

## Applicants Response Panel Record of Deferral

**Date:** 19 June 2025

**Issue:** 01

Dear Jeremy

We offer the following in response to the reasons for deferral issued by the planning panel 18 June 2025. For ease of navigating click on the below summary of items and referenced documentation hyperlinks.

### 2. Perspectives

### 3. Shadow Diagrams

### 4. Heritage Impacts

### 5. Categorisation of Crown Land under Care, Control, and Management of Council

### 6. Carparking

### 7. Emergency Evacuation Centre

### Referenced Documentation

- Crown Lands letter of approval
- Council Managed Crown Land Plan of Management - Richmond Park Stockwell Gardens - For Adoption
- Richmond Park & Stockwell Gardens Plan of Management

## 2. Perspectives

Please refer to the perspectives produced as requested, particularly the views from 2 & 4 Robertson Street, and 31-35 Richmond Street.





CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS

All Architectural drawing sheets to be cross-referenced with other relevant disciplines.

Rev	Description	Date
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- NOTES:
- AERIAL SITE PLAN IS NOT TRUE TO SURVEY
  - SUN ELEVATION FOR 3.00PM 22ND JUNE 2025 = 18.75°
  - SUN AZIMUTH FOR 3.00PM 22ND JUNE 2025 = 318.94°
  - LANDSCAPING IS INDICATIVE ONLY
  - EACH VIEWPOINT IS CAPTURED AT 1.6m ABOVE THE NOMINATED AHD RL. THE VIEWPOINTS ARE PERSPECTIVE VIEWS ARE NOT SHADOW DIAGRAMS.



1 SITE PLAN WITH AERIAL  
1:500

NOTE: SCALE IS 1:1000 @ A3



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CLIENT:  
**Snowy Valleys Council**

PROJECT NAME:  
**MULTIPURPOSE + EVACUATION CENTRE**  
**FOR DA**  
PROJECT ADDRESS:  
RICHMOND PARK, TUMUT NSW  
Lot 1 Section 81 DP 759004 and  
Lot 701 DP 1059193.

DRAWING TITLE:  
**AERIAL SITE PLAN + VIEWPOINTS**  
A1 PRINT SIZE

SHEET ISSUE DATE: 06/18/25	DRAWING NO.	REV.
REVISION DATE:	A.055	
SCALE: As indicated @ A1		
JOB NO.: W366		

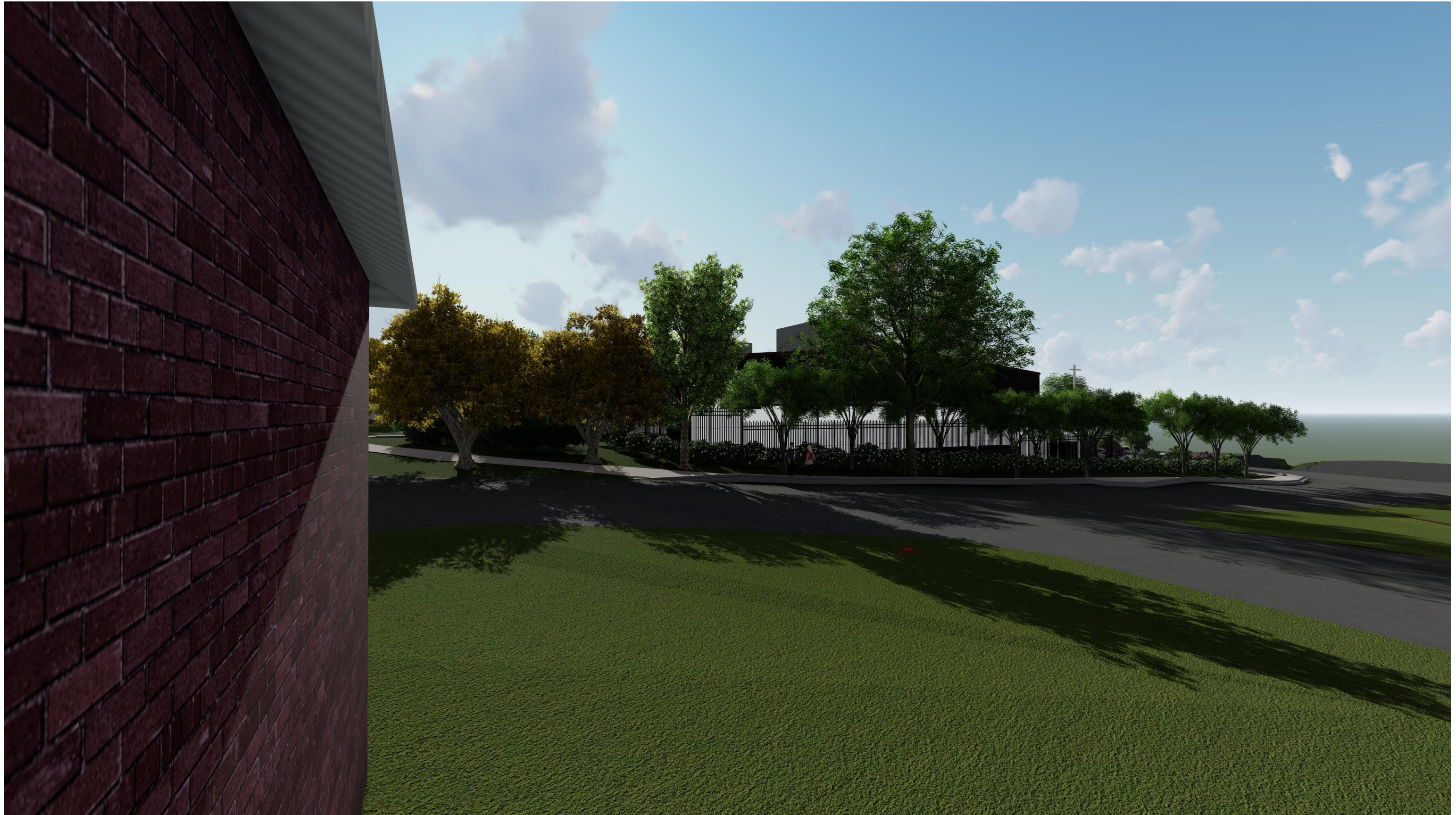
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20/06/2025 12:04:14 PM



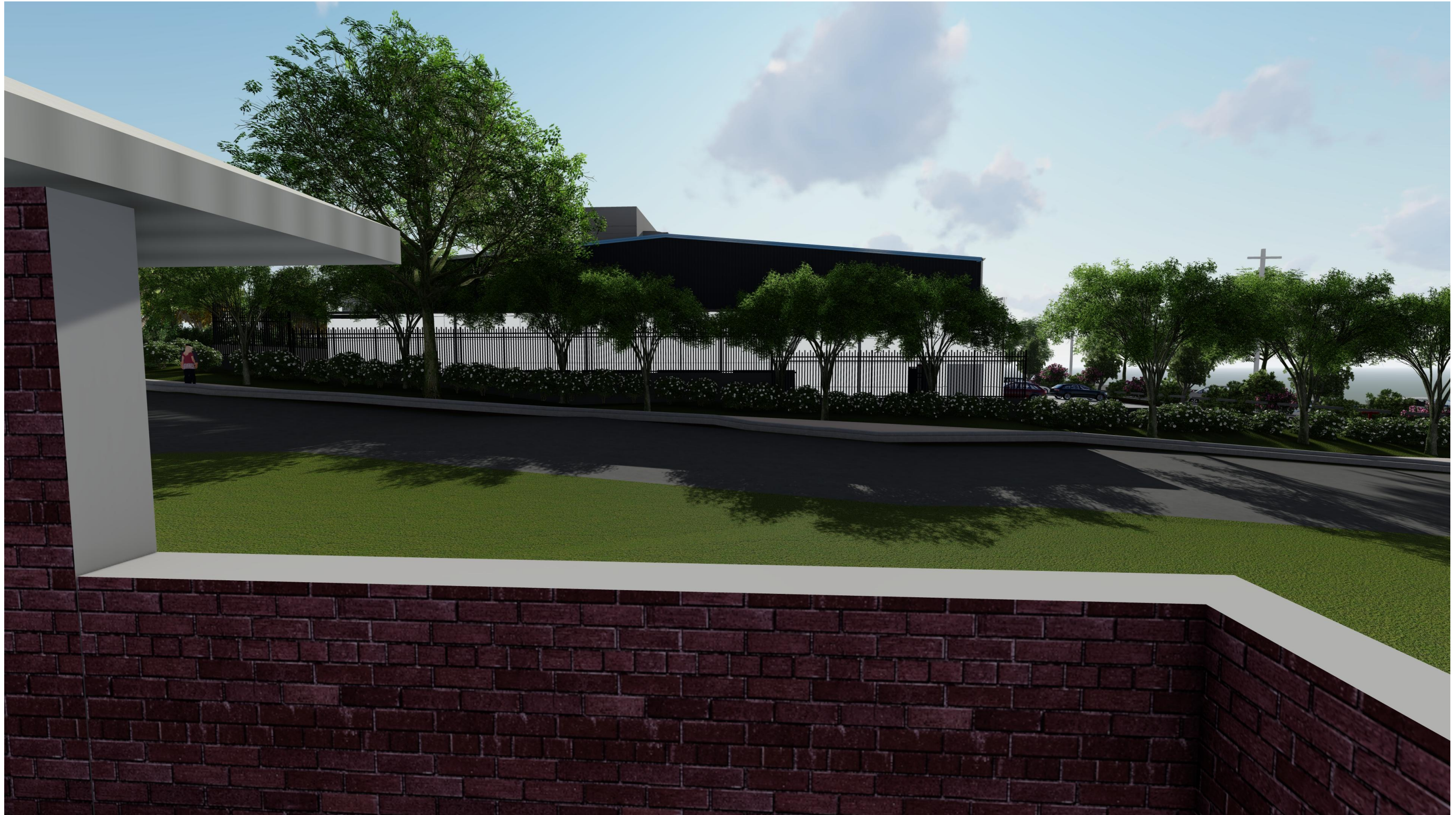
# Tumut Evac & Multipurpose Facility



**VIEWPOINT 1 - 1 CLUNIE AVENUE**



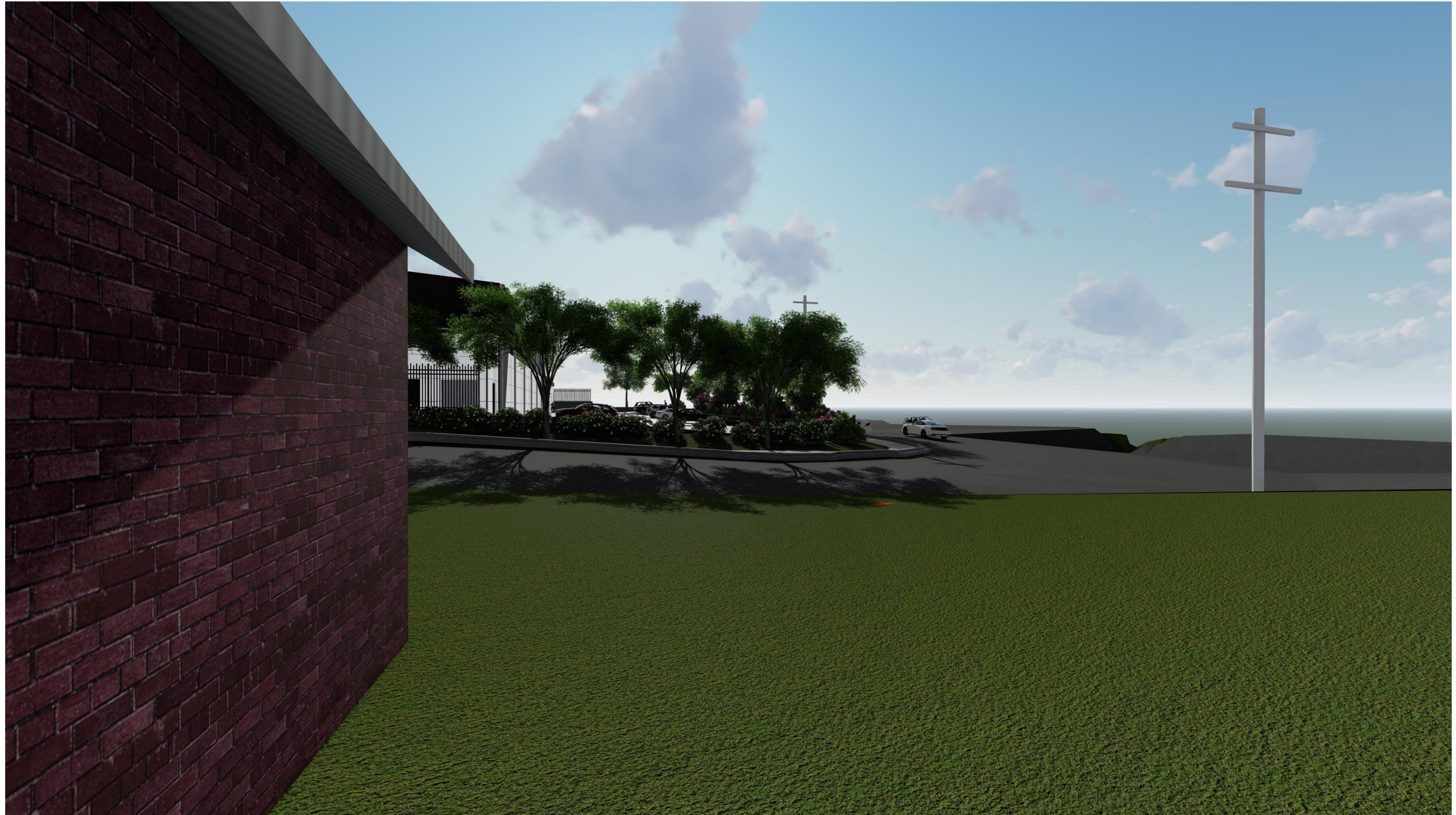
# Tumut Evac & Multipurpose Facility



**VIEWPOINT 2 - 4 ROBERTSON STREET**



# Tumut Evac & Multipurpose Facility



**VIEWPOINT 3 - 2 ROBERTSON STREET**



# Tumut Evac & Multipurpose Facility



**VIEWPOINT 4 - 29 RICHMOND STREET**



# Tumut Evac & Multipurpose Facility



**VIEWPOINT 5 - 31 RICHMOND STREET**



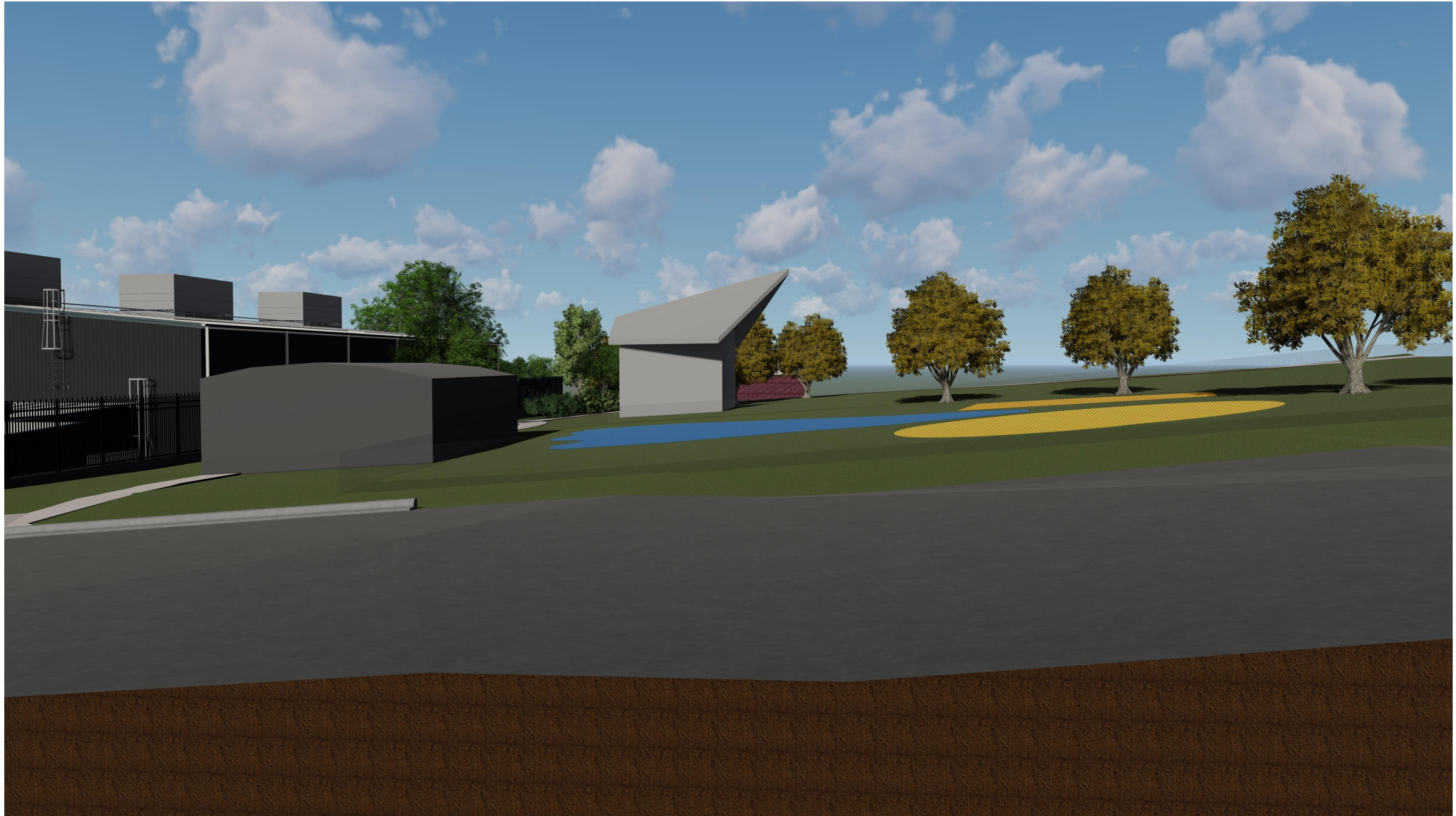
# Tumut Evac & Multipurpose Facility



**VIEWPOINT 6 - 33 RICHMOND STREET**



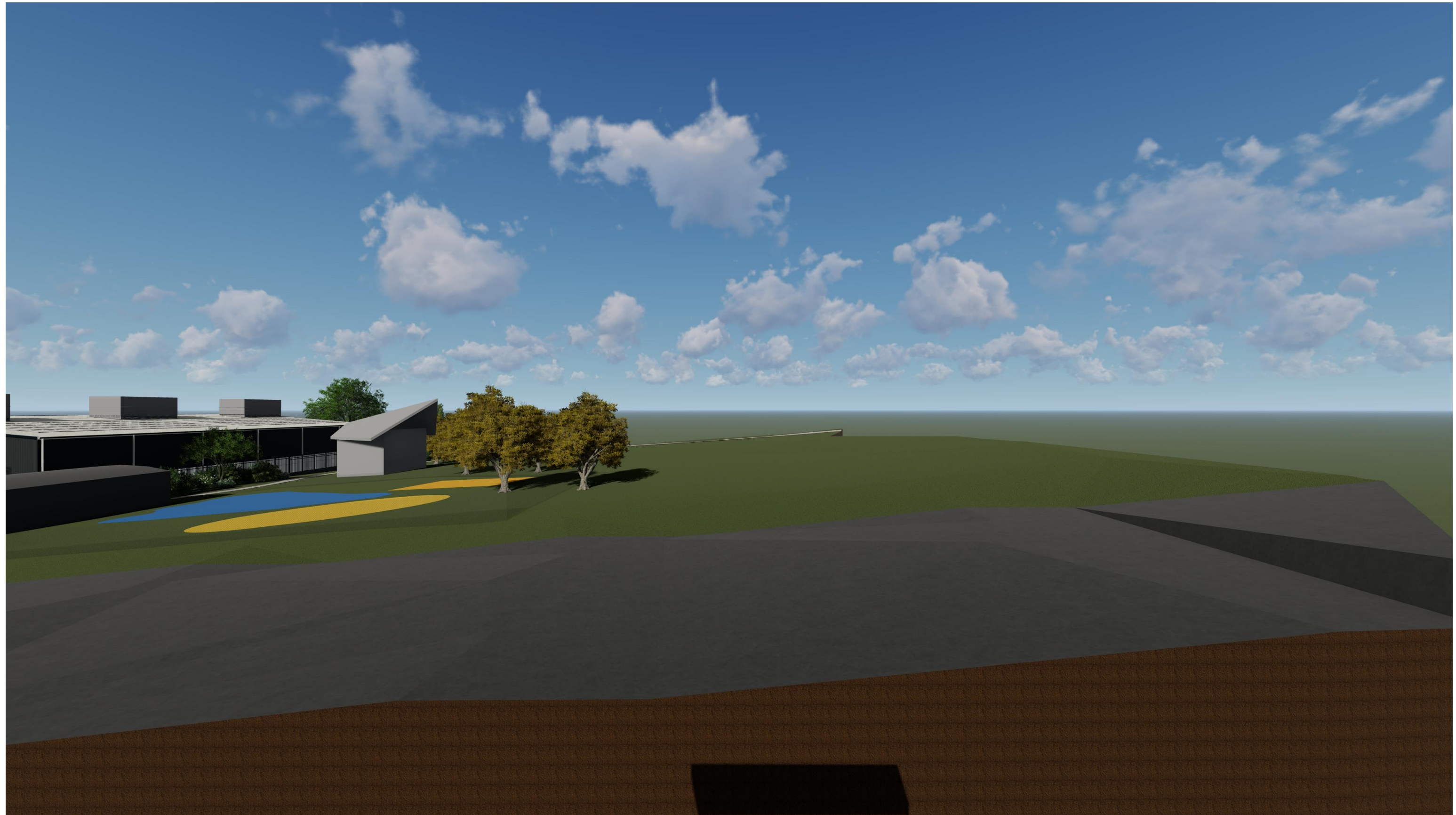
# Tumut Evac & Multipurpose Facility



**VIEWPOINT 7 - 35 RICHMOND STREET**



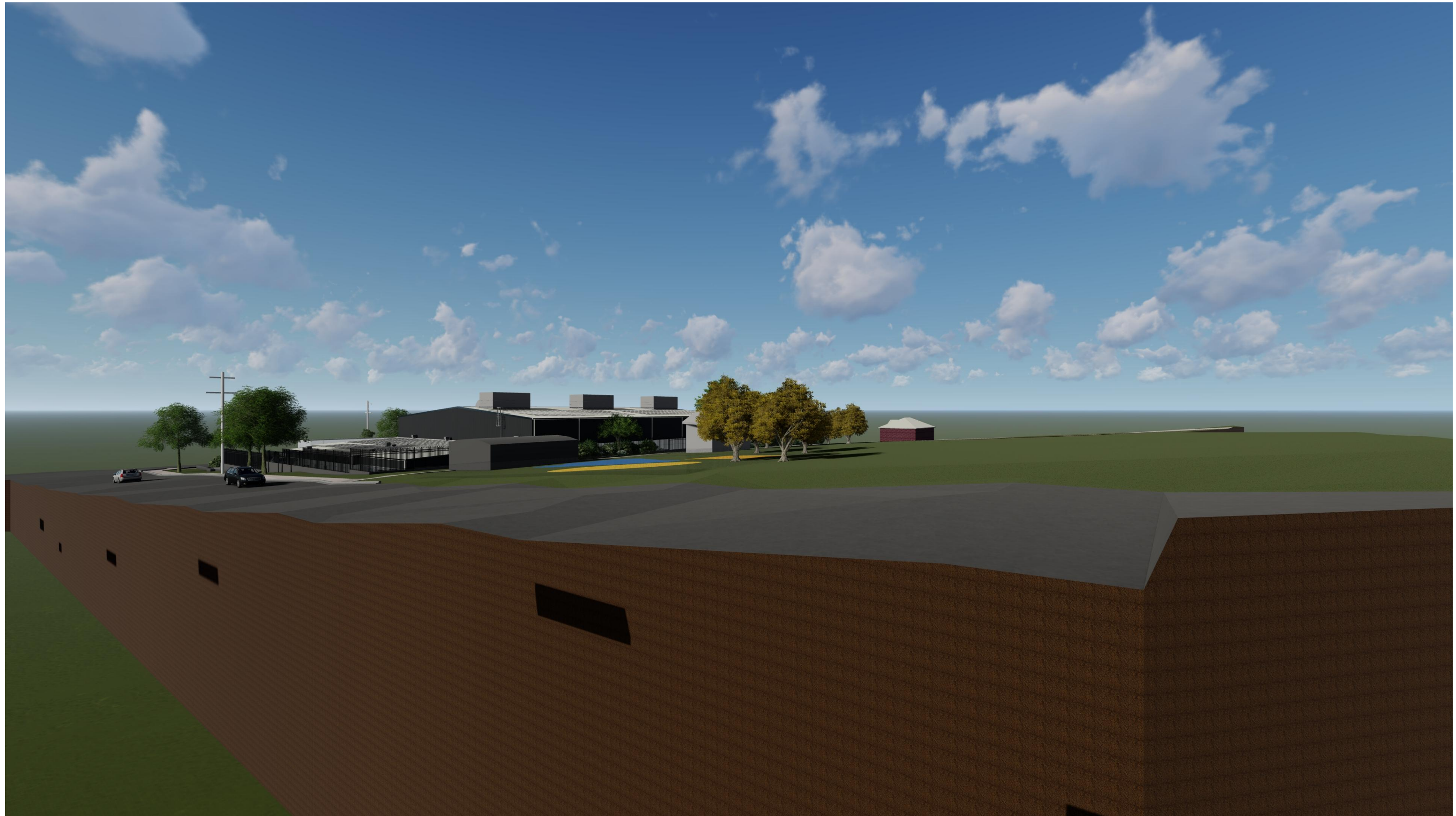
# Tumut Evac & Multipurpose Facility



**VIEWPOINT 8 - 37 RICHMOND STREET**



# Tumut Evac & Multipurpose Facility



**VIEWPOINT 9 OBLIQUE - 39 RICHMOND STREET**



# Tumut Evac & Multipurpose Facility



**VIEWPOINT 10 - CNR RICHMOND & RUSSELL STREETS**



# Tumut Evac & Multipurpose Facility



**VIEWPOINT 11 - CNR RUSSELL & ROBERTSON STREETS**



### 3. Shadow Diagrams

Refer shadow diagrams produced as requested, noting that the solar access of 2 & 4 Robertson Street is not impacted

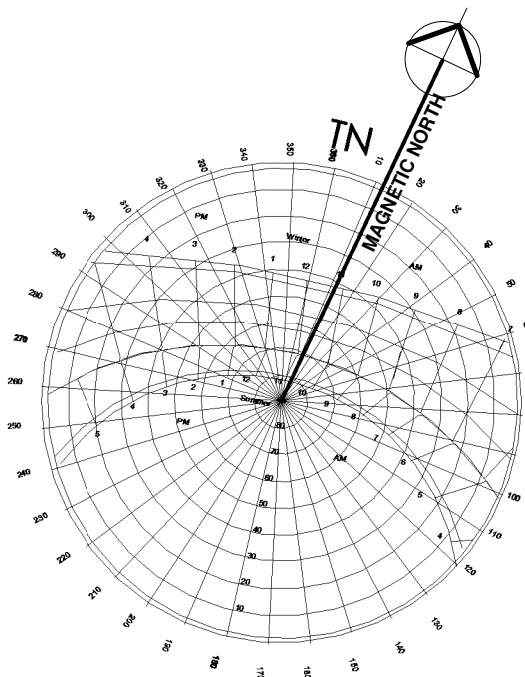
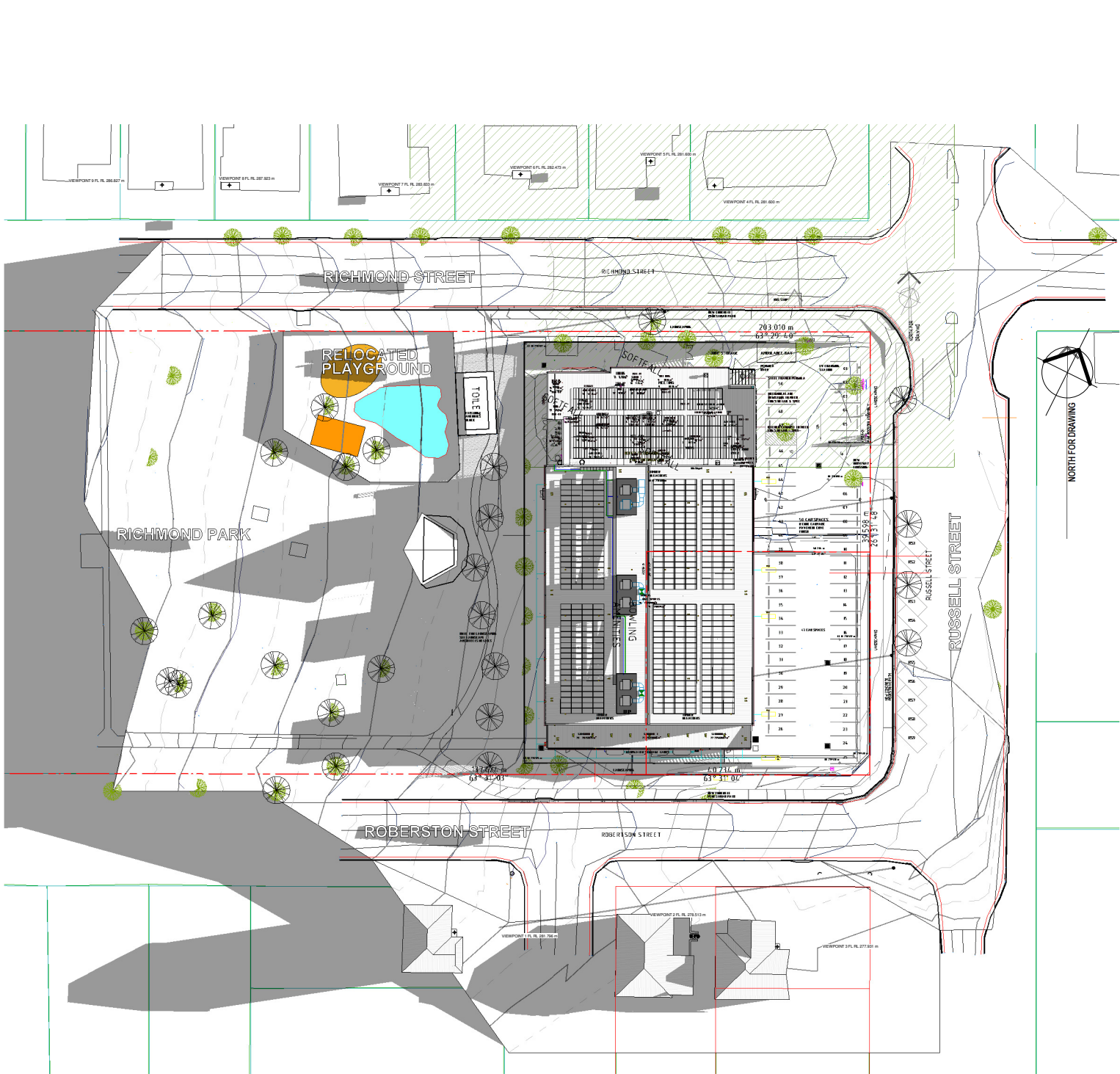




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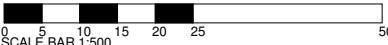
All Architectural drawing sheets to be cross-referenced with other relevant disciplines.

Rev	Description	Date
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1 SITE PLAN Solar Study WINTER SOLSTICE 2025 9.00am  
1:500

NOTE: SCALE IS 1:1000 @ A3



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CLIENT:



PROJECT NAME:

**MULTIPURPOSE + EVACUATION CENTRE**

**FOR DA**

PROJECT ADDRESS:  
RICHMOND PARK, TUMUT NSW  
Lot 1 Section 81 DP 759004 and  
Lot 701 DP 1059193.

DRAWING TITLE:

**SHADOW DIAGRAMS - 9.00am**

A1 PRINT SIZE

SHEET ISSUE DATE: 28.02.2025 DRAWING NO. REV.

REVISION DATE:

SCALE: 1:500 @ A1 A.053.A

JOB NO.: W366

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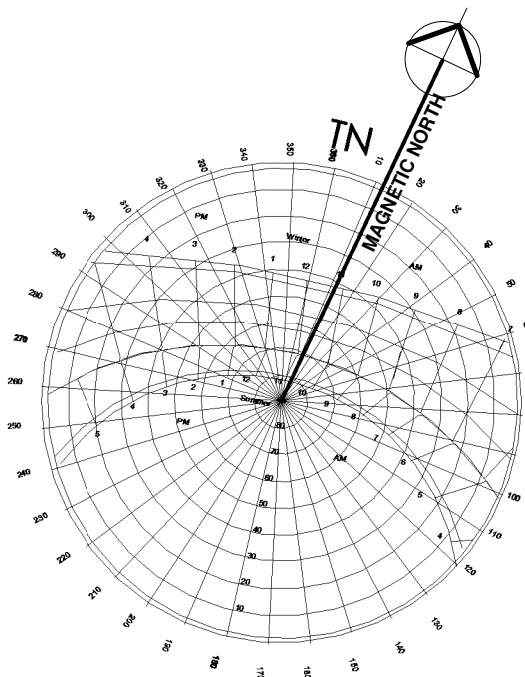
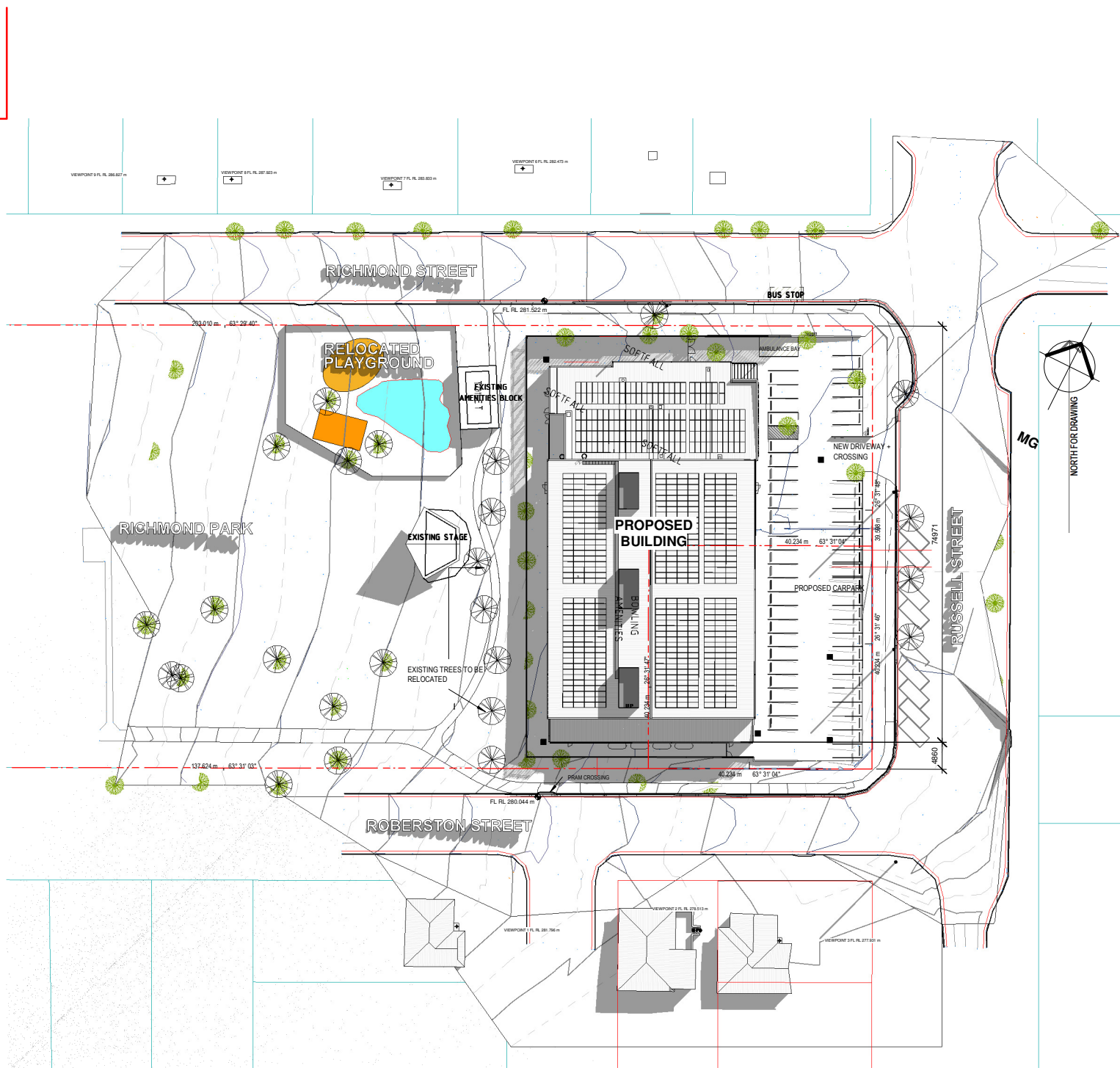
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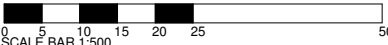
All Architectural drawing sheets to be cross-referenced with other relevant disciplines.

Rev	Description	Date
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1 SITE PLAN Solar Study WINTER SOLSTICE 2025 12.00pm  
1:500

NOTE: SCALE IS 1:1000 @ A3



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CLIENT:



PROJECT NAME:

**MULTIPURPOSE + EVACUATION CENTRE**

**FOR DA**

PROJECT ADDRESS:  
RICHMOND PARK, TUMUT NSW  
Lot 1 Section 81 DP 759004 and  
Lot 701 DP 1059193.

DRAWING TITLE:

**SHADOW DIAGRAM  
-12.00pm**

A1 PRINT SIZE

SHEET ISSUE DATE: 06/20/25 DRAWING NO. REV.

REVISION DATE:

SCALE: 1:500 @ A1 **A.053.B**

JOB NO.: W366

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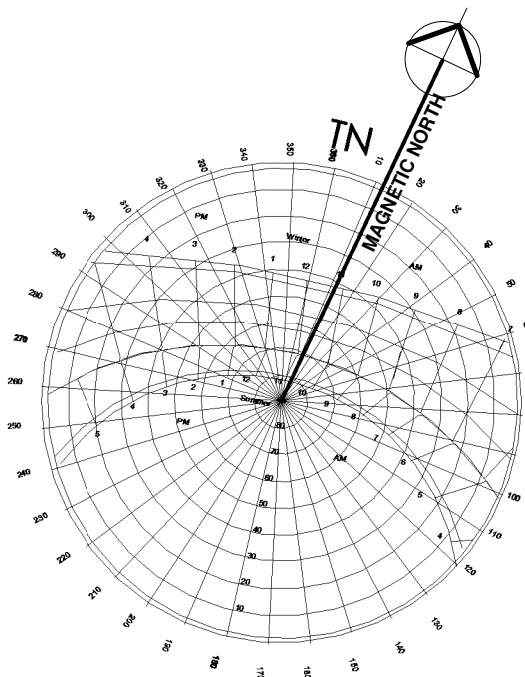
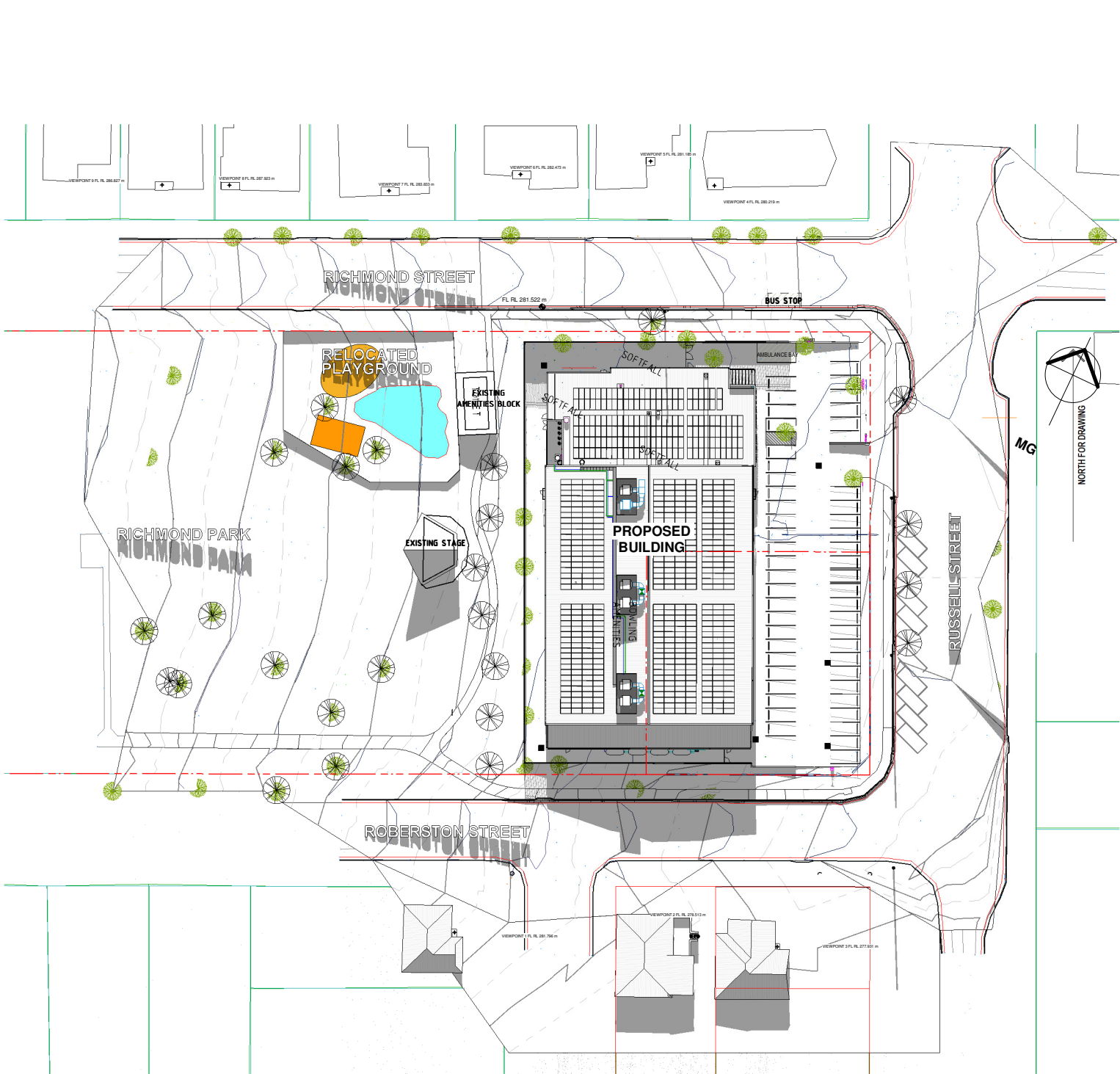
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Rev	Description	Date
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1 SITE PLAN Solar Study WINTER SOLSTICE 2025 3.00pm  
1:500

NOTE: SCALE IS 1:1000 @ A3



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CLIENT:

**Snowy Valleys Council**

PROJECT NAME:

**MULTIPURPOSE + EVACUATION CENTRE**

**FOR DA**

PROJECT ADDRESS:  
RICHMOND PARK, TUMUT NSW  
Lot 1 Section 81 DP 759004 and  
Lot 701 DP 1059193.

DRAWING TITLE:

**SHADOW DIAGRAM - 3.00pm**

A1 PRINT SIZE

SHEET ISSUE DATE: 06/20/25

REVISION DATE:

SCALE: 1:500 @ A1

JOB NO.: W366

DRAWN BY: Author

CHECKED BY: S. JOHANSSON

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NOMINATED ARCHITECT: STEPHEN JOHANSSON - NSW REG No. 7168

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#### 4. Heritage Impacts

*Consideration of any heritage impacts of the development as required under cl 5.10(5) of Tumut LEP on nearby local heritage items particularly Sefton House*

The submitted SEE noted:

##### **Clause 5.10 Heritage Conservation**

The objectives of this clause are noted as follows:

- “(a) to conserve the environmental heritage of Tumut,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.”*

The site is not identified as a heritage item and is not located within a Heritage Conservation Area.

The site is not identified as an archaeological site and given the history of land uses on the site, is not anticipated to contain any items of archaeological significance.

An aboriginal heritage information management system (AHIMS) search has revealed that there are no Aboriginal sites in or near the subject site and no Aboriginal places declared in or near the site.

It is considered that as the amenity of the area will be preserved, the proposal is consistent with the objective of this provision and is in accordance with Council’s requirements.

##### **Additional commentary as requested in Item 4 - Heritage Impact.**

Under the provisions of Tumut LEP 2012, Clause 5.10(5) reads as follows:

##### **(5) Heritage assessment**

*The consent authority may, before granting consent to any development—*

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

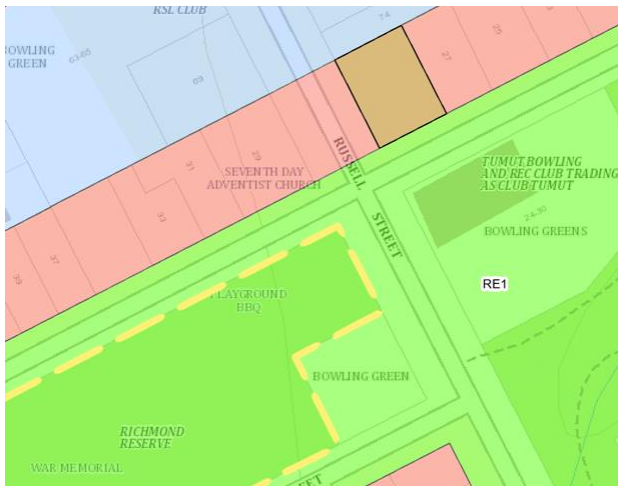
*require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

In accordance with Clause 5.10(5) of the Tumut Local Environmental Plan 2012, due consideration must be given to the effect of the proposed development on the heritage significance of Sefton House, a locally listed heritage item located approximately 50 metres from the site of the proposed multi-purpose facility.



As previously noted the subject site:

- a. is not identified as a heritage item;
- b. is not located within a Heritage Conservation Area.
- c. it is noted that the subject site is within the vicinity, some 50 metres, of a heritage item identified as 29 A Richmond Street, Tumut known as Sefton House and is currently vacant. Sefton House is an identified local heritage item due to its historical, aesthetic and social value to the Tumut community. Its Federation-style architecture, period detailing, and contribution to the character of the area underscore its local heritage value.



*Extract from Tumut LEP 2012 identifying location of Heritage Item 29A Richmond Street, Tumut*

While the proposed development is not located directly on or adjacent to the heritage site known as Sefton House, its proximity (approximately 50 metres) necessitates an analysis of indirect impacts, including:

**1. How is the impact of the new building on the heritage significance of the item to be minimised?**

The design and siting of the proposed multi-purpose facility has been carefully considered to ensure that potential impacts on the nearby heritage item, *Sefton House*, are minimised and managed appropriately. The following measures will be implemented to respect and preserve the heritage significance of Sefton House:

1. Sympathetic Design Approach  
The new building incorporates a contemporary but restrained architectural language that avoids mimicking historic styles while maintaining a respectful relationship in scale, materials, and colour palette. This approach ensures a clear distinction between old and new, while acknowledging and complementing the character of Sefton House.
2. Appropriate Siting and Setbacks  
The building is located approximately 50 metres from Sefton House, providing a generous physical separation that helps to retain the item's visual prominence within its setting. This buffer reduces the potential for overshadowing or visual domination.



3. Retention of Key View lines

The development has been designed to retain key public view corridors to and from Sefton House, particularly from nearby streetscapes. Landscaping and massing have been configured to avoid obstructing important visual connections to the heritage item.

4. Landscape Integration

A landscape buffer comprising low-scale native plantings and complementary hardscape elements will be provided between the new development, the primary intersection Richmond and Russell Streets and Sefton House, softening the visual transition and maintaining a cohesive precinct character.

5. Material and Colour Selection

External finishes have been chosen with sensitivity to the surrounding context. Earthy tones ensure the new building sits harmoniously within the recreational setting without competing visually with Sefton House.

The proposed new multi-purpose facility has been thoughtfully designed to sit comfortably within the eclectic mix of the existing streetscape.

With particular note the 2-storey form of the existing bowling club located directly opposite the heritage item, and noting the sound shell/stage structure located in Richmond Park.



Existing Bowling Club



Existing sound shell/stage located in Richmond Park



Through its scale, form, and material selection, the development achieves a balanced and respectful presence that complements the diverse architectural character of the area while ensuring the heritage significance of nearby Sefton House is preserved and protected.

## ***2 Why is the new development required to be adjacent to a heritage item?***

The location of the proposed new multi-purpose facility adjacent to Sefton House has been guided by both functional and strategic planning considerations.

While Sefton House is a recognised heritage item, its proximity to the proposed site reflects the following key factors:

1. The subject site is centrally located within the township, ensuring the new facility is highly accessible to the broader community. Its proximity to Sefton House is a consequence of siting the facility within a well-connected civic and social precinct, rather than an intention to impact the heritage item.
2. The proposed multi-purpose facility is intended to enhance and support the broader civic environment, including nearby facilities and services. Its proximity to Sefton House and other existing community infrastructure fosters a coherent, walkable, and service-oriented precinct, improving convenience and user experience.
3. Available land for community infrastructure within the immediate area is limited. The chosen site represents one of the few suitable parcels that can accommodate the scale and functional requirements of the facility without displacing other essential land uses.
4. Rather than being in conflict with Sefton House, the new development presents an opportunity demonstrating how modern architecture can sensitively co-exist with heritage items. The proposal includes design measures that consciously minimise visual and physical impacts on the heritage setting, enhancing the overall character of the recreational precinct.
5. Locating the new facility in proximity to Sefton House contributes to the revitalisation of the area, activating underused spaces and reinforcing a sense of place. The existing heritage item will add cultural significance to the new development, creating a dialogue between past and present.
6. The new facility will provide a modern contemporary development that will enhance and update the physical condition and use of the Richmond Park asset and ensure a continued service to the community.

## ***3 How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?***

The curtilage provided around Sefton House plays a vital role in supporting the ongoing conservation of its heritage significance. By maintaining an appropriate physical and visual buffer between the heritage item and surrounding development, the curtilage ensures that it remains a visually prominent feature within the streetscape, allowing its architectural form, scale, and detailing to be appreciated without intrusion from adjacent built forms.





The separation provided by the curtilage allows for clear interpretation of the heritage item as a standalone structure of significance, rather than as a component overshadowed by newer development. This enhances public appreciation of its design, function, and legacy. It is noted that the siting of the new facility is well outside the physical curtilage of the nominated Heritage item.

The curtilage is a critical element in ensuring the preservation of the cultural, historical, and architectural significance of Sefton House. The development of the multi-purpose facility will have no impact upon the noted curtilage of the nominated Heritage item.

#### ***4 How does the new development affect views to, and from, the heritage item?***

The proposed multi-purpose facility has been carefully designed to ensure that key views to and from *Sefton House* are retained and respected, supporting the ongoing appreciation of its heritage significance within the broader streetscape, as no significant views will be impacted by the proposed development.

Due to its setback and low-profile built form in proximity to Sefton House, the development does not intrude on the primary sightlines that define the heritage item's setting. Views from Sefton House across the streetscape are maintained, allowing it to retain its sense of place and orientation within the locality.

In addition, the inclusion of landscaping between the development and Sefton House enhances the visual transition between the two, softening any contrasts and contributing to a coherent and attractive setting.

In the context of an eclectic streetscape, the new development reinforces a sense of visual diversity without diminishing the prominence of Sefton House. It contributes positively to the evolving character of the area while ensuring the heritage item remains a focal point.

Overall, the development supports the visual integrity of Sefton House by ensuring that it remains clearly legible within its context, enhancing—not detracting from—its contribution to the streetscape.



**5 Are the additions sited on any known or potentially significant archaeological deposits?**

There are no known significant archaeological deposits in the area of the proposed development.

**6 Are the additions sympathetic to the heritage sites?**

The design of the proposed multi-purpose facility is considered to be sympathetic to the existing recreational environment and will have minimal impact upon the identified heritage item. The proposed design is considered to be uncomplicated in style and sensitive in scale and character ensuring that the heritage value of the item is respected and preserved.

**7 Will the additions tend to visually dominate the heritage item?**

No, the new multi-purpose facility will not visually dominate the heritage item.

The proposed multi-purpose facility has been carefully designed to ensure it remains visually recessive in relation to Sefton House, preserving the heritage item's significance within the streetscape.

As the new build is located some 50 metres away from the nominated heritage item, this will limit the impact it will have upon the heritage item as it will sit respectfully within the streetscape and will not detract from or overpower the heritage value of Sefton House.

It is considered that the development is well set back from the heritage item, creating a generous physical and visual buffer that helps maintain Sefton House's setting and legibility as a stand-alone historic structure.

**5.10.8 Will the public and users of the items still be able to view and appreciate its significance?**

The proposed multi-purpose facility will not limit public access to the nominated heritage item, nor will it limit visual appreciation from the street and surrounding locality.

As such, it is considered that the proposed new multi-purpose facility will have minimal impact upon the listed local heritage item – Sefton House. The proposed redevelopment is contemporary in design, yet sympathetic to its setting and interface with the existing streetscape. The architectural design responds in a respectful manner and is well-integrated into the local context and site characteristics. Due care has been taken in the design of this proposal to ensure minimal adverse impact will occur upon the existing site.

The proposal to redevelop the existing centre respects and complies with Council's controls as noted above. The proposal is consistent with the character of the neighbourhood and respects the scale and form of the streetscape, the existing site conditions and the nominated heritage item.



## 5. Categorisation of Crown Land under Care, Control, and Management of Council

- a. *Explanation regarding the Plan of Management for the Crown Reserve, which is under care and control of Council.*

Council, by resolution, adopted a Plan of Management for Richmond Park.

### 11.4. COUNCIL MANAGED CROWN LAND PLAN OF MANAGEMENT - RICHMOND PARK & STOCKWELL GARDENS - FOR ADOPTION

#### M109/25 RESOLVED:

THAT COUNCIL:

1. Adopt the updated Site-Specific Council Managed Crown Land Plan of Management for Richmond Park and Stockwell Gardens (Reserves) pursuant to Section 40 of the *Local Government Act 1993* in accordance with 3.23 (6) of the *Crown Land Management Act 2016*.

Cr Hayes/Cr Packard

For: Cr Larter, Cr Hayes, Cr Packard, Cr Hardwick, Cr Wortes, Cr Ham

Against: Cr Sheldon, Cr Inglis, Cr Thomson

**CARRIED**

6/3

**M110/25 RESOLVED** to return to the order of business.

Cr Thomson/Cr Sheldon

**CARRIED UNANIMOUSLY**

Page 6

Minutes of the Meeting of the Snowy Valleys Council Ordinary Meeting held in Council Chambers 76 Capper Street Tumut and Via Video Link on Thursday, 15 May 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Acting General Manager

A copy of the “Richmond Park and Stockwell Gardens – Plan of Management – Final” is attached.

A copy of the full Council report that went to the 15 May Council Meeting is attached. This report provides a comprehensive explanation regarding the Plan of Management as requested.

A copy of a letter from Crown Lands which endorses the Plan of Management for Richmond Park dated 2 May 2025 is attached.

Crown Lands were emailed the resolution of Council on 19 May (see email from Council’s Property Officer Cheryl Klein) and the Plan of Management was subsequently placed on Council’s website, to enact it as required.

- b. *Clarification of the boundaries for each land use on the reserve and the categorisation of land across the reserve (e.g. community use, operational land).*

Under the Local Government Act 1993, land is to be classified as either ‘Community’ or ‘Operational’ land. Direction from the Crown Lands has identified that the land



comprising Richmond Park is classified as ‘Community’ land, therefore requiring a Plan of Management to be prepared and adopted. Also under the Local Government Act 1993, a Plan of Management must allocate a ‘category’ or ‘categories’ to the land to reflect the proposed use. In the instance of Richmond Park these are “Park’ and ‘General Community Use’ categories. A Site-specific Plan of Management was recommended by Crown Lands, and the adoption of the Plan of Management fulfilled the need. In doing so, the land in R1041093 was being categorised for the first time, and part in R620045 was altered from its “initial’ categorisation of ‘Park’ to ‘General Community Use’. Land categories and their objectives that apply to Richmond Park and boundaries are shown and described on Page 25 of the Plan of Management.

The Multipurpose and Evacuation Centre is proposed to be built wholly within the area categorised and adopted as ‘General Community Use’.

## 6. Carparking

*Clarification and justification of adopted car parking rates having regard to Tumut DCP.*

DCP calls for 16 spaces, the number of car parking spaces in the proposed development far exceeds this

As detailed in the Traffic Impact Assessment report, applying the parking rates of Councils DCP to the development proposal would require 19 parking spaces compared to the 50 parking spaces proposed. That is, the proposed parking provision is significantly greater than that which is required by councils DCP.

Further, through a consultative process with occupiers of the facility, the Traffic Impact Assessment presents a transparent first principles assessment of potential operational and event parking demands and confirms the proposed 50 parking spaces can adequately accommodate operational demands of the proposal.

## 7. Emergency Evacuation Centre

### Response from Council

*a. Function and adequacy of the emergency evacuation centre having regard to relevant guidelines including Guideline\_Evacuation\_Management\_Dec\_2023.pdf*

In designing the centre, the architect team have had regards to the guidelines including Guideline Evacuation Management December 2023. We believe that function and adequacy of the centre under those provisions are met including:

- The plans include storerooms dedicated to housing any equipment required to quickly establish as an emergency evacuation centre.
- The roller door near the entrance, houses multiple power ports, including 3 phase power, for immediate plug and play of any necessary equipment including generators, cool rooms, cooking equipment, and medical equipment.
- There is roller door access from the carpark into the sports hall, for pallet jack delivery of food and water if necessary.



- There are amenities and dedicated meeting spaces which are all at the disposal of emergency management personnel and the community.
- Electrical provisions of heating and cooling, and communications capability.

Procedures to operate the facility as an emergency evacuation centre will be developed by those responsible for local emergency management as stated in the Guidelines. And these will be tailored to take advantage of this facility in any way they deem necessary. They will undertake an assessment using annexure F of the guidelines. They may indeed use the facility for disaster victim registration, sheltering, and as an evacuation centre.

*b. Details of consultation and engagement with relevant emergency services in terms of the functionality of the facility should there be an emergency in the Snowy Valleys LGA.*

Mr David Buchtmann, Senior Regional Disaster Welfare Officer Murrumbidgee and Far West District, representative for Disaster Welfare and Business Continuity Homes NSW, was invited to one of the early meetings in 2021 for the project. As stated in the guidelines, the WSFA has responsibility for management of evacuation centres once established in a disaster. Mr Buchtmann advised that “we would work with what we are provided, so no requirements from us”.

In 2022, Mrs Donna Martin, an RFS representative experienced in emergency management, was appointed by Council to a community working group to assist the Council team on the project. Mrs Martin has been providing valuable input to the architect’s team specifically regarding functionality of the facility under emergency circumstances. Communication has been by way of meetings and emails and has addressed items including:

- Needs for storage of evacuation centre assets.
- Use of meeting room and set up ancillary stations in the public space if evacuation centre is stood up.
- Access requirements to building to accommodate pallets for water and food.
- Technology for IT, electrical power, heating.

*c. Confirmation that there are sufficient facilities and general compliance with any BCA requirements for the emergency evacuation centre.*

The BCA consultant engaged for the project has confirmed that, as an emergency use for community contact Class 9b building the building has been designed with a sufficient number of facilities and generally complies with the National Construction Code. The amenities provisions exceed codes requirements. A copy of the BCA report has been provided to support the application

*d. Consideration of the Transport Infrastructure SEPP and any implications for emergency services facilities and this DA.*

The Traffic Impact Assessment report has been undertaken with the requirements of the new Transport for NSW Guide to Traffic Impact of which the recommended basis of the approach used considers the requirements of the Transport Infrastructure SEPP in determining the scale of assessment needed for this proposal.



The proposal includes Australian Standard compliant parking and service vehicle facilities as required by the SEPP.

Regards

A handwritten signature in black ink, appearing to read 'S. Johansson', followed by a period.

Stephen Johansson

Director & Practice Principal  
Architect NSW Reg No 7168





## Department of Planning, Housing and Infrastructure

Our ref: DOC25/093387

Mr Glen McGrath  
Manager Technical Services  
Snowy Valleys Council  
76 Capper Street  
TUMUT NSW 2720

via: [gmcgrath@svc.nsw.gov.au](mailto:gmcgrath@svc.nsw.gov.au)  
cc: [info@svc.nsw.gov.au](mailto:info@svc.nsw.gov.au)

2 May 2025

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**Subject: Snowy Valleys Council draft Plan of Management – Richmond Park & Stockwell Gardens .  
Minister's consent to adopt.**

Dear Mr McGrath

Thank you for submitting the draft Plan of Management (PoM) following public exhibition for Richmond Gardens & Stockwell Gardens on 1 May 2025.

I have reviewed the draft PoM and as a delegate for the Minister for Lands and Property, I consent council to adopt the PoM under clause 70B of the Crown Land Management Regulation 2018.

Council should conduct a final review of the document to ensure all legislation referenced is currently in force, departmental names are up to date, and spelling, grammar and formatting is correct and consistent. Note that as of 1 January 2024 the Department of Planning and Environment became the Department of Planning, Housing and Infrastructure, please ensure that the PoM is updated to reflect this change.

A copy of the adopted PoM should be sent to [council.clm@crownland.nsw.gov.au](mailto:council.clm@crownland.nsw.gov.au) and made available on council's website.

Please remember, an adopted PoM authorises the lawful use and occupation of Crown land. Council must ensure that any activities planned on the reserve are expressly authorised in the adopted PoM and native title obligations are met.

If you have any questions or need assistance, please contact the Reserves Programs Team at [council.clm@crownland.nsw.gov.au](mailto:council.clm@crownland.nsw.gov.au).

Yours sincerely,



Matthew Hutchens  
Acting/Manager, Reserves Programs  
Department of Planning, Housing and Infrastructure – Crown Lands and Public Spaces



# **COUNCIL MANAGED CROWN LAND PLAN OF MANAGEMENT - RICHMOND PARK & STOCKWELL GARDENS - FOR ADOPTION**

**1.**

**REPORT AUTHOR: PROPERTY & ROADS PARTNER**

**RESPONSIBLE DIRECTOR: DIRECTOR INFRASTRUCTURE & WORKS**

## **2. EXECUTIVE SUMMARY:**

The purpose of this report is to recommend to Council to adopt the site-Specific Council Managed Crown Land Plan of Management for Richmond Park and Stockwell Gardens (Reserves) pursuant to Section 40 of the Local Government Act 1993 in accordance with 3.23 (6) of the Crown Land Management Act 2016.

This site-specific draft Council Managed Crown Land Plan of Management was placed on public exhibition for 49 days from 5 March 2025 to 22 April 2025. During this time, Council received 25 submissions.

The *Crown Land Management Act 2016* (the CLM Act) authorises local councils appointed to manage dedicated or reserved Crown Land (Council in the capacity of Crown Land Managers) to manage land as if it were public land under Section 40 the *Local Government Act 1993* (LG Act).

Under the Local Government Act 1993, a Plan of Management (PoM) must be adopted by Council for all "Community Land" managed by Council which includes this specific site which Council has been appointed as the Crown Land Manager.

The two (2) Reserves that are the subject of this site-specific PoM are Richmond Park (Reserve 620045) and Stockwell Gardens (Reserve 1041093). On 22 November 2024, Council was appointed as Crown Land Manager of the Richmond Park Bowling Greens (R1041093) which forms part of this Plan of Management and is the subject site of the proposed Tumut Multi-Purpose Centre which is currently subject to a Development Application.

## **3. RECOMMENDATION:**

**THAT COUNCIL:**

- 1. Adopt the updated Site-Specific Council Managed Crown Land Plan of Management for Richmond Park and Stockwell Gardens (Reserves) pursuant to Section 40 of the *Local Government Act 1993* in accordance with 3.23 (6) of the *Crown Land Management Act 2016*.**

## **4. BACKGROUND:**

Council currently manages seventy (70) Crown Reserves classified as "Community Land" on behalf of Crown Lands in its capacity as a Crown Lands Manager. The total area of these Crown Reserves in the Snowy Valleys Council is 1094 hectares (10,9442,448 m<sup>2</sup>) of land. Each year, Council spends around \$3 million in maintaining this portfolio of Crown Land Reserves on behalf of Crown Lands.

At the Council Meeting held on 17 February 2022, Council resolved the following:



**11.5 PLAN OF MANAGEMENT FOR COUNCIL MANAGED COMMUNITY CROWN RESERVES**

**M61/22 RESOLVED:  
THAT COUNCIL:**

1. Receive this report for the Plan of Management for Council Managed Community Crown Reserves.
2. Approve the draft Council Managed Crown Land Plan of Management to be forwarded to the landowner, Crown Lands (NSW Department of Planning, Industry and Environment), seeking endorsement to proceed to public exhibition of the draft Plan of Management and authorise administrative and corrective amendments to the documents by the CEO.
3. Delegate authority to the Chief Executive Officer to revise the draft Council Managed Crown Land Plan of Management in accordance with any direction received from Crown Lands, prior to placing on public exhibition for a minimum period of 28 days and inviting the public to make submission over a period of 42 days.
4. Bring the final version of the Council Managed Crown Land Plan of Management to a future Council meeting for consideration and adoption.

In Council Business Paper dated 21 November 2024 (page 102), the Richmond Park and Stockwell Gardens Plan of Management (PoM) had been removed at the request of Crown Lands pending a site-specific PoM for the use of that land for the purposes of a Multipurpose Centre.

As noted on resolution point no. 4, this report now seeks to formally adopt the Site- specific Snowy Valleys Council Managed Crown Lands Plans of Management (PoM).

**Council Managed Crown Land Plan of Management**

Local Councils appointed as Crown Land Managers to manage dedicated or reserved Crown Land are required to develop Plans of Management for the land where it is classified as "Community Land" under the *Local Government Act 1993*.

Under the amendments to the Crown Land Management System in 2018, Councils in NSW have responsibility to manage some areas of Crown Land, generally in the same way that they manage their own "Community Land" under the *Local Government Act 1993*. The draft Snowy Valleys Council (SVC), Council Managed Crown Land PoM applies to all Council Managed Crown Land that has been classified as 'Community Land' within Snowy Valleys Council local government area.

PoM are legal documents developed by Crown Lands that set out how to maintain and guide how Crown Land will be sustainably managed. They provide a wealth of information about a particular site, including social, environmental, and economic values, they set objectives and performance targets for community land, and provide for active land management and use, including the issuing of tenures over the land.

All draft PoMs must be developed in line with the public exhibition requirements under Section 38 of the *Local Government Act 1993*, which requires a minimum of 42 days on public exhibition.

**LOCAL GOVERNMENT ACT 1993 - SECTION 40**

Under the *Local Government Act 1993* - Section 40, Local Councils are required to formally adopt the Plans of Management (PoMs) that have been prepared for "Community land" under Councils' direct care and control and or in this case "Community Land" that Council manages on the behalf of Crown Lands.

Below is an extract from the *Local Government Act 1993* - Section 40.

**Section 40 - Adoption of Plans of Management**

- *After considering all submissions received by it concerning the draft plan of management, the council may decide to amend the draft plan or to adopt it without amendment as the plan of management for the community land concerned.*
- *If the council decides to amend the draft plan it must either--*

*(2A) If a council adopts an amended plan without public exhibition of the amended draft plan, it must give public notice of that adoption, and of the terms of the amended plan of management, as soon as practicable after the adoption.*

- *The council may not, however, proceed to adopt the plan until any public hearing required under [http://www.austlii.edu.au/au/legis/nsw/consol\\_act/lga1993182/s40a.html](http://www.austlii.edu.au/au/legis/nsw/consol_act/lga1993182/s40a.html) section 40A has been held in accordance with [http://www.austlii.edu.au/au/legis/nsw/consol\\_act/lga1993182/s40a.html](http://www.austlii.edu.au/au/legis/nsw/consol_act/lga1993182/s40a.html) section 40A.*



**Reserves classified as "Community Land" that Council manages on the behalf of Crown Lands**

Council currently manages seventy (70) Reserves classified as "Community Land" on behalf of Crown Lands as a Crown Lands Manager. The total area of land that these Reserves currently make in the Snowy Valleys Council area is 1094.245 hectares (10,9442,448 m2) of Land. Each year Council spends around \$3 million in maintaining this portfolio of Crown Land Reserves on behalf of Crown Lands. These Crown Reserves Plan of Management were adopted at Council meeting dated 21 November 2024.

Each reserve is covered by several parcels of land. The two (2) Reserves that are the subject of the PoM are Richmond Park (Reserve 620045) and Stockwell Gardens (Reserve 1041093)

**Note:** Council has since 1994 been the Crown Land Manager for Richmond Park (Reserve 620045) and Stockwell Gardens (Reserve 1041093) but was recently appointed as Crown Land Manager of the Richmond Park Bowling Greens (R1041093) the subject site of the proposed Tumut Multi-Purpose Centre on 22 November 2024.

**5. REPORT:**

The Richmond Park and Stockwell Gardens public open spaces comprise just over 1.6 hectares and 1.8 hectares of Council-managed Crown land respectively. They are located to the immediate south of the Tumut town centre.

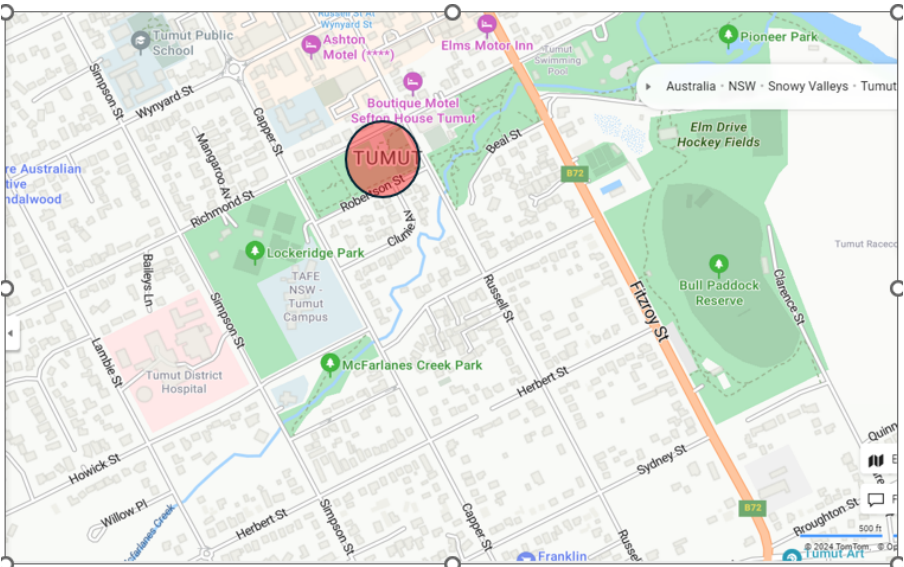


Figure 1. Location Plan - Site-Specific Plan of Management - Richmond Park and Stockwell Gardens

The areas are generally surrounded to the north and south by low-density residential development, to the west by further public open space (Lockeridge Park) and to the east by the Tumut Swimming Pool. The Tumut Bowling Club is also located between the two public open space areas as shown below.



Figure 2. Extent of Site-Specific Plan of Management - Richmond Park and Stockwell Gardens

**Public Exhibition Period**



The draft Plan of Management (PoM) for Richmond Park (Reserve 620045) and Stockwell Gardens (Reserve 1041093) went on Public Exhibition as required by the *Crown Land management Act* 2016 for 49 days from 5 March 2025 to 22 April 2025. During this time, Council received 25 submissions.

### **Submissions Summary**

The key subject of all submissions received was on the proposed Multi-Purpose Centre Development in Richmond Park.

In general, the seven (7) of the submissions were supportive of the POM and eighteen (18) were not supportive.

Those submissions in support of the POM identified that they thought the Park needed a Multi-Purpose Centre. These submissions identified that they wanted the development in the park to proceed as soon as possible and that they thought the development in this location would be beneficial for future generations and did not impact upon the park.

Those submissions not in favour of the POM identified that they were not supportive of the proposed Multi-Purpose Centre in this location for the following reasons

- The site is the wrong site for a Multipurpose Centre
- The architecture of the Multipurpose Centre is not suitable or appropriate for the Park setting
- Bulk and Scale of the proposed Multipurpose Centre is not appropriate for the Park
- Noise due to the activities a Multi-Purpose Centre will be used for
- Traffic and Parking issues generated by the Multi Purpose Centre
- Anti-Social behaviour as a result of the Multi-Purpose Centre
- Heritage concerns about the Multi-Purpose Facility Centre and its proximity to the war memorials in the park
- Lack of consultation about the Multi Purpose Centre
- Lack of a business Plan for the Multi-Purpose Centre
- The cost for Council to operate the Multi Purpose Centre
- The impact that the Multi-Purpose Centre will have on the passive recreation activities that are undertaken in the Park.

The bulk of the submissions that were not supportive of the POM identified the proposed Multi-Purpose Centre in the Park as being the source of their concern and why they didn't support the POM for Richmond Park and Stockwell gardens.

The issues summarised above are all matters that will be considered and addressed as part of the Development Application and assessment process. The Development Application public consultation process was running at the same time (concurrently) as the POM public exhibition process for Richmond Park and Stockwell gardens.

### **Summary of the Site-Specific Plan of Management for Richmond Park and Stockwell Gardens**

The Plan of Management (POM) that Councils specialist consultants prepared for Richmond Park and Stockwell Gardens for public exhibition outlined that the old Bowling Greens that had been transferred over to Council by Crown Lands had identified this part of the park as being ear marked for the future development of the Snowy Valleys Multipurpose and Evacuation Centre (referred to herein as the 'Multipurpose Centre').

The Plan of Management (POM) identified that the Multipurpose Centre, including associated on-site parking, would replace the underutilised lawn bowling green and associated clubrooms in the eastern portion of the site. The POM identified that that the project would necessitate the relocation of the existing playground and be subject to a Development Application that had been prepared and was to be considered concurrently with the POM.

The POM outlined that its key purpose was to seek out the land's future intended use, as described above, balancing informal passive recreational uses with the presence of the new Multipurpose Centre and its related activities.

The POM clearly articulated that it had considered the Multipurpose Centre as a future use on the site and that this use will allow Richmond Park and Stockwell Gardens to continue to be developed and used as key



recreational and cultural spaces whilst enabling a new multiuse sporting and emergency hub to be developed and used to the benefit of the Tumut and broader communities.

The POM provided an overview of the sites history, its current use, asset condition and future development.

The POM identified that the eastern end of the Richmond Park site has been identified for the development of the Snowy Valleys Multipurpose and Evacuation Centre (or the 'Multipurpose Centre' for short). The POM identified that the Multipurpose Centre will cater for:

- multiple indoor sports, being the size of two basketball/ netball courts, to accommodate local, regional and state sporting competitions, and
- provision of evacuation centre capabilities in times of emergency.
- the Multipurpose Centre may also cater for community, training or education events, such as conferences, local school or community events. These may be provided for using the provisions of a licence under Section 2.20 of the Crown Land Management Act.

The POM identified that the need for the project was evidenced through the 2019 /2020 bushfire events which highlighted the need for a suitable, large-capacity emergency evacuation facility that would allow communities to remain close to their homes and localities in the event of a natural disaster or other emergency.

The POM identified that the resulting Multipurpose Centre project is being made possible through a grant from the Australian and NSW Governments Bushfire Local Economic Recovery Fund (BLERF).

The POM identified that as a consequence of the Multipurpose Centre development, the underutilised lawn bowling green and club rooms will be demolished. The playground and picnic area will also be relocated within the Reserve.

The POM for Richmond Park and Stockwell Gardens also clearly articulated the key legislation that applies to the sites that were subject to this POM and relevant Council strategies which included

- *Crown Land Management Act 2016* – as the land is Crown land owned by the State,
- *Local Government Act 1993* - as Council is the manager of the Crown Land, it is managed under the provisions of this Act as if it were Council-owned, and
- *Environmental Planning & Assessment Act 1979* - which dictates land use approvals processes and environmental considerations for development and activities in NSW.
- The *Native Title Act 1993* (Commonwealth)
- Snowy Valleys Community Strategic Plan 2042
- Snowy Valleys Council Advocacy Plan 2021-22

### **Multipurpose Centre Development Application**

The Richmond Park and Stockwell Gardens POM also outlined that a Development Application for the Multipurpose Centre has been prepared concurrently with the Plan of Management. The POM identified that the Development Application will be assessed in accordance with Part 4 of the *Environmental Planning & Assessment Act 1979* and that the Development Application will include the preparation of a 'Statement of Environmental Effects' and supporting documentation that will identify and assess the details of the project and how it intends to meet all applicable development standards and controls.

### **Community Consultation**

The POM also outlined how Community and Stakeholder Consultation would be undertaken in accordance with Councils adopted a *Community Participation Plan (2022)* and *Community Engagement Strategy (2017)* that sets out the principles for engaging the Snowy Valleys community in the land use planning system and with Council's activities more broadly.

### **Key Values considered in the POM**

The POM identified that the key values considered for Richmond Park and Stockwell Gardens as part of this POM were how that park would be utilised in the future in terms of the following:

- Recreation and Open Space values
- Sporting Values
- Social and Cultural Values

From these a series of objectives were developed which were as follows:



## Key Objectives of the Plan of Management

- Enabling defined and cohesive public spaces to meet a wide range of uses.
- Maintaining localised provision of facilities, such as a playground, gardens, public toilets and recreational pathways.
- Providing for ongoing use of various war memorials and associated spaces.
- Establishing clear and consistent processes for community use and management of the Multipurpose Centre.
- Ensuring that event and ongoing use traffic, parking and access arrangements are well-managed.

## Future use and Management

Once the key values and objectives were established in the POM it was then outlined how future development and use of the area would be enabled in accordance with the legislative management requirements, proposed management and maintenance regimes of the site. This included the following

- Site maintenance and management
- Leases and Licencing
- Development and Use

## Implementation and Action Plan

Finally, the POM for Richmond Park and Stockwell Gardens outlined an Implementation and Action Plan which included objectives and performance targets along with three (3) key directions. The three (3) key directions identified included

**Direction 1:** Implement the Multipurpose Centre Concept Plan

**Direction 2:** Work collaboratively with the community and stakeholders to develop and implement operational management plans

**Direction 3:** Continue to maintain and improve the broader Richmond Park and Stockwell Gardens areas in line with available resources

Each key direction included:

- Core Objectives
- POM Objectives
- Performance Targets

The objectives were accompanied by summary of how the objectives would be achieved and then how they would be measured. Refer to Table on Page 31-32 of the POM attached.

## Letter from Crown lands – Ministers consent to adopt the Plan of Management

Council on 2 May 2025 received a letter from Department of Planning, Housing and Infrastructure – Crown Lands and Public Spaces (Crown Lands) confirming that Council has the Ministers consent to adopt the Plan of Management (PoM) for Richmond Park – Stockwell Gardens under clause 70B of the Crown Land Management Regulation 2018.

A copy of the letter from Department of Planning, Housing and Infrastructure – Crown Lands and Public Spaces (Crown Lands) is attached. **Attachment No 1.**

The full Draft PoM (**Attachment 2**) prepared by consultants Locale Consulting on behalf of Council is attached to this report. Once adopted by Council the PoM will be submitted to Crown Lands at the Department of Planning, Industry and Environment for their records in accordance with legislative requirements and will be made available on the SVC Website.

## 6. LINK TO COMMUNITY STRATEGIC PLAN AND DELIVERY AND OPERATIONAL PLAN:

### Integrated Planning and Reporting Framework:

#### Community Strategic Plan Theme

Theme 1 - Our Community

## Theme 3 - Our Environment

### Community Strategic Plan Strategic Objectives

CSP1 Our communities are connected and inclusive. Supported by services that nurture health, wellbeing and identity

CSP3 Our natural environment is cared for and protected to ensure future generations can experience and enjoy its beauty

### Delivery Program Principal Activities

1.2 Provide and maintain community spaces that encourage activity and wellbeing

1.4 Plan, manage and support the response and recovery of communities from natural disasters and economic shocks

3.3 Provide a planning and development framework that enhances local amenity through sustainable growth

3.4 Partner with other agencies to protect our natural spaces and environment

## 7. FINANCIAL AND RESOURCES IMPLICATIONS:

The costs associated with the development of the PoM have been included in the 2022-2023 and 2023-2024 budgets adopted by Council. Council received \$80,000 in funding from the Office of Local Government towards the cost of preparing the PoM in 2021.

The consultant costs for the preparation of the Generic Plan of Management adopted in October 2024 was \$46,563. Part of the remaining \$33,437 available has been used for the site-specific Richmond Park & Stockwell Gardens PoM. The balance to be used for a Tumbarumba Caravan Park site-specific PoM.

Council receives no additional funding for the maintenance of Crown Reserves managed by Council. In 2023-2024 Council spent \$3.44 million to manage and maintain these Reserves.

## 8. POLICY, LEGAL AND STATUTORY IMPLICATIONS:

The attached PoM has been prepared in accordance with relevant legislation primarily relating to the *Crown Land Management Act 2016*, the *Crown Land Management Regulation 2018* and the *Local Government Act 1993*. These Acts provide the core framework to enable the future management and improvement of the Community land to which this PoM applies.

A range of other legislation, policies and statements also applies to the management of public land. Application of these will typically depend on the activities or use being undertaken, and the attributes of the land – for example, the presence of native vegetation or proposed use. Legislation that is typically relevant to the land management process includes:

- *Environmental Planning & Assessment Act 1979* and the Environmental Planning Instruments (EPIs) that it enable, including:
  - relevant State Environmental Planning Policies (SEPPs), including SEPP (Transport and Infrastructure) 2021 and SEPP (Exempt and Complying Development Codes) 2008

*Biodiversity Conservation Act 2016*

*Rural Fires Act 1997* – Council may be required to manage vegetation within Reserves via means of mechanical control and/or hazard reduction burns for the purpose of satisfying bush fire mitigation responsibilities and preventing bushfires governed by Section 63 of the *Rural Fires Act 1997*

*National Parks & Wildlife Act 1974*

*Heritage Act 1977*

*Environmental Protection and Biodiversity Conservation Act 1999* (Commonwealth).

Other Policies and Statements which also applies to the management of public land include:

Envisage 2040: Our Path to a Sustainable Future - Local Strategic Planning Statement

Tumbarumba Local Environmental Plan (LEP) 2010

Tumut LEP 2012

Snowy Valleys Development Control Plan (DCP) 2024



Disability Inclusion Plan 2022-2026

Advocacy Plan 2018-2028

Tumut Shire Council Growth Strategy Plan 2013-2033

Zero Waste Strategy 2024-2030

Regional Economic Development Strategy 2023

Following adoption, it is recommended that the PoM be reviewed every 2 years to ensure it remains current in capturing the current uses and improvements on the Reserves included in the PoM according to all the current Snowy Valleys Council Strategic Plans.

## **9. RISK MANAGEMENT / COST BENEFIT ANALYSIS:**

The adoption of the PoM following Ministerial consent is a statutory requirement and poses no risk to Council.

There is a risk of not complying with the statutory obligations if the PoM is not adopted.

The introduction of the PoM will enable a consistent approach to the management of Crown Reserves (Community Land) that are managed by Council.

Not adopting the PoM may result in Council being requested to refund the grant funding it has received from the Office of Local Government.

## **10. OPTIONS:**

1. Adopt as per recommendations set out in this report.
2. Amend the recommendations set out in this report.
3. Decline the recommendations set out in this report noting there is a risk of not complying with the statutory obligations if the PoM is not adopted.

## **11. COUNCIL SEAL REQUIRED:**

No

## **12. COMMUNITY ENGAGEMENT AND COMMUNICATION:**

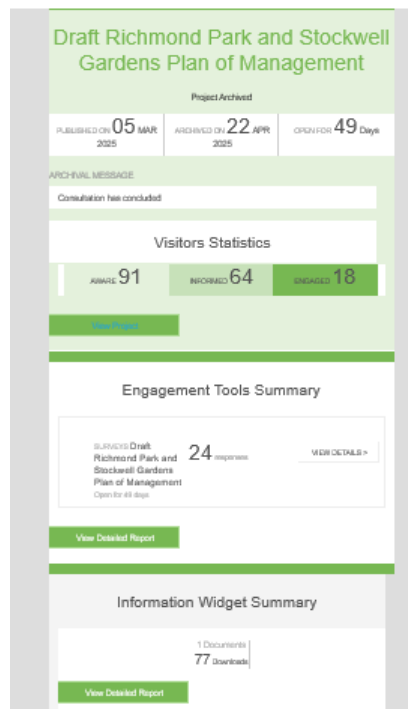
### **External Consultation:**

The POM outlined how Community and Stakeholder Consultation would be undertaken in accordance with Councils adopted a *Community Participation Plan* (2022) and *Community Engagement Strategy* (2017) that sets out the principles for engaging the Snowy Valleys community in the land use planning system and with Council's activities more broadly.

This updated PoM was exhibited in its draft form in accordance with Section 38 of the *Local Government Act 1993*. Council provided public notice of the draft Plan of Management, exhibiting it from 5 March 2025 to 22 April 2025 on the "Your Voice - Snowy Valleys Council Engagement Hub" webpage. Council received 24 submissions via the webpage and 1 via email to [info@svc.nsw.gov.au](mailto:info@svc.nsw.gov.au).

In total Council received 25 submissions of which seven (7) x were supportive of the POM and eighteen (18) x were not supportive.

Council website was viewed 91 times with 64 residents informed and 77 downloads. No changes were made to the PoM as a result of the consultation.



## 13. ATTACHMENTS

1. 20250502- Department of Planning, Housing and Infrastructure – Crown Lands and Public Spaces (Crown Lands) confirming that Council has the Ministers consent to adopt the Plan of Management (PoM) for Richmond Park – Stockwell Gardens under clause 70B of the Crown Land Management Regulation 2018. (Under separate cover)
2. 20250505 - Richmond Park & Stockwell Gardens - Plan of Management - for Adoption (Under separate cover)





# **RICHMOND PARK & STOCKWELL GARDENS**

## Plan of Management



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## Document Control

Job Number: 2024/840

Job Name: Richmond Park & Stockwell Gardens Plan of Management

Client: Snowy Valleys Council

Version	Date	Author
1	20.12.24	S. Thompson
2	12.02.25	S. Thompson
3	27.02.25	S. Thompson
Adopted	15.05.25	S. Thompson

## Disclaimer:

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## Acknowledgment of Country

We acknowledges the traditional owners and custodians of the land subject to this Plan of Management and we pay our respects to their Elders past, present and emerging.



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# Executive Summary



# Executive Summary

The Richmond Park and Stockwell Gardens public open spaces comprise just over 1.6 hectares and 1.8 hectares of Council-managed Crown land respectively. They are located to the immediate south of the Tumut town centre.

The areas are generally surrounded to the north and south by low-density residential development, to the west by further public open space (Lockeridge Park) and to the east by the Tumut Swimming Pool. The Tumut Bowling Club is also located between the two public open space areas as shown below.



With the introduction of the *Crown Land Management Act 2016*, Crown reserves managed by Snowy Valleys Council as the applicable Crown Land Manager are now generally managed

as if they were Council's own land in accordance with the *Local Government Act 1993*. This includes Richmond Park and Stockwell Gardens (comprising Crown Reserve R1041093 and R620045).

Under the *Local Government Act 1993*, the land is to be classified as either 'Community' or 'Operational' land. Direction from the Department of Planning, Housing and Infrastructure (Crown Lands) has identified that the land comprising Richmond Park and Stockwell Gardens is classified as 'Community' land, therefore requiring a Plan of Management to be prepared and adopted.

Also under the *Local Government Act 1993*, a Plan of Management must allocate a 'category' or 'categories' to the land to reflect the proposed use. In the instance of Richmond Park and Stockwell Gardens, these are the 'Park' and 'General Community Use' categories.

Richmond Park and Stockwell Gardens are important areas of public open space. Their central location, combined with a range of long-term sporting and public recreation activities, means that they are well-used for a range of activities throughout the year. This includes:

- Within Stockwell Gardens: Extensive walkways through gardens and open picnic style areas,

- Within Richmond Park: Tumut’s main war memorials, sound shell/outdoor event stage and open event space, a children’s playground, and the underutilised lawn bowling green (croquet court) that is surplus to the adjoining Tumut Bowling Club’s needs.

In more recent times, part of Richmond Park has been identified for the development of the Snowy Valleys Multipurpose and Evacuation Centre (referred to herein as the ‘Multipurpose Centre’).

The Multipurpose Centre, including associated on-site parking, would replace the underutilised lawn bowling green and associated clubrooms in the eastern portion of the site. The project would necessitate the relocation of the existing playground and be subject to a development application that is being prepared and considered concurrently with this Plan of Management. Other site elements within both Richmond Park and Stockwell Gardens are otherwise generally proposed to be retained, including the various war memorial elements and their surrounds, the sound shell/events space and garden areas.

This Plan of Management seeks to set out the land’s future intended use, as described above, balancing informal passive recreational uses with the presence of the new Multipurpose Centre and its related activities.

The values of the site have been captured, with accompanying Plan of Management objectives providing further direction, as shown adjoining.



### PLAN OF MANAGEMENT OBJECTIVES

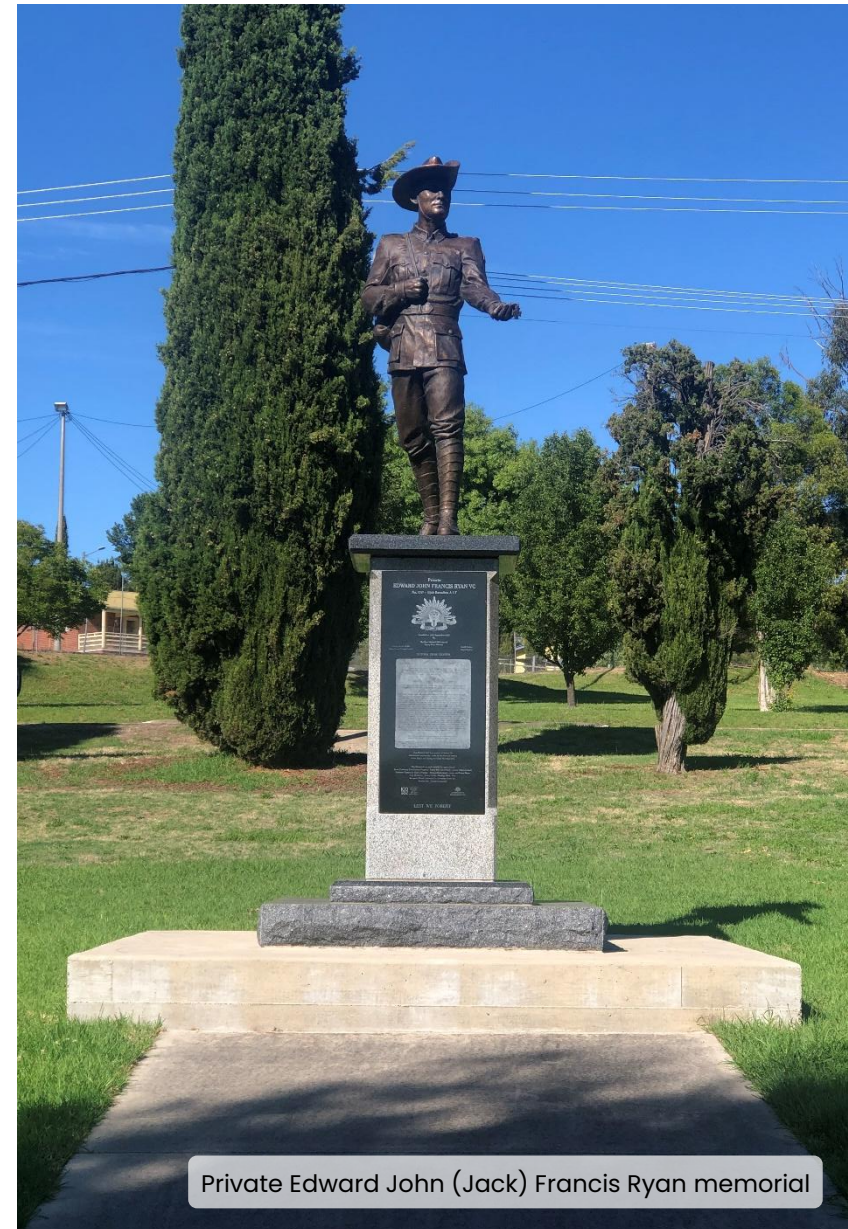
- 1 Enabling defined and cohesive public spaces to meet a wide range of uses.
- 2 Maintaining localised provision of facilities, such as a playground, gardens, public toilets and recreational pathways.
- 3 Providing for ongoing use of various war memorials and associated spaces.
- 4 Establishing clear and consistent processes for community use and management of the Multipurpose Centre.
- 5 Ensuring that event and ongoing use traffic, parking and access arrangements are well-managed.



The Plan of Management is guided by, builds on and enables the site Concept Plan for the Multipurpose Centre (as shown in Appendix A). This will allow Richmond Park and Stockwell Gardens to continue to be developed and used as key recreational and cultural spaces whilst enabling a new multi-use sporting and emergency hub to be developed and used to the benefit of the Tumut and broader communities.

Key details of the land subject to this Plan of Management are provided below.

<b>Site name</b>	Richmond Park and Stockwell Gardens
<b>Land owner</b>	Crown
<b>Land manager</b>	Snowy Valleys Council
<b>Property description</b>	R620045, gazetted 10 June 1887 (Lot 701 DP 1059193, Lot 701 DP 96825 and Lot 1, Section 79 DP 759004), and Crown Reserves R1041093, gazetted 22 November 2024 (Lot 1 Section 81 DP 759004)
<b>Address</b>	Richmond Street, Tumut
<b>Area</b>	3.45 hectares (approx.)
<b>Land zoning</b>	RE1 – Public Recreation
<b>Public purposes</b>	‘Community Purposes~Public Recreation’ (R1041093) and ‘Public Recreation’ (R620045)
<b>Categorisation</b>	Part ‘Park’, part ‘General Community Use’
<b>Heritage</b>	Not listed
<b>Date of Adoption</b>	15 May 2025
<b>Review Period</b>	10 years



Private Edward John (Jack) Francis Ryan memorial



A photograph of a park setting. In the foreground, a wooden picnic table with two benches is situated on a concrete pad. The table is surrounded by fallen leaves and is partially shaded by a large tree with a thick trunk and dense green foliage. The background shows more trees and a path leading into the woods. A semi-transparent orange banner is overlaid on the left side of the image, containing the section header.

# 1. Introduction



# 1. Introduction

Snowy Valleys Council is responsible for a range of Council and Crown-owned land throughout its local government area (LGA). Under the *Local Government Act 1993*, Council-owned and Council-managed Crown land are classified as either 'Community' or 'Operational' land. Where classified as 'Community' land, the land must also be categorised to provide a basis for its ongoing management.

All land classified as 'Community' land must be captured within a Plan of Management, which provides further details of how that land will be managed. This relationship is shown in Figure 1.



**Figure 1: Legislative relationship to plan of management**

## 1.1 Why prepare this Plan of Management?

In 2024, Council adopted a 'Generic' Plan of Management that included numerous Council-managed Crown reserves across the LGA. Stockwell Gardens and part of Richmond Park (comprising Crown Reserve R620045), was initially included in the draft Plan of Management but was subsequently removed when the intention to construct the Snowy Valleys Multipurpose and Evacuation Centre (referred to herein as the 'Multipurpose Centre') on part of the land was initiated.

In addition to Crown Reserve R620045, the management of the adjoining Crown Reserve R1041093 (the underutilised bowling green) was also transferred to Council in November 2024. Together these two reserves form the land subject to this Plan of Management and are referred to herein as 'Richmond Park and Stockwell Gardens'.

As Richmond Park and Stockwell Gardens were not included within the adopted generic Plan of Management, there remained a need for a Plan of Management to be prepared prior to any change in the nature and use of the land. As substantial changes are proposed, a site-specific Plan of Management was recommended by Crown Lands and this document fulfils this need. In doing so, the land in R1041093 is being categorised for the first time, and part of land in R620045 is being altered from its 'initial' categorisation of 'Park' to 'General Community Use'.

## 2. Reserve Use & Context



## 2. Land Use & Context

### 2.1 Site Context

Richmond Park and Stockwell Gardens are located to the immediate south of the Tumut town centre. They are generally bounded by Capper, Richmond and Fitzroy Streets and generally surrounded to the north and south by low-density residential development.

To the west and east, Richmond Park and Stockwell Gardens form part of broader Crown land reserves, including Lockeridge Park to the west (R620046) and Tumut Swimming Pool (R86821) to the east. Tumut Bowling Club (on Crown land with a direct Crown lease) is located between Richmond Park and Stockwell Gardens.

There is no public vehicle access available within either Richmond Park or Stockwell Gardens at the current time, though this is intended to change to enable on-site parking at Richmond Park in the future. Figure 2 provides an overview of the area subject to this Plan of Management.

### 2.2 Landform, landscape and vegetation

The landform of Richmond Park generally slopes from high points of around 293m AHD along the western boundary (Capper Street), down to its lowest elevation in the east (Russell Street) at around 279m AHD. There is limited vegetation within

the site, with landscape trees and gardens being planted over time to meet user needs (e.g. memorial garden areas, landscape and shade trees).

The construction of the lawn bowling green (which were previously tennis courts) in the south-eastern part of the site has modified the natural ground levels in the area. The flat landform needed for this activity, means that the corner of Russell and Robertson Streets has been built up with substantial retaining walls. Utilising this landform to minimise the scale and bulk of the proposed Multipurpose Centre is a key design intent.



**Figure 2: Land subject to this Plan of Management**

Stockwell Gardens has a more undulating landform, with areas of flat, picnic/park like sections along Richmond Street giving

way to steeper sections that drop to McFarlanes Creek through the centre of the site before rising again to Beal Street to the south. The site has a strong canopy, with more manicured gardens and walkways below.

## 2.3 Overview of site history

Richmond Park and Stockwell Gardens are located in the Parish of Tumut, County of Wynyard, and are within the boundaries of the Brungle-Tumut Local Aboriginal Land Council. Crown Reserve 620045 was dedicated in October 1887, for the purpose of 'Public Recreation'.

The smaller Crown Reserve 1041093 (bowling green) was most recently reserved for the purposes of 'Community Purposes ~ Public Recreation' in November 2024. Before this time, the land was under direct lease to the Tumut Bowling & Recreation Club (Bowling Club), though the bowling green was no longer required or used for this purpose for around 8 years, instead being used for once weekly croquet activities that will be transferred to the main Bowling Club area on adjoining land.

According to a 1943 article by Shirley Beed<sup>1</sup>, the bowling green was laid out in Richmond Park in 1930 and officially opened in 1932 (though this may actually be a bowling green at the Bowling Club). This is identified as adjoining tennis courts that

were developed in the south-eastern portion of Richmond Park and which were converted to the existing bowling green in 1970<sup>2</sup>. A combined clubhouse for the bowling and tennis clubs is identified as being built on the site in 1932.

In the western portion of Richmond Park, three separate but related war memorials have been constructed. The Tumut Boer War Memorial was originally unveiled on 7 February 1903, with an additional two names were added in 2021–2022<sup>3</sup>.

The nearby Tumut Cenotaph commemorates those who died in service or have been killed in action in the various conflicts in which Australia has been involved<sup>4</sup>. In 2018, on the 100-year anniversary of the day of the action for which he received a Victoria Cross (VC) for bravery, a sculpture of Private Edward John (Jack) Francis Ryan was unveiled to the west of the Boer War Memorial.

Centrally located within Richmond Park is an outdoor amphitheatre/sound shell which is understood to have been developed in 1990 and used on occasion for a variety of outdoor events, such as the annual Tumut Christmas Carols.

The playground and picnic area near the corner of Russell and Richmond Streets has been improved over time. It comprises a number of individual pieces of play equipment accompanied

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<sup>1</sup> See [http://www.tumuthistory.com/The\\_Progress\\_Of\\_Tumut\\_District\\_16\\_March\\_1943\\_.htm](http://www.tumuthistory.com/The_Progress_Of_Tumut_District_16_March_1943_.htm), accessed 12 December 2024

<sup>2</sup> Pers Comm Jarrad Rossiter, CEO Club Tumut, dated June 19, 2024

<sup>3</sup> See <https://www.warmemorialsregister.nsw.gov.au/memorials/tumut-boer-war-memorial> accessed 12 December 2024

<sup>4</sup> See <https://www.monumentaustralia.org.au/themes/conflict/multiple/display/23535-tumut-cenotaph> access 12 December 2024



by picnic-style tables, BBQ shelter and adjoins a public toilet constructed in 2013.

Stockwell Gardens is an award winning<sup>5</sup> series of gardens and park areas that are linked by a series of pathways. The front entry gates are also a World War 1 memorial, and the gardens are supported by the 'Friends of the Stockwell Gardens' volunteer group.

Whilst there are no heritage-listed items on or in the immediate vicinity of Richmond Park or Stockwell Gardens, the area of the war memorials has cultural and historical significance to the local area.

## **2.4 Current site use**

Today, Richmond Park and Stockwell Gardens continue to be used for a variety of regular and occasional activities. These include:

- Services and commemoration relating to the various war memorials and surrounding open spaces
- Events associated with the outdoor event spaces, and
- Regular use of the playground, picnic facilities and public toilets by residents and visitors.

However, parts of Richmond Park, particularly the lawn bowling green in the south-eastern corner of the site, have more limited

use. The bowling green was previously used and maintained by the Bowling Club, though had not been in use for lawn bowls for around 8 years (instead having once-weekly use for croquet).

With the intended use of these no longer being required (and croquet activities now accommodated at the adjoining Bowling Club), the direct Crown lease with the Bowling Club was surrendered, and management of the land was transferred to Council in November 2024 with the intention of developing the Multipurpose Centre.

The current Richmond Park and Stockwell Garden site, including their key assets and features, are identified in Figure 3 and Figure 4 respectively. Images of various parts of the sites are then provided thereafter.

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<sup>5</sup> See <https://www.smh.com.au/lifestyle/tumut-20040208-gdkq99.html> accessed 11 February 2025



- |   |  |
|---|--|
| A. Great War Memorial - Private Edward John Francis Ryan VC | E. Public toilets                          |
| B. Boer War Memorial  | F. Playground / picnic area                |
| C. Tumut Cenotaph   | G. Former bowling green clubrooms          |
| D. Sound shell / stage                                      | H. Former lawn bowling green/croquet court |

**Figure 3: Richmond Park site use (2024)**



- |   |
|---|
| A. Great War memorial gate                            |
| B. Picnic area  |
| C. Public amenities                                   |
| D. Creek, bridge and paths through landscaped gardens |
| E. Amphitheatre                                       |

**Figure 4: Stockwell Gardens site use (2024)**



## Richmond Park site photos – Memorial areas



1 Great War Memorial

2 Boer War Memorial

3 Tumut Cenotaph

4 Area surrounds

## Sounds shell / stage area



1 View to sound shell/stage from front

2 View to sound shell from playground

## Public toilets, picnic and playground area



1 Playground area with shelters behind

2 Picnic shelters adjoining playground

3 Public toilets

## Former lawn bowling area



1 View across the bowling green

2 View to along Russell Street - green to left



## Stockwell Gardens site photos

### Entry and Richmond Street park area



**1** World War I memorial entry gates  
**3** BBQ facilities



**2** Open park area  
**4** Public toilets



## Walkways and amphitheatre



**1** Walkway along creek line  
**3** Open amphitheatre



**2** Bridge over creek  
**4** Walkway through garden area





## 2.5 Asset condition

Fixed infrastructure is generally in very good or good condition, with the exception of some play equipment and park furniture that are nearing or at the end of anticipated life. The bowling green and associated club rooms are no longer in use for their intended purpose, with minimal croquet use now occurring but deemed unviable by the Bowling Club. The sound shell is identified as being in fair condition according to Council's asset register. A summary of the existing assets and their condition is provided in Appendix B.

Richmond Park is otherwise comprised of maintained grass areas, with few trees and planted landscaping which is generally associated with the playground area and war memorials. Stockwell Gardens has more extensive areas of maintained landscape planting alongside grassed park/turf areas.

Richmond Park and Stockwell Gardens are classified as 'Regional' under the Snowy Valleys Council Service Management Plan for Parks & Open Spaces Maintenance (refer to Section 4.2 for further details).

## 2.6 Future development

The eastern end of the Richmond Park site has been identified for the development of the Snowy Valleys Multipurpose and Evacuation Centre (or the 'Multipurpose Centre' for short). The Multipurpose Centre will cater for:

- multiple indoor sports, being the size of two basketball/netball courts, to accommodate local, regional and state sporting competitions, and
- provision of evacuation centre capabilities in times of emergency.

The Multipurpose Centre may also cater for community, training or education events, such as conferences, local school or community events. These may be provided for using the provisions of a licence under Section 2.20 of the Crown Land Management Act.

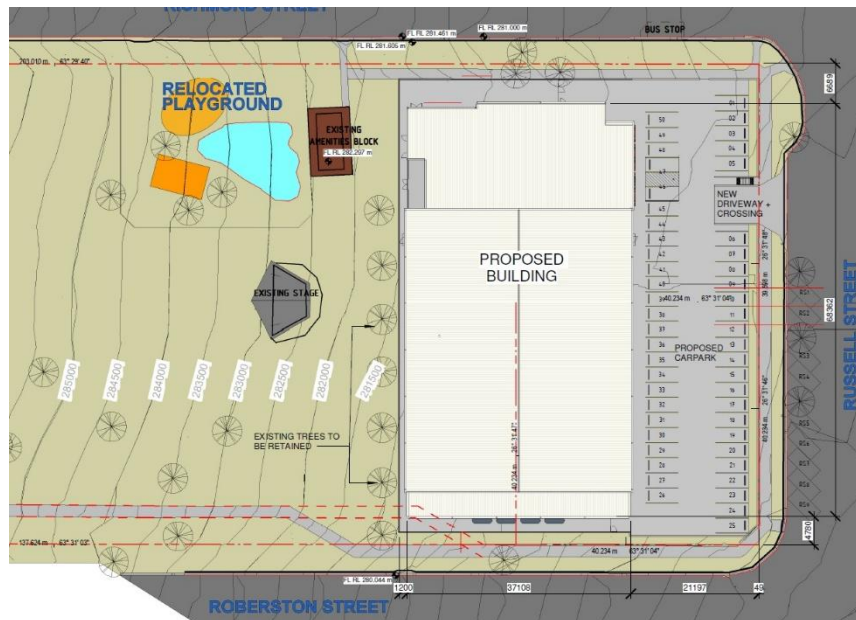
The need for the project was evidenced through the 2019 /2020 bushfire events when 45%, or more than 400ha, of the Snowy Valleys LGA was directly impacted. At the time, displaced families throughout the Snowy Valleys region were evacuated to a school facility in Tumut before being relocated to an Evacuation Centre in Wagga Wagga, around 105km away.

This highlighted the need for a suitable, large-capacity emergency evacuation facility that would allow communities to remain close to their homes and localities in the event of a natural disaster or other emergency. The resulting Multipurpose

Centre project is being made possible through a grant from the Australian and NSW Governments Bushfire Local Economic Recovery Fund (BLERF).

As a consequence of the Multipurpose Centre development, the underutilised lawn bowling green and club rooms will be demolished. The playground and picnic area will also be relocated within the Reserve.

The Multipurpose Centre Concept Plan is shown in full at Appendix A, with an extract of the site plan shown in Figure 5. The remainder of Richmond Park and Stockwell Gardens areas are generally intended to be retained as existing.



**Figure 5: Multipurpose Centre Site Concept Plan extract**

## 2.7 Key legislation

This section describes key legislation related to the use and management of Richmond Park and Stockwell Gardens. These primarily include:

- *Crown Land Management Act 2016* – as the land is Crown land owned by the State,
- *Local Government Act 1993* – as Council is the manager of the Crown Land, it is managed under the provisions of this Act as if it were Council-owned, and
- *Environmental Planning & Assessment Act 1979* – which dictates land use approvals processes and environmental considerations for development and activities in NSW.

As the subject land is Crown owned, it is also subject to Native Title and Aboriginal Land Rights legislation at both the State and Commonwealth level.

Details of each are provided in the following sub-sections.

### 2.7.1 Crown Land Management Act 2016

The land subject to this Plan of Management are reserves within the meaning of Part 2 of the *Crown Land Management Act 2016*. This Act authorises local councils to be appointed to manage Crown land (known as a 'council Crown land manager') as if it were council-owned land under the *Local Government Act 1993*. In particular, Section 3.23(6) of the *Crown Land Management Act 2016* requires a council Crown land manager to adopt a



Plan of Management in accordance with the stated *Local Government Act 1993* provisions.

In addition, the *Crown Land Management Act 2016* requires council managers to take into account its objects and principles (shown overleaf) when preparing a Plan of Management.

Under the *Crown Land Management Act 2016* there are restrictions on how Council can transfer or deal with the land. Importantly, the area is to be managed in accordance with its notified purposes of 'public recreation' and 'community purposes~public recreation'.

Under the Act, there are also provisions to enable the Minister and/or the Department administering the Act to apply certain rules or to directly lease or licence the use of the land despite this Plan of Management.

### **Objects of the Crown Land Management Act 2016**

- a) to provide for the ownership, use and management of the Crown land of New South Wales, and
- b) to provide clarity concerning the law applicable to Crown land, and
- c) to require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land, and
- d) to provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of New South Wales, and
- e) to facilitate the use of Crown land by the Aboriginal people of New South Wales because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land, and
- f) to provide for the management of Crown land having regard to the principles of Crown land management.

### **Principles of Crown Land Management**

- 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, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

## 2.7.2 Local Government Act 1993

Under Section 36(1) of the *Local Government Act 1993*, a Plan of Management must be prepared for land that is classified as 'Community' land (even where the land is owned by the Crown and Council is the appointed council Crown land manager). In general terms, a Plan of Management:

- Is prepared by a council in consultation with the community,
- identifies the important features and attributes of the land, including how it is used at the current time,
- identifies how the council will manage the land, and
- indicates how the land may be used or developed in the future.

The *Local Government Act 1993* also sets out a range of associated activities and processes under various sections. A summary of the key provisions is provided in Table 1, though a number of other sections also apply, generally being captured under Chapter 6, Part 2, Division 2 of the Act.

**Table 1: Local Government Act requirements**

Requirement	Act Section
To prepare Plans of Management for all 'Community' land	35, 36(1)
What a Plan of Management must include and how it is to be 'categorised' for use	36(3), 36(4)
Objectives for management of all 'Community' land 'categories'	36E – 36N

A draft Plan of Management must be exhibited prior to adoption and may be re-exhibited if amended prior to adoption	38, 39, 40
Use and nature of 'Community' land must not change prior to the preparation of a Plan of Management	44

## 2.7.3 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* is the primary law regulating land use and development in NSW. It allows plans to be made to guide development processes and regulate land use. Such plans are known as environmental planning instruments (EPIs) and include Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs).

A primary function of LEPs and SEPPs is to specify where different kinds of development are allowed (e.g. in certain land use 'zones') and what issues must be considered in determining if certain development or use is to be permitted. Any use or development of land must be consistent with the applicable environmental planning instruments.

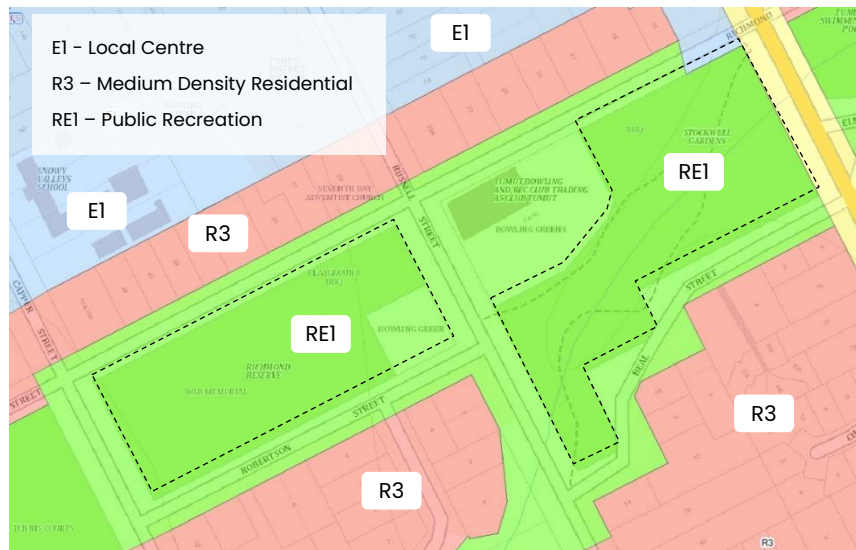
For Richmond Park and Stockwell Gardens, key environmental planning instruments that may be relevant include:

- *Tumut Local Environmental Plan 2012*
- *Snowy Valleys Council Development Control Plan 2024*
- *SEPP (Transport & Infrastructure) 2021*
- *SEPP (Exempt & Complying Development Codes) 2008*



As shown in Figure 6, the site is zoned RE1 Public Recreation under *Tumut Local Environmental Plan 2012* (Tumut LEP 2012). Surrounding zones include the R3 – medium Density Residential zone and the E1 – Local Centre zone.

The activities and development outlined within this Plan of Management are generally permissible either with or without consent under the Tumut LEP 2012 in the RE1 Public Recreation zone. In addition, *SEPP (Transport & Infrastructure) 2021* provides for certain infrastructure works to be 'exempt development', 'complying development', 'development that is permitted without consent' that may also apply – such as for the development of pathways, play spaces and car parks.



**Figure 6: Subject land and surrounding land use zones**

## 2.7.4 Native Title and Aboriginal Land Rights

The *Native Title Act 1993* (Commonwealth) recognises and protects native title rights and interests. The objects of the Act are to:

- provide for the recognition and protection of native title
- establish ways in which future dealings affecting native title may proceed and to set standards for those dealings
- establish a mechanism for determining claims to native title
- provide for, or permit, the validation of past acts invalidated because of the existence of native title.

The Act may affect the use of Crown land, particularly the development and granting of tenure.

Specifically, the *Crown Land Management Act 2016* makes it mandatory for Council to engage or employ a native title manager. This role provides advice to council as to how Council's dealings and activities on Crown land can be valid or not valid in accordance with the *Native Title Act 1993*.

Council must obtain the written advice from an accredited native title manager that Council complies with any applicable provisions of the native title legislation when:

- (a) granting leases, licences, permits, forestry rights, easements or rights of way over the land
- (b) mortgaging the land or allowing it to be mortgaged

- (c) imposing, requiring or agreeing to covenants, conditions or other restrictions on use (or removing or releasing, or agreeing to remove or release, covenants, conditions or other restrictions on use) in connection with dealings involving the land
- (d) approving (or submitting for approval) a Plan of Management for the land that authorises or permits any of the kinds of dealings referred to in (a), (b) or (c).

The *Aboriginal Land Rights Act 1983* is important State 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.

### **2.7.5 Other legislation**

A range of other legislation also applies to the management of public land, as well as to items of heritage significance and environmental value. The application of other legislation will typically depend on the activities or uses being undertaken and the attributes of the land, such as the presence of native vegetation.

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<sup>6</sup> See <https://www.snowyvalleys.nsw.gov.au/files/assets/public/v/1/reports-and-strategies/20240601-t2042-engagement-report-2024-svc.pdf> accessed 17 December 2024

## **2.8 Council strategies and plans**

In addition to formal legislative requirements, there are also broader strategic directions that have been established by Council through the integrated planning and reporting framework. This broad level direction is then supported by the detailed and transparent process undertaken as part of the development application for the Multipurpose Centre.

Relevant strategies and plans are identified in further detail below.

### **2.8.1 Snowy Valleys Community Strategic Plan 2042**

The Community Strategic Plan (CSP) outlines the community vision, outcome, strategies and measures to assist in setting directions for Council's activities and processes over the long term. Engagement for the 2022 version of the CSP, and strengthened in more recent engagement to inform Council's next CSP<sup>6</sup>, is the high and rising value of sports, recreation and open space areas to people of the area.

This need is facilitated through the 'Our Infrastructure' theme/pillar, where the strategic objective is that '*Our amenities, infrastructure and community facilities meet community needs*'.

The CSP identifies that Council will measure its success in the delivery of this infrastructure through the community's



satisfaction with the quality of parks, sporting and recreational facilities and open spaces – a consistent measure taken through Council’s Community Satisfaction Survey.

### **2.8.2 Snowy Valleys Council Advocacy Plan**

The ‘*Advocacy Plan 2020 – 2021, Partnership for growth and recovery*’ identified a series of advocacy priorities in response to the social, economic and environmental impacts of bushfires and the Covid-19 pandemic.

The priorities were developed based on Council’s recovery work in fire-impacted communities, feedback from the Local Recovery Committees, the Community Strategic Plan and the Regional Economic Development Strategy. 14 projects were highlighted based on their ability to provide economic stimulus and support community re-establishment.

One of those projects was the Multipurpose Centre development that is identified for construction on land subject to this Plan of Management. The facility has now received funding through the Bushfire Local Economic Recovery Fund and is intended to be constructed in 2025/2026.

### **2.8.3 Multipurpose Centre development application**

Consistent with the above advocacy plan and resulting funding, a development application for the Multipurpose Centre has been prepared concurrently with this Plan of Management.

The development application will be assessed in accordance with Part 4 of the *Environmental Planning & Assessment Act*

1979. This will include the preparation of a ‘Statement of Environmental Effects’ and supporting documentation that will identify and assess the details of the project and how it intends to meet applicable development standards.

The submission of the application will trigger advertising, notifications and a submission period where the community has the opportunity to make comments on the details of the proposal. As the project is being delivered by Council and has a capital investment value of more than \$5 million, the proposal is deemed to be ‘Regional Development’ and will be determined by the Southern Regional Planning Panel.

This Plan of Management envisages the development of the Multipurpose Centre generally in accordance with the Concept Plan shown in Appendix A. It can be reasonably expected that some minor changes to these plans will occur through the development application process and in the preparation of detailed designs.



### 3. Basis for Management



### 3. Basis for Management

This section provides the basis for ongoing management of the land subject to this Plan of Management. It includes a summary of the consultation undertaken and identifies the key values and objectives to be addressed in the ongoing use of the area.

Through documentation of these, the Plan of Management guides the ongoing management, future use and development of the site in an informed and consistent manner.

#### 3.1 Community & Stakeholder Consultation

Council has developed and adopted a *Community Participation Plan* (2022) and *Community Engagement Strategy* (2017) that set out the principles for engaging the Snowy Valleys community in the land use planning system and with Council's activities more broadly. Council will continue to use these to ensure the community is well informed and involved in the implementation of this Plan of Management and the associated Multipurpose Centre.

A key part of developing this Plan of Management was recognising the input and ongoing conversations Council has had with the community about the key proposed changes to the reserves, being the Multipurpose Centre, and Richmond Park and Stockwell Gardens more broadly over recent years. This has included regular and ongoing engagement relating to the

identification of the Multipurpose Centre site, its design and the development assessment process.

A Community Working Group was established and is regularly engaged in the development of the Multipurpose Centre project. This includes representatives from the Tumut Basketball Association, Rural Fire Service and Brungle Tumut Aboriginal Land Council. Council has also undertaken a pop-up community information sessions in December 2024 and January 2025, provided newsletters in January and February 2025 and its design consultant has engaged with key groups as part of preparing concept designs and the subsequent development application.

More broadly, the *Snowy Valleys Crown Land Plan of Management* (2024) was exhibited in mid-2024 in accordance with the *Local Government Act 1993*. This document originally included Stockwell Gardens and part of the Richmond Park site, though the Multipurpose Centre was not envisaged at the site at the time. No submissions were received with respect to these areas, where only minor improvements were identified to the playground area.

In addition to consultation processes undertaken prior to and during the preparation of this Plan of Management, the document was also exhibited in its draft form in accordance with Section 38 of the *Local Government Act 1993*. This entailed Council giving public notice of the draft Plan of Management, exhibiting it for a minimum of 28 days, and providing an

opportunity for the community to respond for a period of not less than 42 days. The Plan of Management was placed on public exhibition for 49 days from 5 March 2025 to 22 April 2025. During this time, a total of 25 submissions were received and considered by Council and Crown Lands.

### **3.1.1 Consultation Outcomes**

Outcomes identified from consultation activities undertaken prior to, in the preparation of and exhibition of the Multipurpose Centre Concept Plan (and subsequent development application) and this Plan of Management include:

- A desire for the retention of public open spaces and community facilities, including Stockwell Gardens and Richmond Park,
- General acceptance of, and excitement to see, the Multipurpose Centre finally being progressed after many years of uncertainty for the broader Snowy Valleys community,
- A strong desire for the Multipurpose Centre to be regularly used for indoor sporting activities, with the design to meet the dual purposes of being both a sports facility and evacuation centre,
- Concern over the location and form of the Multipurpose Centre and its impact on neighbouring properties, such as increased traffic and parking, increased noise and visual intrusion from the building and car park,

- Desire for existing facilities, such as the picnic and playground area, to be retained within the broader Richmond Park area, and for the Multipurpose Centre to not impact on the operation and use of the war memorials and outdoor event spaces, and
- For the Multipurpose Centre development to carefully consider long-term costs to Council, including the desire for it to be a community operated facility that is economically self-sufficient.

Many of these issues and opportunities are being further considered through detailed design processes and assessed under public scrutiny as part of the development application process.

This Plan of Management is cognisant of the outcomes of these consultation processes and seeks to ensure that the development of the Multipurpose Centre is able to effectively respond to these. In this context, the Concept Plan shown in Appendix A (as envisaged by this Plan of Management) is considered to reasonably respond to these needs in its spatial setting. It is noted however, that aspects such as noise, parking and traffic, as well as visual impact of the new facility will need to be tested in detail as part of the development assessment process.



## 3.2 Key values

Consultation activities and the broader context outlined through Section 2, establish the following key values for Richmond Park and Stockwell Gardens as part of this Plan of Management.

### Recreation & open space Values



Richmond Park and Stockwell Gardens are important recreational spaces that services the town of Tumut. They are substantial and diverse spaces, enabling regular localised use for both passive and active recreation, including its links to the east and west. Retained open space, gardens, picnic and play areas will continue to enable used by the local catchment and visitors to the area.

### Sporting Values



With the development of the Multipurpose Centre, Richmond Park becomes an important component of the local sports facility offering. The project is a major investment that enables local, everyday access to high-level sport opportunities. This assists to provide pathways for aspiring sports participants and meets key community needs, whilst providing an important emergency service.

### Social & Cultural Values



In addition to their recreation and sporting potential, Richmond Park and Stockwell Gardens are already important social and cultural spaces. They have strong links to wartime remembrance, alongside opportunities to participate in community-based events and volunteer opportunities whilst enjoying the extensive garden setting. Retaining these existing uses is critical.

## 3.3 Plan of Management objectives

This Plan of Management is designed to identify, explore and provide direction for current and potential future management, use and development needs. By recognising these, opportunities exist to respond to them over both the short and long-term.

Key objectives identified through the development of the Plan of Management to assist in responding to the issues and opportunities identified in Section 3.1.1, are:

1

Enabling defined and cohesive public spaces to meet a wide range of uses.

2

Maintaining localised provision of facilities, such as a playground, gardens, public toilets and recreational pathways.

3

Providing for ongoing use of various war memorials and associated spaces.

4

Establishing clear and consistent processes for community use and management of the Multipurpose Centre.

5

Ensuring that event and ongoing use traffic, parking and access arrangements are well-managed.

## 4. Future Use & Management



## 4. Future Use & Management

This section provides an overview of the legislative management requirements, proposed management and maintenance regimes and how future development and use of the area will be enabled.

### 4.1 Land category

The *Local Government Act 1993* requires all 'Community' land to be categorised. The categories that apply to the land subject to this Plan of Management are 'Park' and 'General Community Use'. The whole of Stockwell Gardens is categorised as Park, whilst the categories of Richmond Park as shown in Figure 7.



**Figure 7: Categories applying to Richmond Park**

For each category, 'core objectives' for the ongoing management of the land are identified under Section 36 of the *Local Government Act 1993*, and these must be considered in the ongoing management framework. The core objectives of the respective categories are identified below:

#### **Core objectives for the 'Park' category**

Source: *Local Government Act 1993* Section 36G

*The core objectives for management of community land categorised as a park are –*

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and*
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

#### **Core objectives for the 'General Community Use' category**

Source: *Local Government Act 1993* Section 36I

*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—*

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and*
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).*

In addition, the *Local Government Act 1993* identifies that certain land may have specific circumstances that need to be identified, and certain requirements followed, within a Plan of Management. These include:

- Where the land contains 'critical habitat' under the *Threatened Species Conservation Act 1995*, or
- Where the land is part of a 'recovery plan' or 'threat abatement plan' under the *Threatened Species Conservation Act 1995* or *Fisheries Management Act 1994*, or
- Where the land is the subject of an existing resolution by the council that declares that the land is a wildlife corridor, area containing specific natural features or area of Aboriginal, historical or cultural significance.

None of these circumstances apply to the land subject to this Plan of Management.

## **4.2 Site management and maintenance**

Council has managed most of the Stockwell Gardens and Richmond Park area for many years. Council was further notified that it had been made the Crown Land Manager of R1041093 following Gazettal No. 454 dated 22 November 2024. As such, Council currently manages and maintains entire area subject to this Plan of Management.

Richmond Park and Stockwell Gardens are classified as 'Regional' under the Snowy Valleys Council Service Management Plan for Parks & Open Spaces Maintenance. This

means that these areas are a central focus for the town, used by visitors to the area with a correspondingly high level of maintenance being applied.

Into the future, and pending the development of the Multipurpose Centre, it is intended that management will be a combination of community-led management of the Multipurpose Centre, combined with Council's ongoing management of the remainder of Richmond Park and Stockwell Gardens (with the ongoing volunteer assistance of the Friends of Stockwell Gardens).

The community-led management model for the Multipurpose Centre will be established through the preparation and implementation of operational plans that will outline the formal arrangements and associated standards for operation and use. This will include appropriate representation of sporting, community and emergency management representatives.

In implementing this Plan of Management, Council will continue to work with respective groups to facilitate the most effective outcomes for community use arrangements, recognising that needs and demands change over time. If required, Council may also seek to manage the Multipurpose Centre itself, or to enter into arrangements with another manager via lease (or similar) agreement. In such circumstances, a 'User Advisory Group' or similar would be used to ensure that an ongoing balance between respective users can be maintained.



Assets, including the new assets associated with the Multipurpose Centre, will be monitored and managed by the Council in accordance with its Asset Management Plans and policies (refer Appendix B for existing asset condition details).

### 4.3 Leases, licences and other estates

This plan of management expressly authorises the issue of leases, licences and other estates over the land covered by the plan of management, provided that:

- the purpose is consistent with the purpose for which it was dedicated or reserved,
- 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 (General) Regulation 2021*,
- 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* (Commonwealth),
- where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted,
- 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 (General) Regulation 2021*, and

- 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.

Further, this Plan of Management authorises Council to enter into the most appropriate management arrangement for the Multipurpose Centre building, with consideration of:

- current and future benefit to the local community and visitors to the area more broadly,
- capacity to respond to the respective facility needs including asset maintenance and care requirements applicable to the facility, and
- potential financial cost to Council of the facilities.

The maximum term of a lease, licence or other estate under the *Local Government Act 1993* is 30 years. The consent of the Minister for Local Government is required if the lease or licence exceeds 21 years, or the term will be greater than five years and objections have been lodged against the proposal. Council must give public notice of the proposal and exhibit notice of it on the land to which the proposal relates. Council must consider all submissions made in response.

#### Short-term licences

Short-term licences and bookings may be used to allow 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 Council's adopted fees and charges.

Short-term licences issued under Clause 116 of the *Local Government (General) Regulation 2021* are authorised (among others) for the purpose of:

- (a) the playing of a musical instrument, or singing, for fee or reward,
- (b) engaging in a trade or business,
- (c) the playing of a lawful game or sport,
- (d) the delivery of a public address,
- (e) commercial photographic sessions,
- (f) picnics and private celebrations such as weddings and family gatherings, and
- (g) filming sessions.

This Plan of Management expressly authorises Council to issue short-term licences (for up to 12 months) under section 2.20 of the *Crown Land Management Act 2016* for the prescribed purposes listed in Clause 31 of the *Crown Land Management Regulation 2018*. Short-term licences granted this section are authorised for the following (among other) prescribed purposes:

- (e) community, training or education,

- (f) emergency occupation,
- (g) entertainment,
- (j) exhibitions,
- (l) functions,
- (p) markets,
- (q) meetings,
- (u) shows,
- (w) sporting and organised recreational activities, and
- (y) storage.

For the avoidance of doubt, this Plan of Management also expressly authorises Council to issue secondary interests under s2.19 of the *Crown Land Management Act 2016*.

It is noted that there are no current leases and licences as of December 2024 associated with the land subject to this Plan of Management.

#### **4.4 Development and use**

This Plan of Management expressly authorises the future use and development of the Multipurpose Centre within Richmond Park, as generally outlined in the Concept Plan in Appendix A and as further detailed in any subsequent development approval and detailed design processes.



The Concept Plan proposes the development of the Multipurpose Centre, associated parking and surrounding works including:

- A large indoor space suitable for indoor sports and evacuation needs (2 x netball/basketball court size),
- Associated amenities/change rooms,
- Administration/front of house areas, including café/refreshment opportunities,
- Meeting room and storage spaces,
- On-site car parking, and
- Reconfiguration of the adjoining playground area.

Development and use of the remainder of Richmond Park and Stockwell Gardens will generally enable:

- Passive recreation and remembrance activities, including the provision and use of play spaces, outdoor events, formalised gardens, memorials, pathways and connections,
- Public amenities including toilet facilities,
- Personal fitness activities (e.g. personal trainers, boot camp),
- Locational, directional, and regulatory signage, and
- Water and energy saving initiatives.

Development and ongoing use of the land for these purposes is considered to meet the core objectives of the 'General Community Use' and 'Park' categories, and the public purposes for which the land was reserved or dedicated.

For clarity, the permitted activities, development and use of the land subject to this Plan of Management must be:

- consistent with the relevant land category under the *Local Government Act 1993*,
- consistent with the purposes for which the land was reserved or dedicated,
- generally consistent with the objectives of the applicable land use zone, being RE1 – Public Recreation, under *Tumut LEP 2012*, and
- generally consistent with this Plan of Management and any other relevant legislation, plans, policies or strategies of the Council, including any subsequent development consent.

## 5. Implementation Action Plan



## 5. Implementation Action Plan

This section provides an ongoing management framework for the implementation of the Richmond Park and Stockwell Gardens Plan of Management. This framework, presented as an Implementation Action Plan, also integrates the minimum requirements of the *Local Government Act 1993*.

References to various elements included within the Implementation Action Plan are further explained below:

- **Directions:** Refers to the broad directions that guide the future development and management of Richmond Park.
- **Objectives and Performance Targets:** Refers to the 'core objectives' for the relevant land category, Plan of Management objectives identified in Section 3.3, and provides performance targets to measure outcomes (Section 36(3)(b) of the *Local Government Act 1993*).
- **Means of achievement of objectives:** Refers to options available to undertake actions to meet the objectives (Section 36(3)(c) of the *Local Government Act 1993*).
- **Manner of assessment of performance:** Refers to the ways that performance or success will be measured (Section 36(3)(d) of the *Local Government Act 1993*).

Building on the 'basis for management' established in Section 3, the directions presented in the Implementation Action Plan

have been established to guide the Richmond Park and Stockwell Gardens Plan of Management.

These directions are:

- Direction 1: Implement the Multipurpose Centre Concept Plan
- Direction 2: Work collaboratively with the community and stakeholders to develop and implement operational management plans
- Direction 3: Continue to maintain and improve the broader Richmond Park and Stockwell Gardens areas in line with available resources.

This Plan of Management was adopted on 15 May 2025 and is intended to be reviewed every 10 years.

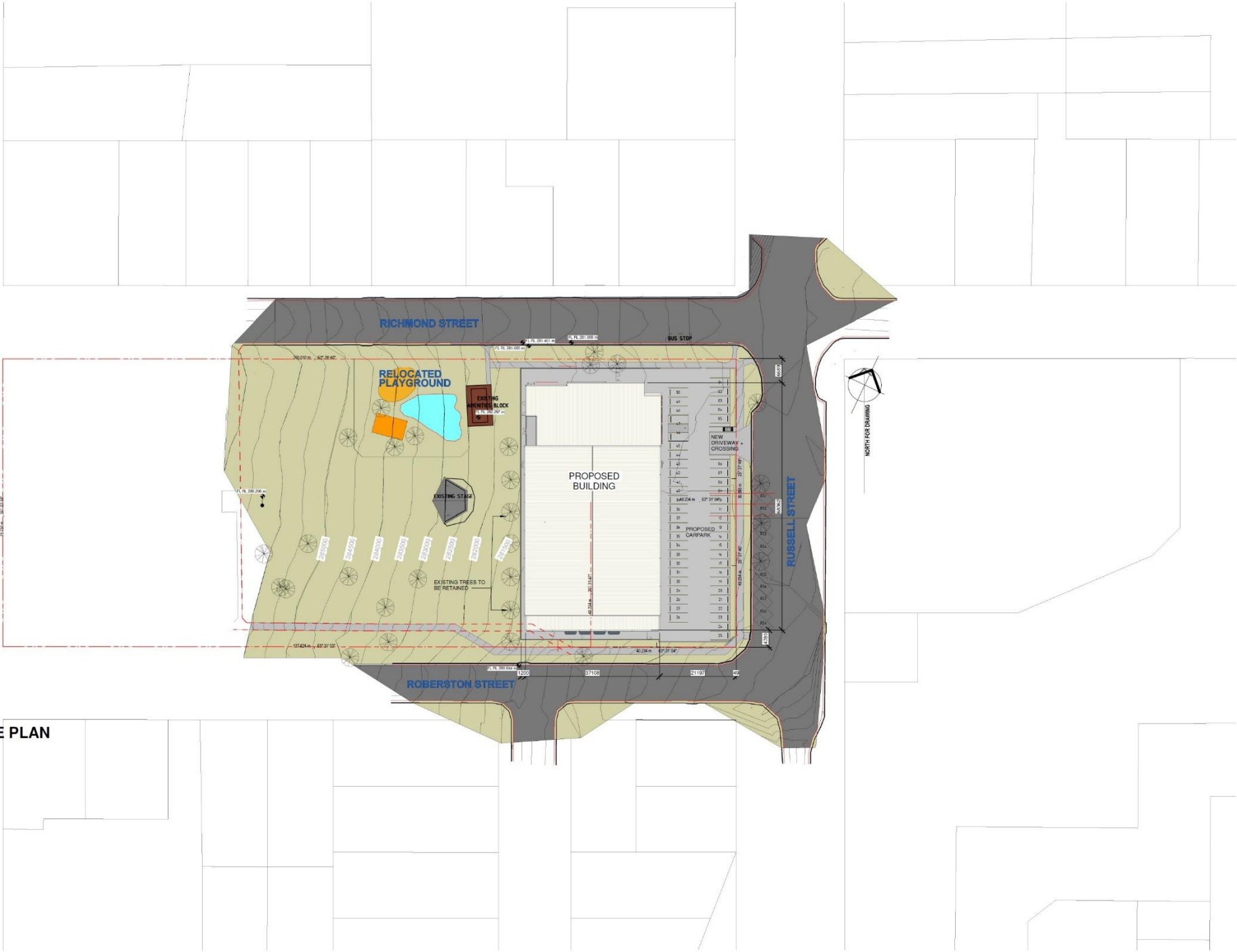
Objectives and Performance Targets	Means of achievement of objectives	Manner of assessment
<b>Direction 1: Implement the Multipurpose Centre Concept Plan</b>		
<p>Core Objectives:</p> <ul style="list-style-type: none"> <li>General Community Use (a) (b)</li> <li>Park (a) (b) (c)</li> </ul> <p>POM Objectives:</p> <ul style="list-style-type: none"> <li>Objectives 1, 2 and 5</li> </ul> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>Multipurpose Centre Concept Plan is implemented to facilitate sporting and emergency evacuation needs</li> </ul>	<p>1.1 – Prepare, submit and seek development consent for the Multipurpose Centre, including all ancillary works associated with the provision of on-site car park, visitor access, reconfiguration of the playground and retention of public amenities.</p> <p>1.2 – Pending above, respond to development consent conditions accordingly, seeking to ensure that outcomes are within the requirements of this Plan of Management (i.e. generally in accordance with the Concept Plan as shown in Appendix A).</p>	<ul style="list-style-type: none"> <li>Development application is prepared and submitted</li> <li>Subsequent approval conditions can be met</li> <li>Multipurpose Centre is constructed according to approvals</li> </ul>
<b>Direction 2: Work collaboratively with the community and stakeholders to develop and implement operational management plans</b>		
<p>Core Objectives:</p> <ul style="list-style-type: none"> <li>General Community Use (a) (b)</li> <li>Park (a) (b) (c)</li> </ul> <p>POM Objectives:</p> <ul style="list-style-type: none"> <li>Objectives 4 and 5</li> </ul> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>Appropriate operational management plans and associated arrangements are in place for the Multipurpose Centre</li> </ul>	<p>2.1 – During or prior to the development of the Multipurpose Centre, establish a community and stakeholder committee (or similar) to prepare operational parameters for the facility – i.e. an Operational Management Plan or like document, that forms the basis for detailed ongoing management. Such a plan shall consider:</p> <ul style="list-style-type: none"> <li>Operational issues arising from the development application process, such as: <ul style="list-style-type: none"> <li>Minimising impacts on nearby residential properties from parking/access</li> <li>Operational hours and associated noise impacts,</li> <li>Others to be confirmed through the process</li> </ul> </li> <li>The basis for management arrangements, including responsibilities, reporting and financial management.</li> <li>The form of the management arrangements, e.g. lease to incorporated body, Section 355 committee, etc.</li> <li>Other matters to be confirmed through the process of establishing the plan.</li> </ul> <p>2.2 – Over the longer term, Council will undertake regular reviews of the operational arrangements to ensure that they continue to meet community and Council needs as the use of the facility matures.</p>	<ul style="list-style-type: none"> <li>Community &amp; stakeholder committee is formed</li> <li>Operational Management Plan or similar is prepared</li> <li>Ongoing assessment of operational effectiveness is undertaken</li> </ul>



Objectives and Performance Targets	Means of achievement of objectives	Manner of assessment
<b>Direction 3: Continue to maintain and improve the broader Richmond Park and Stockwell Gardens areas in line with available resources</b>		
<p>Core Objectives:</p> <ul style="list-style-type: none"> <li>General Community Use (a) (b)</li> <li>Park (a) (b) (c)</li> </ul> <p>POM Objectives:</p> <ul style="list-style-type: none"> <li>Objectives 1, 2, 3 and 5</li> </ul> <p>Performance Targets:</p> <ul style="list-style-type: none"> <li>Existing Richmond Park and Stockwell Gardens uses are maintained beyond the scope of the Multipurpose Centre Concept Plan</li> <li>Asset improvements are considered in accordance with Council asset planning policies</li> </ul>	<p>3.1 – Beyond the scope of the Multipurpose Centre Concept Plan, as shown in Appendix A, retain existing use opportunities including:</p> <ul style="list-style-type: none"> <li>Outdoor event space, including retention of the existing sound shell/stage,</li> <li>War memorials, including associated pathways and landscaped areas, and</li> <li>Uses as existing throughout Stockwell Gardens.</li> </ul> <p>3.2 – Where resources allow, investigate opportunities to improve existing facilities, including replacement at the end of asset life, and to improve access arrangements and landscaping or to include new assets over time to meet user needs.</p>	<ul style="list-style-type: none"> <li>Existing uses of Richmond Park and Stockwell Gardens are retained</li> <li>Improvements to Richmond Park and Stockwell Gardens are undertaken as opportunities are identified and resources allow.</li> </ul>

## **Appendix A** – Multipurpose Centre Concept Plan (February 2025)





SITE PLAN  
1 : 500







1 NORTH WESTERN VIEW



2 NORTHERN VIEW



3 SOUTH EASTERN VIEW



4 SOUTHERN VIEW





## **Appendix B** – Existing asset condition summary

## ASSET CONDITION SUMMARY

Indicative and based on Council's asset register data provided February 2021. Refer to Council's Asset Register for detailed information.

<b>RICHMOND PARK - Asset name</b>	<b>Useful life (years)</b>	<b>Commission date</b>	<b>Condition</b>
BBQ	15.50	30/06/2009	1
Playground - Climb/Slide/Flying Fox	23.60	30/06/1996	4
Playground - Rocker	19.50	30/06/2000	4
Playground - See-Saw Swing	23.50	30/06/1996	4
Playground - Swing Set	23.50	30/06/1996	4
Playground - Wobble Beam	19.50	30/06/2000	4
Concrete Under Handrail Extensions	40.00	1/06/2006	1
Fence (adjacent to road reserve)	40.00	1/06/2007	1
Music Shell	40.00	1/02/1990	3
Retaining Wall (adjacent amenities)	115.00	25/05/2011	1
Table/Bench Combo	20.00	30/06/2008	2
Table/Bench Combo	56.00	30/06/1980	1
Table/Bench Combo	20.00	30/06/2008	2
Table/Bench Combo X 2	20.00	1/06/2007	2
Table/Bench Combo	56.00	30/06/1980	1
Amenities	50.00	30/06/2013	1
<b>STOCKWELL GARDENS - Asset name</b>	<b>Useful life (years)</b>	<b>Commission date</b>	<b>Condition</b>
Table/Bench Combo	28.00	30/06/1994	4
Table/Bench Combo	42.00	30/06/1994	1
Table/Bench Combo	56.00	30/06/1980	1
Table/Bench Combo	20.00	30/06/2013	1
Table/Bench Combo x 2	20.00	30/06/2013	1
Amenities	60.00	30/06/1994	2

Note: As the bowling green/croquet court and associated building only recently transferred to Council, they are not included within Council's current asset register.



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