



# **COMMUNITY SERVICES PRECINCT (KOOKORA & BENEREMBAH STREETS)**

**CROWN RESERVES 78167, 88209 & 240007**

## **PLAN OF MANAGEMENT**



Plan of Management Report prepared by  
Melva Robb  
Consultant  
Griffith City Council  
GRIFFITH NSW 2680

October 2022

<b>RESPONSIBLE OFFICER</b>		Daphne Bruce			
<b>REVIEWED BY:</b>		Daphne Bruce			
<b>DATE ADOPTED:</b>		24 January 2023			
<b>RESOLUTION NO: (IF RELEVANT)</b>		CL04 – 23/015			
<b>REVIEW DUE DATE:</b>		2028			
<b>REVISION NUMBER</b>					
<b>PREVIOUS VERSIONS:</b>		<b>DESCRIPTION OF AMENDMENTS</b>	<b>AUTHOR/ EDITOR</b>	<b>REVIEW/ SIGN OFF</b>	<b>MINUTE NO (IF RELEVANT)</b>

# CONTENTS

1.0	Executive Summary.....	5
2.0	Introduction.....	6
2.1	Corporate Objectives.....	6
2.2	Land to which this Plan Applies.....	8
2.3	Lands excluded from Plan of Management.....	8
2.4	Owner of Land.....	8
2.5	Categorisation of Reserves.....	9
2.6	Purpose of this Plan of Management.....	11
2.7	Process of preparing this Plan of Management.....	11
2.8	Change and Review.....	13
2.9	Community Consultation.....	13
3.0	Legislative Framework.....	14
3.1	Local Government Act 1993.....	14
3.2	Crown Land Management Act 2016.....	14
3.3	Zoning and Planning Controls.....	15
3.3.1	SEPP (Transport & Infrastructure) 2021.....	16
3.3.2	Other Relevant Legislation and Policies.....	16
3.3.3	Council Plans and Policies.....	17
4.0	Development and Use.....	18
4.1	History.....	18
4.2	Current Use of Land & Structures on Adoption of Plan.....	19
4.3	Permissible and Future Uses.....	25
4.4	Express Authorisation.....	26
4.5	Easements.....	28
4.6	Native Title Assessment.....	28
4.7	Aboriginal Land Claims.....	28
5.0	Basis of Management.....	30
5.1	Core objectives for management of Community Land.....	30
6.0	Management Framework for Categories of Land.....	31
6.1	Management Issues.....	31
6.2	Plan Implementation.....	32
7.0	References.....	36

8.0 Annexures.....	37
--------------------	----

## 1.0 EXECUTIVE SUMMARY

The Community Services Precinct Plan of Management covers an area located in and adjacent to Kookora & Benerembah Streets, Griffith that provides community-based services allowing for social inclusion, catering to disadvantaged community members undergoing adverse life events. The services are operated by government and non-government providers.

Multiple buildings across four sites (totalling an area of 3.593 hectares) provide a range of services including crisis accommodation and counselling services for women and children (Linking Communities Network Ltd. formerly known as Griffith Women's Refuge); Barnabas House that provides crisis accommodation particularly for singles and couples (under the umbrella of LifeSource Church) (all within Reserve 78167); and the Griffith Base Hospital Aged Day Respite Centre (Reserve 88209) that provides a range of rehabilitation services for mobility compromised and elderly members of the community.

Griffith Neighbourhood House Community Centre (Reserve 240007) (located at the corner of Benerembah Street and Kuttamulla Avenue and in nearby proximity to other service suppliers), has until recently, housed a range of community-based organisations. Organisations associated with the centre relocated to a new purpose-built location in Olympic Street, Griffith during October 2021. The building is presently vacant and further assessment on its future will be required. Playgroup services at 'The Cubby House' located in a separate building on site, remains operational.

The respective areas are further described in [Section 2.2 – Land to which this Plan Applies](#) and are shown in [Annexure 1 'Map of Reserves' \(pg. 38\)](#). The Reserves are more specifically referred to in [Annexure 2 'Schedule of Lands and Infrastructure' \(pg. 39\)](#).

This Plan of Management is required to be prepared in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*.

This PoM examines the current character and use together with the future needs of the lands and their relationship to the surrounding lands and community within which they are located. The Plan establishes a clear direction for future development, planning and resource management of the land by Council.

The Reserves in this PoM are all categorised as being: -

- **General Community Use**

The categorisation of the lands is consistent with the Reserves' respective purposes of 'Homes for the Aged', 'Accommodation', 'Charitable Organisations', 'Access' and 'Community Purposes' and the lands have been developed accordingly.

## 2.0 Introduction

Griffith City is a thriving regional capital located in the Murrumbidgee Irrigation Area with a vibrant lifestyle and diverse economy; embracing community, heritage, culture and the environment. The estimated population of Griffith City Council in 2020 was 27,155.

Located in the Riverina, Griffith is 584km from Sydney, 458 km from Melbourne and 358km from Canberra; and is the largest regional centre in the Western Riverina region. Griffith is located in the heart of Wiradjuri Nation – the largest nation of Aboriginal and Torres Strait Islander people in Australia.

Griffith City Council is responsible for the care and control of many parcels of community land. With the introduction of the *CLMA 2016* on 1 July 2018, Council will manage the Crown Reserves for which they are the appointed Crown Land Manager under the provisions of the *LGA 1993*.

Figure 1 – Locality diagram

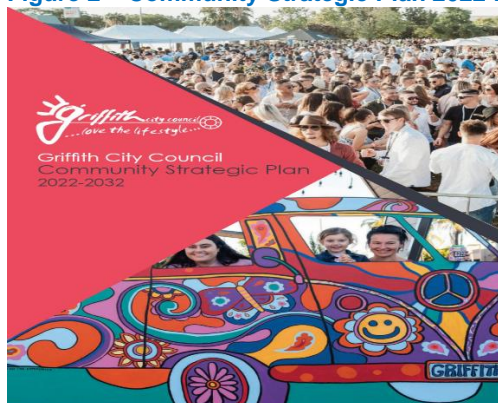


## 2.1 Corporate Objectives

Griffith City Council has a positive future being acknowledged as a predominant major regional centre. Council's Mission Statement is –

1. To respond to the needs of the community and deliver in an economical manner those services which are the responsibility of Local Government.
2. To provide Local Government administration that is dedicated, accountable and committed to the improvement of the quality of life and the economic well-being of the citizens of the City of Griffith.

Figure 2 – Community Strategic Plan 2022-2032





The Community Strategic Plan '**Community Strategic Plan 2022-2032**' endorsed 22 March 2022 identifies the community's priorities and aspirations for the future and provides strategies for achieving these goals. The community vision for Griffith, adopted in 2017 is:

"Griffith is a thriving and innovative regional capital with a vibrant lifestyle and diverse economy. We embrace our community, heritage, culture and the environment".

The Community Strategic Plan is made up of four themes. The four key themes relevant to this PoM are:

**Figure 3 – Community Strategic Plan – Objectives and Strategies**

- 1. Leadership-**
  - a. Developing an engaged and informed community through the provision of clear, accessible and relevant information;
  - b. Working together to achieve goals by developing and maintaining partnerships with community, government and non-government agencies to benefit our community, maximising opportunities to secure external funding for partnerships, projects, and the Mayor and Councillors who represent the community providing strong and proactive leadership.
  - c. Planning and leading with good governance to undertake Council activities within a clear framework of strategic planning policies, procedures and service standards; and ensuring Council's financial sustainability through effective, transparent and accountable financial management.
- 2. Love the Lifestyle-**
  - a. Griffith is a great place to live providing a safer community that encourages inclusivity that celebrates social and cultural diversity; promotes accessibility to services; improves access to local health services; and promotes reconciliation and embraces our Wiradjuri heritage and culture.
- 3. Growing our City-**
  - a. Growing our economy through strategic land use planning and management to encourage investment in the region; and supports diversity in housing options.
  - b. Provide and manage assets and services through maintenance of a range of quality infrastructure, assets, services and facilities; and the mitigation against the impact of natural disasters.
- 4. Valuing our Environment-**
  - a. Enhancing the natural and built environment through respectful planning, balanced growth and sustainable design; the delivery of projects to protect and improve biodiversity, biosecurity and sustainability; and improved sustainable land use.
  - b. Using and managing our resources wisely through the reduction of energy consumption and greenhouse gas emissions; and implementation of programs to improve sustainability.

The 'Community Strategic Plan 2022-2032' document aligns with the NSW State Plan, Riverina Regional Plan and RAMJO priorities. The plan is central to what the community does as a whole and;

- Defines the long-term vision our community is working towards
- Identifies the partnerships for reaching that vision
- Sets out principles and values that will guide our community
- Provides a long-term structure to define what will be done.

The Council managed Crown Reserves incorporated in the Community Services Precinct, link with other community service organisations throughout Griffith with referral between these facilities from both non-government and government run service providers. Collectively, these organisations assist disadvantaged members of the community to obtain various means of crisis accommodation and have access to affiliated organisations' programs to improve social inclusion and maintain community connectedness.

## 2.2 Land to Which this Plan Applies

This PoM covers three Crown Reserves owned by The State of New South Wales (as Crown Land) and managed by Griffith City Council as Crown Land Manager under the *CLMA 2016* as shown in Table 1 below. Further details are provided in [Annexure 2 \(refer pg. 39\)](#).

The respective and various purposes all accord with the areas' categorisation as 'General Community Use'.

**Table 1 – Land included in this PoM**

Management Type	Crown Reserve No.	Name	Purpose	Date of Gazette # Trustee appointment	Lot/DP	Area
Crown Reserve	78167	Community Services Groups	Homes for the Aged	9 December 1955 & appointed Trustee - 13 January 1956	4/864407	2.8446 ha
			Accommodation	Additional purpose 4 March 2011	4/864407	
	88209	Griffith Base Hospital Aged Day Respite Centre	Charitable Organisations	28 May 1971 & appointed Trustee - 3 September 1971	3/125/758476	.562 ha
			Charitable Organisations	Addition to reserve 14/07/1995	7023/1023980	2668m2
			Access	Additional purpose 17 November 2017	3/125/758476 & 7023/1023980	
	240007	Neighbourhood House Community Centre	Community Purposes	15 July 1988	1/1082412	.1866 ha

## 2.3 Lands excluded from the Plan

The following Table identifies land that has been excluded from this PoM.

**Table 2 – Lands excluded from this PoM**

Crown Reserve No.	Name	Lot/DP	Purpose	Comments
Pt. 81439	Kookora Street Park	1/127/758476	Public Recreation; Proposed additional purpose 'Community Purposes'	DPE – Crown Lands approved "Kookora Street Park PoM". Category amended to 'General Community Use' to allow construction of a Community School. The balance of reserve R81439 is subject to a further Plan of Management.
-	-	5/864407	Freehold	Owned by New South Wales Land and Housing Corporation and operated in conjunction with Lot 4 DP 864407

## 2.4 Owner of the Land

This PoM incorporates land that is owned by the State of New South Wales (as Crown land) and managed by Griffith City Council as Crown Land Manager under the *CLMA 2016* as identified in Table 1 above.



The Council of the Shire of Wade was appointed Trust Manager in respect of Reserve 78167 on 13 January 1956 and Reserve 88209 on 3 September 1971.

In respect of Reserve 240007 (Lot 1 DP 1082412), Griffith City Council was appointed as Trust Manager in the Gazette of 15 July 1988.

Griffith City Council Crown Reserves Reserve Trust (Griffith City Council) was appointed Trustee of Reserves 78167, 88209 and 240007 on 16 December 1994.

The management and use of Reserve 78167 (Lot 4 DP 864407 - Community Services Group); Reserve 88209 (Lot 3 Section 125 DP 758476 and Lot 7023 DP 1023980 - Griffith Base Hospital Aged Day Respite Centre); and Reserve 240007 (Lot 1 DP 1082412 - Neighbourhood House Community Centre), are subject to the provisions of the *CLMA 2016*, and are not subject to any condition, restriction or covenant imposed by the owner.

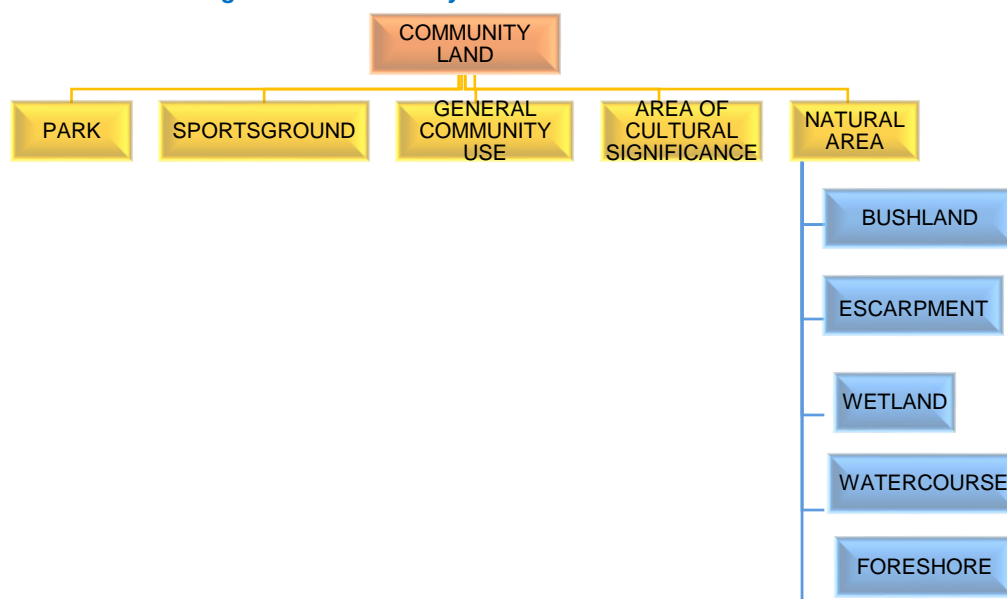
## 2.5 Categorisation of Reserves

All community land is required to be categorised as one or more of the following categories.

Section 36 of the Local Government Act defines five categories of community land referred to in Figure 4 below and described more broadly as:

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

Figure 4 – Prescribed categories of Community Land



With the introduction of the *CLMA 2016*, Council is to manage dedicated or reserved Crown land held under their management control as community land under section 3.21 of the Act.

Under section 3.23(2) of the *CLMA 2016*, Council Crown Land Managers must assign to all Crown land under their management, one or more initial categories of 'Community Land' referred to above. The category is to relate most closely to the purpose(s) for which the land is dedicated or reserved.

For the purpose of section 3.23 of the *CLMA 2016*, the PoM for "Community Services Precinct (Kookora & Benerembah Streets)", is a 'first Plan'.

The degree to which the reserve purpose relates to the assigned category of the land is important for ongoing management of the land as Council must obtain Native Title Manager advice as to the validity of the activities that they wish to undertake on the land prior to dealing with the land.

Both the *Aboriginal Land Rights Act (ALR) 1983* and the *Commonwealth Native Title Act (NTA (C'th)) 1993* recognises the intent of the original reserve purpose of the land so that a complying activity can be considered lawful or validated.

On Crown land, Native Title rights and interest must be considered unless:

- Native Title has been extinguished; or
- Native Title has been surrendered; or
- Determined by a court to no longer exist.

Examples of acts which may affect Native title on Crown land reserves managed by Council include: -

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques,
- The construction of extensions to existing buildings,
- The construction of new roads or tracks,
- Installation of infrastructure such as powerlines, sewerage pipes, etc.,
- The issue of a lease or licence,
- The undertaking of earthworks.

Council applied for the categorisation of all the Council Managed Crown Reserves as:

- **'General Community Use'**

The above category closely relates to the Reserves' respective purposes of 'Homes for the Aged', 'Accommodation', Charitable Organisations', 'Access' and 'Community Purposes'.

These categories were respectively approved by the Minister administering the *CLMA 2016* in relation to the reserves, and Council does not propose to alter the categories by this Plan of Management.

Activities on the Reserves will need to reflect the intent of the public purpose and will be assessed for compliance with relevant Local Government and Crown Lands legislation, including assessment of the activity under the *NTA 1993 (C'th)* and registered claims under the *ALRA 1983*.

## 2.6 Purpose of this Plan of Management

The purpose of this PoM is to:

- Develop a Plan of Management to provide a strategic framework for Council to guide sustainable development, land use and management of community lands contained in the Community Services Precinct (Kookora & Benerembah Streets) Plan.
- Meet and contribute to Council's broader strategic goals and vision as set out in the Community Strategic Plan '*Community Strategic Plan 2022-2032*'.
- Provide a management framework that supports a variety of community use options for long-term viability.
- Ensure consistent management that supports a unified approach to meeting the expectations of the local community.

## 2.7 Process of Preparing this Plan of Management

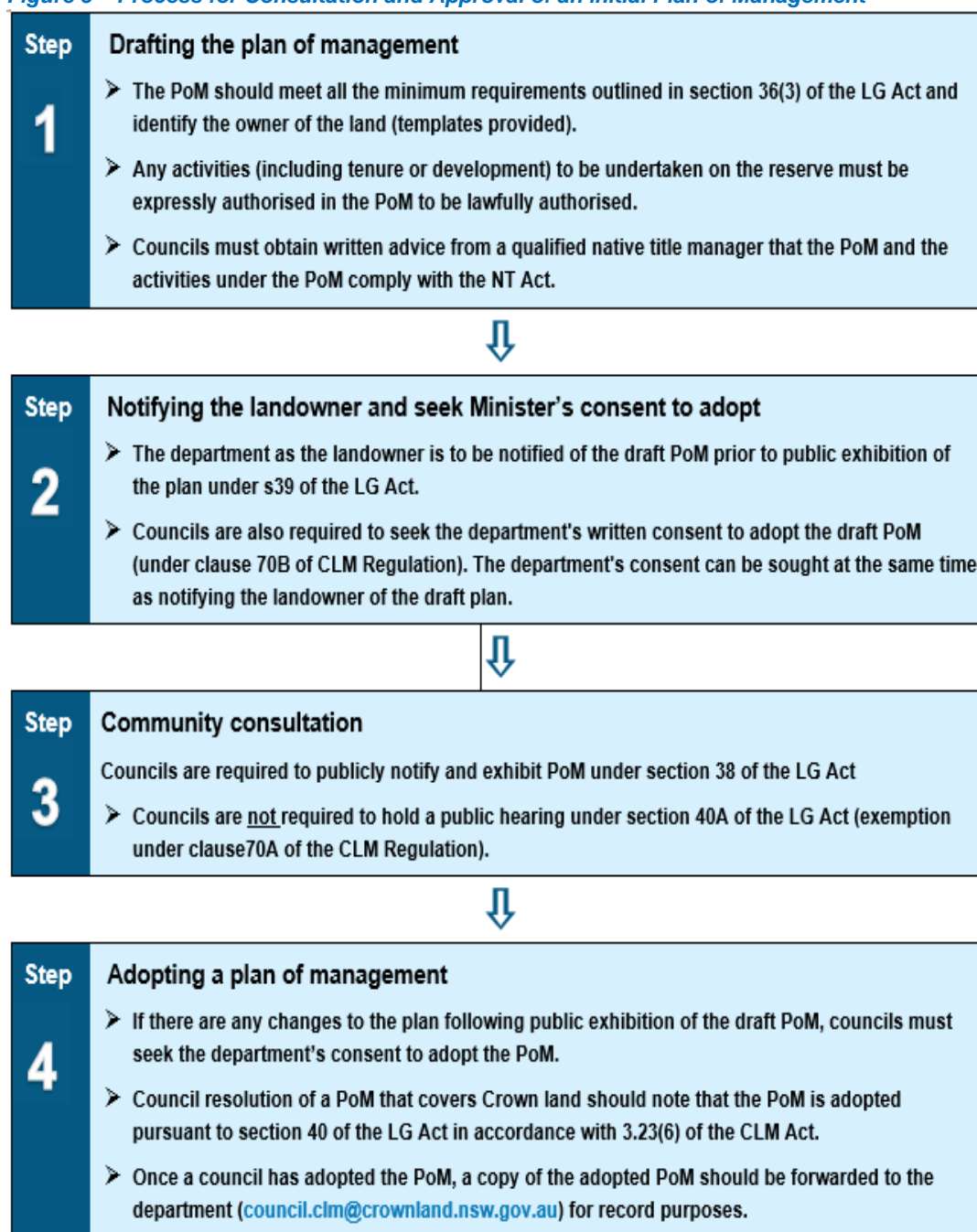
The process for preparing a PoM for Council managed Crown reserves is shown in Figure 5 "***Four key steps when preparing and adopting the first PoM for Crown Reserves***".

Council is required to submit the draft PoM to NSW Department of Planning & Environment, as representative of the owner of the land under section 39 of the *LGA 1993*. This process occurs prior to a public exhibition and community consultation of the Plan of Management.

If after public consultation there is no change to the categorisation and no additional purpose or only minor changes, no additional Ministers consent is required. Council can proceed to adopt the PoM under 70B of the Crown Land Management Regulation 2018.

If Council proposes a change in the categorisation of the land or an additional purpose or major changes to the PoM, following public consultation, the plan must be referred again to the Minister administering the *CLMA 2016* for consent to adopt the PoM.

**Figure 5 – Process for Consultation and Approval of an initial Plan of Management**



## 2.8 Change and Review of Plan of Management

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

Whilst the guidelines and principles outlined in the Plan may be suitable at present, the Plan should be reviewed from time to time to confirm its relevance.

Council has determined that it will review the PoM within 5 years of its adoption.

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

## 2.9 Community Consultation

Consultation with the community is an important part of the preparation of this PoM.

Consultation gives Council a better understanding of the range of local issues affecting the use and enjoyment of the land to which this PoM applies and gives all sectors of the community the chance to have an input into the direction of policy development being undertaken by Council.

In preparation of the initial Draft PoM, consultation was undertaken with representatives of various user groups/licencees, stakeholders and identified Council Departments who have provided relevant information.

Community consultation is also offered as a result of the development application process in line with Council's Griffith Community Participation Plan of 16 December 2019 (in response to Section 2.23 of the *Environmental Planning and Assessment Act 1979*).

### 3.0 LEGISLATIVE FRAMEWORK

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

#### 3.1 Local Government Act 1993

Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2021 [NSW]* (LG Regulations).

*The Local Government Act 1993* requires all Council owned land to be classified as either Operational or Community land. Community land is defined as land that must be kept for the use of the general community and must not be sold. Under the *Local Government Act 1993*, Community land is required to be managed in accordance with a PoM and any other laws regulating the use of the land.

This PoM has been prepared in accordance with the *Local Government Act 1993* using the land categories approved by the Minister administering the *CLMA 2016* where lands are Council Managed Crown Reserves.

Council must also consider the guidelines under Clause 101 of the *LG Regulations* for categorisation of community land when preparing PoMs.

Clause 106 of the guidelines states that the land should be categorised as general community use under section 36(4) of the Act if the land –

- (a) May be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and
- (b) Is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under sections 102-105 of this Regulation for categorisation as a natural area, a sportsground, a park or an area of cultural significance.

The minimum requirements for a PoM for community land is set out in Section 36(3) of the *Local Government Act 1993* and must identify the following:

- (a) the category of the land,
- (b) the objectives and performance targets of the plan with respect to the land,
- (c) the means by which the council proposes to achieve the plan's objectives and performance targets,
- (d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets, and may require the prior approval of the council to the carrying out of any specified activity on the land.

#### 3.2 Crown Land Management Act 2016

Crown reserves are Crown land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.



Crown land is governed by the *CLMA 2016*, 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 *CLMA 2016*, as Council Crown land managers, Councils manage Crown land as if it were public land under the *Local Government Act 1993*. 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.

**Division 3.4** of the *CLMA 2016* specifically relates to Crown land managed by Councils and **Division 3.6** of the said Act, refers to Plans of Management and other plans.

Council’s must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the *CLMA 2016* and set out below. The objects and 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. Section 1.4 of the *CLMA 2016* states:

“For the purposes of this Act, **the principles of Crown land management** are –

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licenced or otherwise dealt with in the best interests of the State consistent with the above principles.”

### **Crown land management compliance**

In addition to management and use of Crown reserves that are aligned with the purpose of the reserve, there are other influences over Council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or Councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

### **3.3 Zoning and Planning Controls**

The *Environmental Planning and Assessment Act 1979 (EPA Act)* establishes the statutory framework for environmental and land use planning in NSW.

The Griffith City Council *Local Environmental Plan (2014) (GLEP)* is the current planning instrument. Refer to the website –

<https://pp.planningportal.nsw.gov.au/publications/environmental-planning-instruments/griffith-local-environmental-plan-2014>

Under the current *GLEP (2014)*, the Community Services Groups (Reserve 78167), Griffith Base Hospital Aged Day Respite Centre (Reserve 88209) and Neighbourhood House Community Centre (Reserve 240007) are all zoned **B4 – Mixed Use**. The zoning of this area fits the current use of the parcels of land within this PoM categorised as General Community Use.

Refer to the *GLEP (2014)* for permissible and prohibited development in this zone.

### 3.3.1 State Environmental Planning Policy (Transport & Infrastructure) 2021

This Policy – *SEPP (Transport & Infrastructure) 2021* – commenced on 1 March 2021 and provides that certain types of works do not require development consent by a public authority, other agencies or authorised person.

**Division 12** of the *SEPP (Transport & Infrastructure) 2021* defines parks and public reserves which this Policy covers, i.e., Crown land within the meaning of the *CLMA 2016* including a public reserve but not including a reserve that is dedicated or reserved for a public cemetery.

*Section 2.73 (2) (c)* of the Policy provides that in respect of land reserved within the meaning of the *CLMA 2016*, development for any purpose can be carried out without consent by or on behalf of the Secretary, a Crown land manager of the land, the Ministerial Corporation or the Minister administering the *CLMA 2016*, if the development is for the purposes of implementing a PoM adopted for the land under the *CLMA 2016* in to such land or in accordance with the *Local Government Act 1993* in relation to Crown land managed by a Council.

The types of development that may comply with the provisions of *Section 2.73 (2) (c)* of *SEPP (Transport & Infrastructure) 2021* are set out in Table 7 (pg. 31).

*Section 2.73 (3)* of the Policy provides for a range of construction or maintenance works that are applicable under this Policy which may be carried out by or on behalf of a public authority in connection with a public reserve.

### 3.3.2 Other Relevant Legislation and Policies

In addition to the requirements of the *CLMA 2016* and the *Local Government Act 1993*, there are a number of other pieces of legislation and Government Policies that are relevant to the ongoing management of the respective Crown reserves and Council owned community lands including:

- *Aboriginal Land Rights Act 1983 (ALRA 1983)*;
- *Companion Animals Act 2016*;
- *Disability Discrimination Act 1992*;
- *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*;
- *Native Title Act 1993 (NTA 1993 (C'th))*;
- *Pesticides Act 1999*;
- *State Environmental Planning Policies (SEPP's)*

### 3.3.3 Council Plans and Policies

As Council Policies may change from time to time, refer to Griffith City Council's website for relevant Plans and Policies impacting on the Reserves –

<https://www.griffith.nsw.gov.au/council-policies>

## 4.0 DEVELOPMENT AND USE

### 4.1 History

#### **Site of Barnabas House Crisis Accommodation**

The site of Barnabas House Crisis Accommodation was initially The Smith Family Aged self-care units constructed from the mid 1950's through to the late 1970's – early 1980's providing self-managed low-cost housing for singles and couples.

Following the Smith Family's vacation of the site, the Baptist Churches of New South Wales Property Trust was approved by Council to enter into a licence of the land and buildings. The licence was subsequently relinquished.

Council sought Expressions of Interest (EOI) and two Applications were received. Council resolved to accept the EOI from LifeSource Church who now continue to operate as Barnabas House.

#### **Griffith Linking Communities Network Ltd. (formerly Kulkuna Cottage Women's Refuge)**

The original building was relocated from Rossies Supermarket carpark to the Crown land site approximately 40 years ago. State Government funding, fundraising and considerable in-kind contributions have provided further additions. No new additions or improvements have occurred for approximately 20 years.

In 2014, the Government introduced new legislation whereby the single agency of Kulkuna Cottage Women's Refuge came under the banner of Linking Communities Network Ltd. (LCN Ltd). Laguna Youth Accommodation also merged into the new agency.

While LCN Ltd provides support for women, youth, men and families providing a broad range of services including Advocacy Services, Sustaining Tenancies in Social Housing Program, Youthlinks Program, Links for Women Program etc., for the purpose of this PoM, LCN Ltd.'s primary focus is in supporting women with or without dependent children escaping domestic and family violence.

A licence with LCN Ltd on the balance of Lot 4 DP 864407 for the development of new facilities, will focus more broadly on social housing issues impacting on many individuals (men, women and youth) who currently face homelessness. However, as the Women's Refuge currently sits at 100% occupancy, the original facility will continue to service the needs of women and children requiring emergency accommodation.

#### **Griffith Neighbourhood House**

Recorded in *"A community heritage study prepared for Griffith City Council and NSW Heritage Office"* (PR Kabaila (2005)), the original Neighbourhood House building was the Police Station established in 1922.

The 'cell and attached stables' were believed to have been in use until at least 1927 prior to a more permanent Police Station site being identified (former buildings in Ulong Street, Griffith). Pioneer Park Museum acquired the gaol as a result of development on the Benerembah Street site. This area of the site has been replaced with the buildings of The Cubby House.

## 4.2 Current Use of Land & Structures on adoption of Plan

Infrastructure on all sites is described in [Annexure 2 \(pg. 39\)](#).

### **Community Services Group**

Reserve 78167 comprising Lot 4 DP 864407 includes both the site of Linking Communities Network Ltd. (LCN Ltd.) area of the initial Kulkuna Cottage Women's Refuge and Barnabas House that provide a combination of crisis and social housing that meets the needs of people on low incomes who have suffered from domestic and family violence or are, or have potential to be homeless.

A vacant area within Lot 4 (approximately 9696m<sup>2</sup>) located between the existing accommodation services is proposed for future development by LCN Ltd. (described further in [Section 4.3 – Permissible and Future Uses](#)).

Part of the Women's Refuge is located on adjoining freehold Lot 5 DP 864407 which is surrounded by Lot 4 DP 864407 as shown in [Annexure 1 \(pg. 38\)](#). Lot 154 DP 1199109 adjoining the generally northern boundary of Reserves 78167 and 88209 is owned by Murrumbidgee Irrigation Limited.

Linking Communities Network Ltd. is a registered Community Housing Provider, a Registered Charity and a Public Benevolent Institution. The area operated by LCN Ltd. comprises a conglomerate of buildings being the communal Refuge, therapy room and playground for 'crisis accommodation' of up to a 3-month period. (*The freehold Lot 5 DP 864407 is used for 'transitional accommodation' up to a 12-month period with the facilities operating as one*). The current facilities have capacity to house a maximum of 18 women and children.

Current funding by the State Government to LCN Ltd. is provided to employ staff (operating 24/7) and support programs for its clients. No funding is provided for building maintenance. Subsequently, building maintenance together with food, clothing, linen and furniture for use by clients is provided through community donations, in-kind contributions and other fund-raising/gifting opportunities. (**Pers. Comment** Kirrilly Salvestro 26 November 2021).

Barnabas House operates from what was previously known as Smith Family Homes for the Aged. Accommodation is generally short-term, i.e., 3-6 months, however extensions are available due to scarcity of accommodation options for people in the low-income bracket. Barnabas House covers costs of electricity; water usage; and other outgoings with rental being moderately priced.

Barnabas House (under the umbrella of Griffith's LifeSource Church) operates short-term crisis accommodation across 9 dual-occupancy buildings catering for singles, couples and families. One building currently operates as an 'Op-shop' to assist in the raising of funds for on-going improvements to the site. There is also an administrative building/meeting room, playground and community garden.

Barnabas House currently operates at 100% occupancy rate accepting patrons who are new to town and unable to immediately find housing; patrons who have no available housing (e.g., their own home has burnt down); they have lost jobs and can no longer pay rent; or are referred from other 'at capacity' crisis accommodation providers, i.e., Kulkuna Cottage Women's Refuge; Salvation Army hostel; Southern Riverina Youth Support Services etc.



While Barnabas House covers the buildings' out-going expenses, it is not known what amount is redirected back into building maintenance and improvements.

A Building Condition Report was provided by Stanton Dahl Architects in 2010 following the vacation of the Smith Family. The Building Report was prepared for the Baptist Church who had intended to provide on-going management of the site at that time. A further Report was provided by Steven Murray Architect on 24 December 2015 following transfer of the Licence from Baptist Church to LifeSource Church.

At that time, it was concluded that the premises had not altered significantly from the initial Report that stated a number of repairs were required throughout the property.

The degree of building repairs or current buildings' condition has not been established through preparation of this PoM. Although it has been indicated that no further Condition Report is required until the Lease to LifeSource Church expires, a current Report would be advantageous.

A new playground was installed in 2020 as the previous playground infrastructure had excessive termite damage (a likely result of poor on-site drainage that was identified in the 2010 Building Condition Report).

**Figure 6 - Views of LCN Ltd (Women's Refuge and vacant area of Lot 4 DP 864407)**



**Figure 7 - Views of Barnabas House Crisis Accommodation**







### **Griffith Base Hospital (GBH) Aged Day Respite Centre**

Reserve 88209 comprising Lot 3 Section 125 DP 758476 and Lot 7023 DP 1023980 originally comprised two buildings of similar design, utilised by Ningana Enterprises Incorporation (NEI) (referred to as Hostel 1 (building fronting Kookora Street) and Hostel 2 (building to the rear of the site). NEI provided accommodation for its client base, i.e., adults with physical and intellectual disabilities (operating in conjunction with NEI's other accommodation sites located on freehold land).

Council purchased the Hostel 2 building from NEI in 1989.

This building is now under Licence by Murrumbidgee Local Health District (MLHD). MLHD provides aged care assessment and transitional aged care rehabilitation services funded through the NSW Government for clients referred from both the public and private hospital systems. The services cater for up to ten people. (**Pers. Comment** Anne Bond 26 November 2021).

Hostel 1 had continued to be used for accommodation into the early 2000's. However, with the building being in dire need of repair, in lieu of upgrading the building, alternate land was found for a new fit-for-purpose building. NEI subsequently demolished this hostel building and the site was cleared in 2016.

Accordingly, there is available space for another community service provider or other organisation, to erect a new building. Longer-term, it is intended that services provided by GBH Aged Day Respite Centre will be returned to the main hospital following major upgrades (time-frame not known).

The GBH Aged Day Respite Centre building externally, is showing wear and tear. The roof-line has an internal drainage point covered by shade cloth. There is evidence of dry-rot and wood damage within the building. There are no external gutters and subsequently, wooden shingles and edging is showing signs of damage. Drainage from Kookora Street is also likely to impact on the building with minimal road drainage evident. Refer to photos at Figure 10.

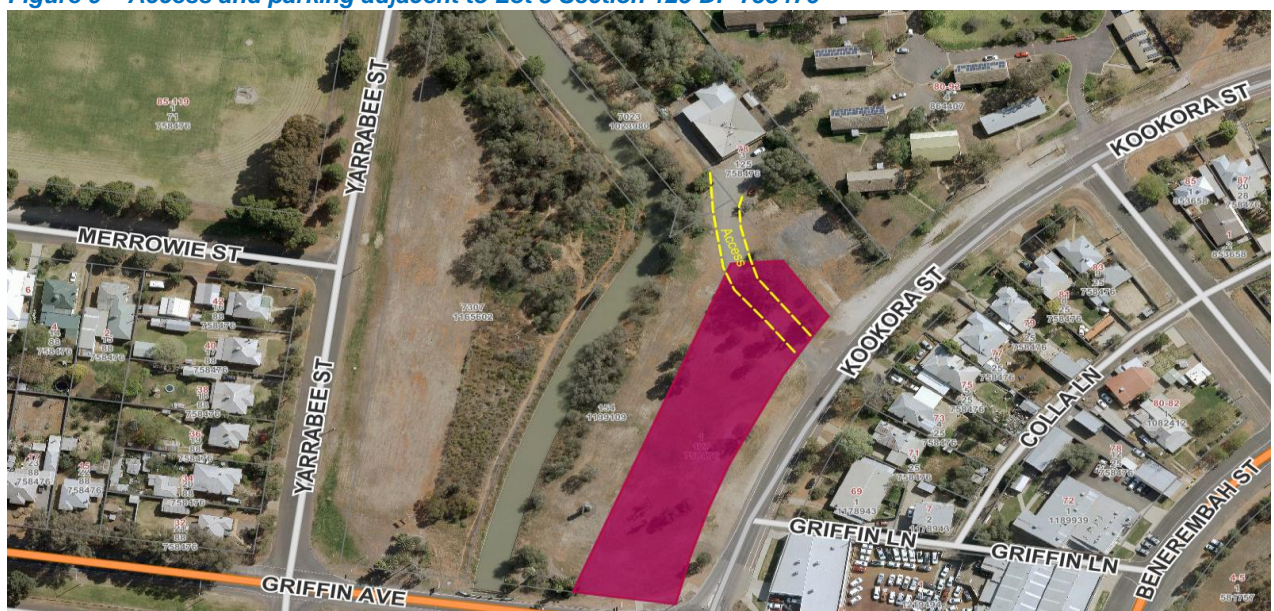


**Figure 8 - Location of existing and former buildings within Reserve 88209**



Lot 7023 DP 1023980 provides for an area of access and parking adjacent to Lot 3 Section 125 that extends through Lot 1 Section 127 DP 758476 (Kookora Street Park proposed for a Community School); and also adjoins Murrumbidgee Irrigation's freehold Lot 154 DP 1199109 (being part of the main canal that extends from Griffin Avenue to Dickson Road) and referred to Figure 9.

**Figure 9 – Access and parking adjacent to Lot 3 Section 125 DP 758476**





**Figure 10 - External Views of (GBH) Aged Day Respite Centre**



**Figure 11 - Internal Views of (GBH) Aged Day Respite Centre**







### **Neighbourhood House Community Centre**

Reserve 240007, as previously mentioned, the main building, Neighbourhood House Community Centre was vacated in October 2021. All of the existing community service providers relocated to the new building in Olympic Street (part Crown Reserve 85064 gazetted for Public Recreation and Community Purposes).

To the rear of the main building and fronting Kuttamulla Avenue, is “The Cubby House” that is used by a number of Playgroups.

There is no current condition report available for these buildings.

Council authorises its contractor to undertake inspection 5 yearly for the purpose of an asbestos report. The most recent inspection was undertaken late 2021. Asbestos has been identified in a number of buildings. Subsequently any future improvements will require consideration of the Report prior to any works being carried out.

***Figure 12 – Views of vacant Neighbourhood House Community Centre and The Cubby House***



### 4.3 Permissible and Future Uses

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

Griffith City Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate.

The general types of uses which may occur on community land categorised as 'General Community Use' and the forms of development generally associated with such uses, are set out in Table 3 following. The facilities on community land may change over time, reflecting the needs of the community and the growing need for community-based services to support various low-socio economic community members who have a range of societal needs.

LCN Ltd. is proposing to further develop the vacant area of Lot 4 DP 864407 with additional buildings to increase its capacity to provide critical emergency social housing for Griffith and the wider community.

While the original buildings will continue to cater for women and children of domestic violence, it is envisioned that the new buildings will provide emergency social housing for men, women and youth experiencing or potentially experiencing homelessness. This will increase LCN Ltd. capacity in providing housing for up to 47 residents and represents an invaluable facility in Griffith.

Accordingly, Council resolved on 13 October 2020 to enter into a 5-year licence agreement with LCN Ltd. over the vacant area to permit construction of 18 social housing units and associated infrastructure on the land. A Development Application has been approved by Council. A condition of the Licence provides that LCN Ltd will undertake subdivision of Lot 4 thereby permitting Council to enter into a longer-term Lease Agreement due to the extent of proposed development.

LCN Ltd. has expressed a need for a longer-term Lease as both State and Federal Government Funding opportunities have neither endorsed nor approved their Funding Applications, specifically on the basis of length of term of tenure held with Council. Funding institutions have indicated a preferred length of term as 30-40 years. (**Pers. Comment** Kirrilly Salvestro 26 November 2021).

This would support the long-term opportunities in providing gaps in existing homelessness and the void between 'social' housing and 'affordable' housing that currently exists within the community.

Other organisations (yet to be identified) may utilise areas of land within this precinct PoM to provide alternate accommodation needs and support existing charitable organisations.

**Table 3 – Permissible use and development of community land categorised as General Community Use by Council**

<b>General Community Use</b>	
<b>Purpose/Use such as...</b>	<b>Development to facilitate uses, such as...</b>
Providing a location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes.	Development for the purposes of social, community, cultural and recreational activities – such as libraries, childcare centres, youth services, aged services, men's sheds, health services, sports.
Providing multi-purpose buildings (e.g., community halls and centres) with specialised community uses such as <ul style="list-style-type: none"><li>Casual or informal recreation</li></ul>	Development includes: <ul style="list-style-type: none"><li>Provision of buildings or other amenity areas to facilitate use and enjoyment by the community</li></ul>

<ul style="list-style-type: none"> <li>• Meetings (including for social, recreational, educational or cultural purposes)</li> <li>• Functions</li> <li>• Concerts, including all musical genres</li> <li>• Performances (including film and stage)</li> <li>• Exhibitions</li> <li>• Fairs and parades</li> <li>• Workshops</li> <li>• Leisure or training classes</li> <li>• Childcare (e.g., before and after school care, vacation care)</li> <li>• Designated group use (e.g., scout and girl guide use)</li> <li>• Educational centres, including libraries, information and resource centres</li> <li>• Entertainment facilities</li> </ul> <p>NB: Some of the uses listed above may require a permit from the council.</p>	<ul style="list-style-type: none"> <li>• Development (particularly within buildings) for the purposes of addressing the needs of a particular group</li> <li>• Landscaping and finishes, improving access, amenity and the visual character of the general community area</li> <li>• Water-saving initiatives such as rain gardens</li> <li>• Energy-saving initiatives such as solar lights and solar panels</li> <li>• Carparking and loading areas</li> <li>• Advertising structures and signage (such as A-frames and banners) that: <ul style="list-style-type: none"> <li>▪ Relate to approved uses/activities</li> <li>▪ Are discreet and temporary</li> <li>▪ Are approved by the Council</li> </ul> </li> <li>• Locational, directional and regulatory signage</li> </ul>
---	--

#### 4.4 Express authorisation of leases and licences and other estates

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

The lease or licence must be for uses consistent with the 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.

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

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued. This plan of management **expressly authorises** the issue of leases, licences and other estates over the land covered by the plan of management, in accordance with section 46(1)(b) of the LG Act.

Council will undertake a tendering process for tenures greater than five years except where it satisfies Division 1 of Part 3 Section 55 i.e., to non profit organisations.

Any authorised tenure or other estate must be consistent with the various purposes of the respective Reserves; consistent with the core objectives prescribed by Section 36I (categorisation of General Community Use); for a permitted purpose listed in the LG Act 1993 or the Local Government (General) Regulation 2021 [NSW]; will not prevent the land from being transferred in the event that an Aboriginal Land Claim is granted; and will not materially harm the use of the land for any of the purposes for which the lands were reserved.

This PoM expressly authorises the issue of leases, licences and other estates over the land categorised as General Community Use listed in Table 4 below.



**Table 4 - Leases, licences and other estates and purposes for which they may be granted**

Type of tenure arrangement	Maximum term	Purpose for which tenure may be granted
Lease	Up to 21 years. Minister's approval required for longer terms.	<ul style="list-style-type: none"> <li>Accommodation</li> <li>Child care or vacation care</li> <li>Health or medical practitioners associated with the relevant facility (e.g., nutrition, physiotherapy, crisis and other accommodation, rehabilitation services)</li> <li>Educational purposes including educational classes, workshops</li> <li>Cultural purposes</li> <li>Recreational purposes including fitness classes, games etc.</li> <li>Commercial retail uses associated with the facility (e.g., hire of physical aides etc.)</li> </ul>
Licence	Up to 21 years	<ul style="list-style-type: none"> <li>Accommodation</li> <li>Social purposes (including child care, vacation care)</li> <li>Education purposes including educational classes, workshops.</li> <li>Recreational purposes including fitness classes, games etc</li> <li>Sale of goods or services that are ancillary to community land use and reserve purpose (e.g., Op-shop selling clothing/furniture and other goods to meet accommodation purposes and assist people from disadvantage and isolation)</li> <li>Commercial retail uses associated with the facility (e.g., hire of physical aides etc.)</li> </ul>
Short-term Licence	Up to 12 months	<ul style="list-style-type: none"> <li>Public speeches, meetings, seminars and presentations including educational programs</li> <li>Community Service-based displays and exhibitions etc.</li> <li>Engaging in an appropriate trade or business delivering a public address, community event, market and similar activities</li> </ul>
Other estates		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 and provision of services, or connections for premises adjoining the community land to a facility of the council or public utility provider on the community land in accordance with the <i>LG Act</i> .
Leases/licences	Up to 30 years	A maximum term of 30 years may be granted for leases/licences of community land with Ministers consent s.46(3) and s.47(8) AA of the <i>LG Act</i> .

The following Table lists current Tenures granted by Council however does not exclude future Tenures of other estates from being granted.

**Table 5 - Existing Tenures granted by Council as at the date of this PoM**

Reserve (Lot/DP)	Licencee / User Group	Purpose of Tenure	Term of Tenure
<b>R.78167 (4/864407)</b>	Linking Communities Network Ltd	Vacant area of Lot 4 for construction and use of 18 Social Housing Units and associated infrastructure	1/1/2021 – 31/12/2025 - Proposed longer-term Lease on subdivision of the land and construction of new units, to a maximum term of 30 years consistent with the <i>LG Act</i> and on Ministers approval.
	LifeSource Church Inc.	Part Lot 4 for Crisis Accommodation	20/3/2016 – 20/03/2026
	Linking Communities Network Ltd	Part Lot 4 for Women's Refuge Accommodation	1/09/2020 – 31/08/2030
<b>R.88209 (3/125/758476 &amp; 7023/1023980)</b>	Murrumbidgee Local Health District	Aged Day Respite Centre (subject to future funding and / or return of services to the Griffith Base Hospital site)	01/01/2021 – 31/12/2024
<b>R.240007 (1/1082412)</b>	Neighbourhood House (vacated main building)	Currently untenured.	Title currently indicates expiry of current Lease on 30/06/2025. Title pending amendment.

	The Cubby House	<ul style="list-style-type: none"> <li>• Sprinkles Playgroup operating 2 mornings per week</li> <li>• Griffith Aboriginal Medical Service Inc. operating 2 mornings per week.</li> </ul>	
--	-----------------	--	--

#### Direction of Funds

Any income produced from the Reserves, i.e., as per the approved Tenure, will be distributed to manage either these lands or other community land in a fashion determined by Council.

### 4.5 Easements

A Notation on Certificate of Title 7023 DP 1023980 (part Reserve 88029) identifies DP 618184: Proposed easement. DP 618184 shows 'easement for rising main 5 (metres) wide – 2483m<sup>2</sup>'. Certificate of Title Identifier 1/618184 is registered in the name of Council of the Shire of Griffith.

There are no easements affecting any other lands contained within this PoM.

### 4.6 Native Title Assessment

Further to *Section 2.5 – Categorisation of Reserves* and reference to Native Title Assessment, Council is required under the provisions of the *CLMA 2016*, to undertake steps to identify whether the activity proposed on Crown land will affect Native Title. Council must further consider what provisions of the *NTA 1993 (C'th)* will validate the activity; and what procedures should be taken in relation to a particular activity prior to its commencement. Council must also have regard for any existing claims made on the land under the *NSW Aboriginal Land Rights Act 1983 (ALR Act)*.

The activity must be authorised through *Part 2 Division 3 of the NTA 1993 (C'th)*.

Council must obtain written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land where the land is not excluded land, in accordance with native title legislation and applicable to works and activities to be undertaken at any or all of the Reserves contained within this PoM.

### 4.7 Aboriginal Land Claims

There are currently no Aboriginal Land Claims (ALC) affecting any of the Reserves comprised within this PoM.

However, should there be an ALC lodged in respect of any of these lands, any proposed works or development on the affected land, or the issue of tenures authorised by this PoM should not proceed if:

- The proposed activity could prevent the land being transferred to an ALC claimant in the event that any undetermined claim is granted.
- The proposed activity could impact or change the physical/environmental condition of the land, unless:
  - a) Council has obtained written consent from the claimant Aboriginal Land Council to carry out the proposed work or activity, and/or

- b) Council has obtained a written statement from the Aboriginal Land Council confirming that the subject land is withdrawn (in whole or part) from the land claim.

A search of the Office of Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) on 8 December 2021 provided no results for any sites registered on the lands contained within this PoM.

No Aboriginal places have been declared in or near any of the Lots identified in this PoM.

Prior to the undertaking of any works identified in this PoM, AHIMS searches will be undertaken to ensure due diligence in accordance with the NSW National Parks and Wildlife Act 1974 (NPWS Act) and the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (where present). Works may require an Aboriginal Heritage Impact Permit (AHIP).

## 5.0 Basis of management

Griffith City Council intends to manage its community land to meet:

- assigned categorisation of community land
- the LG Act guidelines and core objectives for community land set out in Table 6
- the council's strategic objectives and priorities
- development and use of the land outlined in Chapter 6 Part 2 Division 2 of the *LG Act 1993*.

### 5.1 Core Objectives for management of Community land

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

For the purpose of this PoM, the category of General Community Use is defined in the *Local Government (General) Regulation 2021, Part 4 Division 1* – Guidelines for the categorisation of community land as:

**Table 6 – Categories of land as defined in the Section 106 Local Government Regulation**

<b>Guidelines – from the Local Government (General) Regulation 2021 [NSW]</b>	<b>Core objectives – from the <i>Local Government Act 1993</i></b>
<b>Clause 106 – General Community Use:</b>  Land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of natural area, sportsground, park or area of cultural significance.	<b>Category General Community Use (Section 36I):</b> <ul style="list-style-type: none"><li>• to promote, encourage and provide for the use of the land</li><li>• to provide facilities on the land, to meet the current and future needs of the community and of the wider public –<ul style="list-style-type: none"><li>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</li><li>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</li></ul></li></ul>

## 6.0 MANAGEMENT FRAMEWORK FOR CATEGORIES OF LAND

### 6.1 Management Issues

Management of the lands takes into consideration the reserves' purpose and the purpose for which the lands are classified and categorised.

Council recognises the importance of Reserves and community owned land that are valued by its users and visitors to the Griffith City area. Management of the Reserves including Council employees, Tenure holders and volunteers are valuable in ensuring the long-term and on-going use and maintenance of the respective reserves in supporting various community services. Table 7 below provides Council's general management issues and guidelines.

**Table 7 – Management Issues and Guidelines**

Maintenance and/or demolition of infrastructure	As required following routine inspections by Council and Licencees / users and / or identified in relevant reports and in accordance with Council's Asset Management and Risk Management Policies.
Car Parks	Car-parking areas are provided to accommodate user / visitor attendance at the various facilities.
Watering and landscape management	Watering and management of the landscaped areas is the responsibility of respective Licencee / user groups (or Council in the event that the areas are not under Licence). Watering shall be undertaken as required and according to specific water restrictions that may be in place from time to time.
Vandalism	Vandalism will be addressed at the time of occurrence and Council should be notified at that time. Vandalism may include issues such as unauthorised vehicle access; damage to infrastructure; graffiti or rubbish dumping or any other damage to Council property or other damage resultant from unauthorised activities referred to in PG-CP-314 "Vandalism, Graffiti and Rubbish Dumping - Reward".
Erection of buildings and other infrastructure	The erection of necessary buildings to provide a range of community services (as existing or necessary in the future), if allowed by this Plan of Management, will be under authorisation of Council's Development Application processes and subject to Department of Planning & Environment – Crown Lands 'Landowner Consent' unless satisfied by SEPP (Transport & Infrastructure) 2021 approval. The demolition of any building may also be subject to the same approval.
Weeds	Weed management practices will be undertaken by Council staff in accordance with guidelines to ensure amenability of a Reserve unless the area is operated under tenure. Where a tenure is in place, it will be that tenure holder's responsibility to manage the site in accordance with Council's practices.
Signs	Signage is both regulatory and interpretive in accordance with Standard AS 2342-1992.
Trees	Council's Tree Preservation Order PG-CP-401 must be adhered to and Council must be consulted prior to the removal of any trees for any purpose.
Drainage	Drainage has previously been a factor in relation to damage to buildings located specifically within Reserve 78167 (as per Building Condition Reports 2012 & 2015). Drainage works may be a consideration in the short and long-term to protect existing infrastructure from further damage. Other drainage issues may be a factor and accordingly require investigation/rectification as necessary.
Rubbish	Tenure holders will ensure that any excess rubbish is removed from the site and that the areas are kept in a neat and tidy condition.
Length of Term of Lease	Limitation of <i>CLMA 2016</i> provides maximum term of Lease (or Licence) for not-for-profit and community groups as 21 years. <i>Section 47 LG Act 1993</i> also limits the length of term of Leases and Licences to 21 years unless Minister's Consent is obtained. LCN Ltd. raised concerns about obtaining successful grants for significant infrastructure which require tenure of 30+ years. Minister's consent to a longer term lease may be sought in the future.

## 6.2 Plan Implementation

The following action plan sets out the requirements under Section 36 of the *LG Act 1993* with respect to:

- The category of the land
- The objectives and performance targets of the plan with respect to the land
- The means by which the council proposes to achieve the plan's objectives and performance targets,
- The manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets.

Table 8 below, sets out key objectives and performance targets for management of the land.

**Responsibility: Griffith City Council (GCC)**

**Table 8 – Objectives and performance targets of this Plan of Management**

Performance Target	Actions	Priority	Performance Indicator
<b>LEGISLATIVE</b>			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The Plan is prepared in accordance with Native Title Manager advice, the <i>LGA 1993</i> , the <i>CLMA 2016</i> , <i>NTA 1993 (C'th)</i> and <i>ALRA 1983</i> (as applicable)	High	<ul style="list-style-type: none"> <li>• The Plan is reviewed by Council's Native Title Manager and approved by Department of Planning &amp; Environment – Crown Lands.</li> <li>• Council exhibits and adopts the PoM subject to community comments being addressed. (Where significant changes to the PoM are required, the PoM will be re-referred to Council and the Department).</li> </ul>
<b>MANAGEMENT</b>			
Provide quality facilities; assess the current facilities, condition and use of the land in accordance with community expectations and needs	2. Consultation and development in accordance with Council's Strategies and Policies. 3. Ensure that maintenance is undertaken by Lessee/Licencee (as applicable) to meet required service levels inclusive of buildings, grounds, trees and other infrastructure.	On-going	<ul style="list-style-type: none"> <li>• Assets (current and future) are managed in accordance with prescribed Council standards and community expectations.</li> <li>• Community consultation in regards to meeting future community needs.</li> <li>• Maintenance service levels meet requirements of adopted budgets (where necessary).</li> <li>• Review tenure conditions (as applicable).</li> </ul>
Provide appropriate term of tenure suitable to development proposal.	4. Council considers relevant applications for long term tenure (greater than 21 years on Ministers approval).	High	<ul style="list-style-type: none"> <li>• Providers may enter into a long term tenure (where appropriate).</li> </ul>



Asset Management Plan in place to maintain and enhance the Reserves	5. Ensure current Asset Management Plans are in place (Council and Tenure Holders as applicable). 6. Demolition of infrastructure where considered necessary.	On-going	<ul style="list-style-type: none"> <li>• Tenure Holders implement an Asset Management Plan.</li> <li>• Asset renewal is considered in 10-year financial planning (where applicable).</li> <li>• Tenure holders plan relevant asset management requirements according to respective Asset Management Plan (as applicable).</li> <li>• Council demolishes buildings/infrastructure to meet future planning &amp; community use requirements.</li> </ul>
Address vandalism	7. Prompt action	On-going	<ul style="list-style-type: none"> <li>• Reduction in vandalism recorded by Council and Tenure Holders.</li> <li>• Introduction of anti-vandalism measures (as applicable)</li> <li>• Feedback from community is positive and negative feedback acted upon as necessary</li> </ul>
<b>INFRASTRUCTURE</b>			
Provide appropriate infrastructure for various accommodation purposes to meet emergency housing and other housing opportunities.	8. Obtain a current Building Condition Report for Barnabas House Crisis Accommodation. 9. Obtain a current Building Condition Report for Kulkuna Cottage Women's Refuge (Crown land area only).	High / On-going	<ul style="list-style-type: none"> <li>• Review of respective Building Condition Reports and identification of any major defects.</li> <li>• Drainage needs of Barnabas House don't negatively impact on building infrastructure.</li> <li>• Installation of BBQ and / or playground equipment.</li> <li>• Program a maintenance plan of respective facilities (in conjunction with Lessee/Licencee holders as necessary).</li> <li>• Installation of new purpose-built accommodation and associated infrastructure to support needs of LCN Ltd or other organisations as necessary.</li> <li>• Where applicable, plan and budget for improvements.</li> <li>• Source appropriate funding opportunities to resource maintenance (as applicable).</li> <li>• Development Approval decisions are made promptly and DPE Crown Lands or other approvals as necessary, are obtained.</li> </ul>
Provide appropriate facilities for community groups to meet	10. Obtain a current Building Condition Report for infrastructure on the former Neighbourhood House Community Centre and The Cubby House building.	On-going	<ul style="list-style-type: none"> <li>• Facilities for community needs meet demand.</li> <li>• Program a maintenance plan of buildings (as necessary) in conjunction with Lessee/Licencee holders.</li> </ul>

	11. Facilitate user groups through issue of applicable tenure. 12. Ensure Tenure Holder(s)' capacity to meet required expenses including rent and on-going maintenance. 13. Ensure relevant Tenure conditions are being adhered to. 14. Approve appropriate Development of Reserves for General Community Use. 15. Ensure appropriate parking facilities available to meet user needs.		<ul style="list-style-type: none"> <li>• Upgrade or installation of BBQ and / or playground equipment together with landscaping (as necessary).</li> <li>• Where applicable, plan for and budget for improvements.</li> <li>• Source appropriate funding opportunities to resource maintenance (as applicable).</li> <li>• Development Approval decisions are made promptly and DPE Crown Lands or other approvals as necessary, are obtained.</li> </ul>
<b>ENVIRONMENT</b>			
Respective Reserves are free of weeds and rubbish; buildings and lands are well maintained.	16. All facilities are maintained to a high standard (Council and Tenure Holders to implement as applicable). 17. On-going inspection and assessment of infrastructure in accordance with Council and Government WHS legislation. 18. Risk assessment is undertaken in relation to any proposed repairs / demolition of buildings (i.e., potential asbestos contamination). 19. Review drainage works (Barnabas House only).	On-going	<ul style="list-style-type: none"> <li>• All facilities are maintained to meet service levels and continue to comply with Australian Standards</li> <li>• Community feedback is positive and negative feedback acted upon as necessary</li> </ul>
Manage environmental and user safety.	20. On-going inspection and assessment of infrastructure in accordance with Council and Government WHS legislation. 21. Consider the safety of the community in the maintenance of areas and use of chemical control.	On-going	<ul style="list-style-type: none"> <li>• Audit process for safety and condition reporting working well</li> <li>• Staff are appropriately trained in safe handling and use of appropriate chemicals for the land</li> <li>• No unauthorised use of facilities</li> <li>• Feedback from the community is positive and negative feedback is acted upon where necessary</li> </ul>
<b>USE OF THE RESERVES</b>			
Signs.	22. Review signs and follow guidelines provided by Statewide Mutual Signs as Remote Supervision.	On-going	<ul style="list-style-type: none"> <li>• Continually monitor all signs are legible and current and renewed as necessary.</li> </ul>
Provide adequate lighting to the areas.	23. Examine existing and future lighting requirements meet safety needs of users.	On-going	<ul style="list-style-type: none"> <li>• Continue to monitor lighting is in working order and provides user safety.</li> <li>• Feedback from the community is positive and negative feedback is acted upon where necessary</li> </ul>
Access and Parking.	24. Provide adequate parking areas to respective Reserves to service needs of its users.	On-going	<ul style="list-style-type: none"> <li>• Continue to monitor that access and parking requirements meet the needs of visitors and users.</li> <li>• Internal road networks of Barnabas House don't impact on drainage of the site.</li> </ul>

			<ul style="list-style-type: none"> <li>• Access and parking facilities to GBH Aged Day Respite Centre are maintained to meet user requirements (responsibility of Licencee).</li> <li>• Feedback from visitors and the community is positive and negative feedback acted upon as necessary.</li> </ul>
Installation of Infrastructure, new buildings and building improvements.	25. Ensure that infrastructure, works and buildings or works are authorised in accordance with necessary Council and other Departmental Approvals.	On-going	<ul style="list-style-type: none"> <li>• Council/Tenure Holders obtain all necessary Approvals (including Native Title Manager advice and DPE Crown Lands).</li> </ul>

## 7.0 References

Crown Land Management Act 2016

<https://legislation.nsw.gov.au/view/html/inforce/current/act-2016-058#sec.3.22> sourced on 22 November 2021

Department of Planning & Environment – Crown Lands (NSW)

<https://trade.maps.arcgis.com/apps/webappviewer/index.html?id=99ed087615f24ab8aacc619ef3507155> sourced on 29 October 2021

<https://pp.planningportal.nsw.gov.au/publications/environmental-planning-instruments/griffith-local-environmental-plan-2014> sourced on 3 November 2021

Griffith City Council

<https://www.griffith.nsw.gov.au/council-policies> sourced on 3 November 2021

<https://www.griffith.nsw.gov.au/guiding-griffith-2040> sourced on 8 November 2021

Adopted Delivery Plan & Operational Plan 2021-22

[https://issuu.com/griffithcitycouncil/docs/july\\_2020\\_-\\_delivery\\_plan\\_operational\\_plan\\_20-21](https://issuu.com/griffithcitycouncil/docs/july_2020_-_delivery_plan_operational_plan_20-21) sourced on 9 November 2021

NSW Legislation

<https://pp.planningportal.nsw.gov.au/publications/environmental-planning-instruments/griffith-local-environmental-plan-2014> sourced on 29 October 2021

[https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2014-0137#pt-cg1.Zone\\_B4](https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2014-0137#pt-cg1.Zone_B4) sourced on 2 November 2021

Local Government Act 1993

[http://www5.austlii.edu.au/au/legis/nsw/consol\\_act/lga1993182/s47.html](http://www5.austlii.edu.au/au/legis/nsw/consol_act/lga1993182/s47.html) sourced on 29 November 2021

Linking Communities Network Ltd

<https://www.griffith.nsw.gov.au/community-services-directory/organisation.asp?id=4&m=p&org=CSD-HKL-81-75-56> sourced on 29 November 2021

<https://www.acnc.gov.au/charity/4e8a5e77652ed7ae50d6af52e95294b2> sourced on 29 November 2021

Local Government Act 1993

<https://legislation.nsw.gov.au/view/whole/html/inforce/current/act-1993-030> sourced on 16 November 2021

<https://legislation.nsw.gov.au/view/html/inforce/current/sl-2021-0460/lh> sourced on 16 November 2021

NSW Government Gazettes

<https://trove.nla.gov.au/newspaper/?type=gazette> sources 8 November 2021

<https://legislation.nsw.gov.au/gazette> sourced on 9 November 2021

## 8.0 ANNEXURES

- 1) Map - Reserves of Community Services Precinct (Kookora & Benerembah Streets) PoM
- 2) Schedule of Lands & Infrastructure – Community Services Precinct (Kookora & Benerembah Streets) PoM
- 3) Site Plan of Barnabas House (extract from 2010 Building Condition Report)



## ANNEXURE 1 – MAP – RESERVES OF COMMUNITY SERVICES PRECINCT (KOOKORA & BENEREMBAH STREETS) PLAN OF MANAGEMENT





## ANNEXURE 2 - SCHEDULE OF LANDS & INFRASTRUCTURE – COMMUNITY SERVICES PRECINCT (KOOKORA & BENEREMBAH STREETS) PLAN of MANAGEMENT

SCHEDULE OF LANDS & INFRASTRUCTURE - COMMUNITY SERVICES PRECINCT (KOOKORA & BENEREMBAH STREETS) PoM								
RESERVE NO.	RESERVE NAME	CROWN	DATE OF GAZETTE	PURPOSE	CATEGORY	LOT/DP	AREA	COMMENTS/INFRASTRUCTURE
78167	Community Services Group (including Griffith Women's Refuge & Barnabas House)	Crown	9/12/1955 4/03/2011	Homes for the Aged Accommodation	General Community Use	4/864407	2.8446 ha	
88209	Griffith Base Hospital Aged Day Respite Centre	Crown	28/05/1971 #	Charitable Organisations #	General Community Use	3/125/758476 & 7023/1023980	.562 ha	
240007	Neighbourhood House Community Centre	Crown	15/07/1988	Community Purposes	General Community Use	1/1082412	.187 ha	Neighbourhood House: Fibro/weatherboard cottage; Carport lg. colourbond shed; 2x small garden shed; The Cubby House: ? Building with ramp access; small play cubby house; 2x small garden sheds; separately fenced from main building. Landscaped gardens; surround mesh perimeter fencing; respective signage (The Cubby House sign is illegible).

ANNEXURE 3 – SITE PLAN OF BARNABAS HOUSE (extract from 2010 Building Condition Report)

