



Plan of Management for Byron Bay Recreation Ground

July 2002

Prepared for: Byron Shire Council

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1. INTRODUCTION

1.1. What is a Plan of Management?

A Plan of Management provides a framework for the management and development of public land. There are two main types of public land, Crown Land and community land. Crown Land is owned by the State for the benefit of all persons, and Community Land is owned by the Council for the benefit of local residents and visitors. These two types of land are managed by separate legislative requirements; the Crown Lands Act 1989 and the Local Government Act 1993. The Byron Bay Recreation Ground is Community Land.

The Local Government Act (1993) requires that all public land owned by Council be classified as either community land or operational land. Council must have a plan of management for all community land, this is to ensure that an endorsed framework guides the operation and development of these community resources.

Plans of Management are public documents, and as such require stakeholders to be involved in their formation. A process of research and community consultation provides opportunities for community participation and involvement, establishing a sense of ownership in stakeholders and contributing to the ongoing success of the plans.

Plans of Management assist Council and landowners to budget and source funds for the future maintenance, improvement and development of community land. Each plan provides Council with a current survey of its resources, a guideline for expenditure and plans for the development of open space.

1.2. Structure of this Plan of Management

This Plan of Management is in four main sections:

1. The Legislative context.
2. The current status of the land.
3. The Basis for Management.
4. Strategies and Actions for implementation. This last section also includes a Master Plan for the Reserve and list of capital works.

1.3. Land covered by this Plan

This Plan of Management covers the reserve known as Byron Bay Recreation Ground, which is Lot 444 of Deposited Plan 758207. It is bounded on three sides by roads, Cowper St, Carlyle St and Tennyson St, and on the fourth side by private land. The Site Plan on the following page shows its location and the area included in the reserve.

All land is Community Land, owned and managed by Byron Shire Council.

Byron Shire Council
 Draft Plan of Management for Byron Bay Recreation Ground



**Byron Bay
 Recreation Ground**
 Plan of Management

JUNE 2002

Byron Shire Council

| LEGEND | |
|--------|-----------------------|
| 1 | Rugby Union Field |
| 2 | Hockey Field |
| 3 | Mini Soccer Field |
| 4 | Mini Soccer Field |
| 5 | Armature Block |
| 6 | Old Guide Hall |
| 7 | Asphalt Tennis Courts |
| 8 | Tennis Courts |
| 9 | Croquet Club |
| 10 | Soccer Hall |
| 11 | Pingpong |
| 12 | Memorial Gates |
| 13 | Walkway |
| 14 | Enclosed Area |

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2. HOW LEGISLATION APPLIES TO THIS PLAN

2.1. Local Government Act 1993

Under legislative requirements of the Local Government Act 1993 and the Local Government (Community Land Planning) Amendment Act 1999, Council's must prepare and adopt Plans of Management for all community land. A plan may apply to one or more areas of community land, providing all the Act's requirements are fulfilled.

The Act states that the Plan must identify the following:

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

As this is a Plan of Management that applies to just one area of community land it must also:

- Include a description of the condition of the land, and of any buildings or other improvements as at the date of adoption of the Plan of Management; and
- Include a description of the use of the land, and such buildings or other improvements as at the date of adoption of the Plan of Management; and
- Specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
- Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
- Describe the scale and intensity of any such permitted use or development.

2.2. Community Land Categories

As detailed above, it is required under the Local Government (Community Land Planning) Amendment Act 1999, that Council categorise community land as one or more of the following:

- Natural area
- Sportsground
- Park
- Area of cultural significance

- General Community Use

These categories determine the appropriate use and development of the land, with core objectives given to each category. Once Council has applied a category to a parcel of community land, it must manage the land in accordance with the relevant core objectives.

The Byron Bay Recreation Ground contains two categories of land:

- **Community land categorised as a sportsground.** This is the majority of the site.
- **Community land categorised for general community use.** This is the Scout Hall, the Girl Guides Hall and the Memorial Gates.

The Local Government (General) Regulation 1999 provides guidelines for each of these categories, as described below:

Sportsground

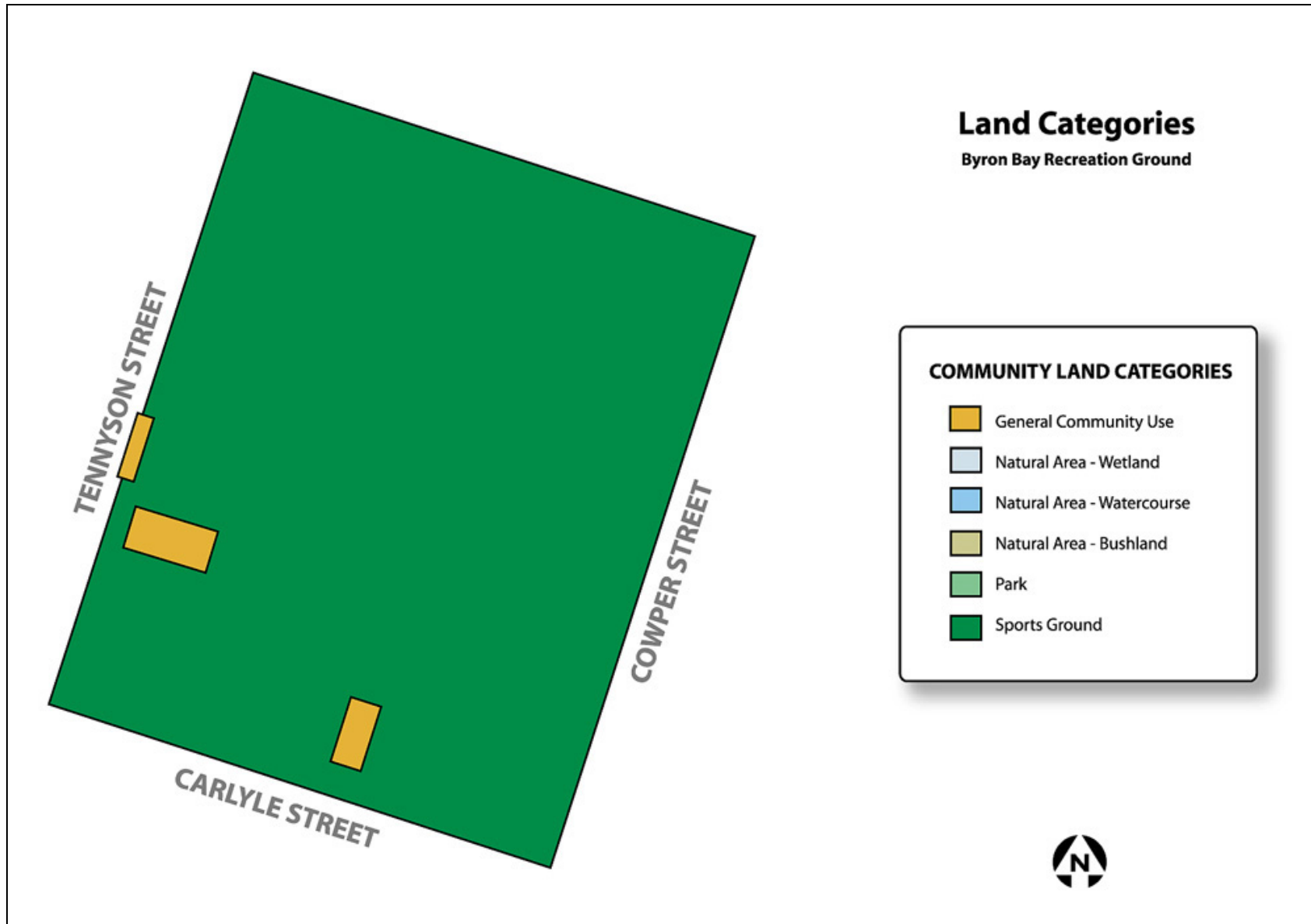
Land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

General Community Use

Land should be categorised as general community use if the land:

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

The Land Categories Map, on the following page, shows the location of each category on the site.



2.3. What dealings can Council have in Community Land?

- Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or be added to, a Crown Reserve or land reserved or dedicated under the National Parks and Wildlife Act 1974;
- Council may grant a lease or licence on community land, but only in accordance with the Local Government Act 1993; and
- A Council may grant any other estate in community land to the extent permitted by the Local Government Act 1993.

2.4. Granting a lease or licence on Community Land

Leases and licences are a method of formalising the use of community land and facilities. Leases and licences can be held by groups such as sporting clubs and schools, by commercial organisations or individuals providing facilities and/or services for public use.

The Local Government Act 1993 allows Council to grant leases or licences over all or part of community land. The use of land under a lease or licence must be compatible with the Local Environmental Plan or Council requirements and provide benefits and services or facilities for the users of the land. Terms and conditions of a lease should reflect the interests of Council and the public and ensure proper management and maintenance.

The following conditions must be met when granting a lease or licence over community land:

- The lease or licence must not be granted for a period exceeding 21 years;
- A lease or licence for a period of greater than five years may only be granted by tender, unless it is granted to a non-profit organisation;
- The Plan of Management must expressly authorise a lease or licence.

Council must:

- Give public notice of the proposal;
- Exhibit notice of the proposal on the land to which the proposal relates;
- Give notice of the proposal to such persons who appear to own or occupy land adjoining community land; and
- Give notice of the proposal to any other person (owner or occupier of land in the vicinity of the community land), if in the opinion of the Council the subject to the proposal is likely to form the primary focus of the person's enjoyment of community land.

2.5. Other Statutory Provisions

Other relevant legislation, plans and policies that guide the management of the Byron Bay Recreation Ground include:

- Byron Shire Local Environmental Plan (1988).
- North Coast Regional Environmental Plans (1988).
- North Coast Region Tourism Development Strategy (1987).
- New South Wales Open Space Strategy (1990).
- Coastal Crown Lands Policy (1989).

3. CURRENT STATUS

3.1. History

Byron Bay Recreation Ground began as an open paddock at the beginning of the 20th century. In 1921 residents of Byron Bay, with the co-operation of Bryon Shire, decided to erect a memorial to the soldiers of World War 1 who paid the supreme sacrifice. These grounds were established as a memorial ground through an Act of Parliament. The first committee appointed to further the project consisted of Bryon Shire, the town improvement association and the local RSL, each having 2 delegates on the committee. The Memorial Gates were erected in 1930, at a cost 500 pounds. Following the erection of the Gates, sporting bodies and the RSL joined in the overall management of the land, which was developed as sporting fields and became known as the Recreational Grounds.



The Memorial Gates

3.2. Uses & Facilities

The Byron Bay Recreation Ground is the main sporting venue for the community of Byron Bay, with the provision of 4 large grass sporting fields, 4 netball courts, a tennis centre, a croquet club, a Girl Guide Hall and a Scout Hall. It is the location of the Byron Bay Memorial Gates, the site of remembrance and memorial services.

It is also used for unorganised sport and passive recreation, with the facilities used by visitors to the region, schools and residents for walking, casual ball games and activities. It is a known location for participation in tai chi and Frisbee activities. As a part of the preparation of this Plan of Management, 1500 households in Byron Bay were surveyed regarding their main use of the Reserve. 277 surveys were returned, with the results shown in the table over the page.

| Rank | Reason for using Byron Bay Recreation Ground | % | No. of Respondents |
|------|--|-----|--------------------|
| 1 | Watching organised sport | 40% | 70 |
| 2 | Walking | 35% | 61 |
| 3 | Playing organised sport | 29% | 50 |
| 4 | Using the pathway through the reserve | 22% | 39 |
| 5 | Playing tennis | 15% | 26 |
| 6 | Playing informal ball games on sports fields | 14% | 25 |
| 7 | Walking the dog | 12% | 21 |
| 8 | Place to sit and relax | 10% | 17 |
| 9 | Jogging | 7% | 13 |

For further details on the results of this survey, see Appendix 2.

The sporting clubs and associations that currently use the Byron Bay Recreation Ground for their activities, including training and competitions, are; the Byron Bay Soccer Club, the Byron Bay Rugby Union Club, the Byron Bay Hockey Club, the Byron Bay Cricket Club, the Byron Bay Netball Club, Byron Girl Guides, Byron Bay Scouts, the Byron Bay Croquet Club and the Byron Bay Tennis Club. The number of members in each of these groups ranges from a couple of teams in some clubs to nearly 400 members in the Soccer Club.



Soccer Field 1

See the table below for existing known uses.

| Area (on site plan) | Description | Purpose/ Use | Current Facilities | Condition of Land & Facilities |
|--|------------------|---|---|------------------------------------|
| 1 | Rugby Field | Sporting & Recreation Purposes | Sporting Field Storage shed Seating | Good Poor Poor |
| 2 | Hockey Field | Sporting & Recreation Purposes | Sporting Field Lighting | Poor Fair |
| 3 | Soccer Field 2 | Sporting & Recreation Purposes | Sporting Field | Poor |
| 4 | Soccer Field 1 | Sporting & Recreation Purposes | Sporting Field Lighting Kick wall Seating | Fair Good Good Poor |
| 5 | Amenities Block | Ancillary to sporting and recreation use of the Ground. | Amenities block, with storage, change rooms and canteen | Poor |
| 6 | Girl Guides Hall | Community & Recreation Use | Hall, kitchen, toilets and storage | Fair |
| 7 | Netball Courts | Sporting & Recreation Purposes | 3 hard surface netball courts, 1 grass netball court | Good – Fair |
| 8 | Tennis Centre | Sporting & Recreation Purposes | 3 tennis courts, Clubroom with amenities Lights | Excellent Excellent Good |
| 9 | Croquet Club | Sporting & Recreation Purposes | 2 croquet lawns Clubhouse Storage shed Toilets | Fair Poor Poor Poor |
| 10 | Scout Hall | Sporting & Recreation Purposes | Hall, with kitchen, storage and amenities. | Fair |
| 11 | Playground | Recreation Purposes | Fenced children's playground, with shadecloth | Fair |
| 12 | Memorial Gates | Community Purposes | Memorial Gates, landscaping | Good |
| 13 | Walkway | Community & Recreation Purposes | Concrete pathway | Fair |
| <p><u>Interpretation of building/site condition</u> <i>Excellent – these facilities are in 'as new' condition and require little maintenance or upgrade. Good – these buildings/facilities are well maintained for their age but require on-going maintenance. Fair – these buildings/facilities are suitable for their current use but need repairs, renovations or upgrade. Poor – these facilities are in poor condition and need urgent maintenance and require significant repairs and upgrades.</i></p> | | | | |

3.3. Access & Circulation

The Byron Bay Recreation Ground is located within the residential area of Byron Bay, a short walk from the main shopping precinct. It has a walkway through the middle of the Ground, providing access from Tennyson St to the residential area up the hill behind Cowper St.

It is a relatively flat parcel of land but has limited accessibility for people in wheelchairs, with no pathways to amenities or key facilities.

3.4. Flora & Fauna

The Reserve is bounded by private land, the Sandhills Estate, and three roads. The Sandhills land vegetated mainly with coastal shrubland, heathland and sedgeland, and is currently under a land claim by the local Aboriginal people.



The edge of the Byron Bay Recreation Ground adjacent to the Sandhills Estate

3.5. Views and Vistas

The Ground is a rectangular shape and is able to be viewed by a number of residential properties up the hill towards the Lighthouse. Immediately adjacent to the Ground is a flat residential area.

3.6. Maintenance and Management

Byron Bay Recreation Ground is maintained and managed by Byron Shire Council, as landowners. It is regularly maintained however vandalism and graffiti continues to occur in the Ground, especially at the amenities block.

4. BASIS FOR MANAGEMENT

This Plan of Management is values based, with the values attributed to the Ground determining its appropriate use, management and development. This Plan of Management aims to protect and enhance these values and further develop the roles of the Byron Bay Recreation Ground.

4.1. Values

Byron Bay Recreation Ground is valued for its contribution to the recreation and social life of the people of Byron Bay, especially its significance in regards to sporting activities. It is also valued for its history and importance as a remembrance to those who have fought for Australia in past and present wars.

4.2. Roles

Byron Bay Recreation Ground has a number of roles, for public recreation for use by the people of Byron Bay, and as a regional sporting venue for competitive sport. It is also a Memorial Ground, with an important role to play as the site of remembrance services and the Memorial Gates.



Casual basketball

4.3. Corporate Goals

Byron Shire Council has the following Corporate Key Objectives (Byron Shire Council Management Plan 2001-2004), relevant to Byron Bay Recreation Ground:

- ◇ *To manage demand for and maintenance of infrastructure assets in a manner that is equitable between the needs of different groups within the community and between present and future generations.*
- ◇ *To ensure that the community has access locally to an appropriate range of services and facilities such that it's quality of life and well being is enhanced.*
- ◇ *To maintain and manage the coastline of Byron Shire in an ecologically sustainable manner recognising and accepting that the Zone is dynamic and is subject to competing interests.*

4.4. Objectives

4.4.1. Zoning

The Byron Bay Recreation Ground is zoned 6(a) for Public Recreation under the Byron Local Environmental Plan 1988. The objectives of this Zone are:

- a) To ensure that there is adequate provision of both active and passive open space to serve the present and future recreational needs of residents and visitors;
- b) To identify land where existing recreation facilities for the general use of the community are provided;
- c) To provide opportunities to enhance the total environmental quality of the Shire of Byron;
- d) To encourage Plans of Management for Crown Lands as required by the Local Government Act 1993.

4.4.2. Core Objectives

The core objectives for the categories given to the land determine the way that the land may be used and managed, as outlined in the Local Government Act 1993. The core objectives relevant to the Byron Bay Recreation Ground are:

Sportsground objectives

The core objectives for community land categorised as a sportsground are:

- a) To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- b) To ensure that such activities are managed having regard to any adverse impact on nearby residences.

General community use objectives

The core objectives for community land categorised for general community use are:

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

4.5. Community Consultation

It is important to encourage community input and ownership of any Plan of Management. Consultation was undertaken for this Plan of Management in May and June 2002 in the form of:

- A survey of 1500 random households in Byron Bay, with 277 returned;
- Surveys and meetings with current and potential user groups;
- Surveys of local schools;
- Workshop with target groups;
- Surveys of community groups;
- Interview with the tourism information centre; and
- In-field surveys of residents and visitors to Byron Bay.

For more information on this consultation, see Appendix 2.

4.6. Key Issues

A number of key issues were identified through the preparation of the draft Byron Bay Recreation Ground Plan of Management. These include:

- **Poor Quality of playing surfaces.** All existing sporting groups cited the poor playing surface as their main issue in relation to their use of the Ground. In particular, the soccer field 1 was overused and the hockey field was in such poor condition that it is rarely used for competition games.
- **Pressure on sporting fields in Byron Bay.** As the Byron Bay Recreation Ground is the only sporting venue in Byron Bay there is huge pressure on its use. Combined with the growth occurring in a number of sports, some codes are required to use fields outside the area for home games. This is particularly true of soccer, which has nearly 400 members and a Premier League side requiring a larger field and improved facilities and amenities. Hockey also uses other fields for competitions and is looking for a home ground, especially as the field currently used is in poor condition and often dangerous to use. Cricket are also in need of an additional field. A potential user group, Little Athletics, is starting to operate this summer season and has requested the use of the Ground for activities.
- **Residential amenity.** Byron Bay Recreation Ground provides local residents with an open space to enjoy. This area is extremely busy and noisy on winter evenings and weekends, when competitive sport is played. The intrusion of lighting that is used for training has been raised as a concern by local residents, with significant opposition to any additional lighting on the Ground. Any increase in the use of the Ground could impact on the residential amenity of the area and needs to be taken into consideration in any proposals for the site.
- **Standard of Amenities.** The inadequate toilets and change room facilities was raised by all current user groups, including schools. They do not meet the needs of the groups, and are in terrible condition. There is also a lack of facilities for a number of user groups, with the only canteen on the Ground under the control of one user group, with others without storage or club facilities. There have been requests from a number of sporting groups to construct a new amenities block on the Ground in order to provide these much demanded facilities. The principles of community land must be considered in this circumstance, with multi and shared use of facilities preferable to exclusive use facilities.



Current Amenities Block

- **Parking.** There appears to be inadequate parking at peak usage times, such as Saturday mornings in the winter. At all other times the available parking space surrounding the Ground is adequate.
- **Encroachment of reserve on vegetation** adjacent to the Reserve. There has been a significant amount of encroachment onto the Sandhills site, with cricket nets and mowing on this private land.



Encroachment onto Sandhills land

- **Community Facilities.** Both the Girl Guides and Scout Halls are used by a large number of community groups, with limited storage and no security lighting within each facility. The groups have both requested additional storage areas to be attached to the halls.



Girl Guides Hall

- **Croquet Facilities.** The croquet clubhouse is near the end of its useful life, and requires restumping. The amenities are inadequate, with only one toilet available for use by the croquet club. The storage shed is also in poor condition and the fields remain waterlogged well after rain.

- **Passive and unorganised recreation.** There are a limited number of open space areas for passive recreation in the Byron Bay area, with a desire to keep this Ground available for passive recreation, such as walking and tai chi. It is also used for unorganised active recreation by visitors to the area, with impromptu ball games occurring at the Ground at any given time. This has caused some conflict between the sporting clubs and unorganised groups wishing to use the fields, further highlighting the high demands placed on the Ground.



Site of tai chi and quiet activities

- **Vandalism.** The amenities block is the subject of vandalism and is open at all times, causing significant concern for personal safety. This concern is such that many sporting clubs do not permit their young members to use the toilets at any time.
- **Illegal Uses of the Reserve.** Some areas of the Ground are used by homeless people for sleeping.

Each of these issues have been addressed in the Actions Table in Section 5.

5. STRATEGIES AND ACTION PLAN

5.1. Staged Implementation

Due to the nature of the proposed Actions for the Byron Bay Recreation Ground, and the inter-relationship between a number of Actions, implementation has been allocated into a number of stages. The key actions within each Stage are detailed below.

Stage 1 – Short Term

- Design and construct new amenities block on the site of one existing netball court.
- Hard surface existing grass netball court, prior to construction commencing on new amenities block.
- Initiate the relocation of the Byron Bay Hockey Club to a new site, such as the proposed Suffolk Park Sportsground.
- Prepare a landscape management plan for the whole Ground, with vegetation to take the needs of the sporting groups into consideration.
- Restump the Croquet Clubhouse.
- Renegotiate the lease with the Tennis Centre.

Stage 2 – Medium Term

- Once the Byron Bay Hockey Club have been relocated, convert the hockey field and soccer field 2 into a high standard regulation length soccer field.
- Demolish existing amenities block.
- Construct a new grass netball court on the site of the current amenities block.
- Upgrade and promote the children's playground adjacent to the Scout Hall.
- Install park benches and picnic facilities in the Ground.
- Implement the Landscape Plan (developed in Stage 1) throughout the Ground.
- Reconfigure the toilet block in the Croquet area, and assign both toilets to the Croquet Club.

Stage 3 – Long Term

- Extend Guide and Scout Halls on ground level to a maximum of 40 square metres at each hall.

5.2. Actions Table

The Actions Table provided within this Section outlines the direction for the management and development of Byron Bay Recreation Ground and has the following aims:

- To formulate objectives;
- To ensure consistency with the core objectives of the Community Land categories of the land;
- To develop performance targets that will define the way that Council will achieve it's objectives;
- To provide actions (or means of achievement), which is the way that Council will achieve it's targets;
- To provide performance measures for each action; and
- To develop a Master Plan and capital works program for implementation.

Within this action plan, each has been given a priority, which can be linked to the following time frame:

High – commenced within the next 2 years

Medium – commenced in 2 – 5 years

Low – commenced after 5 years

Any developments included in this Action Table require authorisation within this Plan of Management. Section 6 includes authorisation for future developments for the Byron Bay Recreation Ground.

| Issue | Objective | Performance Target | Means of Achievement (Actions) | Priority | Performance Measure |
|----------------------|--|---|---|----------|---|
| Access & Circulation | Encourage the use of the Reserve by all members of the community, and improve access and use of the Reserve for those members who are restricted due to age, limited mobility and other physical or social barriers. | Aim to achieve the objectives of the Disability Discrimination Act 1992 when constructing new facilities. | All new facilities to be accessible to all members of the community. | High | Improved access to Byron Bay Recreation Ground by all members of the community. Survey number of users from target groups. |
| | Improve access and circulation throughout the Ground and adjoining areas. | Improve signage of facilities at, and to, the Ground. | Develop a signage strategy for the Ground, including signposts from the center of Byron Bay. | Med | Signage erected in appropriate locations within the Ground and throughout Byron Bay. |
| | | Improve pathways throughout the Ground. | Develop pedestrian walkways through the Ground, from the entrances to amenities and spectator areas. These to be appropriate for use by people with disabilities. | Med | Improved access to Byron Bay Recreation Ground by all members of the community. Survey number of users from target groups. |

| Issue | Objective | Performance Target | Means of Achievement (Actions) | Priority | Performance Measure |
|----------------|---|---|--|----------|---|
| Sporting Needs | Encourage participation in sporting activities by all members of the community. | Provide quality sporting facilities to support current and future sporting needs. | Facilitate the relocation of the Byron Bay Hockey Club to another site, such as the proposed Suffolk Park Sportsground. | High | New home ground for the Hockey Club. Measured through the number of competition games played by hockey on this new home ground. |
| | | | Construct a large field in the location of the existing soccer field 2 and the hockey field, once the Byron Bay Hockey Club have been relocated to another site. This new larger field will be available for night training and day competition only, not night games. | Med | New field constructed and in good condition. Measure complaints on condition of the field per annum. |
| | | | Improve usage of the croquet fields by assessing and rectifying the drainage from the tennis courts, diverting water to the drain behind the croquet field and tennis courts. | Med | Number of playing days croquet fields can be used, measured per annum. |
| | | | Purchase portable spectator seating for the Ground, to be used by all sporting codes, when required. | Med | Number of complaints from spectators per annum. |
| | | | Mark the hockey, soccer and rugby fields with a 400-metre running track, for use by Little Athletics in the summer season. This to only occur if it has no impact on cricket use of the Ground. | Med | Increased use of the Ground over the summer season, measured per annum. |

| Issue | Objective | Performance Target | Means of Achievement (Actions) | Priority | Performance Measure |
|----------------|-----------|--|--|----------|--|
| Sporting Needs | | Provide appropriate and quality amenities for groups and individuals using the Ground. | Design and construct a multi-use amenities block central to the site, to be shared by all sporting codes. This facility to include, but not be limited to: <ul style="list-style-type: none"> • Public toilets that are locked at night. • Change rooms, one for the home team and one for visitors, both large enough to cater for 20 adults. • A multi-use meeting room. • Storage facilities. • A canteen. Council to manage this facility and enter into hire/ licence agreements with the user groups. | High | Use of new facility by sporting groups. Measure the usage levels and complaints raised. |
| | | | Restump croquet clubhouse. | High | Life of the croquet clubhouse extended. |
| | | | Reconfigure toilets between croquet and tennis clubhouses, and allocate both toilets to the Croquet Club for use by their members and guests. | Med | Number of members attending each croquet event. |

| Issue | Objective | Performance Target | Means of Achievement (Actions) | Priority | Performance Measure |
|--------------------|---|---|--|---|--|
| Passive Recreation | Encourage passive recreation opportunities for the people of Byron Shire. | Provide appropriate facilities for passive recreation for a variety of recreational pursuits. | Prepare a landscape management plan for the whole Ground, with vegetation to take the needs of the sporting groups into consideration. | High | Landscape Plan adopted. |
| | | | Implement landscape plan throughout the Ground. | Med | Landscaping completed |
| | | | Upgrade playground through the installation of additional equipment and removal of the sand pit. Promote playground through the installation of signage at the site. | Med | Playground upgraded and usage levels measured over time. |
| | | | Install park benches and picnic facilities in the Ground. | Med | Increased passive recreation use of the Ground. |
| | | Appropriate facilities provided for passive recreation. | Low | New facilities considered, and constructed. | |
| | Provide appropriate amenities to support passive recreation. | Appropriate facilities provided to encourage the use of the Ground for passive recreation. | Open amenities block during daylight hours only, with keys distributed to user groups for use at other times. | High | Amenities available, when required. |
| | | | Demolish amenities block, when new facility is complete, and construct grass netball court on its location. | Med | Amenities block or good standard and used. |

| Issue | Objective | Performance Target | Means of Achievement (Actions) | Priority | Performance Measure |
|-------------|--|--|--|----------|--|
| Environment | Minimise adverse environmental impacts of Ground use on adjacent land uses, water bodies and areas of significant habitat. | Reduce adverse environmental impacts from Byron Bay Recreation Ground on to the adjoining nature and bushland Grounds. | Remove any encroachments onto the Sandhills Estate. This will involve revegetation along the edge of the Ground and relocation of the cricket nets to within the boundaries of the Ground. | Med | % of encroachment reduced per annum. Target: No encroachment on adjoining land. |
| | | Ensure that activities at Byron Bay Recreation Ground do not adversely impact on nearby residents. | No additional lighting to be installed in the Ground without consultation with residents. | High | Minimised impact on residents due to Ground activities. |
| | | Increase native vegetation throughout the Ground. | Landscape plan to include species that are endemic to the area. | Med | Appropriate species included in vegetation plan. |
| | | Minimise the impact of dog walking on other Ground users and the environment. | Restrict the Ground for use as a leashed dog exercise area. | Med | Ground used for leashed dog exercise area. |
| | | | Install dog litterbins in Ground, to encourage responsible disposal of dog litter. | High | Dog litterbins installed, and maintained. |

| Issue | Objective | Performance Target | Means of Achievement (Actions) | Priority | Performance Measure |
|--------------------------|---|---|---|----------|---|
| Community Needs | Support the use of the Ground by a range of community groups. | Extend existing community facilities to meet the needs of current and potential user groups. | Authorise the extension of the Girl Guide Hall, on the ground level and to a maximum of 40 metre squares. | Low | Increased use of the Hall per annum. |
| | | | Authorise the extension of the Scout Hall, on the ground level and to a maximum of 40 metre squares. | Low | Increased use of the Hall per annum. |
| Maintenance & Management | Maintain the Ground to ensure that it is clean, safe and appropriate for its use. | Develop a comprehensive maintenance schedule. | Maintenance schedule to include: - Removal of graffiti; - Weed removal; - Vegetation management; - Rubbish Removal. | High | Maintenance completed according to schedule |
| | | Regular safety audits undertaken at the Ground. | Strategies developed to address safety risks identified in audit. | High | Audits conducted regularly, safety improved. |
| | | Maintain a range of recreational facilities for the enjoyment of all sections of the community. | Establish a system of reporting, monitoring and recording the condition of facilities and structures. | Med | All facilities in good condition and well maintained. |
| | | Reduce personal safety concerns at the Ground. | Install security lighting at the entrances to the Scout and Guide Halls, and to amenities blocks and power switches. | Med | Reduced fear for safety, survey of user groups per annum. |

| Issue | Objective | Performance Target | Means of Achievement (Actions) | Priority | Performance Measure |
|-------------------|--|--|--|----------|---|
| | Encourage community groups and residents to become involved in the Ground. | Encourage community groups to seek funding for the embellishment of the Ground. | Identify funding sources available to community groups for embellishment of the Ground. | Med | Additional funding identified and applied for. |
| Leases & Licences | Encourage appropriate use and management of the Ground. | Negotiate appropriate leases and licences, ensuring the principles of multi and shared use of facilities are encouraged in all agreements. | Authorise hire agreements / licences of the fields to sporting and community groups for sporting and recreation purposes. | Ongoing | Number of hires/ users of the Ground per annum. |
| | | | Leases and licences to be approved by Council and in accordance with the core objectives of the land, for a maximum of 21 years. | Ongoing | Number of hires/ users of the Ground per annum. |
| | | | Renegotiate lease with tennis centre, for a period of 5 years. | High | New Lease signed. |
| Parking | To provide adequate parking for users of the Ground. | Create adequate parking for the users of the Ground, including disabled parking and bicycles, in accordance with RTA and Council guidelines. | Construct informal car parking bays along Carlyle St. | High | Adequate parking areas provided for Ground users. |

6. AUTHORISED SCALE & PURPOSE OF DEVELOPMENT

In accordance with the Local Government Act 1993 a Plan of Management must expressly authorise any proposed developments on community land. It must detail the scale and intensity of this development and the purpose for which it will be used.

The following table details the developments that this Plan of Management expressly authorises on the Byron Bay Recreation Ground.

| Building or location | Purpose / Use | Authorised scale of development |
|-----------------------------------|--|---|
| Existing amenities block | Sporting, Community & Recreation purpose | Development authorised for an increase in building floor space of up to an additional 25%, or removal and new structure approved on this or similar site. |
| Proposed amenities block | Sporting, Community & Recreation purposes. | Development authorised for a new building, with a floor plan of up to 500 square metres, and up to two storeys, in the centre of the Ground. |
| Girl Guide Hall | Sporting, Community & Recreation purposes. | Development authorised for an increase in building floor space of up to an additional 40 metres squared, on a single level. |
| Scout Hall | Sporting, Community & Recreation purposes. | Development authorised for an increase in building floor space of up to an additional 40 metres squared, on a single level. |
| Whole Byron Bay Recreation Ground | Sporting, Community & Recreation purposes. | Easements are authorised over the land for the purpose of providing pipes, conduit or other connections under the surface of the ground. This is limited to easements that connect premises on the Ground to an existing water, sewer, drainage or electricity facility of Council or other public utility provided that is situated on the land. |
| Whole Byron Bay Recreation Ground | Sporting, Community & Recreation purposes. | Development authorised for park embellishments on the Ground, including, but not limited to: <ul style="list-style-type: none"> - Drainage & irrigation; - Picnic Facilities; - Playground Equipment; - Lighting; - Walkway / cycleways; - Minor earthworks; - Fencing; - Sporting goalposts; and - Spectator seating. |

7. ESTIMATED COSTS OF WORKS

| Works | Units | Cost per unit | Total estimated costs |
|---|--------------------------------------|-------------------------|-----------------------|
| New amenities | | | \$350,000 |
| Signage to facilities | 4 | \$200 per sign | \$800 |
| Upgrade hockey field and soccer field 2, and convert to large sporting field. | Irrigation, drainage and top surface | \$150,000 | \$150,000 |
| Portable spectator seating | | | \$10,000 |
| Walkway from Carlyle St entrance to amenities block | | \$185 per metre | \$10,000 |
| Restump croquet clubhouse | | | \$7,500 |
| Reconfigure toilets at croquet field. | | | \$2,500 |
| Prepare landscape management plan. | | | \$10,000 |
| Upgrade playground | Additional equipment, remove sandpit | | \$25,000 |
| Park tables and seats. | 4 | Seat \$1,480* | \$5,920 |
| | 3 | Picnic Setting \$3,300* | \$9,900 |
| Relocate cricket nets to within the Ground | New cricket nets | | \$25,000 |
| Extend Scout Hall | 30 m2 | \$ Per square metre | Not costed |
| Extend Girl Guide Hall | 25 m2 | \$ Per square metre | Not costed |
| Security lighting throughout park | 10 bollard lights | \$1,200 per light | \$12,000 |

*Based on a quote from a leading supplier, including GST and an estimate for installation.



APPENDIX 1 - RELEVANT STUDIES AND REPORTS

A number of reports and strategies were used to prepare this Plan of Management, including the following:

- Byron Shire Social Plan 1999/2000.
- Byron Shire Council Community Profile 1998.
- Byron Local Environmental Plan 1988
- Byron Flora and Fauna Study 1999.
- Belongil Estuary Study and Management Plan, November 2001.
- Byron Shire Council Feasibility Study for Byron Bay Library Site, prepared by Stephenson & Turner International Pty Limited, 20 March 2002.

APPENDIX 2 - Community Consultation

1.1. Results from Residents Survey

The results from this study were obtained from a mail-out survey randomly distributed to 1500 households. 277 residents who reside within the Byron Bay Region completed the survey. The aim of the survey was to assess the current usage trends of the Byron Bay Recreation Ground and identify areas that required improvements or upgrade.

1.2. Profile of Respondents

This section summarises the demographic characteristics of the respondents surveyed. Where appropriate, these characteristics have been used as the basis for cross tabulations in the data analysis.

It should be noted that the statistics contained in this section should not be generalised for the entire Byron Bay Region. They do, however, indicate significant trends of users that can be used in the consideration of options for development of new recreation facilities and services.

- The majority of respondents were female (60.2%). See Figure 1.
- The highest proportion of respondents were aged 35-49 years (45%), followed by 50-59 years (30%). See Figure 2.
- The highest proportion of household types were couples without children (44%), followed by later families¹ (32.1%) and lone households.
- Most respondents were permanent residents in the Byron Bay Region (88%).

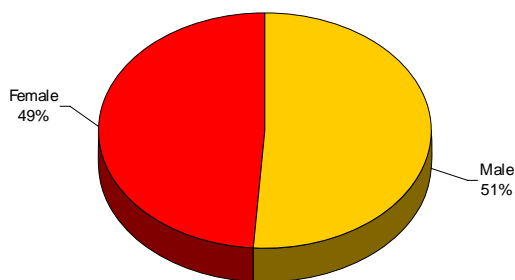


FIGURE 1 - Gender

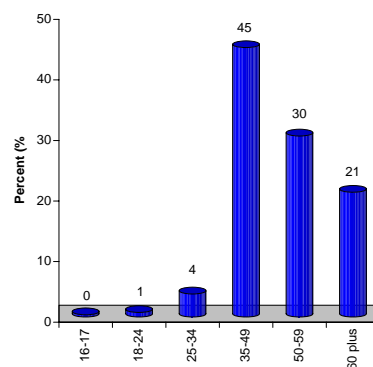


FIGURE 2 - Age Categories

¹ Later family (i.e. mid to late age with no children at home).

1.3. Byron Bay Recreation Ground Usage

59% of respondents had used the Byron Bay Recreation Ground in the past 12 months.

Cross tabulations revealed:

- On average, couples with children (i.e. families) were more likely to have used the Byron Bay Recreation Ground in the past 12 months than any other household type.
- There was no significant difference between gender.

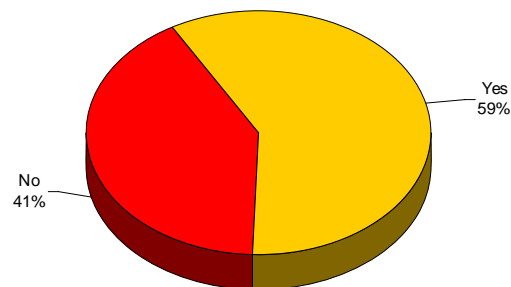


FIGURE 3 – BBRC Usage

1.4. Frequency of Use

59% of respondents had used the Byron Bay Recreation Ground in the past 12 months.

Cross tabulations revealed:

- Those aged between the ages of 35-49 years tended to use the Byron Bay Recreation Ground more frequently than any other age group.

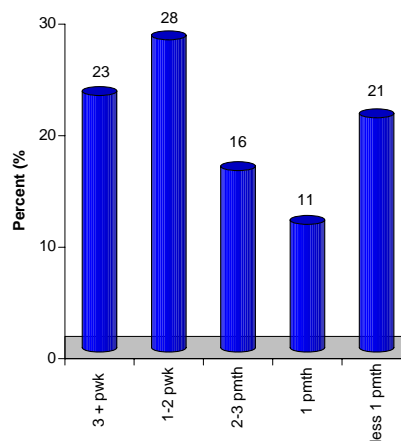


FIGURE 4 – BBRC Usage

1.5. Main Reason for Use

Table 1 displays the main reasons for using the Byron Bay Recreation Ground were watching organised sport, walking and playing organised sport.

| Rank | Reason | % |
|------|--|-----|
| 1 | Watching organised sport | 40% |
| 2 | Walking | 35% |
| 3 | Playing organised sport | 29% |
| 4 | Using the pathway through the reserve | 22% |
| 5 | Playing tennis | 15% |
| 6 | Playing informal ball games on sports fields | 14% |
| 7 | Walking the dog | 12% |
| 8 | Place to sit and relax | 10% |
| 9 | Jogging | 7% |
| 10 | Family outings | 7% |

Table 1 – Main Reason for Using Byron Bay Recreation Ground

1.6. BBRG Rating

68% of respondents who had used the reserve in the past 12 months rated the Byron Bay Recreation Ground as either "fair" or "good". *Cross tabulation revealed no significant results.*

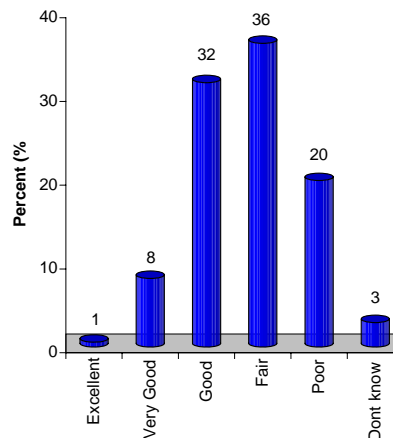


FIGURE 5 – BBRG Rating

1.7. Reserve Improvements

Table 2 displays the preferred improvements of those respondents who had used the Byron Bay Recreation Ground in the past 12 months. The most preferred improvements included the improvement of public toilets, the planting or more trees and plants and the provision of more seats.

| Rank | Existing Users - Improvements | % |
|------|--|-----|
| 1 | Improve public toilets | 67% |
| 2 | More trees and plants | 58% |
| 3 | More seats | 47% |
| 4 | Improve playing surface of sporting fields | 44% |
| 5 | Upgrade / New sports pavilion | 31% |
| 6 | Install security lighting | 30% |
| 7 | Construction of a playground | 28% |
| 8 | Construct a cycle way around reserve | 26% |
| 9 | More drinking fountains | 25% |
| 10 | Improve lighting for night games | 24% |
| 11 | Additional off street parking | 16% |
| 12 | Provide library on tennis courts | 13% |

Table 2 – Existing Users - Suggested Improvements

1.8. Main Non-Use Reasons

Table 3 displays the main reasons for not using the Byron Bay Recreation Ground in the past 12 months, which were not interested, it's only for organised sport (i.e. not passive recreation) and poor reserve facilities.

| Rank | Reason | % |
|------|--------------------------------|-----|
| 1 | Not interested | 25% |
| 2 | It's only for organised sport | 21% |
| 3 | Poor facilities in the reserve | 20% |
| 4 | Go to other parks | 19% |
| 5 | No BBQ Picnic facilities | 13% |
| 6 | Not enough security lighting | 12% |
| 7 | Too busy | 10% |
| 8 | Work commitments | 7% |
| 9 | Family commitments | 7% |
| 10 | Hard to get to | 5% |

TABLE 3 – Main Reasons for not using BBRG

1.9. BBRG Future Use

59% of respondents who had not used the Byron Bay Recreation Ground in the past 12 months indicated that they would do so if the facilities were improved at the reserve. *Cross tabulation revealed no significant results.*

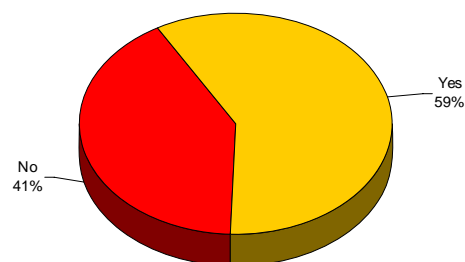


FIGURE 6 – BBRG Future Use

1.10. Facility Improvements

Table 4 displays the preferred improvements of those respondents who had not used the Byron Bay Recreation Ground in the past 12 months. The most preferred improvements were similar to users of the reserve.

| Rank | Non Users – Improvements | % |
|------|--|-----|
| 1 | More trees and plants | 55% |
| 2 | Improve public toilets | 52% |
| 3 | More seats | 34% |
| 4 | Construction of a playground | 31% |
| 5 | Construct a cycle way around reserve | 29% |
| 6 | Upgrade New sports pavilion | 28% |
| 7 | Install security lighting | 26% |
| 8 | Provide library on tennis courts | 23% |
| 9 | Improve playing surface of sporting fields | 21% |
| 10 | More drinking fountains | 19% |

Table 4 – Non-Users – Suggested Improvements

1.11. Additional Consultation

This section outlines additional issues and comments raised in the consultation. This involved discussions with Council staff, all existing user groups and some potential user groups.

The key findings raised were:

- Poor quality of playing surfaces, with soccer field 2 and the hockey field in particularly poor condition.
- Safety of the area, with particular reference to personal safety and how safe people and children feel at night.
- The facilities are not up to the standard required for a Premier League Soccer side, requiring additional lighting, fencing, spectator seating, change rooms and amenities.
- Soccer Field 1 is not regulation length, with it required to be lengthened or another area developed as the main soccer ground. Suggestions include;
 - The use of the Rugby Union field and relocation of Rugby to another site.
 - The reconfiguration of soccer field 2 and the hockey field into one main pitch, with the relocation of hockey to another site.
 - The relocation of the walkway and a number of light poles to enable soccer field 1 to be extended.
- The fields available on a Saturday are not sufficient to cater for the needs of the Byron Bay Soccer Club. The club has requested the use of all fields at the Ground for use by soccer.
- A request by the Byron Bay Rugby Union Club for permission to construct a clubhouse and spectator facilities. The other codes believe a multi-use facility should be constructed, not a single purpose building.
- Rugby Union would like some security of tenure of the land and any future developments.
- The use of the fields by visitors to the area (backpackers) often damages the fields.
- There is a lack of toilet facilities and no security lighting at the ground. The existing toilet facilities are in need of a major upgrade.
- The change rooms are insufficient to cater for an adult team, let alone two.
- The lights are very intrusive for local residents, with significant objection expected if additional lights are installed at the ground.
- A light pole was removed in the works undertaken in 2000 and has not been replaced. Both the hockey and soccer request the erection of this pole.
- All sporting codes request more spectator seating at each field.

- Cricket would like another pitch, with toilet and change room facilities. This would have to be located at another site.
- The tennis coach is very satisfied with current facilities but would like a lease longer than the current 3-year option due for renewal in September.
- The Girl Guides and Scouts have requested additional storage space and extensions to the existing halls.
- All groups expressed dissatisfaction with co-ordination within Council. Suggestions included one contact for all issues regarding the ground.
- Croquet field 2 has poor drainage and becomes waterlogged from run off from the tennis courts in wet weather.
- The mowing of the Recreation Ground has encroached on the vegetation on the Sandhills land.
- Vandalism is a concern of all user groups.
- There is insufficient parking at the ground.
- The construction of the proposed sportsfield at Suffolk Park is still in discussion between the Department of Education and Byron Shire Council. It looks positive, with the site suitable for one sporting field and an amenities block. In principle, the Department of Education would not be against lighting of the site.
- The Hockey Club is happy to relocate to the proposed Suffolk Park sportsground if lighting is available for night training. This will provide the club with an improved playing surface and amenities.
- The Soccer Club has some funds to contribute to new facilities (\$20,000 approx). The Club supports the idea of a new central amenities, change room and canteen facility in the middle of the Ground.
- The Byron Bay Little Athletics Club is about to start up, with a request to have the Ground marked with a 400 metre circular track from September to March. This won't interfere with any current use of the Ground.