boxes and shade structures;
- Increased levels of water access for drinking and watering of plants and trees;
- Improved building ventilation and air circulation to specific buildings;
- Water sprays and portable misting systems.

Longer term and procedural opportunities are:

- Resealing the main car park using material to minimise radiant heat;
- Improved building insulation and fixed evaporative cooling systems;
- Hot weather plan of management;
- Trialling night time events;
- Heat related signage.

These proposed climate change actions directly support and provide additional detail to the recommended actions in this draft PoM making their attainment a real possibility in the near term

Council's *Draft Social Sustainability Strategy and Action Plan 2019* seeks to build a socially just and resilient community:

Being a socially sustainable Goulburn can provide a framework through which the community and place can thrive, taking into account the unique social, cultural, economic and environmental spheres that influence quality of life.

Planning for social sustainability outcomes at the local government level is about identifying and leveraging the local social and community assets and resources, strengthening the management of those assets and resources, and integrating them with the rest of Council's planning activity.¹

Council intends to build social sustainability alongside service providers, community groups and members of the wider community.

It has three strategies supported by clear objectives and actions for implementation:

1. We will continue to build the skills and capacity of our community;
2. We will strengthen bonds between community members and community groups;
3. We will improve health and wellbeing for all in our community.

¹ Draft Social Sustainability Strategy and Action Plan 2019



The GRA as a multi-use community resource with over 24 regular user groups; delivers social sustainability outcomes that are broad and inclusive and can be further extended under this plan of management.

Council placed on exhibition a draft *Local Strategic Planning Statement 2020* (LSPS) in June/July 2020. This document sets out the 20-year vision for land-use in the local area with visions, objectives and planning priorities providing the rationale for how land-use decisions will be made to achieve the community's broader goals.

Clear planning principals and actions are identified to achieve specific visions. Of these the GRA fits most suitably within the Community Facilities, Open Space and Recreation 2040 vision: Physical, social and cultural activity is supported by a range of facilities and shared spaces.

Planning Principles applicable to the GRA are:

- Advocate for funding from government, sporting groups and NGO's to upgrade sporting and recreational facilities to meet community demand;
- Plan and secure funding for facilities and spaces that foster healthy, creative, culturally rich and socially connected communities, which are of a standard that reflects Goulburn's status as a regional centre;
- Identify, plan and embellish multi-purpose regional parks and sporting facilities within Goulburn.

On a State level, a draft *State Strategic Plan – A Vision for Crown Land 2020* taking into account environmental, social, cultural heritage and economic considerations for the management of Crown land was recently placed on public exhibited.



The vision embodied in this plan is for:

Crown land to support resilient, sustainable and prosperous communities across NSW.

The proposed priorities for Crown land over the next 10 years are to:

- Enable jobs growth, commercial opportunities and sustainable economic progress in regional and rural NSW;
- Expand green space, sustainable quality of life and climate change resilience;
- Strengthen and support evolving community connections; and
- Work with Aboriginal communities to realise the potential of their land rights.

These priorities are supported by a set of outcomes to be achieved over the early, middle and full decade of the plan. The identified outcomes give weight to several of the desired future outcomes articulated for the GRA in this plan of management.

In this regard, the plan explicitly proposes that support be provided to showgrounds to expand and sustain their operations. In line with the plan, GRA should focus on the following initiatives:

- seek commercial opportunities;
- support tourism activities at the showground;
- increase investment by promoting the GRA as a regional sporting, recreational and community centre;
- increase security of tenure for leaseholders to promote investment;
- strengthen and support community and environmental resilience and develop the GRA as a place of emergency refuge for the community;
- investigate and develop ways to reduce utility costs;
- sustain the GRA as a community hub and promote multi-use; and
- work with DPIE to access opportunities, resources and funding for the GRA.

More detailed timelines and implementation plans will be developed following consultation/public exhibition of the plan and subsequent refinement and implementation of the plan itself.

In keeping with the draft State Strategic Plan this PoM proposes the following vision:

The Goulburn Recreation Area will provide a wide and evolving range of activities that generate economic, social, cultural, and environmental benefits for current and future generations.

This will be done with a proactive and dynamic approach, that is inclusive of all members of the community, so the facility continues to grow, is productive, and sustainable.

2.2. Land to which this plan applies

The GRA is located at 47 Braidwood Road, Goulburn, NSW. It is situated at the south-east side of Goulburn, is bordered by Braidwood and Bungonia Roads and the Mulwaree River. See **Figure 1** Locality Map.

The land to which this plan of management (PoM) applies is the Goulburn Showground and Recreation Area (GRA) shown in **Figure 2** Site Map. It is a Crown reserve number: R72794, reserved for the purposes of 'Athletic Sports; Public Recreation; Racecourse; Showground', created and notified by NSW Gazette notice dated 30 July 1948. See **Appendix A** for Gazette Notices for the GRA.

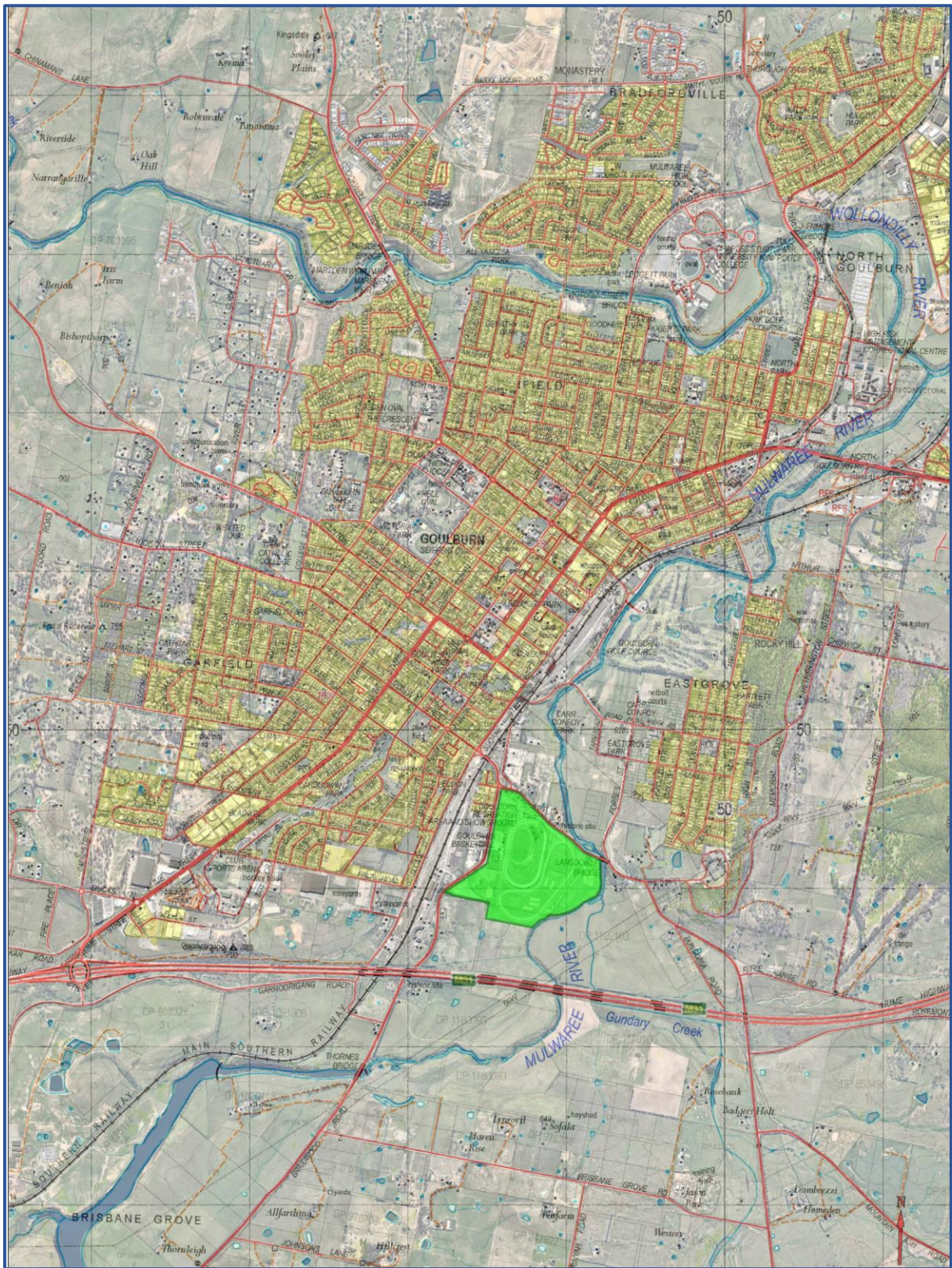


Figure 1: Locality Map – GRA coloured green



Figure 2: Site map

The reserve is approximately 44.192 hectares and is comprised of the whole of Lot 7049 DP 1005051, and Lot 7302 DP 1151976, and part of Lot 370 DP 750015, in the Parish of Goulburn, County of Argyle, Goulburn Mulwaree local government area.

The part Lot 370 is separated from the adjacent Lot 7302 by strip of land in Lot 461 DP 1162598 (2209 m²), which is a remnant of former land holdings, and remains in the estate of the original owner.

Figure 3 shows the layout of GRA assets and facilities.



Figure 3: Asset Map

2.3. Owner of the land

The Crown land is owned by the Crown (State of NSW) and is managed by Goulburn Mulwaree Council as Crown Land Manager under the *Crown Land Management Act 2016* (CLM Act).

Council's appointment as a Crown land manager (CLM) was an automatic result of the commencement of the CLM Act on 1 July 2018 as Council had been the corporate manager of the Goulburn Recreation Area Reserve Trust at commencement of the Act.

The reserve trust was dissolved on 30 June 2019 through transitional provisions in the Act and its accompanying Regulation and Council became CLM, as defined by Parts 2 and 3 of the CLM Act.

The Minister administering the CLM Act (the Minister) retains oversight of Crown reserves under Crown land management. The Minister may appoint or remove CLMs, revoke or make new reserves, amend reserve purposes and grant leases, licence and other estates. The Minister can make conditions to attach to CLM appointment instruments and make land management rules that direct CLMs in care and control of the reserves.

There are no CLM Act appointment conditions, or Crown land management rules that apply to the land or reserve. The land is not subject to any other condition by the NSW Government, as Crown reserve landowner.

Title search extracts for Crown land within the GRA are at **Appendix B**.

There is no restriction, covenant, trust, etc., applying to the reserved land comprised of:

- whole of Lot 7049 DP 1005051;
- whole of Lot 7302 DP 1151976; and
- part of Lot 370 DP 750015;
- in the Parish of Goulburn, County of Argyle, Goulburn Mulwaree local government area.

There is a portion of land (Lot 461, DP 1162598), within the GRA reserves and between Lot 370, DP 750015 and Lot 7302, DP 1151976 that is not Crown land, nor legally part of the GRA reserves. This allotment is in the ownership of a deceased estate and the title indicates the whole of the land is affected by a drainage easement.

2.4. Categorisation of the reserve

Management of the Crown reserve under the CLM Act authorises Council as CLM to manage the land as if it is 'community land' under the LG Act.

The CLM is required to submit a written notice to the Minister administering the CLM Act (Crown Land Minister) and assign the land to one or more categories of community land referred to in section 36 of LG Act.

Council submitted the notice in accordance with NSW Government guidelines on 1 July 2019 was advised that the Minister has accepted the assignment and no direction to assign another category has been made in Crown Lands response 17 February 2020.

Applying multiple categories to one reserve

Clause 113 of the *Local Government (General) Regulation 2005* requires that a draft plan of management that categorises an area of community land, or parts of an area of community land, in more than one category must clearly identify the land or parts of the land and the separate categories.

The categories originally assigned by Council were: Park, Sportsground and General Community Use. A fourth category Natural Area – Watercourse has been added to address the Mulwaree River which borders the GRA to the south east. See **Figure 4** Community Land Categories for the Goulburn Recreation Area.

The LG Act provides categories with core objectives for use and management. Plans of management set out the permissible uses, tenures, management and development of the land in accordance with the category objectives and the Crown reserve purposes.

The reserve has four community land categories that define core objectives, uses, development and management:

- Sportsground;
- General Community Use;
- Park; and
- Natural Area Watercourse



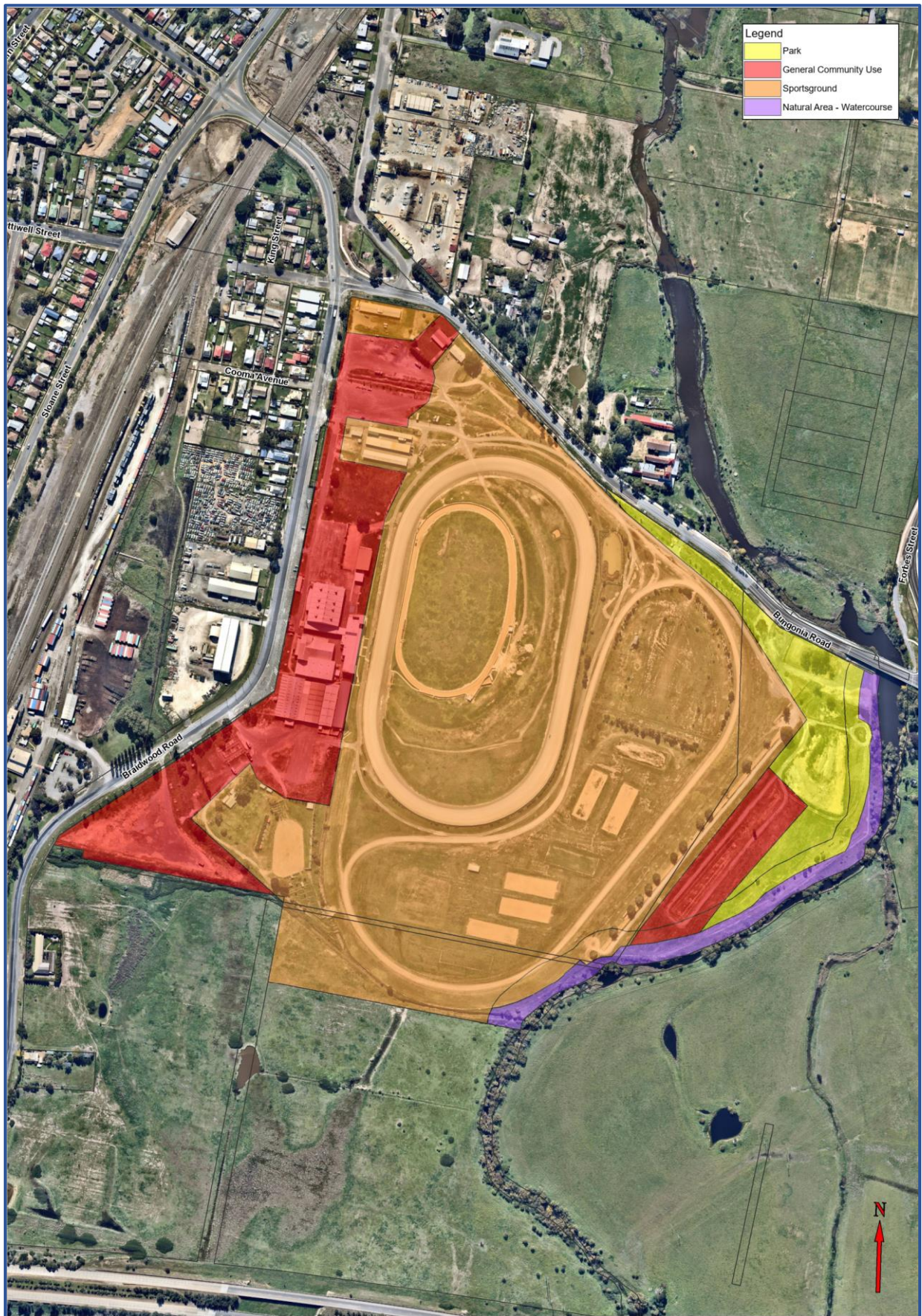


Figure 4: Community land categories for the Goulburn Recreation Area

3. Relevant legislation, policies and procedures

3.1. Local Government Act 1993

Section 35 of the LG Act provides that community land can only be used in accordance with:

- the plan of management applying to that area of community land;
- 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; and
- 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;
 - (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;
 - (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; or
- 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; or
- f) a category prescribed by the regulations.

3.2. Crown Land Management Act 2016

Crown land is governed by the *Crown Land Management Act 2016* (CLM Act), which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.

Under the CLM Act, councils manage Crown land as if it were public land under the LG Act. However, it must still be managed in accordance with the purpose of the land, and cannot be used for an activity incompatible with its purpose—for example, Crown land assigned the purpose of ‘environmental protection’ cannot be used in a way that compromises its environmental integrity.

Councils must also manage Crown land in accordance with the principles of Crown land management outlined in the CLM Act. The principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses.

Principles of Crown land management

- Environmental protection principles are to be observed in the management and administration of Crown land.
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) will be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land are to be encouraged.
- Where appropriate, multiple uses of Crown land should be encouraged.
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained.
- Crown land is to be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the state of NSW, consistent with the above principles.

3.3. Other relevant legislation and statutory controls

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 that 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 that 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).

Goulburn Mulwaree Local Environmental Plan 2009 (LEP)

The GRA is zoned RE1 Public Recreation under the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 (Map sheets 001D and 001E).

The RE 1 zone objectives and permissible uses under the LEP are:

The zoning of the land fits the current uses of the land for showground, racecourse, recreation,

<p>Objectives of zone</p> <ul style="list-style-type: none"> • 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.
<p>Permitted without consent</p> <p>Environmental facilities; Environmental protection works; Roads.</p>
<p>Permitted with consent</p> <p>Aquaculture; Building identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Community facilities; Emergency services facilities; Entertainment facilities; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Water recreation structures.</p>
<p>Prohibited</p> <p>Any development not specified in item 2 or 3.</p>

entertainment, sports, camping/caravan and community uses. Future development will need to fall into one of the listed - Permitted with consent - uses set out in the LEP.

In the GRA, development is also subject to the heritage and flooding controls of the LEP.

Heritage

There are no heritage items nor a heritage conservation area on the land. However, development within the vicinity of a heritage item or a heritage conservation area must take into consideration its potential impact on the significance of the item or conservation area.

There are three heritage items and the Goulburn City Heritage Conservation Area (General) located opposite the GRA on Bungonia Road (See map sheet 001DF).

The heritage items are listed as:

Item	Address	RP Identifier	Status
Lansdowne Bridge, Timber Truss Bridge	Bungonia Road	Mulwaree River	Local Item
Dwelling, "Broughton", Goulburn Brewery	3-21 and 23 Bungonia Road	Lot 4, DP 717606; Lots 3-8, Sec 1, DP 979593; Lots 1-2, DP 770671; Lots 2-3, DP 67346	Local; State Item
"Lansdowne" (c 1830)	33 Bungonia Road	Lot 1, DP 598475	State Item

Of the 3 heritage items future development on the GRA will need to consider only 2 of these as the Lansdowne timber truss bridge was replaced with a new concrete bridge in 2019 and will eventually be removed from the LEP heritage schedule as it has been demolished.

Flooding

The GRA is bounded by the Mulwaree River to the south east and the whole site is mapped as a flood planning area in the LEP.

Development consent is required for development on the land and must consider Clause 7.1 Flood planning of the LEP.

Clause 7.1 Flood planning

The objectives of this clause are as follows—

- to maintain the existing flood regime and flow conveyance capacity,
- to enable safe occupation and evacuation of land subject to flooding,
- to avoid significant adverse impacts on flood behaviour,
- to avoid significant effects on the environment that would cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses,
- to limit uses to those compatible with flow conveyance function and flood hazard.

This clause applies to land identified as “Flood Planning Area” on the Flood Planning Map.

Development consent is required for any development on land to which this clause applies.

Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development will not—

- adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, or
- significantly alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain, or
- affect the safe occupation or evacuation of the land, or
- significantly detrimentally affect the floodplain environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses, or
- be likely to result in unsustainable social and economic costs to the community as a consequence of flooding, or
- if located in a floodway—
 - be incompatible with the flow conveyance function of the floodway, or
 - cause or increase a flood hazard in the floodway.

At this time, there are no other development restrictions or consideration imposed on the land under the Goulburn Mulwaree LEP 2009.

Future development will need to also consider the specific provisions of the Goulburn Mulwaree DCP 2009 which is a detailed guiding document.

This Plan of Management is to be used in conjunction with the relevant Council plans, policies and procedures that govern the use and management of community land and any facilities located on the land.

Additional Council policies, plans and strategies adopted after the date of this plan that have relevance to the planning, use and management of community land will apply as though they were in force at the date of adoption of the Plan of Management.

Aboriginal Land Rights Act 1983

The *Aboriginal Land Rights Act 1983* (ALR Act) is important legislation that recognises the rights of Aboriginal people in NSW. It recognises the need of Aboriginal people for land and acknowledges that land for Aboriginal people in the past was progressively reduced without compensation. Crown land meeting certain criteria may be granted to an Aboriginal Land Council. This Act may affect dealings with Crown land that is potentially claimable.

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 and the protection of native flora and fauna. This Act may affect community land categorised as of cultural significance, as a natural area or park.

Biodiversity Conservation Act 2016

This Act covers conservation of threatened species, populations and ecological communities, and relates to community land categorised as natural area.

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.

Water Management Act 2000

This Act is based on the concept of ecologically sustainable development, and its objective is to provide for the sustainable and integrated management of the water sources of the state for the benefit of both present and future generations. The Act recognises:

- the fundamental health of our rivers and groundwater systems and associated wetlands, floodplains, estuaries has to be protected;
- the management of water must be integrated with other natural resources such as vegetation, native fauna, soils and land;
- to be properly effective, water management must be a shared responsibility between the government and the community;
- water management decisions must involve consideration of environmental, social, economic, cultural and heritage aspects;
- social and economic benefits to the state will result from the sustainable and efficient use of water.

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.

Telecommunications Act 1997 (Commonwealth)

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

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 on land zoned for a specific use including public recreation (RE1) which applies to the GRA.

Other relevant legislation, policies and plans

Biosecurity Act 2015

Companion Animals Act 1998

Disability Discrimination Act 1992

Environmental Protection and Biodiversity Conservation Act 1999 (Cwlth)

Fisheries Management Act 1994

Local Land Services Act 2013

Operations Act 1997

Pesticides Act 1999

Protection of the Environment Operations Act 1997

Retail Leases Act 1994

Waste Avoidance and Resource Recovery Act 2001

NSW Invasive Species Plan 2008–2015

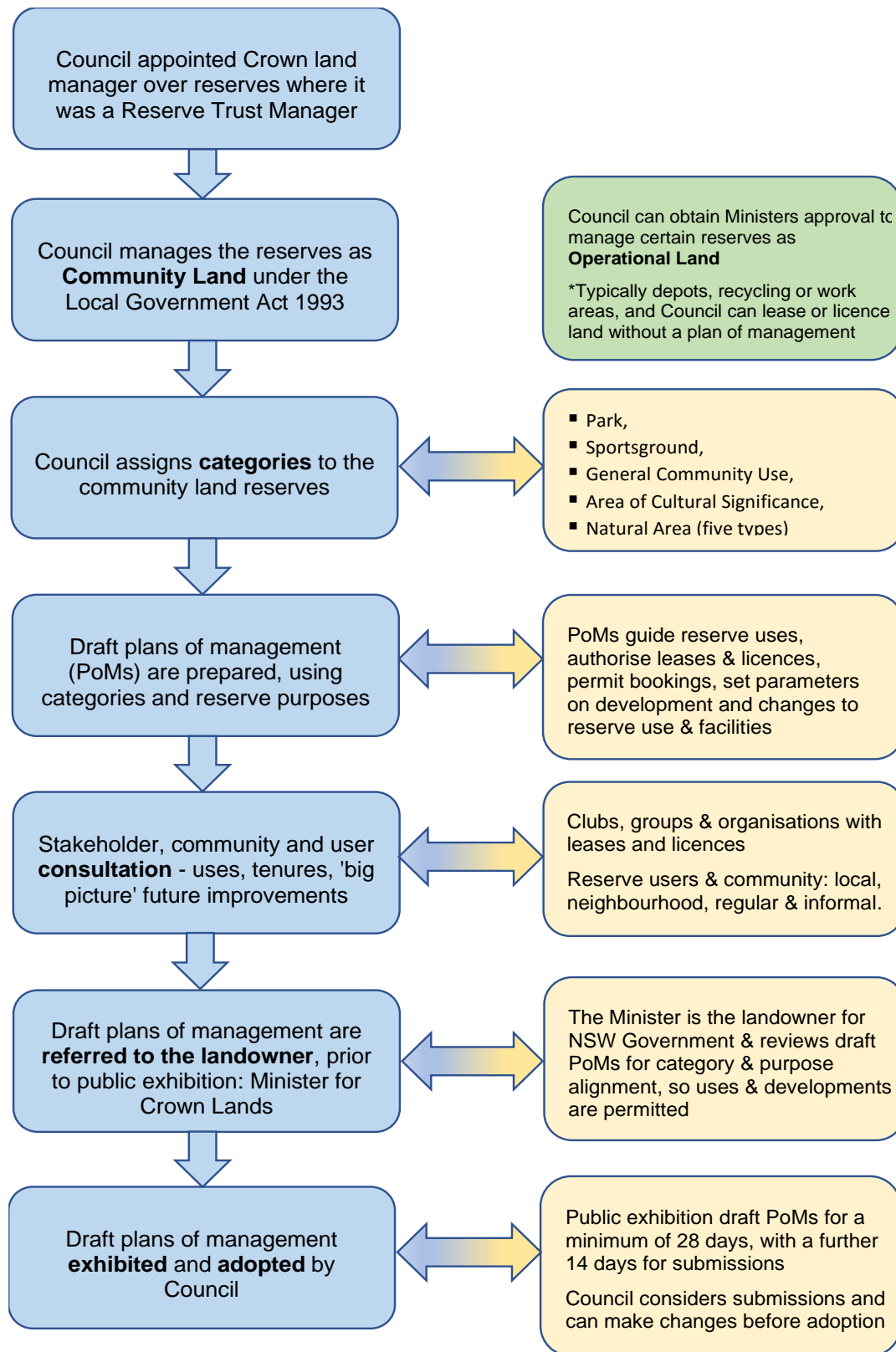
National Local Government Biodiversity Strategy

NSW Biodiversity Strategy

The NSW State Government's Flood Prone Land Policy

3.4. Process of preparing this plan of management

Figure 4 below illustrates the process of preparing this PoM.



3.5. Plan of Management administration and 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. Typically, PoMs are updated every five years, with a more comprehensive re-write after ten years.

The performance of this PoM will be reviewed on a regular basis to ensure that community land is well maintained and provides a safe environment for public enjoyment.

Council should regularly monitor and evaluate the progress of the implementation and review the performance targets, means of achievement and method of assessment annually. The appendices to this PoM may be updated from time to time, reflecting significant changes to the condition of the land, uses or facility provision.

3.6. Community consultation

Community consultation and input is important to ensure a PoM meets the needs of the local community and takes places after input from the minister as landowner for the Crown. It also encourages an appreciation of the council's aims for management of public land.

Before a PoM can be adopted by the council, it must be placed on public exhibition for at least 28 days. The period in which written submissions can be received must be at least 42 days from the first day of public exhibition.

This PoM was exhibited for the required period and one formal submission was received from the Goulburn Agricultural, Pastoral & Horticultural Society Inc. and considered by Council with no amendment to the PoM.

A draft PoM must also refer to any landowner, other than council, prior to public exhibition. Council must include in the draft plan any provisions that may properly be required by the person who owns or controls the land. In the case of Crown reserves managed by council, the owner is the state of NSW, which is represented by the minister administering the CLM Act. The minister's portfolio department will review the draft PoM to ensure that the document meets the guidelines and requirements as set out by government.

The draft PoM was referred to the minister and evaluated with only minor amendments requested to legislation naming, and the draft PoM was stated to have satisfied the requirements of Section 3.23 of the CLM Act. **Appendix I** provides the correspondence from the Department of Planning, Industry and Environment – Crown Lands.

In addition, a public hearing must be held, in accordance with the requirements of Sections 40(A) and 47(G) of the LG Act, if community land is intended to be either categorised or re-categorised.

A public hearing was publicly notified and held as required. **Appendix H** provides the statutory report which was made publicly available for inspection, also as required under the LG Act.

The Goulburn Recreation Area is a significant open space, recreation, cultural and social resource catering to a wide range of local, regional and state activities. These uses include harness racing, greyhound racing, showground and Show Society groups, indoor netball and basketball stadiums, rodeo and other equestrian or animal training activities.

On 8 July 2020, stakeholder engagement was held with 14 key user and representative groups of the GRA, including members of Council's Committee of Management, to inform the preparation of the draft PoM. These focus group sessions were limited in number and duration to comply with (then) COVID 19 restrictions.

Each session explored the importance and value of the reserve, what improvements (big picture) could be made, what issues exist and potential solutions, to confirm existing and future uses and document desired future outcomes. The outcomes of this early engagement have been incorporated into this draft PoM.

A list of the stakeholder consultation attendees is at **Appendix C**.

4. Development and Use

4.1. Overview

Council is responsible for the management of the GRA and resources this management through:

- administration and bookings staff based at the GRA (Veolia Arena) offices;
- dedicated maintenance and operations staff including parks and reserves operational teams;
- licensee maintenance responsibilities set out in licence user agreements; and
- advice to Council on management, operations, and maintenance through a LG Act Section 355 Committee of Management.

Council provides funding for the upkeep and development of the GRA through consolidated revenue allocations in Council's Operational Plan and associated budgets, use of GRA revenues, grant funding and capital developments using sponsorship and partner funding.

Council has specifically allocated a total of \$212,000 funds, sourced through revenue, through its Operational and Delivery Plan – Four Year Capital Works Program 2020/21-2023/24 for capital works. 2020/21 includes \$12,000 to reseal Veolia Arena floors, and there is a \$50,000 allocation for each of the four years in the plan to undertake GRA improvements.

Licensees and user groups allocate volunteer and organisational resources and funds to develop and maintenance their lease/license areas and structures.

4.2. Condition of the land and structures on adoption of the plan

The LG Act S3A states that a plan of management that applies to just one area of community land must include a description of the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and the use of the land and any such buildings or improvements as at that date

The land in the General Community Use and Sportsground category areas has been built upon with fixed assets or levelled for use as a race and training tracks, showground and recreation area with the south-western portion being built up above flood lines. The land around built assets is generally hard surface, e.g: roads, car parking with a network of bitumen and packed gravel roads.

Open space land predominately in the Park category areas is grass that is routinely slashed and maintained. The Natural Area – Watercourse category land is a riverine corridor to the Mulwaree River with a slope to the river, fencing, is generally unmanaged with a mix of exotic and original/remnant vegetation.

In general, the showground fixed assets are in good condition and comprise new (Veolia & Grace Millsom) and older pavilion & brick buildings. There is a range of building construction types, with both timber and steel frames being commonly used with concrete flooring in the pavilions and timber or sprung floors in the sports arenas. Due to the range of ages of the buildings and infrastructure, surface corrosion of steel surfaces and minor damage to steel structures and sheeting is present.

Minor degradation of timber structures and exterior surfaces due to weathering/age has occurred. A range of other minor defects were observed including concrete cracking, cracked masonry and missing mortar, and cracked tiling.

A detailed Condition and Use description table is in **Appendix D**.

4.3. Use of the land and structures at the date of adoption of the plan

The GRA land and facilities provide a diverse range of sporting, social, cultural, industry, community and private uses and benefits. The range of user groups or activity types in 2019 is extensive:

- Greyhound Racing -meets, races, training, kennelling, etc;
- Harness Racing – meets, races, training, stabling, etc;
- Hockey – Festival, Indoor Hockey - Masters, State championships, regular competition, training;
- Basketball – State League, summer competitions, PSSA/SESA, training, camps;
- Netball – Regional & regular competition, training, camps, coaching;
- Rodeo;
- Goulburn Show;
- Equine sport – dressage, rodeo;
- Dog training and shows;
- Animal and bird interests: poultry/fowl exhibitions & sales, pigeon exhibitions and racing;
- Trade and goods shows, Markets, swap meet, sales, fundraising;
- Minor sports – badminton, wheelchairs basketball.
- Breast screen van and health;
- Birthdays, club dinners, family events, private functions, Christmas parties;
- Concerts and festivals;
- Events and festivals: formal dinners, examples: Rose Festival, Lilac Ball, ComicCon, Pictures & Popcorn, Steampunk Festival.



2019 Events and Attendances

Events and attendances have grown over the immediate past with increasing uses and activities coupled with improved facilities with opportunity for larger and more diverse events and uses.

See **Appendix E** for 2018-2019 attendance/use that shows total attendances at the grounds in 2019, compared to 2018. Total attendances for 2019 were significantly higher than 2018 with 144,107 attendees in 2019.

There were 252 major and irregular events that required Council resources, with total facility bookings for 2019 being 1,425.

The hours of use of the entire, or areas within the GRA is collated into activity hours in Figure in **Appendix E**, showing four main sporting uses dominant: greyhound and harness racing, basketball and indoor hockey.

The GRA received extensive use for the Goulburn Agricultural Show, events, festivals, community and private celebrations, concerts and conventions, trade or special interest shows, other agricultural and sporting activities, society and sales uses.

The 12 most frequently used areas (by hours booked) are, in decreasing order of use:

- Veolia Arena and Courts;
- Goulburn Basketball Stadium;
- Peden Pavilion and Skillion;
- Greyhound Track;
- Dog Obedience Area;
- Grace Millsom Centre - function & meeting rooms;
- Showman's Guild Parking;
- Sideshow Alley and Car Park;
- Jockeys Room Meetings;
- Harness Track;
- Day Stables;
- Area H and J;
- Poultry Pavilion.



5. Basis for Management

5.1. Values

The four pillars of the Regional Community Strategy provide the framework for the management of the GRA and its future direction as a community resource contributing to building and maintaining sustainable communities.

Strategic Pillar	How
Environment - We appreciate our range of rural landscapes and habitats, and act as custodians of the natural environment for future generations.	The area along the Mulwaree River is identified as Natural Area – Watercourse. The open rural landscape character of the grounds is maintained.
Economy - We have a strong regional economy experiencing sustainable growth, which provides for a diverse range of employment opportunities.	The activities and events at the GRA promote visitation and bring business into the City and region.
Community - We are a network of vibrant, inclusive and diverse communities that value our cooperative spirit, self-sufficiency, and rural lifestyle.	The interest groups and users of the GRA are diverse, invested in the GRA and cooperative. Volunteerism is strong.
Infrastructure - Our community is well serviced and connected to built, social and communications infrastructure.	The facilities are of high quality, support multiple uses and are located close to the town. The efficient and effective use of the land will support its sustainable use.
Civic Leadership - Our leaders operate ethically and implement good governance. We empower our residents with the tools to participate actively in the development of our communities.	Council actively supports the GRA through resourcing and funding.

Early consultation with user groups helped to identify the **Value of the Goulburn Recreation Area** to the community.

The Goulburn Recreation Area is valued:

- as a multi-use facility providing benefits to the local community, sporting industry groups, cultural event attendees and recreational users;
- for the quality and distinctive dedicated-use facilities and supporting infrastructure enabling sports, racing, cultural events, community, family gatherings and private or formal city functions;
- for its large size, flexible open spaces, its accessible City location with high quality facilities and capacity for greater use;
- as a meeting place, bringing people and groups together, to share, learn and support each other through fund-raising, shared events and experiences, and organised sports and recreation;

- for the significant economic, social and health benefits it brings to the City and region through its local, district, regional and State activity and event opportunities;
- because its key assets are generally only available at the GRA;
- the comparative quality, distribution and longevity of assets is valued by user groups for the security of tenure, e.g: licensing, and the support of infrastructure such as car parking;
- for its availability to provide safe and reliable emergency services and refuge, as well as being an important central services distribution and welfare point; and
- due to the ease of dealing with Council through the dedicated staff resources and centralised booking and administration systems in place.



6. Categories of land

6.1. Introduction

The GRA is assigned four community land categories: Park, Sportsground, General Community Use and Natural Area – Watercourse (See **Figure 4**).

This section deals specifically with the categories of Park, Sportsground and General Community Use. The Natural Area – Watercourse is a narrow strip of land along the Mulwaree River, distinctive in its boundary location, uses and future developments and is separately addressed in Section 8.

6.2. Core objectives

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the category.

Park, Sportsgrounds and General Community use are defined in LG Regulation 103 as:

Category	Core Objectives
<p>Park <u>LG Regulation 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>
<p>Sportsground <u>LG Regulation 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>
<p>General Community Use <u>LG Regulation 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,</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

Category	Core Objectives
sportsground, park or area of cultural significance.	<ul style="list-style-type: none"> 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).

6.3. Permitted use and future use

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 should be compatible with the legislated purpose of the land and the wider community context.

Council encourages a wide range of uses of community land and intends to facilitate uses and encourage a broad range of activities that increase the access and improvement of opportunities on the land.

The use of community land is often supported by appropriate ancillary development such as playground equipment, amenity blocks or food kiosks. The general types of uses that may occur on community land and the forms of development generally associated with those uses, are set out in **Table 1** below. The facilities on community land may change over time, reflecting the needs of the community.

The anticipated uses and associated development identified in the table are intended to provide a general guide. The terminology used is not intended to impose an exact meaning. For example, a reference to 'football' includes any variations of that game.

It is anticipated that demand for activities and uses may develop, and others increase or decrease in popularity. If this occurs, then some community land may be modified to facilitate the changing forms of 'active recreation', sports or community uses enjoyed by the community.

Table 1 specifies the authorised permissible uses and activities, as well as developments for which the land, and any such buildings or improvements, that may be undertaken in the Park, Sportsground and General Community Use category areas, by Council, or lessees or licensees consistent with their user agreements, following Council assessment, approvals and any booking or hire arrangements established by, or with the agreement of Council.

The scale and intensity of these permissible uses and developments will be determined in context with this plan of management, 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.

Table 1 - Permissible Uses and Developments across category areas: subject to Council assessment, approvals and booking/hire systems.

General – for all three category areas, Park, Sportsground and General Community Use:

Uses and Activities	Developments
<ul style="list-style-type: none"> • Organised and unstructured recreation and sporting activities • Community events and gatherings • Group recreational use, such as picnics and private celebrations • Festivals, parades, markets, fairs, exhibitions and similar events and gatherings • Filming and photographic projects • Providing a location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes. • Casual or informal recreation • Meetings (including for social, recreational, educational or cultural purposes) • Concerts, including all musical genres • Performances (including film and stage) • Exhibitions • Fairs and parades • Leisure or training classes • Entertainment facilities 	<ul style="list-style-type: none"> • Development of outdoor and indoor facilities to facilitate the permissible uses and activities. • Development for the purposes of improving access, amenity and the visual character of the land, for example paths, public art, pergolas • Change room/locker areas • Shower/toilet facilities • Kiosk/café facilities and uses • Car parking and loading areas • Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas) • Shade structures • Storage ancillary to sporting and recreational uses, community events or gatherings, and public meetings • Provision of amenities to facilitate use and enjoyment of the community land including seating, change rooms, toilets, storage, first aid areas • Heritage and cultural interpretation, e.g. signs • Equipment sales/hire areas • Meeting rooms/staff areas • Amenities to facilitate the safe use and enjoyment of the park, for example picnic tables, BBQs, sheltered seating areas • Café or refreshment areas (kiosks/restaurants) including external seating • Lighting, paved areas, hard and soft landscaped areas • 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 • Water-saving initiatives such as stormwater harvesting, rain gardens and swales • Energy-saving initiatives such as solar lights and solar panels • Locational, directional and regulatory signage

Additional Specific Category Permissible Purposes, Uses and Developments - 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 land and any relevant facilities • Commercial uses associated with sports 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.) • Development for the purpose of racecourses e.g. Harness and Greyhound • Professional rooms associated with the reserve purposes for hire • Facilities for sports training • Stabling for animals • Compatible, small scale commercial uses, e.g. sports tuition, animal welfare and health

Additional Specific Category Permissible Purposes, Uses and Developments - Park

Purpose/Use	Development to facilitate uses
<ul style="list-style-type: none"> • Active and passive recreation including children's play and cycling • Eating and drinking in a relaxed setting • Publicly accessible ancillary areas, such as toilets • Low-intensity commercial activities (for example recreational equipment hire) • Busking • Public address (speeches) • Community gardening 	<ul style="list-style-type: none"> • Development for the purposes of active recreation such as play equipment, exercise equipment, bike racks, half-court basketball courts, bocce courts • Commercial development that is sympathetic to and supports use in the area, for example hire of recreation equipment

Additional Specific Category Permissible Purposes, Uses and Developments - General Community Use

Purpose/Use	Development to facilitate uses
<ul style="list-style-type: none"> • Providing multi-purpose buildings for a range of mixed use options including indoor sports and community use venues. • Commercial uses associated with reserve purposes, community or agricultural services. 	<ul style="list-style-type: none"> • Development for the purposes of social, community, cultural and recreational activities, such as mixed use indoor sports and community use venues, show facilities, community use facilities, men's sheds. • Small scale commercial uses compatible with reserve purposes, community or agricultural services. • Development includes:

Purpose/Use	Development to facilitate uses
<ul style="list-style-type: none"> • Specialised community uses such as: <ul style="list-style-type: none"> ○ functions ○ workshops ○ childcare (for example, before and after school care, vacation care) ○ designated group use (e.g. scout and girl guide use) • Educational centres, including information and resource centres. • Caravan parks and camping grounds. 	<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) ○ provision of buildings for animal welfare and health

6.4. Leases and licences and other estates

The LG Act requires that any lease, licence or other estates over community land must be expressly authorised by a PoM.

The term 'other estates' includes other interests, charges, rights or titles in relation to the land (an example is easements). The CLM Act therefore requires that where a council is performing ongoing works on Crown land it must ask the minister responsible for the CLM Act to create an easement for access. The minister must grant the easement if satisfied that it is appropriate to do so.

The lease or licence must be for uses consistent with the reserve purpose(s), 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. Express authorisation is provided for the purposes listed in the tables under each category. Note, they are examples only, and are not exhaustive.

The council may grant a lease, licence or other estate over community land to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

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.

Leases

A lease is a contract between a landowner, and another entity, granting that entity a right to occupy an area for a specified period of time. For example, a childcare operator may need exclusive occupation and control of a childcare centre.

Subleases are only allowable for the same purpose as the original lease, except for a handful of exceptions listed in cl.26, *Local Government (General) Regulation 2005*.

Licences

A licence provides a clear way of identifying a permitted activity on community land.

Licences may be granted to formally recognise and endorse shared use—for example, an outdoor seating area adjoining a café may be used by the café at some periods, but not all the time. Licences are commonly used for sports facilities such as club houses.

What is the difference between a lease and a licence?

The main difference between a lease and licence is that a licence does not permit the sole, or exclusive, use of the area.

Leases and licences also vary widely in scope and duration. For example, a sporting club may have a licence over a clubhouse for a season (a few months), while a lease over a showground may be for a duration of 21 years. However, under section 47(5) of the LG Act, a council may make an application for consent from the Minister for Local Government for a lease up to a maximum period of 30 years.

Short-term licences

There are specific limitations on short-term licensing under Clause 116 of the *Local Government (General) Regulation 2005*.

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.

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

Native Title and Aboriginal Land Rights

When planning to grant a lease or licence, the council must comply with the requirements of the Commonwealth *Native Title Act 1993* (NT Act) and have regard for any existing claims made on the land under the NSW *Aboriginal Land Rights Act 1983*.

The CLM Act requires native title managers to provide written advice to the Council Crown land manager when the Council Manager intends to perform one of the following functions in relation to the Crown land it manages or owns:

- grant leases, licences, permits, forestry rights, easements or rights of way;
- mortgage the land or allow it to be mortgaged;
- impose, require or agree to (or remove or release, or agree to remove or release) covenants, conditions or other restrictions on use in connection with dealings involving the land, or
- approve (or submit for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to above.

Native Title rights must be assumed to remain in existence if the relevant land is not 'excluded land' under the *Crown Land Management Act 2016*, because native title rights have not been:

- extinguished by Native Title Tribunal Determination under the *Native Title Act 1993* (Cwlth); or
- surrendered through an Indigenous Land Use Agreement (ILUA); or
- protected under section 24FA of the *Native Title Act 1993* (Cwlth); or
- compulsorily acquired; and
- a native title certificate has not been issued under the *Crown Land Management Act 2016*.

Future acts

Dealings in land or water that affect (impair or extinguish) native title are referred to as 'future acts' and these acts must be done in compliance with the NT Act. Granting a lease or licence over Crown land may be a future act.

Certain types of future acts can be validated under the NT Act. Where future acts are undertaken, native title claimants and holders are entitled to specific procedural and substantive rights. As such, the written advice of a native title manager is required. The advice must state that the act complies with the NT Act, and any necessary procedural requirements must be fulfilled prior to the act taking place.

Current Occupancy Agreements

The current licences and user agreements are listed in **Appendix F**, and where renewal is required shall be considered by Council pending authorisation in the PoM and subject to *Local Government Act 1993* provisions for the granting of leases, licences and other estates, including time periods for agreements, tendering and not for profit groups and organisations.

Leases, Licences and other estates formalise the use of community land by groups; such as sporting clubs and non-profit organisations, or by commercial organisations and individuals providing facilities and services for public use. Activities should be compatible with the zoning and reservation purpose of the land and provide benefits and services for facilities to the users of the land.

Occupation of the land other than by lease, licence or other estate or for a permitted purpose listed in the *Local Government Regulation 2005* is prohibited.

The terms of the authorisation for a lease licence or other estate should include Native Title assessment and validation under the *Native Title Act 1993* and should include advice that the land is not subject to a claim under the *Aboriginal Land Rights Act 1983*.

The authorisation should ensure the proper management and maintenance of the land and the interests of Council and the public are protected. 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.

This PoM **expressly authorises** the issue of Leases, Licences and other Estates over the GRA, provided that:

- the purpose is consistent with the core objectives for the category of the land;
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government Regulation 2005*;
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993*;
- the land is not subject to a claim under the *Aboriginal Land Rights Act 1983*;
- the lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government Regulation 2005*;
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved;

Areas held under lease, licence or regular occupancy shall be maintained by the user.

The user will be responsible for maintenance and outgoings as defined in the lease or licence or agreement for use.

Specific Category Authorised Leases, licences and other estates

Sportsground	
Type of tenure	Purpose for which tenure may be granted
<ul style="list-style-type: none"> Lease 	<ul style="list-style-type: none"> kiosk, café, restaurant and refreshment purposes including seating and tables management of tracks and training areas, court or field and other facilities associated with the reserve purposes sporting uses developed/operated by a private operator commercial retail uses associated with the facility (e.g. sale or hire of sports goods) hire or sale of recreational equipment
<ul style="list-style-type: none"> Licence 	<ul style="list-style-type: none"> Indoor and outdoor kiosk, café, restaurant and refreshment purposes including seating and tables management of tracks and training areas, court or field and other facilities associated with the reserve purposes hire or sale of recreational equipment
<ul style="list-style-type: none"> Short-term licence 	<ul style="list-style-type: none"> sporting fixtures and events sports and fitness training and classes broadcasting or filming of sporting fixtures ancillary ceremonies (for example, rehearsal of opening and closing ceremonies, cheer squads, etc.) uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events (for example, “guest” events for juniors; gala days; club meetings) Shows and exhibitions
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>

Park	
Type of tenure	Purpose for which tenure may be granted
<ul style="list-style-type: none"> Lease 	<ul style="list-style-type: none"> café/kiosk areas, including seating and tables hire or sale of recreational equipment
<ul style="list-style-type: none"> Licence 	<ul style="list-style-type: none"> outdoor café/kiosk seating and tables hire or sale of recreational equipment
<ul style="list-style-type: none"> Short-term licence 	<ul style="list-style-type: none"> community events and festivals playing a musical instrument, or singing for fee or reward picnics and private celebrations such as weddings and family gatherings filming, including for cinema/television

Park	
Type of tenure	Purpose for which tenure may be granted
	<ul style="list-style-type: none"> • conducting a commercial photography session • public performances • engaging in an appropriate trade or business • delivering a public address • community events • fairs, markets, auctions and similar activities
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>

General Community Use	
Type of tenure	Purpose for which tenure may be granted
Lease	<ul style="list-style-type: none"> • childcare or vacation care • health or medical practitioners associated with the relevant facility (for example, nutrition, physiotherapy) • educational purposes, including education classes, workshops • cultural purposes, including concerts, dramatic productions and galleries • recreational purposes, including fitness classes, dance classes and games • sporting uses developed/operated by a private operator • kiosk, café, restaurant and refreshment purposes including seating and tables • commercial retail uses associated with the facility • caravan parks and camping grounds • animal welfare and health
Licence	<ul style="list-style-type: none"> • social purposes (including childcare, vacation care) • educational purposes, including education classes, workshops • recreational purposes, including fitness classes, dance classes • café/kiosk areas and refreshment purposes including seating and tables • sale of goods or services that are ancillary to community land use and reserve purpose • animal welfare and health
Short-term licence	<ul style="list-style-type: none"> • public speeches, meetings, seminars and presentations, including educational programs • functions (including commemorative functions, book launches, film releases, balls, and similar activities)

General Community Use	
Type of tenure	Purpose for which tenure may be granted
	<ul style="list-style-type: none"> • displays, exhibitions, fairs, fashion parades and shows • events (including weddings, corporate functions, and community gatherings) • concerts and other performances, including both live performances and film (cinema and TV) • broadcasts associated with any event, concert, or public speech • engaging in an appropriate trade or business delivering a public address, community events; auctions, markets and similar activities
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>

7. Management framework for categories of Park, Sportsground and General Community Use

7.1. Introduction

The management of the GRA areas of Park, Sportsground and General Community Use is important to be undertaken in an integrated manner because of the distribution of the category areas and the interrelationships between use and development, as well as tenure agreements. This reliance on an integrated management directs the management framework to recognise the core objectives, permissible uses and development, and to ensure that the performance targets, means of achievement and method of assessment cover all three category areas.

The core objectives for each category (Park, Sportsground and General Community Use) are listed in section 6.

The permissible uses, developments and authorised lease and licences for each category (Park, Sportsground and General Community Use) are listed in section 6.

All works within the areas must consider Council's LEP, DCP and policies.

Section 36 of the LG Act requires that a Plan of Management 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
- the manner in which the council proposes to assess its performance in achieving the objectives and performance targets.

7.2 Performance targets, means and manner

Table 2 lists the key issues in the areas of:

- economy, development and growth;
- ownership and tenure;
- improved animal management;
- infrastructure and maintenance needs;
- improve facilities and amenities;
- safety and efficiency;
- environment and sustainable practices;
- access and circulation; and
- operational conflicts.

Objectives, performance targets, means of achievement and method of assessment for the land in categories of Park, Sportsground, and General Community use are detailed in **Table 2** in relation to the key issue areas.

Several overarching actions emerged from this process.

- Preparation of a land use/master plan to consolidate similar uses, guide investment and make efficient use of the land to support its effective functioning, appeal and growth.
- Improved connectivity and access around the grounds.
- Upgrade and retrofit of existing buildings to adapt to climate change risks, improve animal welfare and provide opportunity for wider uses.
- Additional indoor sporting arenas to respond to increasing demand.
- Lighting upgrade to enable night-time activities for both racecourses and other events.
- Need for new power source for the grounds as the current one is at capacity.

- Larger consolidated grants programs are coordinated and sought to implement asset improvements.

Underpinning these actions is the acknowledgement that the GRA is highly valued by the community and user groups as a multi-use flexible resource with capacity for growth.

Table 2. Objectives and performance targets, means of achieving them and assessing achievement for the community land categories: Park, Sportsground and General Community Use

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
<p>ECONOMY OUR COMMUNITY Strategy CO2 Encourage and facilitate active and creative participation in community life.</p>			
<p>Cater for growing event demand and provide high level of service to ensure repeat trade and event visitor growth.</p>	<p>Capitalise on the region's close proximity to Canberra and the convenient location of the GRA to host regional sporting, recreation and leisure events.</p>	<p>Provide high quality sporting facilities and event management.</p> <p>Build another pavilion or extend the existing one.</p> <p>Provide more indoor sports courts.</p> <p>Attract and retain significant calendar events.</p>	<p>Forward plan for infrastructure, to cater for growing events and users, is prepared.</p> <p>Bookings records analysis to demonstrate increased use of the indoor sports facilities, such as local and regional netball facilities and carnivals.</p> <p>Annual user surveys to identify positive response from users.</p> <p>Bookings records analysis to demonstrate the popularity of swap meets, boot sales and events and growth.</p> <p>Annual tracking and analysis of amounts of money raised for charity.</p>
<p>Provide range of agricultural and animal services and activities.</p>	<p>Increase uses and grow equine and animal services.</p>	<p>Consolidate and improve the stables, stockyards and operational depot, including machinery shed.</p>	<p>A master plan is developed for the whole of the GRA to guide infrastructure funding and grants programs, as a priority action.</p> <p>Consolidated resources and facilities to support an increase in equine and animal services.</p>
<p>Limited use of the centre ring and restricted access to it (across the</p>	<p>Provide suitable multi-use activity opportunities on less-</p>	<p>Investigate access and use options for the inner ring across the racing tracks at the same time as the proposed</p>	<p>A land use/master plan is developed for GRA to ensure the land is used in the most efficient and effective way to benefit a wide range of users.</p>

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
Harness and Greyhound tracks).	used or under-utilised land areas.	demolition and upgrade to the greyhound tracks.	
Increased use of racetracks for evening or night meetings – harness and greyhounds.	Support night harness racing and greyhound racing as a viable future development with funding and industry support.	Implement greyhound racing club night lighting system with extended services for harness racing and increased grounds lighting.	Implement grant given for new lighting of tracks for greyhounds to benefit wider users of the grounds. Develop a lighting plan for the harness racing track. An integrated lighting plan is prepared for the grounds, in conjunction with electricity upgrade and alternative energy sources.
Site is under used.	Increase suitable multi-use activities across the grounds and particularly on less-used or under-utilised land areas.	Actively search for new events and users to bring to the facility. Marketing campaign to bring bigger events to the GRA. Improve signage identifying the grounds, its buildings and vehicular access points. Improve aesthetic appeal and branding of the grounds and structures. Develop a 'building design policy' to ensure the design and finish of buildings harmonise to create a pleasant and desirable place.	Development of marketing plan that considers existing distribution and location of buildings and facilities to consolidate activities in the most efficient manner to increase uses across the grounds. Improved signage and way finding to increase the appeal and amenity of the grounds and its branding. Prepare a 'design policy' along with the master plan to inform not only the location of buildings but the aesthetic appeal, visual effect and presentation of buildings and the site (including fencing & signage).

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
OWNERSHIP AND TENURE			
To ensure security of tenure for the users of the grounds	To ensure that ownership, tenure and permitted uses allow wide community access to the grounds and are mutually compatible.	All future leases and licenses comply with the requirements of the Local Government, Crown Land Management and Native Title Acts.	The number and type of leases or licenses issued for the grounds reviewed to ensure compliance.
Clarity needed between user rights and agreements so they can be implemented or enforced with confidence. Clearer licensing conditions needed.	Security of tenure and compliance with terms of use and occupancy.	Create summary documentation including maps and times for licensee information and booking systems. Establish transparent complaints and conflict resolution policy and procedures for licensees and booking systems.	Licence holder conditions and locations summary document prepared, distributed and used for information and signage. Development and implementation of policies and procedures for visitor complaints, user and occupant conflict resolution. Implement revised bookings system and administration to incorporate policies and procedures.
IMPROVED ANIMAL MANAGEMENT			
Race day stables cannot provide for all horses during the meet.	Adequate operational facilities for major race events. Protection of animals from natural elements at events.	Prepare a land use plan for relocation and improved stabling across the GRA.	Preparation and implementation of master plan for relocation, consolidation and improved stabling.
Horses are exposed to wind and sun at rodeo and during meets.	Adequate operational facilities for major race events.	Short-term improvement to shelter for animals. Prepare a land use plan for relocation and improved stabling across the GRA.	Short-term construction of shelter over stockyards and associated rodeo event animal holding. Preparation and implementation of master plan for relocation, consolidation and improved

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
	Protection of animals from natural elements at events.		stabling to include stockyards redevelopment with expansion and overhead cover, in conjunction with consolidated stabling and care facilities.
Cover the cattle yards to reduce heat impacts on animals.	Provide a high-quality multipurpose stock stabling facility and use for yearling sales (with improved grounds and stables).	Redevelop the stockyards to provide improved shelter for a range of animals.	Inclusion of stockyards in master plan for relocation, consolidation and improved stabling. Investigation of stockyards redevelopment with expansion and overhead cover, in conjunction with consolidated stabling and care facilities.
Temperature (heat in particular) within pavilions and impact on animals.	Adequate operational facilities for animals at show and sales events in pavilions.	Provide for heat extraction and increased flow through or flow out ventilation.	Design and installation of heat extraction or airflow movement to limit heat stress.
Need for a straight-line track for greyhound racing.	Provide straight track for greyhound racing to enable extra meetings and manage animal welfare.	Consider the Greyhound racing club proposal for straight line racetrack in light of potential adjacent land use and facility impacts.	Improvements are made to the greyhound competition track.
INFRASTRUCTURE AND MAINTENANCE NEEDS OUR INFRASTRUCTURE Strategy IN4 Maintain and update existing community facilities, and support the development of new community infrastructure as needed			
Management of intense rainfall events.	Drainage infrastructure able to cope with wet weather.	Prepare and implement a drainage plan to reduce damage to Race Day grounds during periods of wet weather.	Interim and long term drainage options considered as part of the overall master plan for the grounds particularly where key assets are relocated and consolidated.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
Flooding and drainage across the site.	Limits of environmental constraints incorporated into development opportunities and assessment.	Development assessment to incorporate flooding constraints into site controls.	Finalisation of flood management plan(s). Incorporation into localised or site-based assessment of project proposals at initial stages to reduce flooding impacts on assets.
The electricity supply to the GRA has reached its maximum capacity.	Adequate power infrastructure at GRA for multi-use and events operations.	Investigate power needs for current and future developments, review existing supply and liaise with energy providers for options and solutions. Investigate alternate renewable energy supplies, e.g: use of solar panels, natural gas and/biogas, or mix of solar and natural gas.	Power system upgrade to serve current and future needs is investigated and options provided to Council for budget consideration.
Lack of power to camping area.	Adequate power infrastructure at GRA for multi-use and events operations.	Investigate options for power installation and delivery to users that can withstand regular flood events.	Camping area and amenities block- construct as per Development Application and per relevant legislation.
Lack of electricity for East side users.	Adequate power infrastructure at GRA for multi-use and events operations.	Investigate options for power installation and delivery to users that can withstand regular flood events.	Power provided to east-side areas users as warranted.
Lack of storage for machinery for upkeep of grounds and track.	Adequate operational facilities for maintenance of GRA.	Short-term: renovate or extend existing machinery shed. Determine best location for machinery and investigate funding options	Short-term measures implemented. A land use/master plan is developed for the whole GRA to ensure the land is used in the most efficient and effective way to benefit a wide range of users.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
Limited spectator seating options in Veolia Arena.	Facility upgrades, retrofits or improvements.	Retractable seating installed to Veolia Arena.	Develop priority listing of future facility needs.
Location of toilets in Veolia is not ideal as limited access when courts/fields in use.	Facility upgrades, retrofits or improvements.	Investigate options for minor extensions at northern end of Arena to provide increased wet area and change room facilities.	Develop priority listing of future facility needs.
Table tennis competition uses restricted by level of natural light in Arena.	Facility upgrades, retrofits or improvements.	Investigate remote control screening for use in required events.	Develop priority listing of future facility needs.
The old grandstand seating and viewing area is unsafe and is an WH&S issue as well as a risk for public users.	Facility upgrades, retrofits or improvements.	Upgrade the old grandstand seating and viewing area or demolish and replace.	Develop priority listing of future facility needs.
Birds roosting in the roof to the poultry shed is becoming a WH&S issue.	Safe and aesthetic operational environments in pavilions for show and sales events	Renovate poultry pavilion to fix WH&S and public liability issues, as well as increase potential for multiple uses.	New measures implemented to stop birds roosting in the roof to the poultry shed.
Unsafe floor surfaces in Pavilions and skillion.	Safe operational environment is maintained.	Replace cracking and uneven floor surfaces, particularly where identified in the Crown Lands Showground Asset Integrity Report 2019	Replace slab floors in Peden Pavilion.
The horse parade ring is located away from the main spectator and betting areas.	Facility upgrades, retrofits or improvements.	Investigate relocation of horse parade ring and re-use of current site.	A land use/master plan is developed for the whole GRA to ensure the land is used in the most efficient and effective way to benefit a wide range of users.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
Delay to building the dressage shed housing equipment.	Adequate operational facilities for maintenance of GRA.	Funding is found to finish building the extension to the dressage shed housing equipment.	Dressage shed built and grounds protected.
Lack of coordinated and strategic funding options for capital development.	Funding sources and opportunities are maximised through coordination and monitoring.	Consolidate the works needed across the site to apply for and win larger grants.	Larger consolidated grants programs are coordinated and sought to implement asset improvements. Develop and maintain schedule of major and minor grants and loans funding sources.
IMPROVE FACILITIES AND AMENITIES			
More toilets and shower facilities needed at strategic locations across the GRA.	Adequate user and visitor facilities and infrastructure.	Investigate needs and potential locations and either develop more toilets and showers or fill delivery gaps through use of portable/demountable facilities as required, e.g: events.	Development and analysis of options. Delivery and implementation plan prepared.
Lack of toilet facilities for East side users.	Adequate user and visitor facilities and infrastructure.	Use of portable/demountable facilities as required, e.g: events.	Development and analysis of options. Delivery and implementation plan prepared.
Heat and or inclement weather covering for events.	Investigate user needs, e.g: meets and events, and develop shade plan including fixed and temporary shade solutions.	Provide a large undercover area, e.g: extended skillion. Plant shade trees for spectators. Preparation of shade plan to address user and visitor needs.	Install extended cover to existing facilities. Planting of shade trees. Shade plan developed and implemented in conjunction with a landscape plan.
Wind breaks required.	Reduction in environmental	More wind protection needed particularly around perimeter.	Perimeter tree planting plan for windbreak and landscape improvement developed and implemented.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
	constraints to use and events.		
Landscaping of the grounds to improve overall amenity and use.	Develop landscape plan with planting guides.	Prepare a landscape plan considering safety, heritage, biodiversity & endemic species and general landscape considerations.	Budget allocated to prepare and implement a landscape plan for the grounds. Landscape plan prepared to complement the overall master plan for the site. Yearly budget identified to maintain the grounds and landscaping.
SAFETY AND EFFICIENCY			
OUR COMMUNITY Strategy CO3 Foster and encourage positive social behaviours to maintain our safe, healthy, and connected community			
Provision of inclusive and required access for all users of the grounds.	To provide all members of the community with the opportunity to visit, use and enjoy the facilities and events at the GRA.	Upgrade accessibility requirements across the grounds to comply with the Building Code of Australia (BCA)	Budget allocated to upgrade accessible facilities to meet BCA standard.
Capacity to respond quickly to risk or management issues is restricted due to limited mobile phone access across the grounds.	Occupant, user, visitor, WH&S, public liability and operational management.	Investigate mobile phone range or boosting systems.	Report on mobile signal booster or extension systems in conjunction with lighting upgrade.
Need for Wi-Fi across the grounds.	Occupant, user, visitor, WH&S, public liability and operational management.	Investigate Wi-Fi system booster or range extension for whole of grounds.	Report on Wi-Fi booster or extension systems in conjunction with lighting upgrade.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
Lack of a Public Address (P.A.) system for whole of grounds.	Occupant, user, visitor, WH&S, public liability and operational management.	Public Address (P.A) system needed for the whole grounds.	A GRA wide public address system is installed as a priority.
External lighting needed for car parking areas during the darker hours (both AM & PM) along the Braidwood side of the grounds.	Occupant, user, visitor, WH&S, public liability and operational management.	Security and safety at night is improved with installation of extra or upgraded lighting, and night-time events development and uses are further supported.	Lighting along the Braidwood Road side of the GRA is upgraded for increased personal and vehicular safety, user convenience, and night time events, development and uses.
ENVIRONMENT AND SUSTAINABLE PRACTICES			
OUR ENVIRONMENT Strategy EN2 Adopt environmental sustainability practices.			
Improved shelter, and heating and cooling of buildings across the grounds.	Retro-fit buildings to cope with high temperatures (insulation/ventilation etc.).	Condition reports incorporate measures to improve heating and cooling of buildings that are energy efficient and cost effective.	Work with State government to access funding to install roof-top solar panels to lower electricity bills and assist with cooling and/or heating of facilities.
Missed opportunity in the design of the Grace Millsom Centre to achieve wider use and appeal.	To achieve greater use of future buildings to accommodate a wide range of uses.	New buildings incorporate wider user appeal and functionality. Passive building design is incorporated for future building structures.	Collaborate user/interest group consultation ensures diverse interests can be accommodated (within reason) for upgrade or redevelopment opportunities.
Use of the grounds as an Evacuation/Emergency Centre.	Provide a safe refuge for the community and animals during periods of natural disaster.	Prepare an Evacuation/Emergency Centre plan.	Evacuation/Emergency Centre plan developed and agreed.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
Acoustic problem in Veolia.	Facility upgrades, retrofits or improvements.	Investigate use of sound-proofing, e.g roof or side wall baffles.	Develop priority listing of future facility needs.
Greater flexibility in uses for Grace Millsom Centre, e.g: conferences, meeting rooms.	Increase diversity and expand existing uses in Grace Millsom Centre.	Review design and uses for Grace Millsom to identify design options and solutions to achieve optimal building design and layout for wider and diverse uses.	Design options developed and implemented.
ACCESS AND CIRCULATION			
General lack of connectivity between buildings to help people get around.	To provide safe and improved pedestrian, all access movement, including wheelchair connectivity around the grounds	Review all access pathways, entry/exits and access movement to improve access across community. Improve signage and directional information for all GRA users and visitors.	Review and report improvements to GRA for all access connectivity. Signage and directional marking systems installed.
Access needed to additional Harness Racing NSW land adjoining the GRA.	To increase the range of uses across the site.	Retain land use options and connectivity at interface between GRA and Harness racing NSW-owned land.	Prepare a land use/master plan to increase the range and flexibility of uses across the site.
Traffic management.	Safe and effective traffic movement and parking management for every day, event and race meetings uses.	Develop access, movement and traffic management plan with clear directional signage and information. Coordinate traffic management system with events management plans.	A GRA site specific and events-based traffic management plans is prepared. Directional, nomenclature and safety information signage and road markings, including pedestrian and cycling are installed.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
OPERATIONAL CONFLICTS			
Conflict with running events and activities while horses are on track and moving around site.	Use conflict management between regular main users, events and occasional users.	Harness only use the tracks for training 6AM to 12noon daily with provision for priority listing events that require larger areas of use. Develop horse movement policies and procedures to limit conflict and user interference. More/improved screen fencing to track to stop horses being spooked when other users are on the grounds.	Regular and priority events listing and bookings management criteria and management plans developed. Tenure summary documentation prepared, distributed and used for information and signage. Development and implementation of policies and procedures for visitor complaints, user and occupant conflict resolution. Implement revised bookings system and administration to incorporate policies and procedures.
Restricted use due to booking clashes.	Use conflict management between regular main users, events and occasional users	Develop clear use and booking policies with priority criteria.	Tenure summary documentation prepared, distributed and used for information and signage. Development and implementation of policies and procedures for visitor complaints, user and occupant conflict resolution. Implement revised bookings system and administration to incorporate policies and procedures.
Outsiders and unauthorised people using the dressage area. Gates are locked at night but problem is occurring during daylight hours.	Use conflict management between regular main users, events and occasional users.	Lock gates during daytime. Council notices (S632 LG Act). Authorised officers/rangers to issue infringement notices.	Council declaration of uses and activities supported by LG Act S632 Notices. Authorised officers or ranger regulation and infringement notices.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
Use of grounds as an off-leash area for dogs by the general public clashes with existing users of the grounds.	Use conflict management between regular main users, events and occasional users.	Signage to direct to nearby off-leash areas. Council notices (S632 LG Act). Authorised officers/rangers to issue infringement notices	Council declaration of uses and activities supported by LG Act S632 Notices. Authorised officers or ranger regulation and infringement notices.
Unauthorised camping on the grounds.	Use conflict management between regular main users, events and occasional users.	Use the existing camping area to provide low cost or free camping.	Council to determine options. Development of camping area for temporary and event-based camping; or Council declaration of uses and activities supported by LG Act S632 Notices. Authorised officers or ranger regulation and infringement notices
DEVELOPMENT AND GROWTH			
OUR COMMUNITY Strategy CO4			
Recognise and celebrate our diverse cultural identities and protect and maintain our community's natural and built cultural heritage.			
More diverse activities can be held at the rodeo area.	Growth and multi-use activity opportunities encouraged.	Greater use of existing facilities is examined.	Options identified for marketing or site development.
Development of rodeo arena facilities.	Improve club facilities to increase amenity and event management	Rodeo club to replace existing club house with new facilities including permanent canteen, lighting to arena and investigate costs to cover arena and construct grandstand.	Inclusion of Rodeo arena facilities to be considered within the overall master plan for the GRA.
More diverse equine sporting activities.	Increase in use, and visitation to the grounds compatible existing uses.	Investigate proposals for development of a campdraft/polocrosse facility on the lower open fields including	Consider the viability of a campdraft/polocrosse facility as part of the overall master plan for the GRA.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
		powered campsites, toilet block, storage and stockyards.	
Incremental development of the grounds without a clear plan to guide optimal development.	Coordination of growth and multi-use of the grounds.	Investigate outdoor poultry area, undercover sale yard, pre-training greyhound kennels, machinery exhibition shed including antique machinery display as part of a consolidated review of the land/buildings and uses.	Consider improved and new facilities as part of the overall master plan for the GRA.
Growing popularity of sports within the community is putting pressure on the resource.	Growth and multi-use activity opportunities encouraged.	Develop needs and resourcing strategy for growth sports and competition standards.	Needs and resources strategy developed with options identified for marketing or site development.
Conflict between hockey and basketball users in Veolia Arena.	Growth and multi-use activity opportunities encouraged.	Identification of new options for surface management and use flexibility at Arena.	Options identified and new floor and surface management implemented.
Lack of facilities for netball - a minimum of 3 netball courts is needed for regional carnivals.	Growth and multi-use activity opportunities encouraged.	Provide six (6) additional indoor netball courts to cater for the growing interest in the sport.	Renovate, extend or build new courts.
Hire of ground is more expensive than surrounding grounds.	Growth and multi-use activity opportunities encouraged.	Develop hire and booking policies for GRA that include existing Council policies to balance revenues from site use with licensee management of facilities and economic benefits into and for City and community.	Development and implementation of revised bookings system and administration to incorporate policies and procedures. Regular and priority events listing and bookings management criteria and management plans developed.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives and performance targets	s.36(3)(d) Manner of assessment of performance
Vehicular parking for events – swap meets results in 200-250 stall owners staying o/night.	Growth and multi-use activity opportunities encouraged.	Establish clear parking and access system to provide for self-contained camping with facilities for events.	A GRA site specific and events-based traffic management plans is prepared. Directional, nomenclature and safety information signage and road markings, including pedestrian and cycling are installed. Council to review and report on GRA site options for development of camping area for temporary and event-based camping.
Lack of camping for event users and participants.	Growth and multi-use activity opportunities encouraged.	Short term camping is provided for events participants.	Council to review and report on GRA site options for development of camping area for temporary and event-based camping.

8. Management framework for natural areas categorised as Watercourse

8.1. Introduction

Watercourses are defined in LG Regulation 110 as:

Any stream of water, perennial or intermittent, in a natural or artificial channel, and associated riparian land or vegetation.



8.2. Core objectives

The core objectives for watercourses, as outlined in Section 36M of the LG Act, are to:

- manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows
- manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability
- restore degraded watercourses
- promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

Council's vision for Goulburn Mulwaree's waterways is:

To have healthy, attractive, sustainably-managed waterways, which provide an important habitat for native flora and fauna, enhance the rural landscape and urban amenity, and benefit the lives of all in the community through improved recreational, leisure and economic opportunities and greater engagement with the natural environment.²

The key values of the Goulburn Mulwaree waterways are:

- Riparian Zones
- Water Quality
- Biodiversity
- Flood mitigation
- Community Engagement and Enjoyment
- Economic Opportunities

² Goulburn Mulwaree Waterways Plan 2014

- Physical environment

The waterways within the Goulburn Mulwaree Local Government Area (LGA) are dominated by two rivers – the Wollondilly River and the Shoalhaven River. The Wollondilly River forms part of the Hawkesbury- Nepean Catchment which flows to the north. The Shoalhaven River defines the LGA boundary to the east. Nearly half of the LGA waterways flow east to the Shoalhaven River. Both the Wollondilly and Shoalhaven River Catchments form part of the Sydney Drinking Water Catchment.³

A high percentage of the LGA falls within the Sydney Drinking Water Catchment.

The Mulwaree River is a major tributary of the Wollondilly Catchment. The Mulwaree River starts just east of the Lake George escarpment below Mount Fairy and flows 66km to Goulburn, where it joins the Wollondilly River.

Goulburn Mulwaree LGA is covered by landscapes such as tablelands and associated grassy woodlands, alluvial flats, dissected plateaus and escarpment country.⁴

The category of Natural Area – Watercourse has been applied to a small area of the Mulwaree River which forms the south eastern boundary of the GRA. Access to the river is restricted and the condition of the riparian vegetation along the corridor has not been surveyed. The land on either side of the river has been cleared and there is little bank vegetation. The area is largely characterised as a flat, treeless floodplain settled in the early 1800s and in use as a sportsground and racecourse since its opening as the Olympic Sports Ground in 1886.

The Mulwaree River is however a Category 1 Watercourse with a 40m core riparian zone to support ecological processes. The core riparian zone is marked as a hatched overlay on **Figure 4** on page 51.



This riparian zone to the Mulwaree River provides a number of important environmental services and other values including:

- a diversity of habitat for terrestrial, riparian and aquatic species;
- food for aquatic and terrestrial fauna;
- movement and recolonisation of plant and animal species and populations;
- shading and temperature regulation;
- conveyance of flood flows;
- settlement of high debris loads;

³ Goulburn Mulwaree Waterways Plan 2014

⁴ Goulburn Mulwaree Biodiversity Strategy 2006

- reduction of bank and channel erosion through root systems binding the soil;
- water quality maintenance through the trapping of sediment, nutrients and other contaminants;
- an interface between development and waterways;
- visual amenity; and
- a sense of place with green belts naturally dividing localities and suburbs.⁵

The GRA itself has been labelled an area of High Conservation Value (HVC) through the Goulburn Mulwaree Biodiversity Strategy 2006.

Specific environmental variables were identified as conferring high conservation value on a mapped polygon of native vegetation. The presence of one or more of these variables resulted in that polygon of vegetation being labelled HVC.

While the vegetation mapping provides a comprehensive and valuable resource to assist decision makers in identifying ecological values in the LGA it was not ground-truthed and therefore was limited to broad-scale analysis. At site-level, the community classification and extent should be verified on-ground.⁶

While the GRA is labelled as HCV it is not mapped as an area of Natural Resources Sensitivity - Biodiversity under the Goulburn Mulwaree LEP 2009 confirming that Council has considered the information at a site level and applied the most suitable planning controls.

⁵ ibid

⁶ Ibid

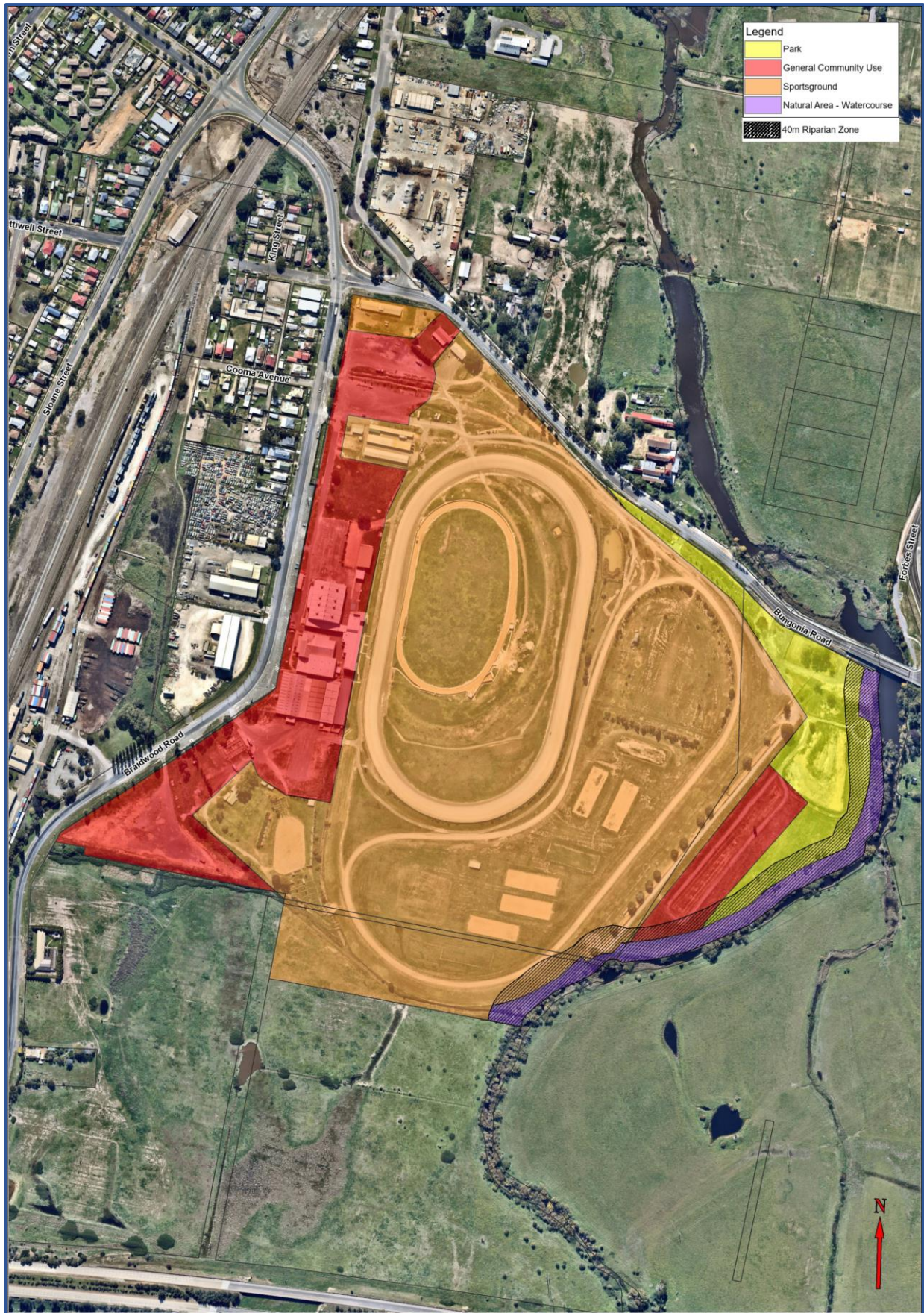


Figure 4 Core Riparian zone to Mulwaree River

8.3. Development and use

Table 3 sets out the uses and development consistent with the purpose of the reserve for the land categorised at Natural Area – Watercourse.

Table 3 Permissible use and development of community land categorised as watercourse.

Purpose/Use	Development to facilitate uses
<ul style="list-style-type: none"> • Preservation of biological diversity and habitat • Providing a location for relaxation and passive, informal, water-based recreation, unless prohibited. • Approved bush care projects requiring ecological restoration activities associated with the protection and conservation of flora and fauna • Restoration works associated with the protection of the biodiversity and ecological values of the in-stream environment. • The use of the area as an off-leash dog park is prohibited. 	<ul style="list-style-type: none"> • Visitor facilities: toilets, picnic tables, BBQs, sheltered seating areas, lighting, low-impact carparks, refreshment kiosks (but not restaurants) • Low-impact walking trails • Interpretive signage, information kiosks • Water-saving initiatives such as rain gardens, swales and sediment traps • Bridges, observation platforms • Work sheds or storage sheds required in connection with the maintenance of the land • Bicycle/boat hire or similar • Temporary erection or use of any building or structure necessary to enable a filming project to be carried out • Locational, directional and regulatory signage • Flood mitigation works, such as detention basins, realignment of water flows and banks, installation of pipes, culverts and other structures to assist in control of flood waters.

8.4. Performance targets, means and manner

The restoration of riparian zones has been nominated as a priority by Council in the overall management of the LGA's waterways.⁷

Council will restore and rehabilitate the riparian zone to the river to help protect the values of the watercourse including fish habitat. This will be undertaken progressively as funding becomes available through catchment management initiatives or Council's operational budget.

The area of Natural Area – Waterway of the GRA forms part of the floodplain and is small, degraded and has fencing running through it. However, the Waterway Plan and this PoM identifies actions which will benefit the riparian zone and watercourse.

All works within the area must consider Council's LEP, DCP and policies.

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
- the manner in which the council proposes to assess its performance in achieving the objectives and performance targets.

⁷ Goulburn Mulwaree Waterways Plan 2014

Table 4 Objectives and performance targets, means of achieving them and assessing achievement for community land categorised as Natural Area – Watercourse

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
<p>Loss of native vegetation along the Mulwaree River needed to protect in-stream habitat, water quality, stabilise banks and prevent soil erosion.</p> <p>Building encroachment within the 40m core riparian zone.</p>	<p>To protect and restore native vegetation in the riparian buffer to the Mulwaree River.</p> <p>To regenerate native vegetation in cleared areas along the riparian corridor.</p> <p>Manage weeds & invasive species.</p> <p>To identify, protect and manage the aquatic ecological values including bed and bank stability, water quality and natural flow regimes.</p> <p>To have a neutral or beneficial effect on water quality.</p>	<p>Locally occurring native species are used to recreate the vegetation along the River within the riparian buffer.</p> <p>Areas of native vegetation are fenced to assist with regeneration.</p> <p>Invasive species to riparian corridors are identified and a program established for their removal.</p> <p>Management of animal manure across the GRA is consistent and to a high standard to prevent contamination of the watercourse and spread of weeds.</p> <p>Future grounds and building works are undertaken outside the 40m core riparian zone.</p>	<p>Number of local plants sourced and planted (ground, shrub and canopy).</p> <p>Areas of native vegetation identified and fenced off, where suitable.</p> <p>Removal of weeds and invasive species is commenced.</p> <p>Management practices for removal of animal waste across the GRA is reviewed for all user groups dealing with dogs, horses, cattle, llamas and birds etc.</p> <p>Water quality reporting at key nominated sites.</p>

Leases, licences and other estates

The LG Act requires that any lease, licence or other estates over community land must be expressly authorised by a PoM. **Table 5** below outlines purposes for which tenure may be granted on community land categorised as natural area.

Table 5. Leases, licences and other estates and purposes for which they may be granted for community land categorised as Natural Area – Watercourse

Type of tenure arrangement	Purpose for which tenure may be granted
Lease	<ul style="list-style-type: none"> • walkways, pathways, bridges, causeways • observation platforms, signs • information kiosk • kiosk selling light refreshments (but not restaurants) • bicycle/boat hire or similar • work sheds or storage sheds required in connection with the maintenance of the land • toilets suitable to environment • temporary erection or use of any building or structure necessary to enable a filming project to be carried out
Licence	<ul style="list-style-type: none"> • walkways, pathways, bridges, causeways • observation platforms, signs • Information kiosk • Kiosk selling light refreshments (but not restaurants or cafes) • Bicycle/boat hire or similar • work sheds or storage sheds required in connection with the maintenance of the land • toilets suitable to environment • temporary erection or use of any building or structure necessary to enable a filming project to be carried out
Short-term licence	<ul style="list-style-type: none"> • scientific studies and surveys or similar • bicycle/boat hire or similar • temporary erection or use of any building or structure necessary to enable a filming project to be carried out
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>

Appendices

Appendix A – Gazette Notices

Appendix B – Title search extracts

Appendix C – Attendee groups at focus group meeting held in July 2020

Appendix D – Condition and use description of existing buildings and structures

Appendix E – 2018-2019 GRA attendance figures for users & Analysis of hours of use by user groups

Appendix F – Current leases and licences for users of the GRA

Appendix G – 2010 Plan of Management carry over actions

Appendix A – Gazette Notices

Initial Gazette Notice

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 30 July 1948 (N

(2261)

Sydney, 30th July, 1948.

RESERVES FROM SALE AND LEASE GENERALLY.

IT is hereby notified that, in pursuance of the provisions of sections 28 and 29 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be temporarily reserved from sale for the public purposes hereinafter specified and temporarily reserved and exempted from lease generally, and they are hereby reserved and exempted accordingly.

W. F. SHEAHAN, Minister for Lands.

FOR RACECOURSE, SHOWGROUND, PUBLIC RECREATION AND ATHLETIC SPORT.

LAND DISTRICT—GOULBURN; MUNICIPALITY—GOULBURN.

No. 72,794 from sale (72,795 from lease generally). Parish Goulburn, county Argyle, about 108 acres 3 roods 27 perches, being portions 369, 370 and the land bounded by portion 369, the public road from Goulburn to Bungonia and Mulwarree Ponds. A. 27-642, A. 4,741 Roll, 4,745-2,121. P. 48-3,501.

Initial Appointment of Trustees

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 17 September 1948

NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION.

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General JOHN NORTHCOTT, Governor of the State of New South Wales, with the advice of the Executive Council, do by this notice appoint the undermentioned gentlemen and body as trustees respectively of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 16th day of September, 1948.

(L.S) J. NORTHCOTT, Governor.

By His Excellency's Command,

W. E. DICKSON, for Minister for Lands.

GOD SAVE THE KING!

Reserves Nos. 63,094 and 63,096 at Acacia Plateau, notified 11th December, 1931, for Public Recreation and Public Hall, respectively:—Messrs. William Henry Dennis, Richard James Tyler and Val. Frederick Clark (in the places of Messrs. R. A. Wallace, T. Egan and N. G. Claydon, resigned). P. 48-5,806.

Public Recreation Ground at Dural, area 15 acres 3 roods, dedicated 22nd May, 1897:—Additional trustees—Messrs. Ellis Lorenz Branz and Peter Harkess Wilson. P. 48-5,750.

Reserve No. 72,794 at Goulburn, notified 30th July, 1948, for Racecourse, Showground, Public Recreation and Athletic Sport:—The Council of the City of Goulburn. P. 48-3,501.

Reserve No. 65,963 at Scott's Head, notified 8th May, 1936, for Public Recreation and Resting-place:—Vivian Bentley Ivers, Esq. (in the place of Mr. L. E. Snape, resigned). P. 48-5,156.

Reserve No. 39,624 at Stockinbingal, notified 9th September, 1905, for Racecourse:—Joseph Kenneth Curr, Esq. (in the place of Mr. A. E. Leslie, deceased). P. 48-5,807. (2667)

Reserve Trust Established

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 13 August 1993

ESTABLISHMENT OF RESERVE TRUST	
<p>PURSUANT to section 92 (1) of the Crown Lands Act 1989, the reserve trust specified in Column 1 of the Schedule hereunder is established under the name stated in that column and is appointed as trustee of the reserve specified opposite thereto in Column 2 of the Schedule.</p> <p style="text-align: center;">GEORGE SOURIS, M.P., Minister for Land and Water Conservation.</p> <hr style="width: 10%; margin: auto;"/>	
SCHEDULE	
COLUMN 1	COLUMN 2
Goulburn Recreation Area Trust.	Reserve No. 72794 for the public purpose of showground, racecourse, public recreation and athletic sport, notified in the <i>Government Gazette</i> of 30 July 1948. File No.: GB83 R 30.JG.

Trust Manager (Corporate) Appointed

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 13 August 1993

APPOINTMENT OF CORPORATION TO MANAGE RESERVE TRUST		
<p>PURSUANT to section 95 of the Crown Lands Act 1989, the corporation specified in Column 1 of the Schedule hereunder is appointed to manage the affairs of the reserve trust specified opposite thereto in Column 2, which is trustee of the reserve referred to in Column 3 of the Schedule.</p> <p style="text-align: center;">GEORGE SOURIS, M.P., Minister for Land and Water Conservation.</p> <hr style="width: 10%; margin: auto;"/>		
SCHEDULE		
COLUMN 1	COLUMN 2	COLUMN 3
Goulburn City Council.	Goulburn Recreation Area Trust.	Reserve 72794 for the public purpose of showground, racecourse, public recreation and athletic sport notified in the <i>Government Gazette</i> of 30 July 1948. File No.: GB83 R 30.JG.

Alteration to Reserve Trust Name

Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 20 March 1998 (

<p style="text-align: center;">GOULBURN OFFICE Department of Land and Water Conservation 159 Auburn Street (P.O. Box 748), Goulburn, N.S.W. 2580 Phone: (02) 4823 0665; Fax: (02) 4823 0675</p>
<p style="text-align: center;">ALTERATION OF CORPORATE NAME OF A RESERVE TRUST</p>
<p>PURSUANT to section 92 (3) of the Crown Lands Act 1989, the corporate name of the reserve trust specified in Schedule 1 hereunder, which is trustee of the reserve referred to in Schedule 2, is altered to the corporate name specified in Schedule 3.</p> <p style="text-align: center;">RICHARD AMERY, M.P., Minister for Agriculture and Minister for Land and Water Conservation.</p> <p style="text-align: center;">—————</p> <p style="text-align: center;">Schedule 1</p> <p style="text-align: center;">Goulburn Recreation Area Trust.</p> <p style="text-align: center;">—————</p> <p style="text-align: center;">Schedule 2</p> <p>Reserve No. 72794 for the public purpose of Showground, Racecourse, Public Recreation and Athletic Sport notified in the <i>Government Gazette</i> of 30th July 1948. File No. GB83R30.</p> <p style="text-align: center;">—————</p> <p style="text-align: center;">Schedule 3</p> <p style="text-align: center;">Goulburn Recreation Area (R72794) Reserve Trust.</p> <p style="text-align: center;">—————</p>

Appendix B – Title search extracts for all GRA land



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES – TITLE SEARCH

FOLIO: 7302/1151976

SEARCH DATE	TIME	EDITION NO	DATE
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4/8/2020	12:48 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 7302 IN DEPOSITED PLAN 1151976
AT GOULBURN
LOCAL GOVERNMENT AREA GOULBURN MULWAREE
PARISH OF GOULBURN COUNTY OF ARGYLE
TITLE DIAGRAM DP1151976

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (CA153860)

SECOND SCHEDULE (2 NOTIFICATIONS)

- * 1 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.
- * 2 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

GRA PoM

PRINTED ON 4/8/2020

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Received: 04/08/2020 12:48:54



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 7049/1005051

SEARCH DATE	TIME	EDITION NO	DATE
4/8/2020	12:48 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 7049 IN DEPOSITED PLAN 1005051
 AT GOULBURN
 LOCAL GOVERNMENT AREA GOULBURN MULWAREE
 PARISH OF GOULBURN COUNTY OF ARGYLE
 TITLE DIAGRAM DP1005051

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (CA104261)

SECOND SCHEDULE (3 NOTIFICATIONS)

- * 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 2 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.
- * 3 THE PLAN DEFINING THE LAND IN THIS FOLIO WHICH WAS PREPARED FOR IDENTIFICATION PURPOSES IS NOW SUITABLE FOR TITLE ISSUE. IT IS NOT A CURRENT PLAN IN TERMS OF SECTION 7A OF THE CONVEYANCING ACT 1919.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

GRA PoM

PRINTED ON 4/8/2020

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LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 370/750015

SEARCH DATE	TIME	EDITION NO	DATE
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4/8/2020	12:48 PM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 370 IN DEPOSITED PLAN 750015
 AT GOULBURN
 LOCAL GOVERNMENT AREA GOULBURN MULWAREE
 PARISH OF GOULBURN COUNTY OF ARGYLE
 (FORMERLY KNOWN AS PORTION 370)
 TITLE DIAGRAM CROWN PLAN 4745.2121

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (CA104309)

SECOND SCHEDULE (2 NOTIFICATIONS)

- * 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 2 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.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

GRA PQM

PRINTED ON 4/8/2020

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Appendix C – Attendee groups at focus group meeting held 8 July 2020

1. AP&H Society,
Dog Training and Kennel Club,
Poultry Fanciers Society.
Absent Homing Pigeon Society.



2. Classic Riders Club,
Rotary Club,
Convoy 4 Kids,
Goulburn Car & Motorcycle Club


3. Harness Club,
Horse Trainers & Owners Association (represented by the Harness Club attendees),
Goulburn Mulwaree Council.
Absent Basketball Association



4. Greyhound Club,
Netball Association,
Dressage Club
Rodeo Club



5. Telephone interview with GRA Committee of Management community representative.



Appendix D - Condition and Use description



Description	Use	Condition	Photo
Grace Milson Centre			
<p>The Grace Millsom Function Centre is a recently constructed and modern building with a mixture of steel and concrete slab construction. The Centre was opened in 2014 with high standard construction, design and is a simple maintenance asset.</p> <p>The Centre is a single-story building with upper level racing officials' viewing towers. The Centre features a full-length veranda and expansive windows overlooking the greyhound and harness tracks and finishing posts, as well as the centre show ring.</p>	<p>Multi-function event Centre building. Used for race, social and cultural events, conferences, meetings, formal and informal restaurant and function uses.</p> <p>The Function Centre can cater for small groups of 20 to larger groups of 1000 for events such as Board Meetings, Conferences, product launches, award dinners and corporate trade shows. The Centre has a multi-use main indoor area, with an outdoor area and commercial kitchen and bar facilities with Wi-fi and IT infrastructure and a communications room available.</p>	<p>Exceptionally good condition. Recently built.</p>	
Veolia Arena			
<p>The Veolia Arena is a recently constructed and modern building with a mixture of steel and concrete slab construction with an open plan and light-weight walling and roofing. The Arena was opened in 2014 with high standard construction, design and simple maintenance assets.</p>	<p>The Arena is a large multi-use stadium and community facility in the region; used by the community, for a range of sporting and other local activities, as well as hosting visiting artists and performances. The Arena provides a State and regional standard indoor sporting facility with seating for up to 500 people</p> <p>The facility provides a two court multi-use hall with Championship size Basketball Courts, or indoor international hockey field or two courts, and netball courts with timber sprung flooring and competition LUX lighting, which is suitable for most other indoor sports and events requiring a large open indoor area.</p>	<p>Exceptionally good condition. Recently built.</p>	



Description	Use	Condition	Photo
	<p>The sporting courts area are equipped with radiant heating and evaporative cooling that allow a comfortable environment for all events throughout the year.</p> <p>The Arena has provision for protection of the floor for those events requiring it such as functions, shows or exhibitions, and provides seating for all large events, with an 80 square metre portable stage.</p> <p>Canteen and toilet facilities, as well as participant change rooms are available.</p> <p>There is a Foyer and Service desk, that is also home to the Goulburn Sporting Hall of Fame</p> <p>There is disabled access and ramp, off and on street parking and rear loading access with two storage areas within stadium.</p>		
Ross Whittaker Basketball Centre			
<p>The Ross Whittaker Basketball Centre comprises two halls and associated team, administration and visitors' facilities.</p> <p>The building is a mixture of brick buildings at entrance and side rooms with the main building being metal truss and corrugated metal walls and roofing.</p> <p>Wood playing surface floors, seating, change rooms and referees' room.</p>	<p>The Basketball Stadium is home of the Goulburn Bears Basketball. Local competition as well as State League, Barrengarry, Southern Junior League representative basketball. The facility is also used for indoor hockey – local competition as well as NSW State and Hockey Australia national competitions. Other sports such as netball and karate also use the facility on a less regular basis. The facility is also used for the Goulburn show, being the main pavilion for produce displays and judging. Other major events use the facility including trade shows, the Multicultural festival etc.</p>	<p>The building is serviceable, lacking adequate facilities for ventilation or heating. External fixtures such as windows and lintels require investigation</p>	
Peden Pavilion			



Description	Use	Condition	Photo
<p>The Pavilion is a large open space wood frame with corrugated metal clad walls and roof building of approximately 1400 square metres.</p>	<p>The Pavilion is a multi-functional building used for a range of activities and events. Primarily built as a showground pavilion, it houses the participants in the Annual Agricultural Show as well as providing space for events including swap meets, animal shows and Octoberfest. Frequently used in conjunction with the Skillion. The Pavilion has been used as animal occupation for refuge in emergency.</p>	<p>Serviceable but aged facility. Flooring and wall strictures should be investigated.</p>	
Skillion			
<p>The Skillion is a metal truss and corrugated metal clad roof structure with covered area of approximately 1250 square metres between the Peden Pavilion and Poultry Pavilion.</p>	<p>The Skillion is used for a range of activities and events. Primarily built as an extension to the Peden Pavilion, it houses participants in the Annual Agricultural Show as well as providing space for events including swap meets, animal shows and Octoberfest. Frequently used in conjunction with the Peden Pavilion and the Poultry Pavilion, e.g: fowl sales and shows. The Skillion has also been used as animal occupation for refuge in emergencies.</p>	<p>Good condition as structure with a need to investigate flooring quality.</p>	
Maurie Harris Poultry Pavilion			



Description	Use	Condition	Photo
<p>The Poultry Pavilion is a metal truss with corrugated metal clad wall and roof building of approximately 830 square metres, purpose built with raised wooden poultry coops and tables.</p>	<p>The Poultry Pavilion is primarily used for poultry exhibits, Annual shows and sales. It is occasionally used in conjunction with the Skillion area.</p>	<p>Serviceable facility, purpose built but roof and access to roof by birds requires address.</p>	
<p>Peden Car Park</p>			
<p>This car park is adjacent to the Peden Pavilion and is a tarred asphalt car parking area. Car park has 5 power bollards.</p>	<p>The car park is used for car parking, access and parking to the Pavilions and Skillion, as well as a range of Annual Agricultural Show and display events, e.g: the New Age Caravan Club meeting.</p>	<p>Fair condition requiring some patching but serviceable.</p>	
<p>Jockey Changing Rooms/Bar/Pavilion</p>			



Description	Use	Condition	Photo
<p>The Jockey Pavilion is a brick building with Corrugated metal roofing. The eastern side includes a slanted skillion roof over a concrete stand area. The Pavilion comprises jockey change rooms, showers and toilets, office spaces for race administration and a bar area.</p> <p>The Pavilion is adjacent to a small sand and crushed gravel presentation arena.</p>	<p>Used for harness race meeting operations and leisure, administration and jockey preparation and change rooms.</p>	<p>Aged but functionally operational for existing purposes. Slanted roofing to the east in good condition but concrete seating and stand area requires railings and safety investigations.</p>	
<p>Rodeo Area, including Club BBQ and storage sheds</p>			
<p>Purpose built and managed rodeo area comprising main rodeo ring and associated stockade infrastructure, with two sheds built from metal frames and corrugated metal, with a set of toilets.</p> <p>The area contains permanent yards and loading ramps constructed at the southern end of the arena and spectator mounds around the perimeter.</p> <p>The main arena is flood lit. A grassed area adjacent to the rodeo ring, has been converted into a picnic area.</p>	<p>Used for 6-8 rodeo events each year, along with occasional associated rodeo-sport events.</p>	<p>Good condition with relatively recent facilities built for purpose construction.</p>	
<p>Circus Area</p>			



Description	Use	Condition	Photo
<p>Large built-up area of relatively flat land mostly asphalt with main Braidwood Rd access. It is approximately 11,000 square metres. The area is separated from the Rodeo Arena by a drainage channel; with access between the two areas by a footbridge</p>	<p>Generally used when a circus is visiting Goulburn. Also currently used as carparking for Rodeo events, the Goulburn Show, and for occasional overflow parking and temporary materials storage.</p> <p>Area could be used as an evacuation area if required.</p>	<p>Fair to poor condition of surface materials.</p>	
<p>Harness racing tracks and infrastructure</p>			
<p>There are two main facilities for harness racing and training at the GRA.</p> <p>The main racetrack is a 1050 metre crushed rock racing circuit with a straight of 196 metres.</p> <p>A longer variable kidney-shaped sand training track is east of the race circuit, surrounding the dressage arena and dog obedience area.</p> <p>Observation tower, mobile starting gates and finishing areas are all available.</p>	<p>The racing and circuit track are approved and sponsored by Harness Racing NSW.</p> <p>The Harness Racing Club holds daytime meets using the Racing Circuit 10 times a year with official trials on the 2nd and 4th Sunday of every month. The club's racing calendar is usually between December to June inclusive.</p> <p>The sand training track is in use each day, generally during the mornings.</p>	<p>Good condition with relatively new infrastructure (observation posts, finish lines, etc). Track maintained with regular surface treatments.</p>	
<p>Greyhound racing tracks and infrastructure</p>			



Description	Use	Condition	Photo
<p>The greyhound racetrack is an approximate 550 metre track generally capable of holding 350m and 450m events. 700m and 930m races events can be held.</p> <p>The track is a loam track over constructed base materials with a Bramich lure system.</p> <p>Observation tower, starting boxes and finishing areas are all available</p>	<p>The track and club host regular provincial daytime meetings approximately 42 times per year.</p>	<p>Good condition with relatively new infrastructure (observation posts, finish lines, etc). Track maintained with regular surface treatments.</p>	
<p>Greyhound race day kennels and administration</p>			
<p>The race day kennels is a newly purpose-built brick and Corrugated metal roofed facility including individual kennels air-conditioning and wash down areas.</p>	<p>The facility provides high quality greyhound race day housing, preparation and management of animals.</p>	<p>Modern facility in good condition.</p>	
<p>Dressage arena</p>			



Description	Use	Condition	Photo
<p>The dressage arena is situated south and south-east of the main race circuits. It comprises five sand and crushed gravel, wood bordered dressage areas and a metal framed and Corrugated metal building for event day management, shade and storage.</p>	<p>The Goulburn Dressage Club holds approximately 6 to 8 events each calendar year. The events are Official competitions or informal training days.</p>	<p>Well maintained area with good facilities.</p>	
<p>Dog obedience area</p>			
<p>The dog obedience area is a large grassed area within the sand harness training track.</p>	<p>The Goulburn Dog Training & Kennel Club provides handler & dog training in Obedience Rally O Flyball, Agility and Show Training</p>	<p>Grassed area in moderate condition sustained by lack of vehicle access and use.</p>	
<p>Annual Goulburn Show Society offices</p>			

Description	Use	Condition	Photo
<p>The Goulburn Show .office is a medium sized fixed-demountable building comprising reception and office areas, small wet areas (toilets and kitchen)</p>	<p>The Goulburn Agricultural Pastoral & Horticultural Society Incorporated organises the annual three-day annual show from the office. The office is used every day and serves as the main administrative point during the event and the two days preparation and close-down either side of the event.</p> <p>The show uses the full facilities of the GRA during the event and includes animal exhibits, animal nursery, horse events, show jumping, sporting, arena sorting, camel rides, a wine and brewery show, chain-saw sculpture, blacksmith display, sheep-wool display and wood chop.</p>	<p>Modern facility in good condition.</p>	
<p>Residence</p>			
<p>The former caretaker's house is a three-bedroom brick and tile roof building on infill built up for flood protection.</p>	<p>The building currently houses a resident in a short-term licence.</p>	<p>Fair condition due to simplicity of materials and construction.</p>	

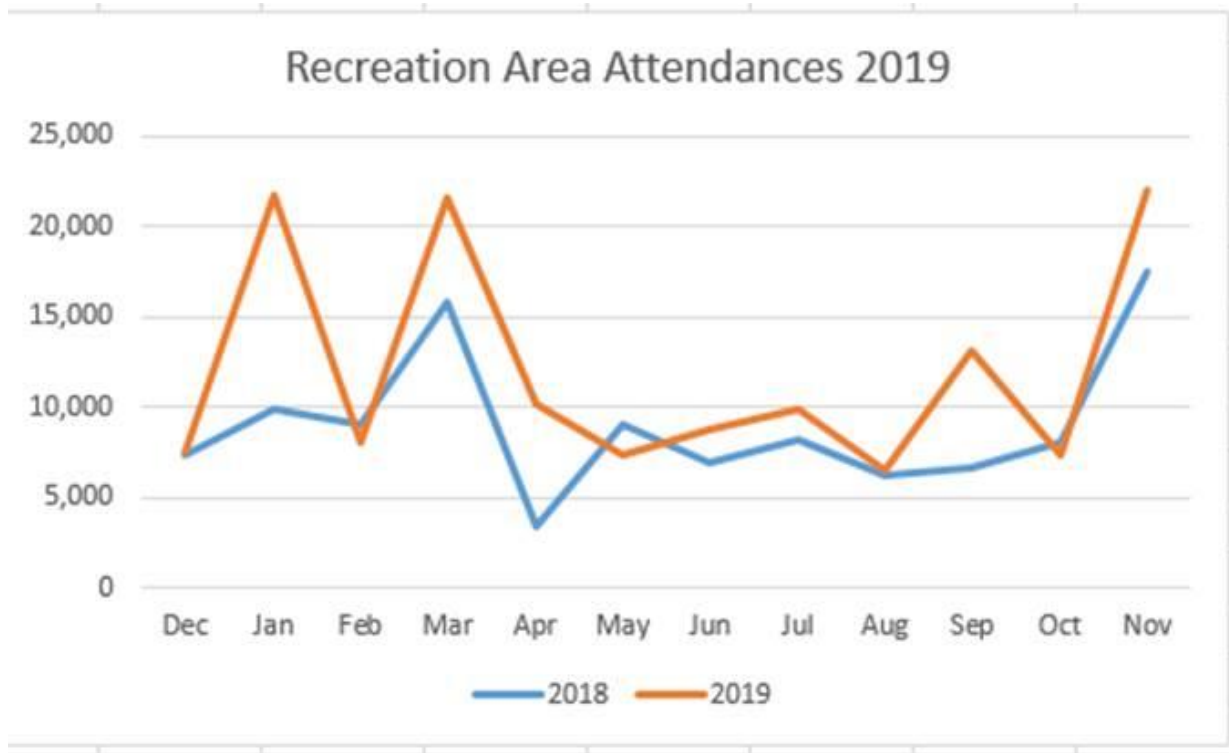
Description	Use	Condition	Photo
Camping area			
<p>This area is immediately adjacent to the Mulwaree River at the south eastern end of the GRA This is a relatively flat and level area of approximately 45,500 square metres.</p>	<p>The camping area is infrequently used due to a lack of power to potential sites, and wet (shower, toilets) facilities. Occasionally used for temporary uses by horse floats and limited event camping.</p>	<p>Flood prone land with grass cover.</p>	
Machinery Shed			
<p>This is a metal frame and Corrugated metal building built adjacent to the former caretaker's house (residence)</p>	<p>The shed is used for storage of Council and GRA management equipment.</p>	<p>Fair and serviceable condition due to simplicity of construction materials.</p>	

Description	Use	Condition	Photo
Day Stalls / Stables			
<p>The Day Stalls / Stables are a mixture of metal frame and Corrugated metal building with an equal sized brick and Corrugated metal roof. 80 stables are available.</p> <p>A small exercise yard and saddling enclosure is situated to the immediate south of the day stall complex</p>	<p>The day stalls provide short stay race day stabling and stalls uses during race meetings with direct access to the Harness Track.</p>	<p>Fair and serviceable condition due to simplicity of construction materials.</p>	
Zantis Stables			
<p>Theses stables are a wood frame, concrete block and plank building with corrugated iron roof. A small exercise/yard with metal fencing is adjacent.</p>	<p>The stables provide leased occupation for up to 15 harness racing horses and equipment.</p>	<p>Serviceable but aged condition.</p>	

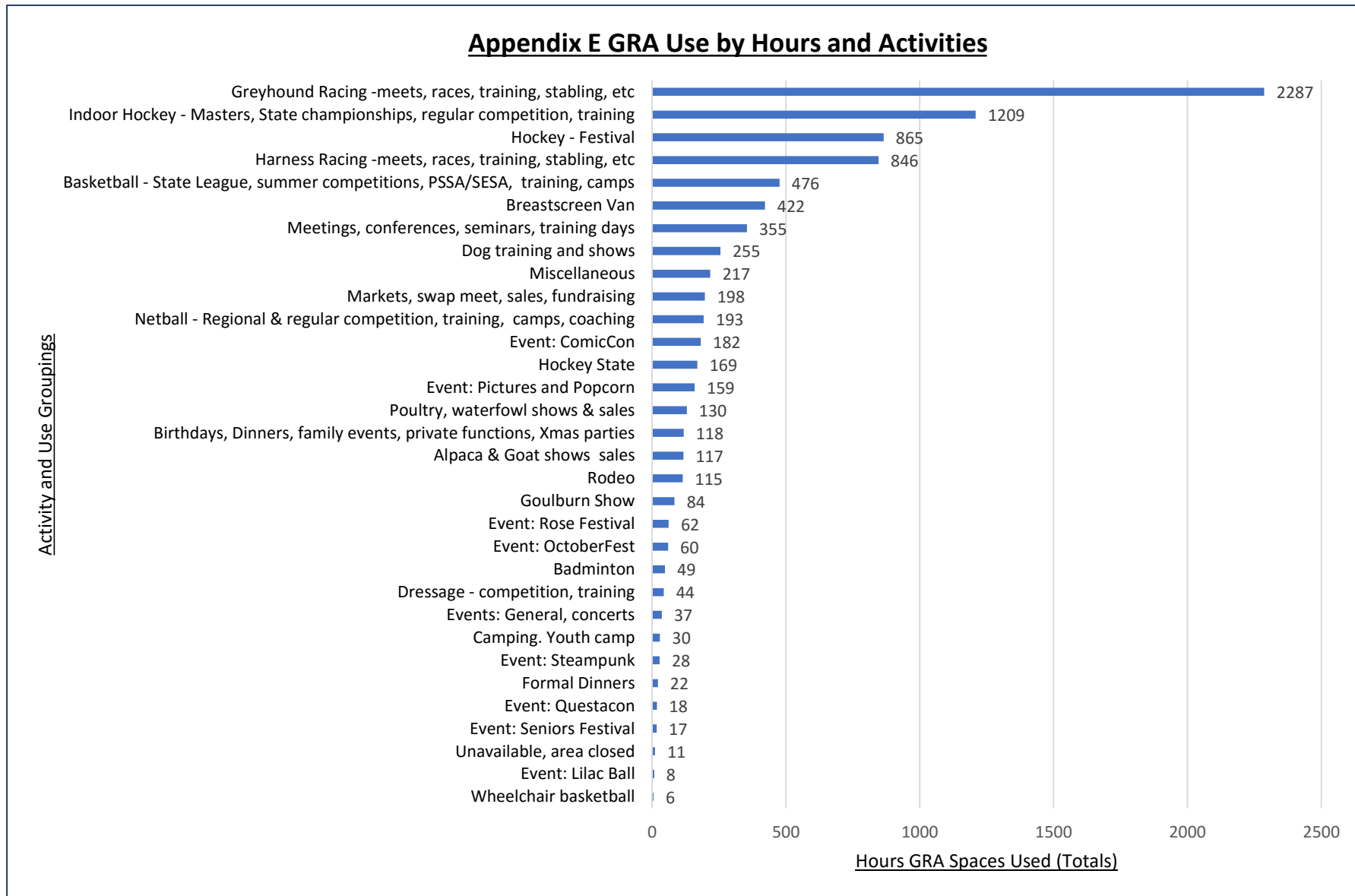
Description	Use	Condition	Photo
Sideshow Alley, Car Park and picnic area			
<p>The area consists of flat grass picnic area and asphalt surface carpark. Fencing around the grass area consists of recycled plastic bollards and coppers logs. The area has 12 power bollards and 6 light poles. Roll top fencing is located on the stable and track side.</p>	<p>This is a multifunction area used for multiple outdoor events, e.g: Goulburn Show and car parking.</p>	<p>Newly installed asphalt surfaces the car park, grass is reasonable condition.</p>	
Showman's Guild Parking			
<p>The area consists of 5 power bollards and 1 light on end of stables. The surface road base and a large open drain runs through the centre of the area.</p>	<p>The area is an overflow car park area for major events or if the main car park is being used. It also serves as a base for the showman's guild during the Goulburn Show.</p>	<p>Good condition.</p>	

Description	Use	Condition	Photo
Slipping Track			
<p>The slipping track is a straight line fenced loam track between the eastern (river) paddock and the sand training track.</p>	<p>The track is used by Greyhound Club members for training.</p>	<p>Good condition.</p>	
Stockyards			
<p>The stockyards are an uncovered metal frame and panelled collection of stalls and runs for keeping of stock animals. The yards have two loading ramps, one fixed and one adjustable, and a stock wash down area.</p>	<p>The yards are used for the temporary holding of stock, for rodeo event use, and as a temporary animal holding use during emergency</p>	<p>Serviceable condition, lack of cover a limitation to uses.</p>	

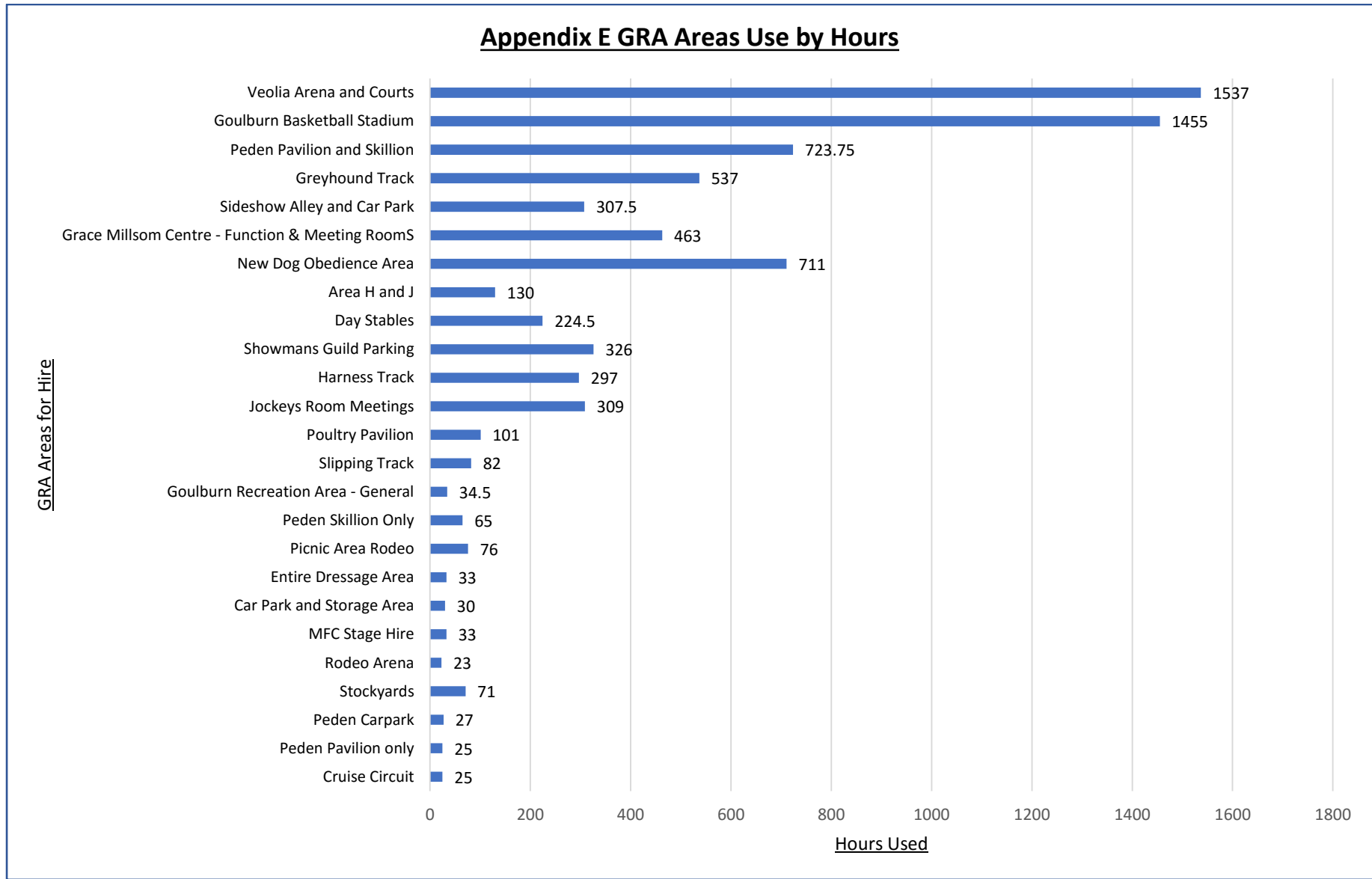
Appendix E 2018-2019 attendance use



Appendix E GRA Use by Hours and Activities



Appendix E GRA Areas Use by Hours



Appendix F - Current licenses/leases for users of the reserve 2020

Source: Goulburn Council

Site location	Tenant	Type	Start Date	End Date	Term (Yrs)	Authorised Use
Dog Obedience Area	Goulburn Dog Training and Kennel Club	Crown Licence	01.07.2020	30.06.2021	1	Dog Obedience
Former Caretaker's Cottage	Stapleton	Crown Licence	30.06.2020	30.06.2021	1	Residential
Maurie Harris Poultry Pavilion	Goulburn Homing Pigeon Society Inc.	Crown Licence	01.11.2019	31.10.2021	2	Meetings, shows and races
Ross Whittaker Basketball Centre	Goulburn Basketball Association Inc.	Crown Licence	01.07.2016	30.06.2021	5	Basketball
Maurie Harris Poultry Pavilion	Goulburn Poultry Fanciers Society Inc.	Crown Licence	01.08.2017	01.07.2022	5	Poultry Shows
Rodeo Area	Goulburn Rodeo Club Inc.	Crown Licence	01.07.2016	30.06.2021	5	Rodeo Club
Show Society Office and GRA during Annual Show	Goulburn A P & H Society Inc.	Crown Licence	01.07.2016	30.06.2021	5	Annual Goulburn Show Office
Dressage Arena	Goulburn Dressage Club Inc.	Crown Licence	01.07.2016	30.06.2021	5	Dressage
Race day stables and curtilage	Goulburn Harness Racing Club Inc.	Crown Licence	31.10.2018	30.09.2023	5	Horse Stables
Zantis Stables and curtilage	D & M Hewitt	Crown Licence	01/07/2012	30.06.2022	10	Day Stalls / Horse Stables
Racetrack, Training track	Goulburn Harness Racing Club Inc.	Crown Licence	01.10.2018	30.06.2029	20	Racing Club - Track
Racetrack, slipping track, race day kennels	Goulburn Greyhound Racing Club Inc.	Crown Licence	1.06.2020	30.05.2040	20	Greyhound Racing

Appendix G – 2010 Plan of Management Actions to be carried over

The following carry over actions from the Crown Land (NSW) approved 2010 Plan of Management are incorporated into Table 2. Objectives and performance targets, means of achieving them and assessing achievement for the community land categories: Park, Sportsground and General Community Use, of this PoM.

Actions from 2010 Goulburn Recreation Area Plan of Management to be completed

2010 PoM Actions – carried over	Budget forecast	Priority	Current status
Strategic Planning			
Commission development of a GRA Master Plan.	\$25,000	high	Currently in Table 2 of this draft PoM under Economy.
Commission development of a Marketing Plan.	\$15,000	high	Currently in Table 2 of draft PoM under Economy.
Investigate, review and design a power supply network to serve current and future needs.	\$6,000	high	Currently in Table 2 of draft PoM under Infrastructure & Maintenance Needs.
Develop a 'building design policy' to allow for appropriate design and finish of all buildings to ensure consistent approach to siting and construction of buildings. Themed design to harmonise visual impacts.	\$5,000	high	Currently in Table 2 of draft PoM under Economy.
Develop landscape plan with planting guides. This should consider safety, heritage, biodiversity & endemic species and general landscape considerations.	\$15,000	high	Currently in Table 2 of this draft PoM and supports actions on shade trees & perimeter trees. See Improved Facilities and Amenities.
Develop signage plan/strategy for area that covers interpretive, directional, regulatory and advertising signage.	\$10,000	low	Currently in Table 2 of draft

2010 PoM Actions – carried over	Budget forecast	Priority	Current status
			PoM under Economy.
Indoor Facilities			
Upgrade accessible facilities to meet BCA standard.	\$30,000	high	Currently in Table 2 of this draft PoM see Safety and Efficiency.
Replace slab floors in Peden Pavilion.	\$100,000	low	Currently in Table 2 of this draft PoM see Infrastructure and Maintenance Needs.
Outdoor Facilities			
Allocate annual budget for implementation of the landscape plan.	\$5,000 re-vegetation and maintenance.	high	Currently in Table 2 of this draft PoM see Improve Facilities and Amenities.
Prepare and implement a drainage plan to reduce damage to Race Day grounds during periods of wet weather.	\$10,000 for design	high	Currently in Table 2 of this draft PoM see Infrastructure and Maintenance Needs.
Pipe and cover the drains surrounding the Rodeo Arena. This will improve safety, allow for stockyard expansion and facilitate car parking on the area to the south of the Arena.	\$35,000	med	Currently in Table 2 of this draft PoM see Development and Growth.
Rodeo Club to replace current Rodeo club house (include office, VIP lounge etc) and construct permanent canteen area.		med	Currently in Table 2 of this draft PoM see Development and Growth.
Rodeo Club to improve lighting to the Rodeo Arena.		med	Currently in Table 2 of this

2010 PoM Actions – carried over	Budget forecast	Priority	Current status
			draft PoM see Development and Growth.
Rodeo Club to investigate costs to cover the Rodeo arena and to construct grandstand with view to eventual implementation.		low	Currently in Table 2 of this draft PoM see Development and Growth.
Rodeo Club to expand stock yards.		low	Currently in Table 2 of this draft PoM see Development and Growth.
Investigate proposals for development of a camp draft/polocrosse facility on the lower open fields including powered campsites, toilet block, storage and stockyards.		low	Currently in Table 2 of this draft PoM see Development and Growth.
Future Development			
Camping area and amenities block- construct as per DA and per relevant legislation.		med	Currently in Table 2 of this draft PoM see Infrastructure and Maintenance Needs.
Investigate options for Poultry Club outdoor area.	\$2,000	med	Currently in Table 2 of this draft PoM see Development and Growth.
Goulburn Greyhound Club to investigate development of greyhound pre-training dog kennels.		med	Currently in Table 2 of this draft PoM see Development and Growth.
Develop a machinery exhibition area.	\$25,000	low	Currently in Table 2 of this draft PoM see

2010 PoM Actions – carried over	Budget forecast	Priority	Current status
			Development and Growth.
Develop a sheltered display area for antique machinery.	Potential groups to use existing facilities	low	Currently in Table 2 of this draft PoM see Development and Growth.
Goulburn Harness Racing Club, Inc - Investigate the feasibility of night time harness racing and the impact of visual intrusion on other users and reserve aesthetics.	Refer Goulburn Harness Racing Club	low	Currently in Table 2 of this draft PoM see Economy.
Goulburn Harness Racing Club, Inc to develop a lighting plan for the harness racing track.	Refer Goulburn Harness Racing Club	low	Currently in Table 2 of this draft PoM see Economy.
Investigate options for undercover show/sale area to south of existing cattle yards.	\$2,000	low	Currently in Table 2 of this draft PoM see Development and Growth.

Appendix H – Public Hearing Report: Draft Goulburn Recreation Area Plan of Management - Addition of Community Land Category



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GOULBURN MULWAREE COUNCIL

Public Hearing Report:

Draft Goulburn Recreation Area Plan of Management
Addition of Community Land Category

22 February 2021



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1. INTRODUCTION

1.1 Purpose of this report

This report provides a summary of the independently chaired Public Hearing held at Goulburn Mulwaree Council Civic Centre on Wednesday, 17 February 2021.

The public hearing was held in compliance with Chapter 6, Division 2, Section 40A of the *Local Government Act 1993*, and was conducted into the proposed changes (addition of a category) to the community land categorisation of Goulburn Recreation Area in Council's draft Goulburn Recreation Area Plan of Management (the GRA draft PoM).

1.2 Land covered by this report

The land covered by this report is the Goulburn Showground and Recreation Area (GRA) shown in **Figure 1: Location Map** and **Figure 2: Site Map**.

The GRA is a Crown land reserved for the purposes of 'Athletic Sports; Public Recreation; Racecourse; Showground' (Crown reserve number: R72794), created and notified by NSW Gazette notice dated 30 July 1948.

The reserve is approximately 44.192 hectares and is comprised of the following land parcels in the Parish of Goulburn, County of Argyle, Goulburn Mulwaree local government area:

- whole of Lot 7049 DP 1005051;
- whole of Lot 7302 DP 1151976; and
- part of Lot 370 DP 750015.

There is a portion of land (Lot 461, DP 1162598), within the GRA reserves and between Lot 370, DP 750015 and Lot 7302, DP 1151976 that is not Crown land, nor legally part of the GRA reserves. This lot parcel is in the ownership of a deceased estate and title indicates the whole of the land is affected by a drainage easement.

Figure 1: Location Map

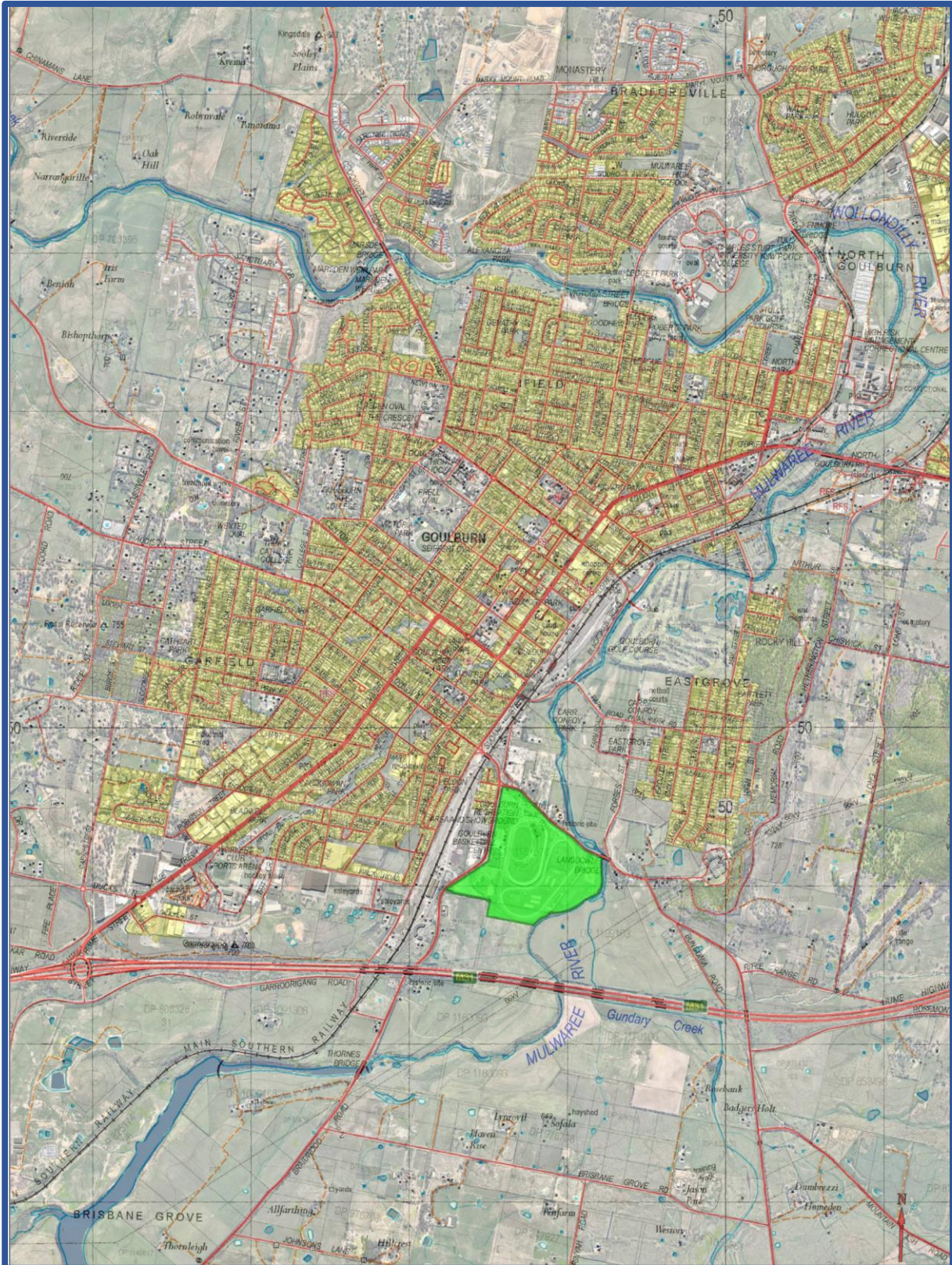


Figure 2: Site Map



1.3 Background

Goulburn Mulwaree Council prepared a draft plan of management (draft PoM) for the GRA and placed the draft PoM on public exhibition (27 January 2021 to 23 February 2021) with submissions to this draft PoM being received for a further 14 days until 15 March 2021.

Following Council endorsement, the draft PoM had been previously submitted to the Minister administering the *Crown Land Management Act 2016* (CLM Act) as representative of the landowner: The State of NSW. The Minister's Delegate advised on 16 December 2020 that consent had been granted under S.3.23(7) of the CLM Act for Council to alter the categories of the Crown reserve, and that Council can now progress to give public notice of the draft PoM.

The community land categories initially assigned by Council were: Park, Sportsground and General Community Use. A fourth category **Natural Area – Watercourse** had been added in the draft PoM referred to the Minister to address land that borders the Mulwaree River to the south east.

2 PLANNING CONTEXT

2.1 Community land

Land vested (owned or controlled by Council) is defined in the *Local Government Act 1993* (LG Act) as 'public land', with exceptions such as roads.

All public land is to be classified as either 'community' or 'operational' land (LG Act Chapter 6, Part 2 Division 1)

Classification clearly identifies land which should be kept for use by the general public (community) and that land which need not be kept or may have relatively simple dealings (operational). Classification determines the ease or difficulty with which land may be alienated by sale, leasing or some other means.

Community land must not be sold except in limited circumstances referred to in the LG Act. Community land must not be leased or licensed for more than 30 years and may only be leased or licensed for more than 5 years if public notice of the proposed lease or licence is given and, in the event that an objection is made to the proposed lease or licence, the Minister's consent is obtained. No such restrictions apply to operational land.

Community land would ordinarily comprise land such as a public park. Operational land would ordinarily comprise land held as a temporary asset or as an investment, land which facilitates the carrying out by a council of its functions or land which may not be open to the general public, such as a works depot or a council garage.

The use and management of community land is to be regulated by a plan of management. Until a plan of management is adopted, the nature and use of the land must not change.

The CLM Act (Part 3, Division 3.4) enables Councils to manage Crown reserves principally as community land under the LG Act.

Crown reserves managed as community land must therefore have community land categories assigned and must have community land plans of management adopted by Council

2.2 Categories of community land

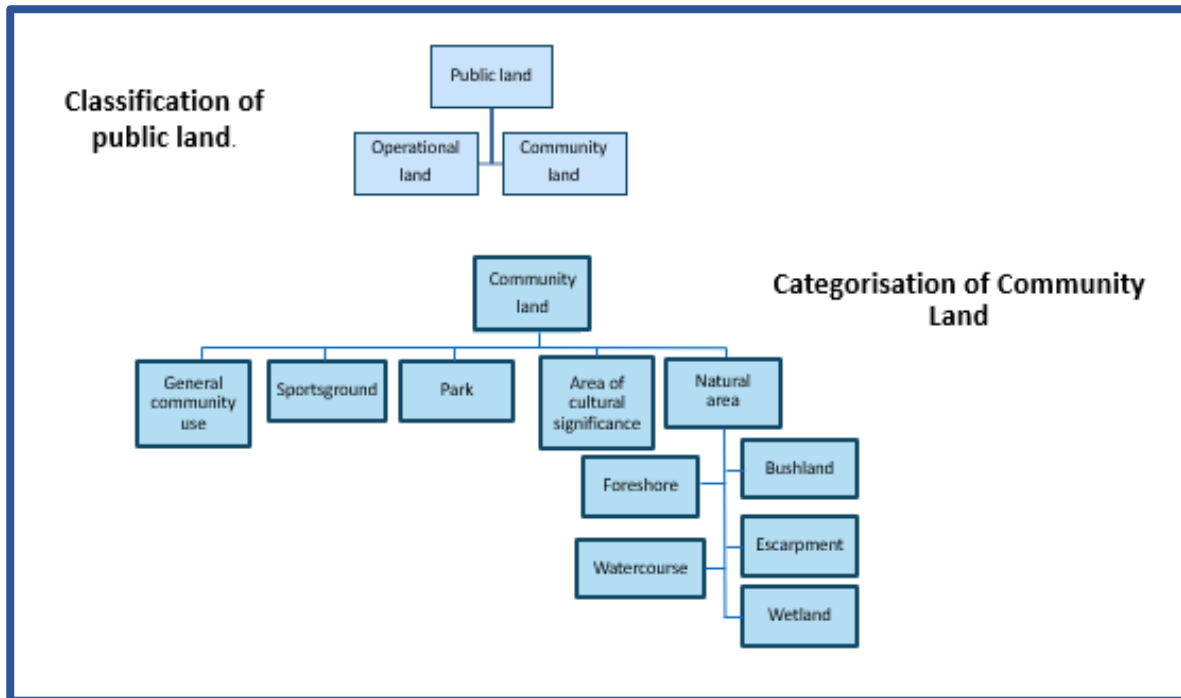
The assignment of the categories is directed by the *Local Government (General) Regulation 2005* (LG Regulation), which provides a description of land and use to guide the assignment of categories to portions or land of the land as appropriate. See **Report Section 2.3**.

Community land categories define the core objectives for use, management and development of community land. (LG Act Chapter 6 Part 2 Division 2). See **Report Section 2.4**.

Assignment of categories on Crown reserves managed as community land must also align with the gazetted purpose of the reserve, e.g: 'public recreation'.

Figure 3: Classification and Categories shows the classification of public land, and categories of community land.

Figure 3: Classification and Categories



2.3 Guidelines for assignment of the community land categories in the draft Goulburn Recreation Area Plan of Management

There are four categories assigned in the draft GRA PoM: Park, Sportsground, General Community Use and Natural Area – Watercourse. **Figure 4: Draft Goulburn Recreation Area Plan of Management Category Assignment Guidelines** shows the guidelines for the assignment of the four categories in the draft PoM.

Figure 4: Draft Goulburn Recreation Area Plan of Management Category Assignment Guidelines

Category	Guidelines for categorisation (LG Regulation)
Park	The land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.
Sportsground	The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.
General community use	The land: <ol style="list-style-type: none"> may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and is not required to be categorised as a natural area and does not satisfy the guidelines under categorisation as a natural area, a sportsground, a park or an area of cultural significance.
Natural area	The land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as: <ul style="list-style-type: none"> • bushland, • wetland, • escarpment, • watercourse or

Category	Guidelines for categorisation (LG Regulation)
	<ul style="list-style-type: none"> foreshore.
Watercourse	<p>Land that is categorised as a natural area should be further categorised as a watercourse under section 36(5) of the Act if the land includes:</p> <ul style="list-style-type: none"> any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and associated riparian land or vegetation, including land that is protected land for the purposes of the <i>Rivers and Foreshores Improvement Act 1948</i> or State protected land identified in an order under section 7 of the Native Vegetation Conservation Act 1997.

2.4 Core objectives for managing of the community land categories in the draft Goulburn Recreation Area Plan of Management

The Core Objectives for the four categories assigned in the draft GRA PoM: Park, Sportsground, General Community Use and Natural Area – Watercourse are shown in **Figure 5: Draft Goulburn Recreation Area Plan of Management Category Core Objectives**.

Figure 5: Draft Goulburn Recreation Area Plan of Management Category Core Objectives

Category	Objectives (LG Act)
Park	<p>The core objectives for management of community land categorised as a park are:</p> <ol style="list-style-type: none"> to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and to provide for passive recreational activities or pastimes and for the casual playing of games, and to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Sportsground	<p>The core objectives for management of community land categorised as a sportsground are:</p> <ol style="list-style-type: none"> to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and to ensure that such activities are managed having regard to any adverse impact on nearby residences.
General community use	<p>The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <ol 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).
Natural area	<p>The core objectives for management of community land categorised as a natural area are:</p>

Category	Objectives (LG Act)
	a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and b) to maintain the land, or that feature or habitat, in its natural state and setting, and c) to provide for the restoration and regeneration of the land, and d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i> .
Watercourse	The core objectives for management of community land categorised as a watercourse are: a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and c) to restore degraded watercourses, and d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

2.5 Proposed categorisation of GRA

Council provided the Minister administering the CLM Act with a Notice of Initial Category Assignment that described the assignment of three categories, in accordance with the (then current) State Government guidelines. The Minister's Delegate accepted the category assignment and made no direction to assign any other category.

The preparation of the draft GRA PoM identified that a further category was required to be assigned in accordance with the guidelines in the LG Regulation to address the riparian corridor of the Mulwaree River along the south-eastern border of the GRA.

Council resolved to endorse the draft GRA PoM and submit the draft PoM to the Minister administering the CLM Act as representative of the landowner: The State of NSW.

The Minister's Delegate replied in December 2020 that:

"I have reviewed the draft PoM and I am pleased to confirm that the draft plan satisfies the requirements under section 3.23 of the CLM Act.

I have also considered Council's request to alter the initial assigned categorisation for Crown reserve R72794 included in the draft PoM. As a delegate of the Minister for Water, Property and Housing, I grant consent under section 3.23(7) of the CLM Act for Council to alter the categories of the Crown reserve as follows:

Reserve No.	Purpose(s)	Approved Categorisation
-------------	------------	-------------------------

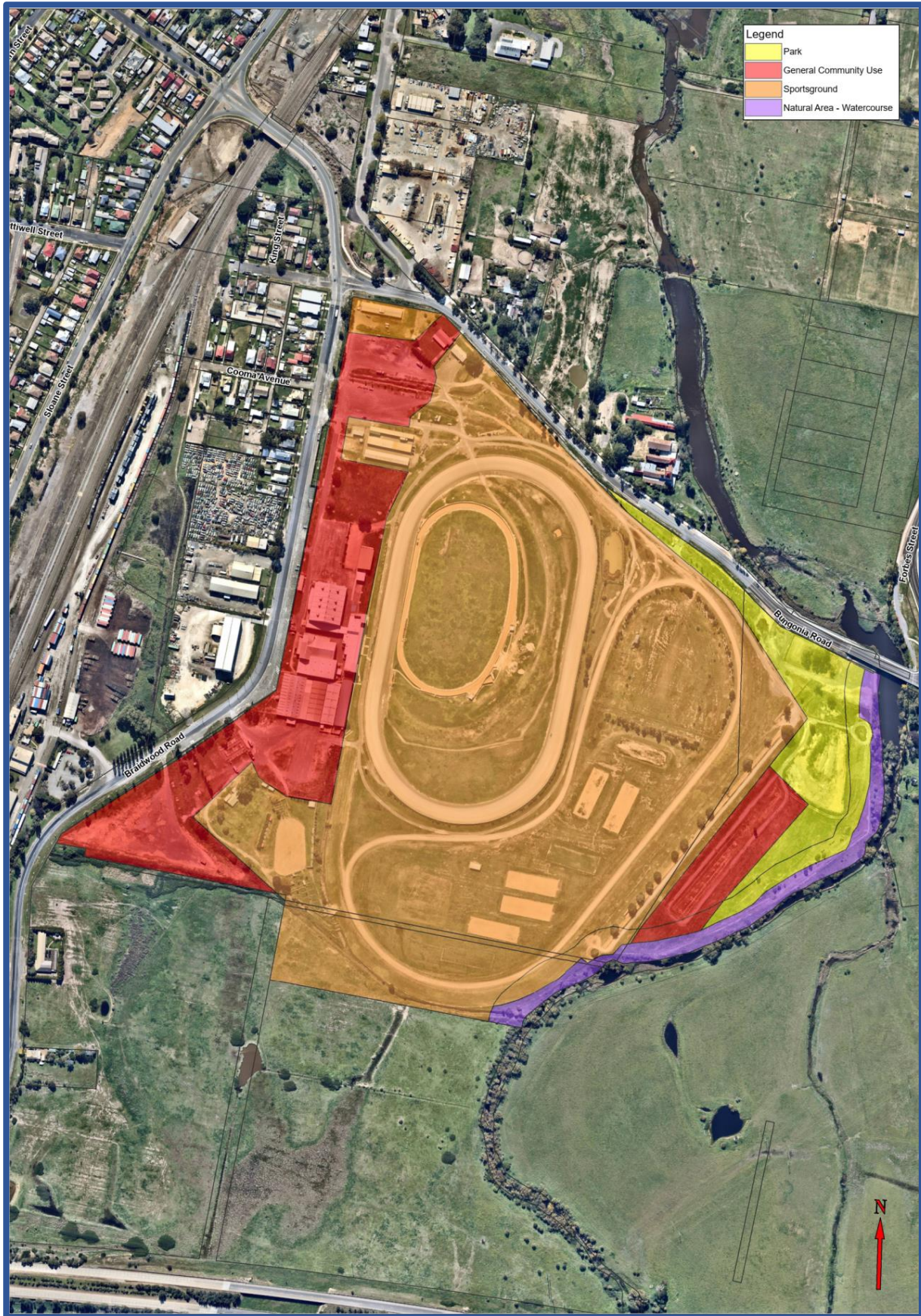
<i>R72794</i>	<i>Racecourse</i> <i>Athletic Sports</i> <i>Public Recreation</i> <i>Showground</i>	<i>Park</i> <i>Sportsground</i> <i>General Community Use</i> <i>Natural Area - Watercourse</i>
---------------	--	---

Council can now progress to give public notice of the draft PoM. As Council has altered the initial categorisation applying to this draft PoM a public hearing is also required as per section 40A of the LG Act."

A copy of the Delegate's response is at **Appendix A**.

Figure 6: Categories Mapping in the draft GRA PoM shows the land where the categories have been assigned.

Figure 6: Categories Mapping in the draft Goulburn Recreation Area Plan of Management



2.6 Public hearing for categorisation of community land

Council must hold a public hearing in respect of a proposed plan of management if the proposed plan would have the effect of categorising, or altering the categorisation of, community land.

Council must hold a further public hearing in respect of the proposed plan of management if Council decides to amend the proposed plan after a public hearing and the amendment of the plan would have the effect of altering the categorisation of community land from the categorisation of that land in the proposed plan that was considered at the previous public hearing.

3 THE PUBLIC HEARING

3.1 Advertising and notification

Council advertised the public hearing on its corporate and community web pages, and in the local newspaper: the Goulburn Post, on Wednesday January 27, 2021.

The public notifications are at **Appendix B**.

3.2 Availability of the draft Plan of Management

The draft GRA PoM is on public exhibition (27 January 2021 to 23 February 2021) with submissions to the draft PoM being received for a further 14 days until 15 March 2021.

The draft GRA PoM is on public exhibition at the Goulburn Mulwaree Council Civic Centre (Customer Service Desk Area), the Goulburn Mulwaree Library, the Grace Milson Centre at the GRA, and on line and downloadable on Council public website.

Submissions are to be addressed to the General Manager - Goulburn Mulwaree Council, Locked Bag 22, Goulburn NSW 2580. All submissions will be reported back to Council.

3.3 Attendance at the public hearing

The public hearing was convened and managed by:

- Carl Malmberg, Independent Chair – CGM Planning;
- Ken Wheeldon, Council Business Manager Property & Community Services
- Jacqueline Harmer, Council recording.

Members of the public in attendance were:

- Keith Weston
- Peter Walker

3.4 The public hearing

The public hearing was conducted in the Goulburn Mulwaree Council Chambers on 17 February 2021, between 5.00pm and 6.00pm. A presentation and written materials were provided to the attendees and spoken to by the Chair and Council's Business Manager Property & Community Services.

The hearing was regularly paused to confirm if there were any questions or comments with none being forthcoming at each time. One question were asked at the end of the presentation.

The question asked was by Peter Walker why a portion of land in the south east part of the GRA was categorised as General Community Use, as this was used by greyhound owners as a slipping track.

The answer provided was that the category of General Community Use permitted the activity (which is a long narrow wire mesh enclosure used to allow a greyhound free running exercise), but consultations with the users, including the Greyhound Racing Club, indicated that the General Community Use was suitable as with further possible developments at the GRA, the more flexible uses and developments over the site was acceptable.

The advice and answer was received and stated to be acceptable.

One comment was also received from Peter Walker who complimented Council staff for the quality and thoroughness, as well as readability of the draft GRA PoM.

A copy of the presentation and distributed materials is attached in **Appendix B**.

3.5 Availability of Public Hearing Report

The LG Act S.47G (3) sets the requirements for the availability of the Public Hearing Report:

47G Public hearings

- (3) *Not later than 4 days after it has received a report from the person presiding at the public hearing as to the result of the hearing, the council must make a copy of the report available for inspection by the public at a location within the area of the council.*

Council will make this Report available for public inspection on its corporate and community web pages and at Council's Customer Service Desk Area, the Goulburn Mulwaree Library and the Grace Milson Centre at the GRA.

4 RECOMMENDATIONS

4.1 Recommendation

This report recommends that the proposed categories of Park, Sportsground, General Community Use and Natural Area – Watercourse be retained in the draft Goulburn Recreation Area Plan of Management, as shown in the categories assigned map at **Figure 6**.

4.2 Adoption of proposed categorisation

Subject to submissions and consideration by Council received by close of business 15 March 2021, Council may adopt the categories assigned in the draft GRA PoM.

**APPENDIX A: DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT – CROWN
LANDS LETTER 16 DECEMBER 2020**



Mr Warwick Bennett
General Manager
Goulburn Mulwaree Council
184-194 Bourke Street
GOULBURN NSW 2580
Attn: Ken Wheeldon

Dear Mr Bennett

Subject: Goulburn Mulwaree Council's draft Plan of Management – Goulburn Recreation Area

Thank you for referring Goulburn Mulwaree Council's draft Plan of Management (draft PoM) for Goulburn Recreation Area under section 39 of the *Local Government Act 1993* (LG Act) on the 8 October 2020 and Council's request for consent to alter the initial assigned categorisation of the land under section 3.23(d)(i) of the *Crown Land Management Act 2016* (CLM Act).

I have reviewed the draft PoM and I am pleased to confirm that the draft plan satisfies the requirements under section 3.23 of the CLM Act.

I have also considered Council's request to alter the initial assigned categorisation for Crown reserve R72794 included in the draft PoM. As a delegate of the Minister for Water, Property and Housing, I grant consent under section 3.23(7) of the CLM Act for Council to alter the categories of the Crown reserve as follows:

Reserve No.	Purpose(s)	Approved Categorisation
R72794	Racecourse Athletic Sports Public Recreation Showground	Park Sportsground General Community Use Natural Area - Watercourse

I note that Council has referenced several repealed Acts including: *Noxious Weeds Act 1993*, *Waste Minimisation and Management Act 1995*, and *Catchment Management Authorities Act 2003*. It is recommended that Council review the legislation and amend accordingly.

Council can now progress to give public notice of the draft PoM. As Council has altered the initial categorisation applying to this draft PoM a public hearing is also required as per section 40A of the LG Act. If Council decides to amend the draft PoM following the public notification period, Council is required to again refer the plan to the landowner. A copy of the final adopted PoM should be sent Crown Lands via council.clm@crowland.nsw.gov.au.

Council is reminded that an adopted PoM authorises the lawful use and occupation of Crown land. Any activities to be undertaken on the reserve must be expressly authorised in the PoM prior to implementation.

If you have any further questions or need assistance, please contact the Council Crown Land Management Team via email at council.clm@crowmland.nsw.gov.au.

Yours sincerely



Janelle Pearson
Principal Policy and Project Manager
Department of Planning, Industry and Environment – Crown Lands
16/12/2020

437 Hunter Street Newcastle NSW 2300
PO Box 2185 Dangar NSW 2309
Tel: 1300 886 235 www.industry.nsw.gov.au/lands ABN: 20 770 707 468

APPENDIX B NOTICE OF PUBLIC HEARING Council Website

Notice of Public Hearing for Community Land Categorisation of Goulburn Recreation Area

In accordance with Chapter 6, Division 2, Section 40A of the *Local Government Act 1993*, public notice is given that an independently chaired public hearing will be conducted into the proposed changes to the community land categorisation of Goulburn Recreation Area in the draft Goulburn Recreation Area Plan of Management.

The draft Goulburn Recreation Area Plan of Management is currently on exhibition (27 January 2021 to 23 February 2021) and submissions to this Plan of Management can be received until two weeks after this date, i.e. up to 5pm on 15 March 2021.

The community land categories originally assigned by Council were: Park, Sportsground and General Community Use. A fourth category **Natural Area – Watercourse** has been added in the draft Goulburn Recreation Area Plan of Management to address the land that borders the Mulwaree River to the south east.

A Crown Land Categorisation Fact Sheet can be viewed on the NSW Department of Planning, Industry and Environment – Crown Land website [www.crownland.nsw.gov.au/Crown Land Categorisation Fact Sheet](http://www.crownland.nsw.gov.au/Crown_Land_Categorisation_Fact_Sheet) or hard copies can be obtained from the Civic Centre Customer Service counter, Goulburn Library or Grace Milsom Centre.

The Goulburn Mulwaree community is invited to attend the public hearing in the **Council Chambers at 5pm on 17 February 2021**, on the proposed change to community land categories. Submissions can be emailed to Council@goulburn.nsw.gov.au or written submissions can be addressed to:

**The General Manager
Goulburn Mulwaree Council
Locked Bag 22 Goulburn
Attention: Ken Wheeldon – Business Manager Property & Community Services**

Please quote file reference (Draft Goulburn Recreation Area Plan of Management) in all correspondence.

For further information, and to register your proposed attendance at the public hearing please contact Jacqueline Harmer – Property Coordinator on 4823 4509 or email Jacqueline.harmer@goulburn.nsw.gov.au

Why hold a public hearing to categorise community land and Crown reserves?

A public hearing is required under Section 40A of the *Local Government Act 1993* for the change of community land category as the draft Goulburn Recreation Area Plan of Management is amending the initially assigned community land categories of the public land covered by the draft Plan of Management.

Note: Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the *Local Government Act 1993* and cannot be sold.

Who conducts a public hearing?

An independent chairperson will conduct the public hearing, and provide a report to Council with recommendations on the proposed re-categorisation of parts of Goulburn Recreation Area. Under Section 47G of the *Local Government Act 1993*, the person presiding at a public hearing must not be:

- a Councillor or employee of the Council holding the public hearing; or
- a person who has been a Councillor or employee of that Council at any time during the five years before the date of his or her appointment.

What happens after the public hearing?

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing. The public hearing report will be presented to Council for their information when it considers adopting the draft Goulburn Recreation Area Plan of Management.

APPENDIX B: NOTICE OF PUBLIC HEARING
Local Newspaper



Goulburn Mulwaree Council News
Website: www.goulburn.nsw.gov.au

LIKE US ON
FACEBOOK!



Asset & Development Engineer (x2)

Join Council's Design and Assets unit where you will develop and implement Council's asset management systems and works programmes, as well as setting conditions and compliance of assets to be inherited from developers

Commencing salary between \$115,945 – \$130,483 per annum, inclusive of 3.5% Civil Liability Allowance and 9.5% superannuation

Applications close 5pm Monday 8th February 2021

DEVELOPMENT PROPOSALS

Notice is given that Council has received the following development applications:

DA 0250/2021

Subject land: 12 Merino Road, Marulan

Proposal: Ten lot Torrens title subdivision, construction of an access way and associated storm water drainage infrastructure.

Applicant: Axiom Spatial Surveyors

Consent Authority: Goulburn Mulwaree Council

Concurrency Authorities: Water NSW

Submissions due: 5pm, 20th January, 2021

DA 0299/2021

Subject land: 14 George Street, Marulan

Proposal: Alterations and additions to existing truck stop development including a new weight bridge and truck wash as well as upgrades to service station canopy and building.

Applicant: DIB Group Pty Ltd

Consent Authority: Goulburn Mulwaree Council

Concurrency Authorities: Water NSW

Submissions due: 5pm, 4th February, 2021

All information is available on our website under "On Exhibition."
Please address any submissions to:

Goulburn Mulwaree Council, Reference: Please use the DA/MOD number.

REQUEST FOR TENDER

Recreational Area Sewage Pumping Station Upgrade (2021T0006)

Goulburn Mulwaree Council is seeking tenders from suitably qualified companies to design and construct for the above project. Tender documents are free and only available from, and responses are to be submitted at, the TenderLink website

www.tenderlink.com/goulburn.

If required, please complete the free registration process at the above website

All enquiries are to be submitted via the Tenderlink forum.

Tenders close promptly at 2pm on Tuesday, 23 February 2021

NOTICE OF PUBLIC HEARING FOR COMMUNITY LAND CATEGORISATION OF GOULBURN RECREATION AREA

In accordance with Chapter 6, Division 2, Section 40A of the *Local Government Act 1993*, public notice is given that an independently chaired public hearing will be conducted into the proposed changes to the community land categorisation of Goulburn Recreation Area in the [draft Goulburn Recreation Area Plan of Management](#).

The draft Goulburn Recreation Area Plan of Management is currently on exhibition (27 January 2021 to 23 February 2021) and submissions to this Plan of Management can be received until two weeks after this date, i.e. up to 5pm on 15 March 2021.

The community land categories originally assigned by Council were: Park, Sportsground and General Community Use. A fourth category **Natural Area – Watercourse** has been added in the draft Goulburn Recreation Area Plan of Management to address the land that borders the Mulwaree River to the south east.

A Crown Land Categorisation Fact Sheet can be viewed on the NSW Department of Planning, Industry and Environment – Crown Land website www.crownland.nsw.gov.au/Crown-Land-Categorisation-Fact-Sheet or hard copies can be obtained from the Civic Centre Customer Service counter, Goulburn Library or Grace Milsom Centre.

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The General Manager
Goulburn Mulwaree Council
Locked Bag 22 Goulburn
Attention: Ken Wheeldon – Business Manager Property & Community Services

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Why hold a public hearing to categorise community land and Crown reserves?

A public hearing is required under Section 40A of the *Local Government Act 1993* for the change of community land category as the draft Goulburn Recreation Area Plan of Management is amending the initially assigned community land categories of the public land covered by the draft Plan of Management.

Note: Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the *Local Government Act 1993* and cannot be sold.

Who conducts a public hearing?

An independent chairperson will conduct the public hearing, and provide a report to Council with recommendations on the proposed re-categorisation of parts of Goulburn Recreation Area. Under Section 47G of the *Local Government Act 1993*, the person presiding at a public hearing must not be:

- a Councillor or employee of the Council holding the public hearing; or
- a person who has been a Councillor or employee of that Council at any time during the five years before the date of his or her appointment.

What happens after the public hearing?

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing. The public hearing report will be presented to Council for their information when it considers adopting the draft Goulburn Recreation Area Plan of Management.

PUBLIC NOTICE

Public exhibition of the Draft Goulburn Recreation Area Plan of Management

At its meeting on 6 October 2020, Goulburn Mulwaree Council resolved that following approval of the draft Goulburn Recreation Area Crown Reserve Plan of Management by the Minister for Water, Property and Housing, the draft Plan be placed on public exhibition with all submissions reported back to Council.

The Plan of Management is required under Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*. The Plan of Management will provide direction as to the use and management of the reserve.

The draft Plan and images defining the nominated areas will be on exhibition at Council's Customer Service Area, located Ground Floor, Civic Centre Administration Building, 184-194 Bourke Street, Goulburn, and Goulburn Library and Grace Milsom Centre until 23 February 2021. The Plan can also be downloaded from Council's website Council@goulburn.nsw.gov.au under Public Exhibition.

Written submissions will be received until 5pm on 15 March 2021. Please quote file reference (Draft Goulburn Recreation Area Plan of Management) on all correspondence for this matter.

Submissions are to be addressed to the General Manager - Goulburn Mulwaree Council, Locked Bag 22, Goulburn NSW 2580.

For further information, please contact Ken Wheeldon – Business Manager Property & Community Services on (02) 4823 4484.

PM6760254

APPENDIX C PUBLIC HEARING PRESENTATION

PUBLIC HEARING: ADDITIONAL COMMUNITY LAND CATEGORY

17 February 2021



Goulburn Mulwaree Council
Goulburn Recreation Area draft Plan of Management

1

Public Hearing Agenda

- | | |
|--|----------------------------------|
| ▪ Public hearings for categorisation of community land and Crown reserve | Independent Chair |
| ▪ Background | Carl Malmberg
Director |
| ▪ What is community land? | CGM Planning & Development P/L |
| ▪ What are the categories of community land? | Goulburn Mulwaree Council |
| ▪ Proposed categorisation of GRA | Ken Wheeldon
Business Manager |
| ▪ Comments and Questions | Property & Community Services |

2

Public Hearing: Community Land Categorisation

Community Land Categorisation of Goulburn Recreation Area

- The *Local Government Act 1993* (Section 40A) requires an independently chaired public hearing be conducted into proposed changes to community land categories
- The draft Goulburn Recreation Area Plan of Management (the draft PoM) is on exhibition (27 to 23 February 2021). Submissions to the draft PoM can be received by Council until two weeks after this date, to 5pm on 15 March 2021

Categorisation of Goulburn Recreation Area

- The community land categories originally assigned by Council were: **Park, Sportsground and General Community Use**
- A fourth category **Natural Area – Watercourse** has been added in the draft PoM to address the land that borders the Mulwaree River to the south east

3

What Happens After The Public Hearing?

- The Independent Chair will provide a report on the Public Hearing to Council
- Council will make this report publicly available within four days
- The Report will be exhibited along with the draft Goulburn Recreation Area PoM
- Council will considers any hearing comments, along with the draft Goulburn Recreation Area PoM for adoption or amendment

4

The Goulburn Recreation Area

- Crown land reserved in 1948 with four purposes: athletic sports, showground, racecourse and public recreation.
- A multi-use sporting, recreational, and cultural facility, with social, agricultural, event uses and activities.
- The main user groups / organisations are:
 - Greyhound Racing;
 - Harness Racing and Training;
 - AP&H Society (Show Society);
 - Basketball;
 - Poultry Fanciers;
 - Rodeo;
 - Dressage; and
 - Goulburn Dog Training & Kennel Club



5

What is Community Land

- Community land is land owned or controlled by Council and recognised as an important component of the environment.
- Community land providing opportunities for recreation, leisure and contact with the natural environment.
- It may include a wide variety of properties, ranging from small recreation reserves to iconic parks and buildings.
- Councils manage Crown reserves, principally as community land under the LG Act 1993.
- Reserves are categorised and must have community land plans of management adopted by Council

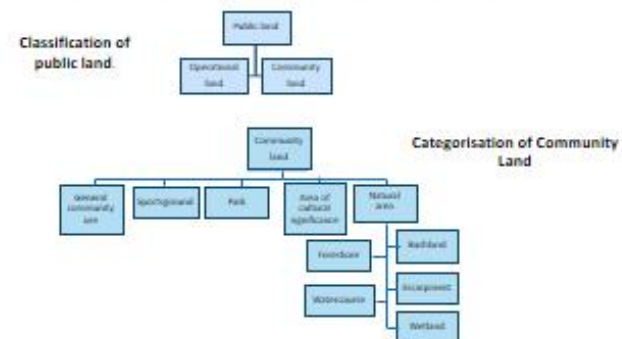
6

Plans of Management Process



7

Classification and Categorisation



8

Initial and Amended Categories

- Council endorsed and sent a Notice of Initial Categorisation to the Minister for Crown Lands
- The Notice and assignment of community land categories were consistent with State Government guidelines and assigned these categories to the GRA:
 - Park, Sportsground and General Community Use
- The preparation of the draft PoM identified that an additional community land category was required as an amendment to initial categories
- An additional category for Natural Area – Watercourse has been added to the draft PoM

9

Category Objectives (LG Act summary)

Park

- Encourage, promote and facilitate recreational, cultural, social & educational pastimes & activities,
- Provide for passive recreational activities or pastimes & for casual games,
- Improve the land in such a way as to promote & facilitate its use.

Sportsground

- Encourage, promote, facilitate community recreation for organised & informal sporting activities & games,
- Ensure activities are managed to minimise impact on nearby residences.

General community use

- Promote & encourage use & provide facilities to meet current & future needs of the community & public.
- Public recreation & physical, cultural, social & intellectual welfare or development of individuals,
- For a lease, licence or other estate (other than public utilities).

Natural Area – Watercourse

- Manage watercourses to protect
 - biodiversity & ecological values, particularly water quality & flows,
 - the riparian environment, particularly vegetation, habitats & bank stability,
- Restore degraded watercourses,
- Promote community education, access & use.

10

Category Guidelines (LG Act summary)

Park

- The land is, or is proposed to be, improved by landscaping, gardens or the provision of non sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

Sportsground

- The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

General community use

- The land may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and
- is not required to be categorised as a natural area and does not satisfy the guidelines under categorisation as a natural area, a sportsground, a park or an area of cultural significance.

Natural area

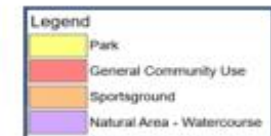
- The land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as: bushland, wetland, escarpment, watercourse or foreshore.

11



Community land categories for GRA

- Sportsground
- General Community Use
- Park
- Natural Area -Watercourse



12

**APPENDIX I: Department of Planning, Industry and Environment – Crown Lands Letter
16 December 2020.**



Mr Warwick Bennett
General Manager
Goulburn Mulwaree Council
184-194 Bourke Street
GOULBURN NSW 2580
Attn: Ken Wheeldon

Dear Mr Bennett

Subject: Goulburn Mulwaree Council's draft Plan of Management – Goulburn Recreation Area

Thank you for referring Goulburn Mulwaree Council's draft Plan of Management (draft PoM) for Goulburn Recreation Area under section 39 of the *Local Government Act 1993* (LG Act) on the 8 October 2020 and Council's request for consent to alter the initial assigned categorisation of the land under section 3.23(d)(i) of the *Crown Land Management Act 2016* (CLM Act).

I have reviewed the draft PoM and I am pleased to confirm that the draft plan satisfies the requirements under section 3.23 of the CLM Act.

I have also considered Council's request to alter the initial assigned categorisation for Crown reserve R72794 included in the draft PoM. As a delegate of the Minister for Water, Property and Housing, I grant consent under section 3.23(7) of the CLM Act for Council to alter the categories of the Crown reserve as follows:

Reserve No.	Purpose(s)	Approved Categorisation
R72794	Racecourse Athletic Sports Public Recreation Showground	Park Sportsground General Community Use Natural Area - Watercourse

I note that Council has referenced several repealed Acts including: *Noxious Weeds Act 1993*, *Waste Minimisation and Management Act 1995*, and *Catchment Management Authorities Act 2003*. It is recommended that Council review the legislation and amend accordingly.

Council can now progress to give public notice of the draft PoM. As Council has altered the initial categorisation applying to this draft PoM a public hearing is also required as per section 40A of the LG Act. If Council decides to amend the draft PoM following the public notification period, Council is required to again refer the plan to the landowner. A copy of the final adopted PoM should be sent Crown Lands via council.clm@crowmland.nsw.gov.au.

Council is reminded that an adopted PoM authorises the lawful use and occupation of Crown land. Any activities to be undertaken on the reserve must be expressly authorised in the PoM prior to implementation.

If you have any further questions or need assistance, please contact the Council Crown Land Management Team via email at council.clm@crowmland.nsw.gov.au.

Yours sincerely



Janelle Pearson
Principal Policy and Project Manager
Department of Planning, Industry and Environment – Crown Lands
16/12/2020

437 Hunter Street Newcastle NSW 2300
PO Box 2185 Dangar NSW 2309
Tel: 1300 886 235 www.industry.nsw.gov.au/lands ABN: 20 770 707 468