

# Plan of Management

Community Land  
Suffolk Park





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### **A** RECREATIONAL AND COMMUNITY FACILITIES CONCEPT PLAN

# 1

## Introduction

### 1.1 WHAT IS A PLAN OF MANAGEMENT

A Plan of Management provides a mechanism for the management and development of public land. The plan outlines the community's vision for the land, stipulates the purpose and permitted uses of the land, and establishes an action plan for the fulfilment of that vision.

A Plan of Management for Council owned land that is classified as 'Community Land' must be prepared in accordance with the *Local Government Act 1993*. In accordance with that Act, this Plan of Management for Community Land at Suffolk Park is based on an analysis of the sites in question and on values and visions identified by the community in relation to them. Management Objectives have been developed to protect and enhance the values important to the community. The Management Objectives will be achieved through the Action Plan set out in this Plan.

### 1.2 PURPOSE OF THIS PLAN

The purpose of this Plan of Management is to:

- guide the future use, development and management of certain community land at Suffolk Park;
- provide a Plan which integrates with Council's overall strategic direction and open space and recreational land management program;
- provide for a range of sporting facilities and for the provision of integrated childcare facilities;
- guide Council programs and community volunteer activities on the land;
- provide appropriate and affordable management actions to improve the sites in accordance with the needs of the community and;
- meet the requirements of the *Local Government Act 1993*.

### 1.3 PLAN STRUCTURE

The Plan has the following sections:

**Section 1 Introduction** - Outlines the purpose of the Plan, its structure and use.

**Section 2 How Legislation Applies to this Plan** - Outlines the legislative framework for the preparation of Plans of Management and other legislation applicable to the use and management of the land.

- Section 3 Current Status of the Land** - Provides a description of the land the subject of this Plan and its current management status.
- Section 4 Basis for Management** - Provides an overview of the community consultation program undertaken and describes the values of the land and the community vision for the area developed from that consultation. It also sets out the scale and intensity of future improvements on the land.
- Section 5 Action Plan** - Sets out specific objectives, strategies and performance targets for each management issue relating to the land. The means of achieving and assessing these targets are also included.

## 1.4 LAND TO WHICH THIS PLAN APPLIES

This Plan of Management applies to seven land parcels in Suffolk Park, west of Broken Head Road. The lands are identified in Table 1.1. The parcels are located in two discrete groupings, and have thus been divided into two Management Areas, for the purposes of this Plan.

**Table 1.1 LAND PARCELS TO WHICH THIS PLAN OF MANAGEMENT APPLIES**

Management Area	Real Property Description	Tenure	Classification*
Area A	Lot 97 DP 881618, Broken Head Road.	Owned and managed by Byron Shire Council	Community Land
	Lot 122 DP 831214, Broken Head Road	Owned and managed by Byron Shire Council	Community Land
	Lot 123 DP 831214, Broken Head Road	Owned and managed by Byron Shire Council	Community Land
	Lot 60 DP 817888 Beech Drive	Owned and managed by the Dept of Education	N/A
Area B	Lot 120 DP 831214, Coogera Circuit.	Owned and managed by Byron Shire Council	Community Land
	Lot 121 DP 831214, Coogera Circuit.	Owned and managed by Byron Shire Council	Community Land
	Lot 125 DP 815022, Bottlebrush Crescent.	Owned and managed by Byron Shire Council	Community Land

\* Classification under the Local Government Act 1993.

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## Plan of Management

### Community Land - Suffolk Park

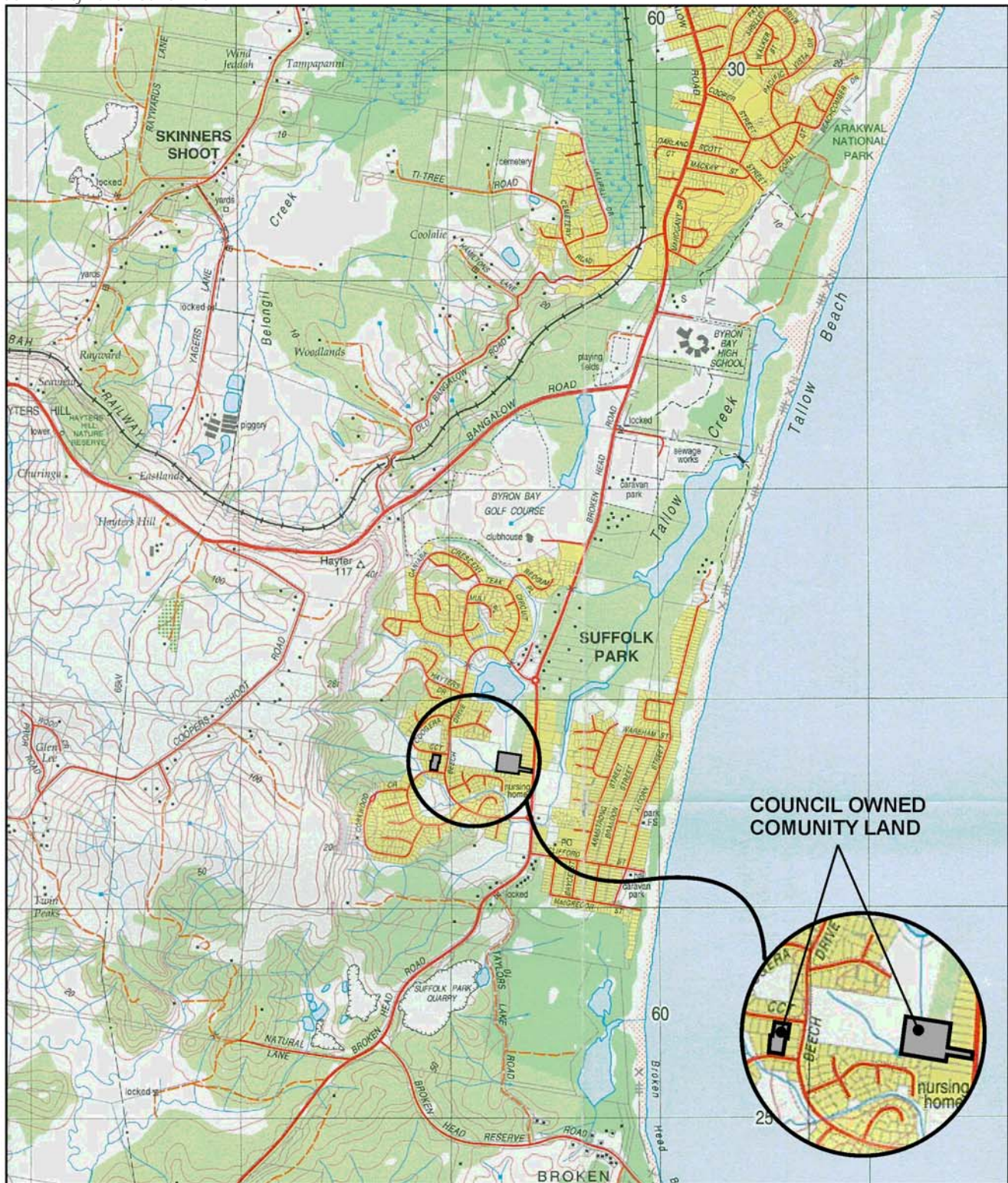
Management Area A is located west of Broken Head Road in Baywood Chase and is described in Real Property terms as Lot 97 DP 818618 and Lots 122 and 123 DP 831214 Broken Head Road. Part of Lot 60 DP 817888 Beech Drive, known as the Department of Education Primary School site, is also available to Council for the provision of sportsgrounds by way of a lease arrangement. While the provisions of the Local Government Act do not apply to the Department of Education land, it has been included for the purpose of ensuring integrated management of the recreational facilities of the site.

Management Area B, is located west of the land described above and is described in Real Property terms as Lots 120 and 121 DP 831214 Coogera Circuit, Baywood Chase, and Lot 125 DP 815022 Bottlebrush Crescent, Byron Hills.

The location of the subject lands is shown in Illustration 1.1, the land parcels to which the plan applies are identified in Illustration 1.2, and an Aerial Photo of the lands is provided in Illustration 1.3. A more detailed description of the study area is found in Section 3.2 of this Plan.

Plan of Management

Community Land - Suffolk Park



COUNCIL OWNED  
COMMUNITY LAND

Illustration 1.1

Site Locality

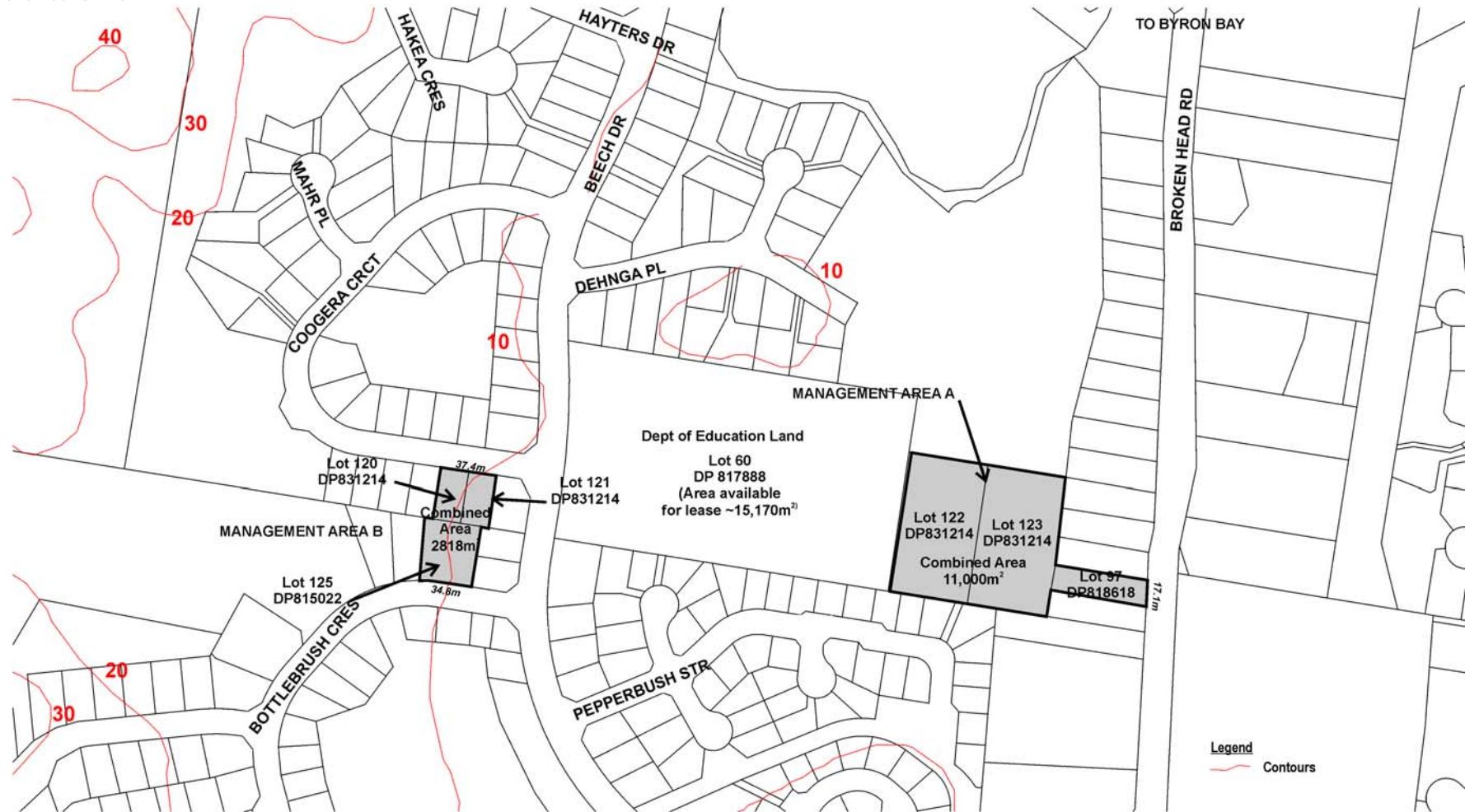
00349284

Source: CMA Topographic Map  
Date: September 2003



Plan of Management

Community Land - Suffolk Park



00345283  
Source: Cadastre, Aerial Photo - Byron Shire Council  
Date: September 2003

#463298 - Adopted Ordinary Meeting 24 February 2004

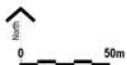
quality solutions sustainable future

Illustration 1.2

Land to Which this Plan Applies

Plan of Management

Community Land - Suffolk Park



00349282  
Source: Cadastre, Aerial Photo - Byron Shire Council  
Date: September 2003

Illustration 1.3

Aerial Photograph

# 2

## How Legislation Applies to this Plan

### 2.1 THE LOCAL GOVERNMENT ACT 1993

The *Local Government Act 1993* is the principal legislation that applies to the management and use of Council owned land. Under the legislative requirements of the *Local Government Act 1993*, a Plan of Management must be prepared for Council land that is classified as 'Community Land' (and is thus designated for community use). The requirements of the *Local Government Act 1993*, for the preparation of Plans of Management, are set out in Table 2.1 below.

**Table 2.1 REQUIREMENTS OF THE LOCAL GOVERNMENT ACT WITH RESPECT TO THE MANAGEMENT OF COMMUNITY LAND**

Local Government Act Requirement for Plans of Management	Section of this Plan where the matter is addressed
<i>Categorise the Land</i>	4.4
<i>Contain Objectives for the Management of the Land</i>	4.3
<i>Contain Performance Targets</i>	5.1 & 5.2
<i>Specify the Means of Achieving the Objectives and Performance Targets</i>	5.2
<i>Specify How Achievement of the Objectives and Performance Targets is to be Assessed</i>	5.2
<i>Describe the Condition of the Land as at the Adoption of the Plan</i>	3
<i>Describe the Buildings on the Land as at Adoption</i>	3.3
<i>Describe the Use of the Buildings and the Land as at Adoption</i>	3.3
<i>State the Purposes for Which the Land will be Allowed to be Used, and the Scale and Intensity of that Use</i>	4.5

The *Local Government Act* requires that the Plan of Management identify objectives and performance targets for the land, the means proposed to achieve identified objectives and methods to assess performance in implementing the Plan's objectives.

The *Local Government Act* also regulates the dealings which Council may have in Community Land as follows:

- Council can not 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 lease or licence the use of Community Land, but only in accordance with the provisions of *Local Government Act 1993*; and
- Council may grant any other estate in Community Land, but only to the extent permitted by the *Local Government Act 1993*.

## 2.2 THE CATEGORISATION OF COMMUNITY LAND

The *Local Government Act 1993* establishes requirements for the categorisation of community land based on the land's environmental attributes, and the intended use of the land. The Plan of Management must, accordingly, categorise land as either a natural area, a sportsground, a park, an area of cultural significance, or an area of general community use. Land categorised as a 'natural area' must be sub-categorised as either bushland, wetland, escarpment, watercourse, or foreshore, in accordance with the *Local Government Regulation 1999*.

The core objectives for the management of community land, under the *Local Government Act 1993*, are contained in Table 2.2 below. These objectives overarch all management actions contained within this Plan.

**Table 2.2 LOCAL GOVERNMENT ACT OBJECTIVES FOR SPORTSGROUNDS, NATURAL AREAS AND GENERAL COMMUNITY USE AREAS**

Category	Objectives
Sportsground	<p><i>(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and</i></p> <p><i>(b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.</i></p>
Natural Area	<p><i>(a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and</i></p> <p><i>(b) to maintain the land, or that feature or habitat, in its natural state and setting, and</i></p> <p><i>(c) to provide for the restoration and regeneration of the land, and</i></p> <p><i>(d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and</i></p> <p><i>(e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.</i></p>

Category	Objectives
General Community Use	<p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(b) in relation to purposes for which a lease, license 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).</p>

This Plan of Management proposes to amend the existing categorisation of the land as described in Section 4.4.

### 2.3 LEASING AND LICENCING COMMUNITY LAND

The *Local Government Act* empowers Council to lease or licence the use of community land to entities that provide services or facilities which are to be used by the public. Such entities may include groups such as sporting clubs and schools, commercial organisations, or individuals. The Leases or Licences entered into must be compatible with the Local Environmental Plan which applies to the land, and should reflect the interests of Council and of the public.

The *Local Government Act* requires that the following conditions 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 license for a period of greater than five years may only be granted by tender, unless it is granted to a non-profit organisation; and
- A Plan of Management must specify the purpose of any such leases or licences granted for the use of Community Land.

Where Council proposes the granting of a lease or licence for a period greater than 5 years, 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 the Community Land; and
- Give notice of the proposal to any other persons (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 the Community Land.

The notice and exhibition of lease and licence proposals, with respect to Community Land, are regulated by S.47 of the *Local Government Act 1993*.

## 2.2 ZONING UNDER BYRON LEP

The Council-owned lands to which this Plan of Management applies are subject to the provisions of the *Byron Local Environmental Plan 1988* and are zoned 2(a) Residential. The Department of Education site (Lot 60 DP 817888) is zoned 5(a) Special Uses.

The objectives of the 2(a) zone are:

- (a) *to make provision for certain suitable lands, both in existing urban areas and new release areas, to be used for the purposes of housing and associated neighbourhood facilities of high amenity and accessibility;*
- (b) *to encourage a range of housing types in appropriate locations;*
- (c) *to enable development for purposes other than residential purposes only if it is compatible with the character of the living area and has a domestic scale and character; and*
- (d) *to control by means of a development control plan the location, form, character and density of permissible development.*

The objective of the 5(a) zone is:

*to designate land for certain community facilities and services including areas for off-street parking in private ownership.*

Activities, uses and development proposed for these reserves must be consistent with the above zoning objectives.

## 2.3 OTHER STATUTORY CONSIDERATIONS

Other legislation and policy which must be considered in developing a Plan of Management include the:

- Environmental Planning and Assessment Act 1979;
- Protection of Environment Operations Act 1997;
- State Environmental Planning Policy No.55 – Remediation of Land;
- State Environmental Planning Policy No. 71 – Coastal Protection;
- Commonwealth Native Title Act 1993;
- The Fisheries Management Act 1994;
- Native Vegetation Conservation Act 1997;
- Threatened Species Conservation Act 1995;
- Rural Fires Act 1997;
- Water Management Act 2000;
- Environment Protection and Biodiversity Conservation Act 1999;
- Byron Local Environment Plan 1988;
- Byron Shire Council Development Control Plans; and
- Draft Byron Bay, Suffolk Park and Ewingsdale Settlement Strategy (2001).

Council's generic Plans of Management for community land were also used as a guide during plan development.

# 3

## Current Status of the Land

### 3.1 MANAGEMENT AREAS

As outlined in Section 1.4, the sites have been divided into two management areas for the purposes of this Plan.

### 3.2 DESCRIPTION OF THE LAND

Management Area A is a battle axe shaped area of three allotments with frontage of approximately 17.1 meters to Broken Head Road. The land is bound by residences to the south, Broken Head Road to the east, Beech Drive to the west, with vacant residential land to the north. Residential development is expected to occur on this vacant land (part of Baywood Chase) in the near future as an extension to development along Dehnga Place.

An aged care facility is located a short distance to the south east of the land. The Council-owned land has an area of approximately 1.1 ha. The area available for lease on the Department of Education land is approximately 15,200 m<sup>2</sup>.

Vehicle access to the land is currently not provided from Broken Head Road. However, informal vehicular access is available through the Department of Education site from Beech Drive. Pedestrian access is available to the land from all sides at present (although, from the north, this is through private, vacant land), with formal access available from the south via two pedestrian pathways off Pepperbush Street.

The topography of the land is generally flat, with the highest elevation being approximately RL 7.0 m AHD at the south western corner. The central northern part of the site is subject to ponding and flooding during major storm events.

The north-eastern portion of the site currently contains a drainage channel that conveys water northwards to the Baywood Chase lake and thence into Tallow Creek. This portion of the site also comprises swamp sclerophyll forest. The eastern part of the site comprises open and closed coastal forest with some emergent rainforest species and weeds present. The dominant species in this area are paperbark, coastal cypress and hoop pine. The remainder of the site is comprised of open grassland (Illustration 1.2).

Management Area B comprises three parcels of land straddling the boundary between Baywood Chase and Byron Hills. These three parcels have a combined area of approximately 2,818 m<sup>2</sup>. The land has frontage to both Coogera Circuit and Bottlebrush Crescent, of 37.4 m and 34.8 m respectively, and is surrounded by residential development, with open space and environmental protection lands further to the south and west. The land is generally flat and comprises open grassland with several scattered trees (Illustration 1.2).

### 3.3 EXISTING USES

All of the sites are currently vacant but for vegetation, as described above. The current categorisation of the land under the *Local Government Act 1993* is shown in the upper portion of Illustration 4.1.

### 3.4 MANAGEMENT HISTORY

Management Area A has previously been identified for the development of sportsfields in Council S.94 Contributions Plan and in Development Control Plan No. 9 – Suffolk Park. This use was reflected in the previously prepared *"Suffolk Park-Sporting Fields Plan of Management"* (Gary Shields & Associates Pty Ltd, 1998.). Proposals for improvements suggested within these documents include construction of a junior sportsfield and associated parking and amenities. A pedestrian/ cycleway access has also been suggested along the southern and eastern boundaries of the site. Secondary functions promoted for the site include pedestrian access, drainage and flood management, passive recreation and general community open space. This Plan of Management builds on this previous work through a program of community consultation as outlined in Section 4.1.

The lots that comprise Area B were dedicated to Council at the time of the Byron Hills and Baywood Chase subdivisions in lieu of S.94 monetary contributions for Community Facilities. It has previously been suggested that Management Area B be used for the provision of community services, with tennis courts and a childcare facility being previous suggestions.

### 3.5 MAINTENANCE

The eastern portion of Management Area A (being Lots 122 & 123 DP 831214), west of the drainage line, is maintained by Byron Shire Council and is regularly mown or slashed. Also, a grassed access corridor is maintained along the southern boundary of the land owned by the Department of Education.

Management Area B is also maintained by Byron Shire Council and is regularly mown.



# 4

## Basis for Management

### 4.1 CONSULTATION

This Plan of Management was prepared based on a community consultation program designed to identify the community's long term visions and aspirations for community facilities in Suffolk Park.

Community visions, aspirations and issues were identified through two community open days. The first open day, held on 31 May 2003 at the Suffolk Park neighbourhood shopping centre, was designed primarily to determine the community's visions and aspirations with regard to sporting and childcare facilities and the issues associated with that use. The second open day, held on 20 September 2003, involved the presentation of a preliminary draft Plan of Management for community comment to ensure that the community's vision for the sporting and childcare facilities was reflected in the management actions of the Plan.

The consultation program also involved discussions with representatives from Byron Shire Council, local community groups, including the Suffolk Park Progress Association, Byron Shire Early Intervention Service, Byron Bay Pre School, Byron Bay Toy Library and various sporting associations.

As the plan proposes to amend the categorisation of the community land, a public hearing will need to be held in accordance with S.40A of the *Local Government Act 1993* prior to its adoption.

The ideas and issues raised during the consultation program have been addressed through management objectives and actions that provide an implementation and management framework for the proposed community facilities. This framework is also designed to protect the values of the lands, which are the subject of this Plan (see Section 5).

### 4.2 VALUES

From the consultation undertaken, it is evident that the land has a number of important values for the community. For Area A, these relate to the land's principle functions as recreational and natural areas respectively. For Area B, the land has value as a location for the provision of community facilities.

The values of the land identified through community consultation are:

#### 4.2.1 Recreation

Management Area A provides numerous opportunities for a range of active and passive recreation pursuits for the community. The land currently serves as a passive recreational area, but has the potential to provide for a range of passive and active recreational uses including walking, picnicking, tennis, netball, soccer, football, cricket, skateboarding and basketball. The recreational values of the

land are significant as there is limited community recreational land available in Suffolk Park, particularly west of Broken Head Road. As a result, this land is highly valued by the community.

#### 4.2.2 Social and Economic

Both management areas have important social and economic values for both the Suffolk Park and wider Byron Shire communities. The land has previously been identified for recreational and childcare facilities which provide the opportunity for sporting and general social gatherings and integrated childcare services to the locality. Such uses will contribute to the identity and well being of the community. The community also values the natural characteristics of the eastern portion of Management Area A which further contributes to the social character of the area. Given the significance of the potential land uses on the sites to provide for important community facilities which will contribute to the social well being of the community and the local economy, it is evident that the land has highly important social and economic values.

#### 4.2.3 Natural and Conservation

The eastern portion of Management Area A contains an area of natural vegetation that is part of a short habitat corridor running north south along Broken Head Road. This area, although relatively small and isolated, provides habitat for fauna in the locality. Therefore, the vegetated portion of Management Area A has natural and conservation values which should be preserved.

### 4.3 COMMUNITY VISION AND ASPIRATIONS

The preparation of this Plan of Management has been driven by the visions and aspirations of the local community. Based on the community consultation undertaken in preparing this Plan, the community's vision for the sites may be generally defined as follows:

**Area A:**

*A site providing a range of sporting and recreational facilities that can be used by both community sporting groups and the general public.*

**Area B:**

*A site providing a range of community services, centred on integrated childcare services, of a residential scale.*

This community vision forms the basis of the Plan of Management.

### 4.4 PROPOSED CATEGORIES

The previous Plan of Management prepared for Lot 97 DP 818618 and Lots 122 and 123 DP 831214 (Area A) entitled "*Suffolk Park - Sporting Fields*" classified the land primarily as a sports ground, with part of the land classified as a natural area (Illustration 4.1). With respect to Area B, Lots 120 and 121 are classified "*Park*", with Lot 125 classified "*General Community Use*" and "*Park*".

The Local Government Regulation 1999 requires that, when categorising community land or when changing an existing category, Council must have regard to the environmental and social attributes of

the land and to the land's intended use. Based on the values and community aspirations identified above, the proposed categorisation of the land to which this Plan applies is outlined in Table 4.1 and Illustration 4.1.

**Table 4.1 PROPOSED CATEGORIES OF LAND FOR WHICH THE SUFFOLK PLAN OF MANAGEMENT APPLIES**

Land	Attributes	Proposed Category
<b>Management Area A</b>		
Part of Lot 60 DP 817888	Cleared	Not Applicable. Owned by the Dept. of Education and therefore not 'Community Land'. This area is available for lease from the Department as use for sporting facilities.
Lot 97 DP 818618	Contains remnant coastal vegetation. Understorey is predominantly weedy, but has potential for regeneration.	Natural Area - Bushland
Lot 123 DP 831214	An intermittent drainage channel is located to the eastern side of the lot, and drains to the north. Remnant riparian vegetation (predominately Melaleuca and Coastal Pine) surrounds the drainage channel.  The south western corner of the site is cleared of native vegetation.	Natural Area – Watercourse  Sportsground
Lot 122 DP 831214	The majority of the lot is cleared of native vegetation, with the north eastern corner of the lot containing remnant vegetation contiguous with that within lot 123.	Sportsground  Natural Area - Bushland
<b>Management Area B</b>		
Lot 120 DP 831214	Consists of cleared vacant land. Identified for use for community childcare facilities.	General Community Use
Lot 121 DP 831214		General Community Use
Lot 125 DP 815022		General Community Use

## 4.5 MANAGEMENT OBJECTIVES

The *Local Government Act 1993* establishes 'Core Objectives' that apply to the categorisations of public land. The Core Objectives that are applicable to the proposed categories for the subject sites are:

### ***Sportsground***

- 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***

*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).*

### ***Natural Area – Watercourse***

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

### ***Natural Area - Bushland***

- a) *to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land; and*
- b) *to protect the aesthetic, heritage, recreational, educational and scientific values of the land; and*
- c) *to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measure directed to minimising or mitigating any disturbance caused by human intrusion; and*
- d) *to restore degraded bushland; and*
- e) *to protect existing landforms such as natural drainage lines, water courses and foreshores; and*
- f) *to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term; and*
- g) *to protect bushland as a natural stabiliser of the soil surface.*

In addition to these 'Core Objectives' established in the *Local Government Act 1993*, a number of site specific objectives have been developed, based on the community consultation undertaken. These objectives are:

***Recreational***

- Provide sporting and recreational facilities that cater for a variety of user needs, including sporting groups and the general public
- Provide and maintain amenities and facilities appropriate for the sporting use anticipated
- Provide and maintain passive recreational space
- Optimise the use of the land for recreational activities
- Provide recreational facilities and space that is safe and secure for use by all members of the community
- Ensure that the recreational areas are kept in a condition suitable for the healthy, safe and enjoyable use by the community and maintained in an aesthetically pleasing manner
- Provide full access to recreational areas for all members of the community
- Provide appropriate signage to encourage and control the use of recreational areas
- Minimise adverse amenity impacts from recreational uses for adjacent dwellings
- Provide flooding and drainage management for recreational areas

***Social and Economic***

- Provide facilities to encourage the general public to utilise the recreational areas land for social gatherings
- Provide an integrated child care facility within Management Area B

***Natural and Conservation***

- Reduce weed infestation
- Maintain and enhance the existing natural environment

***General***

- Manage the reserves in accordance with relevant legislation
- Obtain funding for works proposed within the reserve.

## **4.6 AUTHORISED SCALE AND PURPOSE OF DEVELOPMENT**

Lot 97 DP 818618 and Lots 122 & 123 DP 831214 are to be used as a recreational area or for sporting / recreation facilities and activities and works associated with the installation or maintenance of public utilities. The land may also be used for other uses approved by Council and consistent with the Plan of Management.

Lots 120 and 121 DP 831214 Coogera Circuit, Baywood Chase, and Lot 125 DP 815022 Bottlebrush Crescent, Byron Hills may be used for a:

- child care centre;
- community building;

- public building.

The land may also be used for works associated with the installation or maintenance of public utilities and other uses approved by Council and consistent with the Plan of Management.

#### **4.7 LEASES, LICENCES AND OTHER ESTATES**

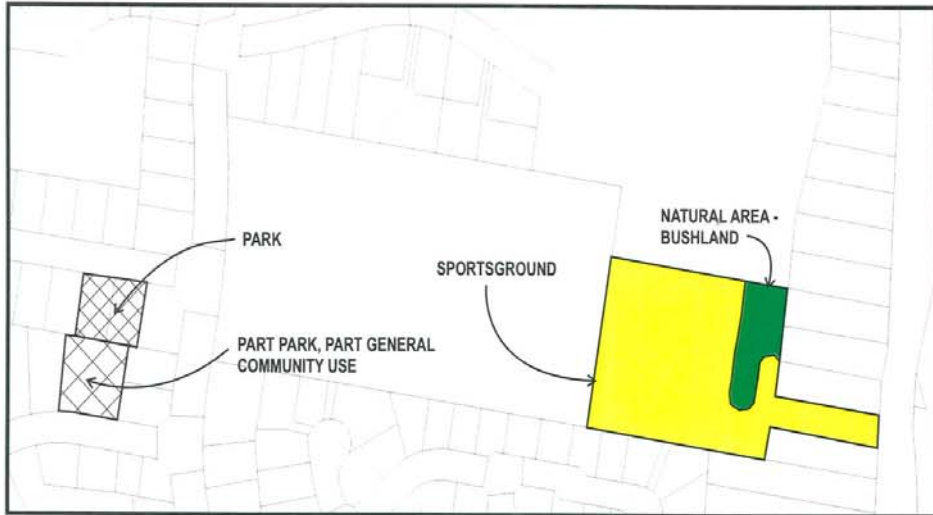
There are no leases or licences currently applicable to the Community Land, to which this Plan applies.

Council may enter into a lease, licence or other estate for whole or part of the lands to which this Plan of Management applies provided that:

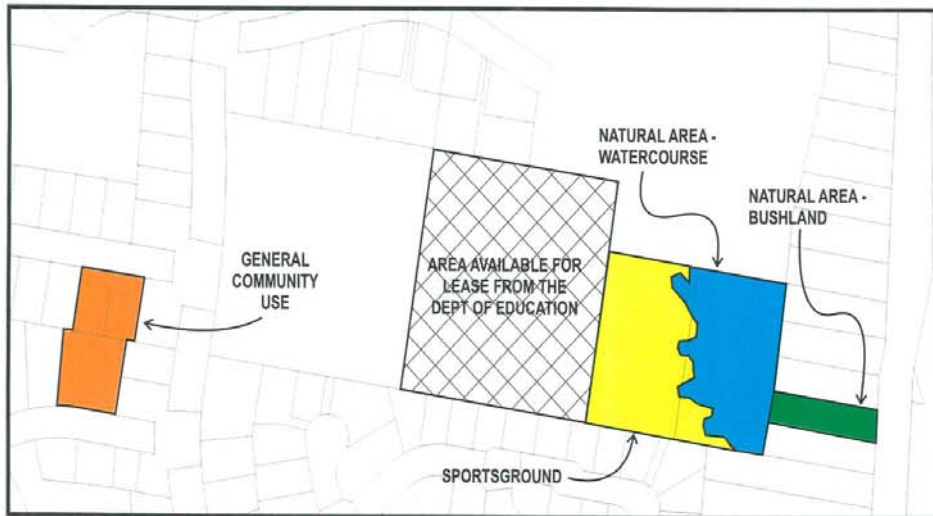
- The proposed use and development of the land is in accordance with this Plan of Management and relevant Council policies and guidelines;
- Council considers the proposed use of the land to be in the public interest; and
- The granting of a lease, licence or estate is in accordance with the provisions of the Local Government Act 1993 and other relevant legislation.

Lot 60 DP 817888 Beech Drive, known as the Department of Education Primary School site, is available to Council to lease for the provision of sportsgrounds.

### Existing Categories



### Proposed Categories



100m 1:300 @ A4

UPR No. L0346704  
Source: GeoLINK  
Date: October 2003

quality solutions sustainable future

Illustration 4.1

Existing and Proposed Land Categories

# Action Strategy

## 5.1 ACTION COMPONENTS

The Action Strategy is set out at Table 5.2. The strategy outlines the direction for the management of these two areas and is framed to incorporate requirements of the *Local Government Act 1993* (i.e. objectives, performance targets, means of achievement and assessment criteria), and more detailed information about how the strategy will be implemented.

Components of the Action Strategy are defined as follows:

**Table 5.1 ACTION STRATEGY COMPONENTS**

COMPONENT	DEFINITION
Value	<i>Community value identified</i>
Management Objective*	<i>Intended to expand upon the generic goal by relating to management issues specifically identified for the land</i>
Performance Target*	<i>Quantitative Targets that are set to achieve Management Objectives</i>
Means of Achievement*	<i>More detailed steps needed to meet the Performance Target (i.e. actions)</i>
Performance Indicator*	<i>Quantifiable measure that may be used to assess the extent to which a Performance Target has been met</i>
Priority	<i>Each Management Action is provided with a timeframe to demonstrate priority. (High – complete within 1-2 years, Medium – complete within 2 to 5 years, Low – complete in 5 years or more as resources become available)</i>
Cost	<i>A broad estimate for planning purposes, subject to detailed design: (Very Low &lt; \$20,000, Low \$20,000 - \$50,000, Medium \$50,000 to \$100,000, High \$100,000 to \$250,000, Very High &gt; \$250,000)</i>

*\*These components are required by Local Government Act 1993*

## 5.2 ACTION TABLE

The following action table (Table 5.2) addresses each of the action components described above, with respect to the Suffolk Park Recreation and Community Reserves.

A Recreation and Community Facilities Concept Plan for the Land is provided in Appendix A of this Plan.



**Table 5.2 ACTION PLAN**

Value	Management Objectives	Performance Targets	Actions / Means of Achievement	Performance Indicators	Priority	Cost
<b>Recreation</b> <i>(Applicable to Management Area A)</i>	Provide sporting and recreational facilities that cater for a variety of user needs, including sporting groups and the general public.	Provision of sporting and recreational facilities.	Secure a lease over part of Lot 60 DP 817888 for the provision of sporting facilities.	Lease over Part Lot 60 DP 817888.	High	Very low
			Construct a hockey field that will be available for night training and for day games. Night time games should be avoided.	New field constructed with appropriate grass surface, goals and markings. Byron Bay Hockey Club relocated to the site.	High	High
			Incorporate a 300 m running track into the sportsfield, with a 100 m straight. Construct a long jump facility adjacent to the field.	Running track and associated athletics facilities operational. Byron Bay Little Athletics relocated to the site.	Medium	Low
			Construct two synthetic surface tennis courts, with appropriate fencing and lighting.	Tennis courts operational. Monitor usage.	High	Medium
			Design and construct a skate park facility. Consult with local skaters to determine most appropriate design.	Skate park operational. Monitor usage levels and survey user satisfaction.	High	High
			Construct a half-court basketball court (incorporated within the edge of the skate park if possible).	Court constructed and available. Monitor usage.	Medium	Medium

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Community Land - Suffolk Park

Value	Management Objectives	Performance Targets	Actions / Means of Achievement	Performance Indicators	Priority	Cost
	Provide and maintain amenities and facilities appropriate for the sporting use anticipated.	Quality amenities and facilities available to sporting user groups and appropriate for general community use.	<p>Construct amenities / club facilities building on the land, incorporating:</p> <ul style="list-style-type: none"> <li>▪ Public toilets that can be locked at night</li> <li>▪ Two change rooms (each sufficient to cater for 10 adults)</li> <li>▪ Storage facilities for both the Hockey Club and the Little Athletics</li> <li>▪ A canteen</li> </ul> <p>This facility will be managed by Council, subject to a hire / licence agreement with the sporting group users.</p>	<p>Use of the facilities by users.</p> <p>Complaints made by groups and individuals about use of the facilities.</p>	High	High
			Amenities block to be open during daylight hours only, with user groups given keys for use outside those hours.	Amenities available to all user groups.	High	Low
			Investigate appropriate ways of addressing effluent treatment and disposal, including the possibility of a 'joint venture' on-site treatment system in conjunction with residential development of adjoining land.	An appropriate wastewater treatment and disposal system that optimises opportunities for sustainable treatment and reuse of wastewater.	High	Low

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Value	Management Objectives	Performance Targets	Actions / Means of Achievement	Performance Indicators	Priority	Cost
<b>Recreation (Con't)</b> <i>(Applicable to Management Area A)</i>	Provide and maintain passive recreational space for the Suffolk Park Community.	Provision of land and facilities for passive recreational opportunities.	Prepare a landscape master plan for the land, integrating passive recreational pursuits with the more active sporting / recreational areas. Investigate possible locations for the installation of playground equipment.	Landscape Plan adopted and implemented.  Playground facilities in place.	High	Medium
	Provide recreational facilities and space that is safe and secure for use by all members of the community.	Provision of measures to enhance safety and security for site users.	Provide recreational facilities in accordance with relevant safety design standards.	Establishment of recreational facilities in accordance with relevant safety standards.	High	Low
			Provide adequate lighting, signage and access infrastructure.	Provision of lighting, signage and access.	High	Low
			Implement a site design which provides for casual surveillance of the land.	Provision of landscaping and facilities which do not significantly restrict casual surveillance.	High	Low
			Undertake regular safety audits of facilities.	Audits conducted regularly; safety improvements noted and acted upon.	Medium	Low
Ensure that the recreational areas are kept in a condition suitable for the healthy, safe and enjoyable use by the community and maintained in an aesthetically pleasing manner.	Provide a comprehensive and regular maintenance regime.	Ensure that grass areas are kept mown, access ways are kept clear of vegetation and rubbish removal occurs in accordance with Council's maintenance schedule.	Facilities recognised by the community as well maintained and clean.	High	Low (on a per annum basis)	

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Value	Management Objectives	Performance Targets	Actions / Means of Achievement	Performance Indicators	Priority	Cost							
<b>Recreation (Con't)</b> <i>(Applicable to Management Area A)</i>			Ensure that all lighting is kept operational	Maintenance completed in accordance with Council's maintenance schedule.	High	Low (on a per annum basis)							
			Remove or repair any broken or damaged equipment as soon as possible.	Facilities recognised by the community as well maintained and clean.	High	Low (on a per annum basis)							
			Ensure that appropriate landscaping is provided which includes provision of a suitable resting place.	Landscaping completed.	High	Medium							
	Provide full access to recreational areas for all members of the community.	Provision of a safe and convenient pedestrian accessway to the land.	Provision of a safe and convenient pedestrian accessway to the land.	Provide a pedestrian access trail to recreational facilities from Broken Head Road.	Access provided to the land in accordance with relevant Council standards.	High	Low						
				Provision of an appropriate vehicular access to the land.	Provide a shared vehicular and pedestrian accessway to the land off Beech Drive via Lot 60 DP 817888.	Access provided to the land in accordance with relevant Council standards.	High	Medium					
									Provision of adequate car parking.	Construct a formal car parking area containing a minimum of 20 spaces.	Car parking provided in accordance with relevant Council standards.	High	Low

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Value	Management Objectives	Performance Targets	Actions / Means of Achievement	Performance Indicators	Priority	Cost
	Provide appropriate signage to encourage and control the use of recreational areas.	Provision of signage throughout the recreational area advising users of usage requirements.	Erect information signage.	Signage installed.	Low	Very Low
	Minimise adverse amenity impacts from recreational uses for adjacent dwellings.	Protect dwellings adjoining the land from adverse noise, lighting and visual impacts from recreational uses.	Construct a landscaped buffer between the facilities and adjoining dwellings.	Presence of dense landscaping.	High	Very Low
			Facilities set back at least 5 m from residential allotments.	Set back provided.	High	Very Low
			Direct lighting away from adjoining houses and ensure that all lighting is uni-directional to minimise escape of nuisance lighting.	Complaints from neighbours.	High	Low
			Provide landscaping to screen recreational uses (but not restrict casual surveillance of the area).	Landscaping to provide screening.	High	Medium
	<b>Recreation (Con't)</b> <i>(Applicable to Management Area A)</i>	Provide flooding and drainage management for recreational areas.	Minimise adverse impacts on recreational infrastructure due to flooding.	Provide facilities constructed of flood tolerant materials.	Utilisation of flood tolerant materials.	Medium
Provide flood protection measures for amenities facilities.				Provide flood protection for the field and facilities for a recurrence interval flood to be determined	Medium	Potentially high (dependent on fill)

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Value	Management Objectives	Performance Targets	Actions / Means of Achievement	Performance Indicators	Priority	Cost
			Erect structures in areas which will not adversely impede flood flow.	No net increase in flood in locality	High	N/A
			Protect the existing drainage channel on the land.	Existing drainage patterns unaltered	High	N/A
<b>Social and Economic</b> <i>(Applicable to Management Areas A &amp; B)</i>	Provide facilities to encourage the general public to utilise the recreational areas land for social gatherings.	Provision of passive recreational facilities.	Install seating and shelter structures (e.g. picnic tables and gazebos).	Provision of seating and shelter within the recreational areas.	Medium	Low
	Provide an integrated child care facility within Management Area B.	Provision of child services in accordance with community needs.	Consult child services providers to establish needs. Prepare a site plan for an integrated child care facility. Develop required child services.	Erection and functioning of an integrated child care facility.	Medium	High
<b>Natural and Conservation</b> <i>(Applicable to Management Area A)</i>	Reduce weed infestation.	Reduced intrusion of weeds in the reserves.	Remove existing weeds in riverside vegetated areas and implement on-going maintenance program	Extent of weed infestation	Low	Very low
	Maintain and enhance the existing natural environment.	Embellished and protected vegetation.	Protect existing areas of vegetation. Undertake a program of rehabilitation for degraded vegetated areas.	Vegetation embellished and protected where appropriate.	Low	Very Low
<b>General</b> <i>(Applicable to Management Areas A &amp; B)</i>	Manage the reserves in accordance with relevant legislation	Compliance with the Local Government Act 1993 in relation to the preparation and implementation of a Plan of Management.	Ensure that management decisions accord with the Plan of Management	Decisions supported by the Plan of Management	High and ongoing	Very Low

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Community Land - Suffolk Park

Value	Management Objectives	Performance Targets	Actions / Means of Achievement	Performance Indicators	Priority	Cost
	Obtain funding for works proposed within the reserve.	Having funding available to assist in the implementation of this Plan and the Master Plan.	Apply for funding. Regularly identify and review funding opportunities.	Level of external funding received.	High	Low

### 5.3 IMPLEMENTATION

This Plan provides a strategy for the management of community land parcels at Suffolk Park. It is anticipated that the majority of management actions described in this Plan will be undertaken by Byron Shire Council over a five year period.

Based on the community consultation program undertaken, it is evident that both the provision of recreational facilities and child care services are high priorities for the Suffolk Park Community. Given this, the action plan prioritises actions that achieve sporting facilities and child care services. However, the priorities for management actions and works are to be addressed on an annual basis to meet community needs.

The community may also assist in the implementation of the Plan through volunteer work. In particular, community groups would provide valuable assistance through revegetation and weed management projects, construction of recreational facilities and the ongoing maintenance of the reserves. Council could support such community groups with technical advice, practical support such as rubbish removal, plant supply, tools and materials and through funding.

The community will also have an important overarching role in the continued monitoring and revision of the Plan. The Plan will be reviewed regularly to ensure that the evolving needs and views of the community are addressed in the short and long term. Through this process, the community will have the opportunity to guide the implementation of the Plan to assist in achieving the community vision for the site.



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Community Land - Suffolk Park

A

# RECREATIONAL AND COMMUNITY FACILITIES CONCEPT PLAN



North  
0 50m  
L03-49645  
Source: GeolINK  
Date: September 2003

**Recreational and Community Facilities Concept Plan**

**Legend**  
**P = Parking**