



Plan of Management for Butler Street Reserve, Byron Bay – Reserve 88993 for Public Recreation

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Prepared for: Byron Shire Council

Prepared by Stratcorp Consulting Pty Ltd
Level 1, 148 Longueville Rd, Lane Cove NSW 2066
Phone 02 9420 9981 Fax 02 9420 1533
Email: stratcorp@stratcorp.com.au
www.stratcorp.com.au

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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 Crown Lands Act 1989 does not require that all Crown Land be included in a Plan of Management, but encourages the preparation of these. The land included in this Plan of Management is Crown Land.

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 Crown 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 Status and Description

Butler Street Reserve comprises Reserve 88993 for Public Recreation notified on 17 August 1973.

Byron Shire Council is corporate manager of the Byron Bay (R88993) Reserve trust which was appointed trustee of Butler Street Reserve on the 28 December 2001. The trust is charged with the care, control and management of the Reserve under Section 92 – Crown Lands Act 1989.

The original reserve covered Lot 389 DP 728537 and Lot 390 DP 72838 in the Town of Byron Bay, Parish of Byron, County of Rous. Several areas of closed Crown Roads and other former Crown Reserves were added to the Reserve being notified on the 28 December 2001. These additions comprised Lots 391, 392 and part 393 (the part abutting Lot 392 to the south and west) DP 728539 in the Parish of Byron County of Rous.

The total area of the Reserve is 4.962 hectares.

Butler Street Reserve
 Site Plan

Reserve No: 88993

LEGEND

- 1 Existing Amenities Block
- 2 Upper Level
- 3 Lower Level (Butler Site)
- 4 Cumberbin Nature Reserve



2. HOW LEGISLATION APPLIES TO THIS PLAN

2.1 The Crown Lands Act 1989

The Crown Lands Act 1989 ("the Act") governs the planning, management and use of Crown Land, including provisions to reserve or dedicate lands for a prescribed public purpose and for leasing and licensing. As Crown Land, the Butler Street Reserve must be managed according to the Act. The Department of Land and Water Conservation, together with reserve trusts appointed by the Minister, is responsible for the administration and management of the Crown Reserve System.

Section 11 of the Crown Lands Act provides a set of principles for Crown Land management as follows:

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

2.2 The Reserve Trust

Butler Street Reserve is managed by a 'Reserve Trust', which in this instance is the Byron Shire Council. A Reserve Trust under Part 5 of the Crown Lands Act 1989 is a body corporate appointed to manage a reserve under the Act. A Reserve Trust enjoys complete autonomy to determine all matters concerned with, and incidental, to control and management of the lands vested in it including:

- To issue temporary licences for periods of up to 12 months for the prescribed purposes;
- To enter into maintenance contracts;
- To determine development of the land (subject to Crown consent);
- To determine any entry fees payable in respect of the reserve;
- To request the Governor, on its behalf, to make by-laws or rules for the management of the reserve;
- To employ people to work for it;
- To sue or be sued; and

- To authorise all voluntary works programs on the reserve (subject to planning controls).

The Crown still retains certain overriding powers, limited to:

- Removing the Trust Board or Corporate Manager;
- Dissolving the Trust;
- Imposing a Plan of Management; and
- Refusing consent to the lease, licence, sale or mortgage of lands proposed by the Trust.

These powers are intended by the legislature to be used to force the reserve trust to administer its duties in accordance with the nature of the trust imposed on it.

Although the preparation of Plans of Management for Crown Land is not a legislative requirement, the Reserve Trust must act in accordance with the following sections of the Crown Lands Act 1989.

Section 112 – Preparation of a Plan of Management

- (1) The Minister may cause a draft Plan of Management to be prepared for a reserve.
- (2) A reserve trust may with the Ministers consent, and if the Minister so directs, shall prepare a draft Plan of Management for the reserve.
- (3) If the Minister directs a reserve trust to prepare a draft Plan of Management, the Reserve Trust shall.
- (4) The plan may not be adopted, altered or cancelled, in so far as it relates to the submerged land, except with the concurrence in writing of the Minister administering the Act.

Section 114 – Notification and Public Comment on draft Plans of Management

- (1) This clause applies to a Plan of Management under Division 6 of part 5 of the Act which is required (before its adoption by the Minister) to be placed on public display.
- (2) The Minister is required to cause notice of a Plan of Management to be published in:
 - (a) the Gazette; and
 - (b) a newspaper circulating in the locality in which the land concerned is situated or in a newspaper circulating generally in the State.
- (3) Any such notice must:
 - (a) invite representations from the public concerning the plan; and
 - (b) specify the place and time at which the plan may be inspected by the public; and

- (c) specify the period (being not less than 28 days) within which any representations made and the person to whom they are to be sent.

2.3 Reservation of the Reserve

Reserves are placed into a variety of management categories, ranging from coastline reserves to community facilities. Butler Street Reserve is reserved for 'Public Recreation'. All activities and developments on this Reserve must be for the purpose of 'public recreation' or ancillary to that purpose. For example, an amenities block cannot be constructed unless it enhances and is ancillary to the use of the reserve for a recreation activity.

2.4 NSW North Coast Crown Reserves Management Strategy

In March 1994, a Management Strategy was produced to acknowledge that the North Coast Reserves are an important part of the Statewide Crown Reserve System. This Strategy includes Management Principles, Values and Strategic Action Plans for implementation. Key elements of this Strategy are detailed below.

The Vision for the Crown Reserve System is:

To protect and enhance the natural and cultural values of NSW Crown Reserves providing a wide range of opportunities for the recreational, social and economic well being of our community.

The four main values of the Crown Reserve System are:

- a) **Conservation**, including nature and cultural values. Crown Reserves include rainforest remnants, urban bushland, mallee and arid plains, coastal dunes, wetlands, beaches and headlands. Some reserves provide vital habitat for native animals and plants, some species which are threatened, vulnerable or rare. Protection of these environmental values is an important goal of the Crown Reserve System.

Crown Reserves also include areas, sites and places of special cultural significance to all Australians. These include Aboriginal and European settlement, and more recent multi-cultural development representing the much wider range of people now living in Australia.

- b) **Economic**, including land and facilities and business development. Crown Reserves are located in valuable urban, coastal and rural areas. These areas are owned by the people of NSW, to be passed down to succeeding generations.
- c) **Recreation**, from ovals, courts and sports complexes to swimming and surfing beaches and walking tracks.
- d) **Social**. Many Crown Reserves provide the opportunity for people to relax and enjoy interaction with individuals and groups. This includes family, community and multi-cultural activities.

These values must be considered in the preparation of a Plan of Management for Crown Land.

2.5 Other Statutory Provisions

Other relevant legislation, plans and policies that guide the management of Butler Street Reserve 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

This section outlines the current status of the Butler Street Reserve.

3.1 History

The flat section of the current Butler Street Reserve was gazetted for Public Recreation on 17 August 1973 and has been used for recreation purposes since this time. The area to the west of this section (Lots 391 and 392, DP 728539) was a rubbish depot in the 1970s, notified on 26 August 1977. This rubbish depot was the tip site for the township of Byron Bay, which has resulted in the current topography, especially the high level of the Reserve built up with land fill. Once it had reached its limit the rubbish depot was closed and added to the rest of the Reserve for the purpose of public recreation, with gazettal notification on 28 December 2001. On 1 July 1988 parts of Milton St and Somerset St were closed. The sections abutting the reserve were also added to Reserve 88993 on 28 December 2001.

3.2 Uses & Facilities

The Reserve has two main existing uses, as the site of the Byron Bay monthly markets, and for passive recreation activities, such as walking and dog walking.



The Byron Bay Monthly Markets

As there are limited areas of large open space available in the Byron Bay township, it is also used for special events, involving the erection of large marquees. Over the past two years the Reserve has been booked six times for periods of up to one week for spiritual meetings, church groups, performances and circuses.

At present it has very little other use. The table on the following page summarises the existing known uses.

Area (on site plan)	Description	Purpose/ Use	Current Facilities	Condition of Land & Facilities
1	Amenities Block	Ancillary to the recreation use of the Reserve.	Amenities Block	Fair
2	Upper area	Recreation	Unused netball hoops	Fair
3	Lower area	Recreation	Line markings	Poor
3	Lower area	Recreation	Open area Vegetation Unused netball hoops	Fair

Interpretation of building/site condition
*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.*

It is known that a number of illegal activities are undertaken at the Reserve, with illegal camping a common use of the upper section of the Reserve.

As a part of the preparation of this Plan of Management, 1500 random households in Byron Bay were surveyed regarding their use of the Reserve. 277 responses were received, with the results shown in the following table.

Rank	Main Reason for visiting the Reserve	%	No. of Respondents
1	Visiting the monthly markets	95%	164
2	Walking	20%	34
3	Using the walkway through the bushland	7%	12
4	Walking through to Byron Bay shopping area	6%	11
5	Walking the dog	6%	10
6	Playing informal ball games	5%	9
7	Place to sit and relax	3%	6
8	Jogging	3%	5
9	Family outings	2%	3

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

3.3 Access & Circulation

Parts of Butler Street Reserve are isolated, with no access through the length of the Reserve. A number of residents of Somerset, Burns, Gordon and Wentworth Street use the lower part of the reserve as a walkway from the beach and the Byron Bay township to their homes, as do backpackers staying at the Arts Factory on Skinners Shoot Rd.

There is a walkway from the lower edge of the Reserve, through the bushland to the east of the Reserve, coming out at Milton St.

3.4 Flora & Fauna

The Reserve is bounded by two Crown reserves set aside for environmental purposes (nature reserves are managed by NP&WS), unreserved Crown Land, roads and residential development. The Cumbebin Wetland Reserve (Lot 230 DP 755695) to the south of the reserve is managed by the Byron Environment Centre. This reserve contains a wetland rehabilitation and boardwalk project. To the north is a well vegetated Reserve (Lot 1 DP 758207), which was gazetted for Environmental Protection in 2001, with Byron Shire Council as the Trust Manager. A small remnant Melaleuca Swamp vegetation community is located in this Reserve, screening the Butler Street Reserve from the nursing home, police station and hospital on Shirley St.



Edge of the Cumbebin Nature Reserve

There are two groups of trees on mounds on the upper flat area of the Reserve, including a group of Grevilleas, with the majority of the old tip site covered with mown grass.

*Stands of trees
on upper level of
Reserve*



3.5 Views and Vistas

The Reserve is a long irregular shape, as shown on the Site Plan on Page 4, with views across the Reserve from the upper and lower areas to the rest of the Reserve. Views from the upper section of the Reserve take in the residential area of Milton Street, and the adjoining Crown Reserves.



*Views down the Reserve to
Somerset St, from the
upper level of the Reserve*

3.6 Maintenance and Management

Butler Street Reserve is maintained and managed by Byron Shire Council, as the Reserve Trust Manager. It is regularly maintained however vandalism and graffiti is a regular occurrence in the Reserve, especially at the amenities block.

*Graffiti on
amenities block*



4. BASIS FOR MANAGEMENT

This Plan of Management is values based, with the values attributed to the Reserve 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 Butler Street Reserve.

4.1 Values

Butler Street Reserve is valued for its contribution to the recreation and social life of the people of Byron Bay. It is also valued for its scenic qualities, as an area of green open space in the heart of Byron Bay, and is important due to its proximity to significant environmental sites.

4.2 Roles

Butler Street Reserve has a number of roles, for public recreation for use by the people of Byron Bay, and as a regional reserve when used for special events.

It also has a role to play in the protection of the bushland and natural environment that surrounds it on three sides.

4.3 Corporate Goals

Byron Shire Council as the Reserve Trust Manager, has the following Corporate Key Objectives (Byron Shire Council Management Plan 2001-2004), relevant to Butler Street Reserve:

- ◇ *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 its 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

Butler Street Reserve is zoned 'Open Space' 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.

4.5 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, and included the establishment of the Butler Street Reserve Reference Group. This Group met to discuss the values, use and development of the Reserve and included representatives from the Byron Bay Chamber of Commerce, local residents, Byron Bay markets, the Byron Environment Centre, the Community on Wheels Skate Club and Byron Shire Council. Other consultation took the form of:

- Distribution of a residents survey to 1500 households;
- Surveys of local schools;
- A Workshop with target groups;
- Surveys of community groups;
- An Interview with the tourism information centre;
- In-field surveys of residents and visitors to Byron Bay; and
- Interviews with the Department of Land and Water Conservation and National Parks and Wildlife.

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 Butler Street Reserve Plan of Management. These include:

- **Parking.** This issue arose in two areas, the need for additional all day parking for use by visitors to the Byron Bay Town Centre, and the traffic and parking issues that arise on market day.

It is the aim of Byron Shire Council to make Byron Bay more pedestrian friendly and improve traffic and parking in the town centre. This requires the identification of sites for parking within or just out of town. Due to the proximity of the Butler Street Reserve to the town centre it has been identified as a possible site for all day parking. This use is not consistent with the reservation of the reserve, 'Public Recreation', and would require the land to be purchased from the land owner, the Department of Land & Water Conservation, for it to be used for town parking. It is suitable, however, to use the land for parking for reserve users, such as market visitors.

On market day all streets surrounding the Reserve are choked with traffic, with insufficient parking in the area for the large influx of visitors to the Reserve on this one day per month.

- **Monthly Markets.** The Byron Bay Monthly Markets are world renowned and well supported by locals. This is the only regular use of the Reserve and occurs on the Reserve once a month. It is recognised that the Reserve is the only site for the markets, and any developments need to consider the needs of the markets. Alternatives that have been investigated include moving the markets up the hill. This option is not viable for the markets and would require considerable resources. The major issues with this option are accessibility, the need for electricity and an access road up the hill and the viability of splitting the market into two areas.

In the long term, however, it may be preferable to relocate the markets to another reserve or site, if an appropriate site can be found. This will then allow the Reserve to be developed solely for passive recreation purposes. The markets restrict this use as the lower level of the Reserve has been treated with the spreading of metal dust, to reduce flooding of the site in poor weather. The marking of this open area with metal dust makes it unattractive for other forms of passive recreation such as picnicking and informal ball games.



Site of monthly markets, showing metal dust and markings on the Reserve

- **Construction of a skate park.** The needs of the young people of Byron Bay are well documented in the Byron Social Plan 1999/2000, with a community group working to provide a youth recreation facility in the area. A development application for the construction of a skate park has been approved by Council, with construction due to commence in late 2002 in the middle section of the Reserve, up the hill from the amenities block. See the Master Plan in Section 7 for this location.
- **Access through the Reserve.** Requests have been made by residents and visitors for a pedestrian walkway through the Reserve, along the unformed section of Milton St. This would reduce the use of the streets as an access way and improve access from Skinners Shoot Road to the markets and beach. The use of the unformed road reserve of Milton St as an access way would solve two issues, the

need for an access to town by visitors and residents in Skinners Shoot, and the need for additional parking on market day. It would also provide parking for users of the proposed skate park and passive recreation area of the reserve.

- **Protection of native vegetation** within, and adjacent to, the Reserve. There is a limited amount of native vegetation in the reserve but a large amount of significant vegetation in the adjoining land. In particular, the Cumbebin Nature Reserve is undergoing a wetland rehabilitation program. This vegetation needs to be protected, with adequate buffer zones along its edge.



Vegetation in the Reserve, along Butler Street

- **Constraints of a land fill site.** As the majority of the Reserve was an old tip, the site is made of gravel with garbage throughout including clothing, plastic, vegetation and packaging. The nature of this site is 'uncontrolled', with variable level of compaction and quality of materials in the fill. This means that the presence of garbage in the ground increases the probability of minor differential settlement across the site. This will impact on the type and scale of facilities developed on the site, with geo-technical investigations required prior to any hard surfacing or construction being undertaken.
- **Residential amenity.** Butler Street Reserve provides local residents with a quiet green open space to enjoy nearly every day of the month. Any increase in the use of this Reserve could impact on the residential amenity of the area and needs to be taken into consideration in any proposals for the site.
- **Passive recreation.** There are a limited number of open space areas for passive recreation in the Byron Bay area, with a desire to keep this Reserve available for passive recreation, such as walking. There are currently 8 sets of netball hoops and unmarked netball courts in the Reserve. These are unused, in very poor condition and results in the alienation of the area from other passive uses, such as picnicking. The household survey conducted during the preparation of this Plan of Management identified a number of embellishments that are desired by residents. This includes an increase in trees and plants, public toilets, seats, BBQ facilities and the construction of a playground. See Appendix 2 for the results of this survey.



Higher level of Reserve with unused netball hoops

- **Vandalism.** The amenities block is the subject of vandalism and is only open during large events, such as the monthly markets.
- **Illegal Uses of the Reserve.** The Reserve is often used for illegal purposes, such as camping in the vegetation on the upper level of the Reserve. An increased use of the Reserve should reduce these uses, as surveillance would also increase.

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

4.7 Financial Management / Sustainability

Accountability

The Crown Lands Regulation (2000) specifies the accountability of the Reserve Trust in terms of the management of the Reserve. Section 33 directs that Reserve Trust reports must be prepared annually detailing the income, expenditure, assets, liabilities and improvements of the reserve as well as the details of any leases or licences granted by the Trust. Section 34 directs that the Trust must keep the following records as detailed in Schedule 4 of the Regulation:

- Where a reserve trust is managed by a trust board, the minutes of all meetings, receipts for all money received, documentation of all expenditure, cash book, bank, building society or credit union deposit book, and a plant and asset register must be kept.
- Where a reserve trust is managed by a council as defined in the Local Government Act 1993 the council is required to keep records that will permit dissection of monetary details in respect of each reserve from which the Council receives revenue of any nature, details of improvements effected on each reserve, and details of all leases and licences granted or in force.
- Where a reserve trust is managed by a corporation other than a council, records must be kept in such a manner that allows assessment of income, expenditure, assets, liabilities, improvements effected and leases and licences granted or in force in respect of the reserve.

5. STRATEGIES AND ACTION PLAN

The desired outcome of this Plan of Management is for the values of the Reserve to be protected, upheld and enhanced, with no deterioration in the values or community satisfaction levels in relation to the Reserve.

Based on the identified values of the Reserve, strategies and actions have been developed. These actions will also address the issues raised through the community consultation undertaken for the preparation of this Plan of Management.

5.1 Actions Table

The Actions Table provided within this Section outlines the direction for the management and development of Butler Street Reserve and has the following aims:

- To formulate objectives;
- 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

5.2 Staged Implementation

Due to the nature of the proposed Actions for Butler Street Reserve, 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

- Construct the approved skate park in Reserve.
- Open amenities block in daylight hours.
- Construct a car park adjacent to amenities block, for use by skate park and reserve users.
- Construct angle parking along Somerset Street, for town centre parking. (This issue is external to the Butler Street Reserve. The management and financial responsibilities is not a Crown Reserve issue.)

- Prepare a landscape management plan for the whole Reserve, taking the needs of the markets into consideration.
- Remove netball hoops from the Reserve.

Stage 2 – Medium Term

- Investigate the potential use of the unformed section of Milton St, along the edge of the Reserve, for a pedestrian walkway and informal car park.
- Construct steps from Milton St to the higher level of the Reserve, to provide access from this end of Byron Bay.
- Investigate the dual role of providing for all day parking and the monthly markets on the same section of the reserve, if seen as appropriate.
- Install a playground, with fencing, on the lower level of the Reserve.
- Install park benches and picnic facilities in Reserve.
- Implement the Landscape Plan (developed in Stage 1) throughout the Reserve.

Stage 3 – Long Term

- Construct a 50-place car park on the lower section of the Reserve, for use by reserve visitors.
- Construct additional youth recreation facilities, adjacent to the skate park, such as a ½ basketball court.
- Alternate sites for the Byron monthly markets to be investigated.

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 Butler St Reserve by all members of the community. Increased use of Reserve by target groups.
	Improve access and circulation throughout the park and adjoining areas.	Provide improved access to the reserve from the Milton St end of the Reserve.	Construct steps from Milton St to the higher level of the Reserve.	Med	Steps constructed and access to the Reserve improved.
		Improve signage of facilities at, and to, the Reserve.	Develop a signage strategy for the Reserve, including signposts from Shirley St and Johnson St.	Med	Signage erected in appropriate locations within Reserve and throughout Byron Bay.
Markets	To support economic activity that provides employment and stimulation for the Byron economy.	To support the continuation of the Byron Bay Monthly Markets.	Continue to operate the markets at the Butler Street Reserve.	High	Markets continued at the Butler St Reserve.
			Landscaping to take the needs of the markets into consideration.	High	Landscaping plan well accepted by market stallholders and visitors.

Issue	Objective	Performance Target	Means of Achievement (Actions)	Priority	Performance Measure
			Landscaping to include large trees, to provide shade for the markets.	High	Shade trees planted.
		Determine an appropriate long-term site for the markets, taking stallholders, visitors and residents needs into consideration.	Investigation into appropriate sites for the markets to be undertaken.	Low	Investigation undertaken and long term site identified.
Passive Recreation	Provide 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 Reserve, with the needs of the markets taken into consideration.	High	Landscape Plan adopted.
			Remove netball hoops from the Reserve, and convert into a passive recreation area.	High	Area converted to passive recreation area.
			Implement Landscape Plan throughout the Reserve.	Med	Landscaping completed.
			Install playground, with fencing, on the lower level of the Reserve.	Med	Inspect regularly to determine usage of playground.
			Install park benches and picnic facilities in Reserve.	Med	Increased passive recreation use of the reserve. Survey residents to determine usage levels.

Issue	Objective	Performance Target	Means of Achievement (Actions)	Priority	Performance Measure
		Appropriate facilities provided for passive recreation.	Consider provision of facilities to encourage passive recreation, when requested by residents.	Low	New facilities considered, and constructed.
	Provide appropriate amenities to support passive recreation.	Appropriate facilities provided to encourage the use of the Reserve for passive recreation.	Open amenities block during daylight hours.	High	Amenities available, when required.
			Upgrade and renovate amenities block.	Med	Regular audits of amenities. Number of complaints received regarding amenities.
Environment	Minimise adverse environmental impacts of Reserve use on adjacent land uses, water bodies and areas of significant habitat.	Reduce adverse environmental impacts from Butler St Reserve on to the adjoining nature and bushland reserves.	Consider capping the upper level of the Reserve, to reduce leachate through the landfill to the adjacent reserves with high environmental value.	Med	Leachate measured regularly after rainfall.
		Ensure that activities at Butler St Reserve do not adversely impact on nearby residents.	Ensure that the new facilities are only open during daylight hours, with no lighting on the Reserve.	High	Number of complaints received per annum.
		Increase native vegetation throughout the Reserve.	Landscape plan to include species that are endemic to the area.	Med	Appropriate species included in vegetation plan.

Issue	Objective	Performance Target	Means of Achievement (Actions)	Priority	Performance Measure
		Minimise the impact of dog walking on other reserve users and the environment.	Restrict the Reserve for use as a leashed dog exercise area.	High	Reserve used for leashed dog exercise area. Number of complaints received
			Install dog litterbins in Reserve, to encourage responsible disposal of dog litter.	High	Dog litterbins installed, and maintained.
Maintenance & Management	Maintain the Reserve 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. Measure number of maintenance activities undertaken per annum.
		Regular safety audits undertaken at the Reserve.	Strategies developed to address safety risks identified in audit.	High	Audits conducted regularly and risks measured per annum.
		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	Number of complaints received regarding maintenance of facilities per annum.

Issue	Objective	Performance Target	Means of Achievement (Actions)	Priority	Performance Measure
Management & Maintenance	Encourage community groups and residents to become involved in the Reserve.	Protect and enhance the vegetation in the Reserve and adjoining land.	Encourage volunteers to continue their work on the adjoining nature reserves and vegetation, and include Butler St Reserve in their work.	Med	Increase in the number of volunteers on site, measured per annum.
		Encourage community groups to seek funding for the embellishment of the Reserve.	Identify funding sources available to community groups for embellishment of Reserves.	Med	Additional funding identified and applied for.
	Provide sound management of the Reserve, through appropriate leases and licences.	Leases and licences to be approved in accordance with the reservation of the land and Council policy.	Leases and licences to be approved by the Trust Manager, with concurrence by the Department of Land & Water Conservation, for a maximum of 21 years.	Med	Appropriate licences approved and issued.
Parking	To provide adequate parking for users of the Reserve.	Create adequate parking for the increased use of the Reserve, including disabled parking and bicycles, in accordance with RTA and Council guidelines.	Construct a 20-space car park adjacent to amenities block, for use by reserve users.	High	Traffic and parking complaints received from Reserve users and local residents.
			Construct a 50-space car park on the lower level of the Reserve, for use by visitors to the Reserve.	Low	Traffic and parking complaints received from Reserve users and local residents.

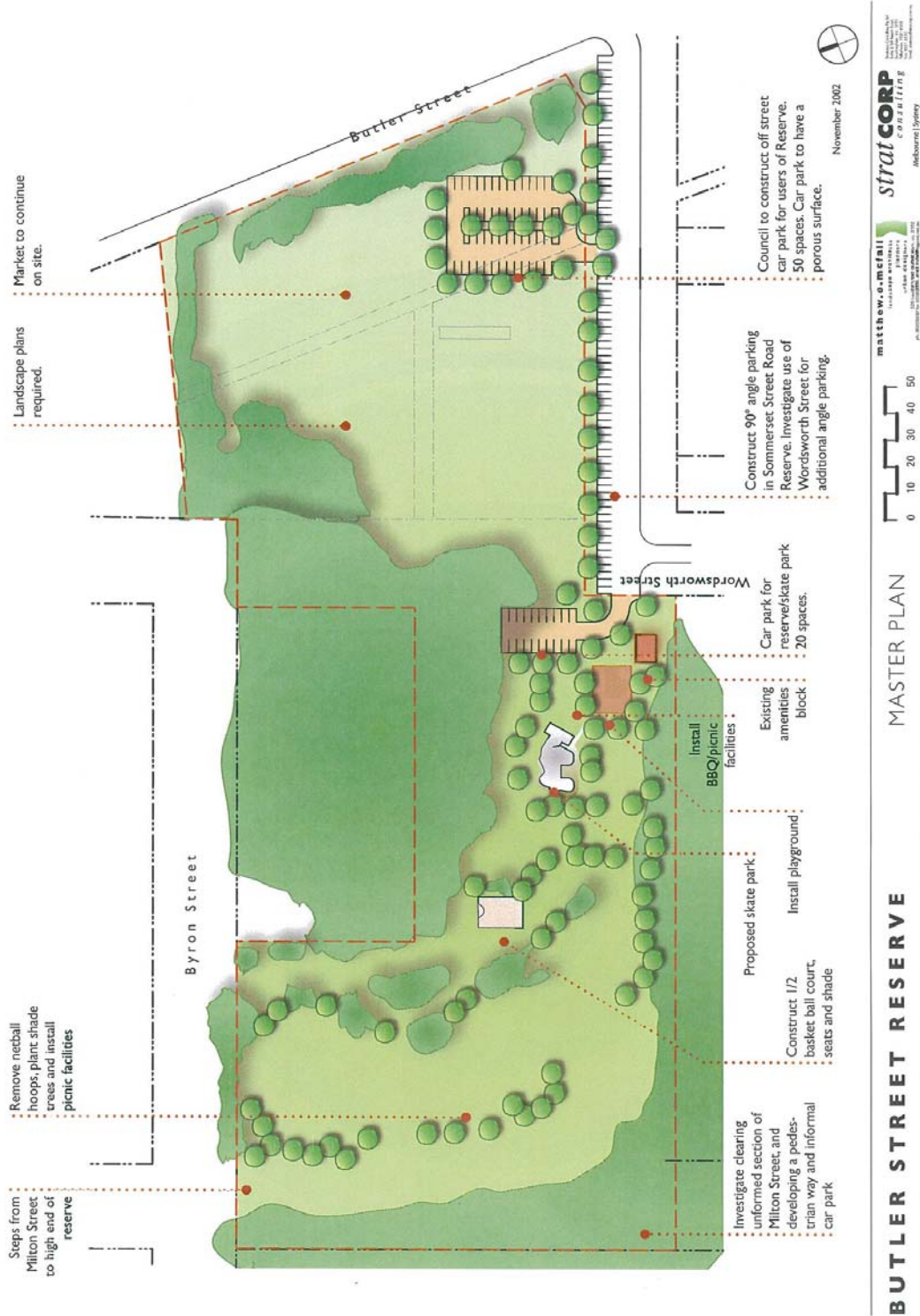
Issue	Objective	Performance Target	Means of Achievement (Actions)	Priority	Performance Measure
			Investigate the use of the unformed section of Milton St for a pedestrian walkway and informal car park.	Med	Traffic and parking complaints received from Reserve users and local residents.
	To provide adequate parking for visitors to the Byron Bay Town Centre.	Provide adequate parking for the all day needs of Byron Bay town, including disabled parking and bicycles, in accordance with RTA and Council guidelines.	Investigate the dual role of providing for all day parking and the monthly markets on the same section of the reserve, if seen as appropriate.	High	Traffic and parking complaints received from Town Centre visitors and residents.
			Investigate angle parking in the road reserve of adjoining streets, such as Wordsworth St.	Med	Traffic and parking complaints received from Town Centre visitors and residents.

6. ESTIMATED COSTS OF WORKS

Works	Units	Cost per unit	Total estimated costs
Skate Park			\$150,000
Car park adjacent to amenities block	20 bays	\$3,000 per bay	\$60,000
Prepare landscape plan			\$20,000
Remove netball hoops			\$2,000
Seats & tables	5	Seat \$1,480*	\$7,400
	5	Picnic Setting \$3,300*	\$16,500
BBO facilities	2	\$5,000	\$10,000
Steps from Milton St to upper level of reserve, with bridge over drain.			Uncosted
Informal car park in unformed Milton St, with drain piped and bridge constructed.			Uncosted
Asphalt Pedestrian walkway along unformed Milton St	Clearing vegetation		\$10,000
	248 metres	\$185 per metre	\$45,880
Signage	Per sign (5 installed)	\$200	\$1,000
Install playground, including fencing			\$85,000
Cycleway around lower section of Reserve	200 metres	\$185 per metre	\$37,000
Construct additional youth facilities	½ basketball court	\$40,000 plus earthworks & geo-tech	\$40,000

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

MASTERPLAN



BUTLER STREET RESERVE MASTER PLAN

matthew.o.mcfail
 LANDSCAPE ARCHITECTS
 10/11-13/15 WARD ST, BYRON BAY NSW 2484
 PH: 07 5536 1100 FAX: 07 5536 1101
 www.mcfail.com.au

stratcorp
 CONSULTANTS
 10/11-13/15 WARD ST, BYRON BAY NSW 2484
 PH: 07 5536 1100 FAX: 07 5536 1101
 www.stratcorp.com.au

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.

APPENDIX 2 – COMMUNITY CONSULTATION

1.1. HOUSEHOLD 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 Butler Street Reserve 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%).

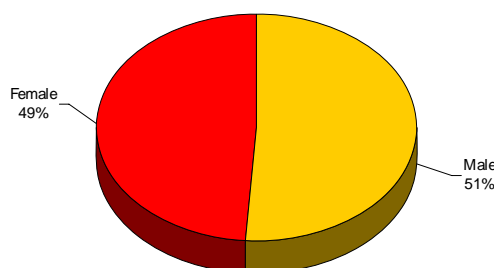


FIGURE 1 - Gender

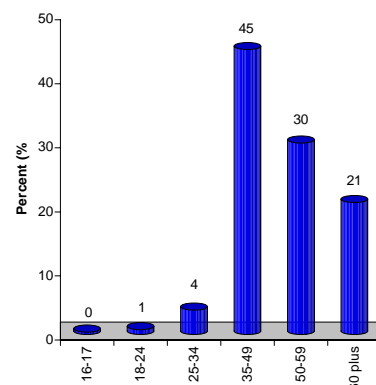


FIGURE 2 – Age Categories

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

1.3. Butler Street Reserve Usage

62% of respondents had used the Butler Street Reserve 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.

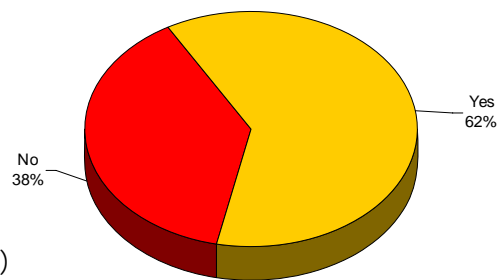


FIGURE 3 – BSR Usage

1.4. Frequency of Use

Approximately 11% of respondents who had used the Butler Street Reserve in the past 12 months used the reserve once a week or more. *Cross tabulation revealed no significant results.*

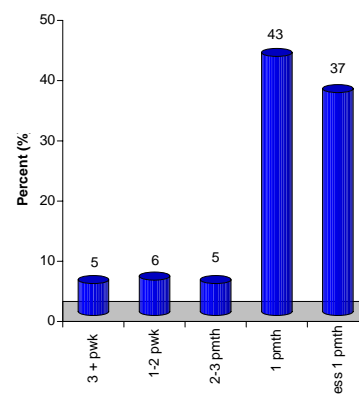


FIGURE 4 – BSR Usage

1.5. Main Reason for Use

Table 1 displays the main reasons for using the Butler Street Reserve were visiting the monthly markets, walking and using the walkway through the bushland.

Rank	Reason	%
1	Visiting the monthly markets	95%
2	Walking	20%
3	Using the walkway through the bushland	7%
4	Walking through to Byron Bay shopping area	6%
5	Walking the dog	6%
6	Playing informal ball games	5%
7	Place to sit and relax	3%
8	Jogging	3%
9	Family outings	2%
10	Other	2%

Table 1 – Main Reason for Using BSR

1.6. BSR Rating

78% of respondents who had used the reserve in the past 12 months rated the Butler Street Reserve as either "fair" or "poor". *Cross tabulation revealed no significant results.*

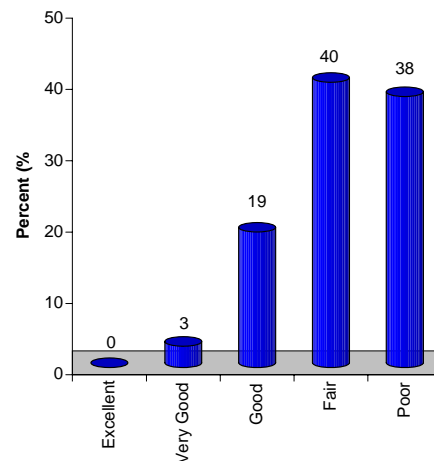


FIGURE 5 – BSR Rating

1.7. Reserve Improvements

Table 2 displays the preferred improvements of those respondents who had used the Butler Street Reserve in the past 12 months. The most preferred improvements included the planting of more trees and plants, the improvement of public toilets and the provision of more seats.

Rank	Suggested Improvements	%
1	More trees and plants	72%
2	Improve public toilets	52%
3	More seats	34%
4	Additions to approved skate park facility	32%
5	Install a playground	30%
6	Construct a library on site	25%
7	Install BBQ Picnic facilities	25%
8	Off street parking	24%
9	Install drinking fountains	22%
10	Construct a cycle way in reserve	22%

Table 2 – Users - Suggested Improvements

1.8. Main Non-Use Reasons

Table 3 displays the main reasons for not using the Butler Street Reserve in the past 12 months.

Rank	Non Use Reasons	%
1	Not interested	29%
2	Poor facilities in the reserve	28%
3	Go to other parks	25%
4	Hard to get to	13%
5	No BBQ Picnic facilities	12%
6	Not enough security lighting	10%
7	Work commitments	9%
8	Too busy	7%
9	Family commitments	7%
10	Wouldn't feel safe	5%

TABLE 3- Main Reasons for not using BSR

1.9. BSR Future Use

59% of respondents who had not used the Butler Street Reserve 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.*

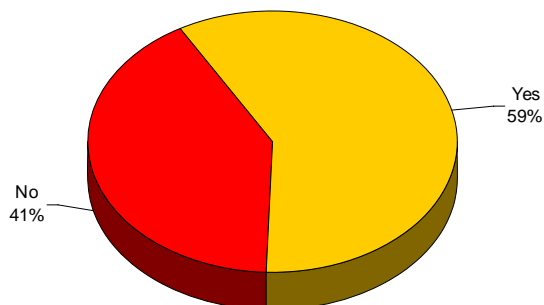


FIGURE 6 - BSR Future Use

1.10. Facility Improvements

Table 4 displays the preferred improvements of those respondents who had not used the Butler Street Reserve in the past 12 months. The most preferred improvements were the same as users of the reserve, which were the planting or more trees and plants, improvements to public toilets and the provision of more seats.

Rank	Non Users - Suggested Improvements	%
1	More trees and plants	55%
2	Improve public toilets	51%
3	More seats	36%
4	Install BBQ Picnic facilities	33%
5	Construct a library on site	28%
6	Improve security lighting	27%
7	Off street parking	26%
8	Install a playground	24%
9	Construct a cycle way in reserve	24%
10	Install drinking fountains	23%

Table 4 - Non-users - Suggested Improvements

1.11. Additional Consultation

This section outlines additional issues raised in the consultation. This involved discussions with Council staff, Department of Land and Water Conservation, the Butler Street Reserve Reference Group, Byron Environment Centre, Byron Bay Chamber of Commerce and with a number user groups.

The key findings raised were:

- The use of the reserve for town parking or a library is not consistent with the Crown Reserve Reservation system, and the land would need to be purchased for this purpose. DLWC would consider selling the land to Council if details on the need and search for alternative sites were forwarded.
- The Sandhills site adjacent to the Court House is a possible site for the proposed library but it does require a lengthy process. It would also need to be purchased from the Crown.
- The option of splitting the market and moving half of it up the hill has been further investigated, with the hill too steep to accommodate any market stalls. This means that the market will be split, reducing its viability and attraction.
- An extended buffer zone will be required on the side of the Cumbebin Swamp and Nature Reserve, if a road were to be constructed. There is insufficient room for this, due to the proposed skate park.
- The area up the hill is very uneven and could not be used in times of wet weather. As the markets operate in all weather, this would require a large section of the markets to be cancelled if there had been wet weather prior to or on the day of the markets.
- The Butler Street Reserve Reference Group agreed:
 - The markets are to remain at the current site, and located on the proposed car parking area.
 - A small car park adjacent to the amenities block would be good for use by skate park users.
 - A playground would be a good addition to the reserve.
 - The residents opposite the park should be included in a meeting or workshop, once the constraints and options are determined by the reference group.
 - Include the opening of Milton St for casual parking and pedestrian access.
 - The area up the hill to be developed as a passive recreation area.
 - The car parking area to be located along Butler Street.
 - The library to only be located on the site as a last option, once other sites have been investigated.