

BYRON SHIRE COUNCIL

PLAN OF MANAGEMENT

**CROWN LAND SPORTING FIELDS
AT MULLUMBIMBY RECREATION
GROUND**

**Adopted by the Minister for Land and Water
Conservation on 15 February 1999**

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1.0 INTRODUCTION

1.1 Background and Scope

This document comprises the recommended Plan of Management (POM) prepared for Byron Shire Council as manager of the Mullumbimby Reserve Trust in respect of Crown Reserve 31910 being the Mullumbimby Recreation Grounds.

Gary Shiels & Associates Pty Ltd, environmental consultants, were engaged by Byron Shire Council to prepare the plan in consultation with the stakeholders. The preparation of this Plan is in response to a notification by letter dated 27 February 1998 from the Department of Land and Water Conservation. This letter advised that the Minister for Land and Water Conservation had requested a statutory Plan of Management be prepared in terms of the Crown Lands Act 1989 prior to any further development taking place on this reserve.

Accordingly, this POM has been prepared in accordance with the provisions of Section 112 of the Crown Lands Act 1989. The Minister has not requested the Mullumbimby Reserve Trust to include provision of any specific matters in the POM. However, the Department of Land and Water Conservation suggested that the POM be prepared in a format similar to the POM for the Evans Head Reserve, adopted by the Minister in 1993.

This POM has been prepared having regard for the principles of Crown land management set out in Section 11 of the Crown Lands Act and the NSW North Coast Crown Reserves Management Strategy (1994).

1.2 Vision Statement

The vision of the Mullumbimby Reserve Trust in managing Reserve 31910 is as follows:

to provide a wide range of opportunities for active outdoor recreation for the local community and visitors to Mullumbimby and the Brunswick Valley, whilst recognising, protecting and enhancing the aesthetic and environmental values of the area."

1.3 Consultations

During the preparation of this draft POM, stakeholders and other interested parties were given an opportunity to comment on the draft proposals. The draft POM will be placed on public exhibition to give further opportunities for interested persons or groups to comment and these comments will be considered by the Department of Land and Water Conservation (DLWC). The POM may then be amended as appropriate, prior to the forwarding of the POM to the Minister for adoption.

2.0 LAND DESCRIPTION

2.1 Status

The Mullumbimby Recreation Grounds comprise Reserve 31910 for public recreation notified in the Government Gazette of 26 December 1900 and contain an area of approximately 5.9 hectares.

This reserve is administered by the Mullumbimby Reserve Trust established under the provisions of Section 92 of the Crown Lands Act 1989. Byron Shire Council is the corporate manager of the Mullumbimby Reserve Trust.

2.2 Zoning and Statutory Controls

There are two statutory and one non-statutory planning documents which relate to the future development of this site. The two statutory documents are the North Coast Regional Environmental Plan 1988 and the Byron Local Environmental Plan 1988. The non-statutory document is the Byron Shire Development Control Plan No. 11 - Mullumbimby. The relevance of these planning documents will now be discussed.

2.2.1 North Coast Regional Environmental Plan 1988

Clause 82 of the North Coast Regional Environmental Plan 1988 provides as follows:

" The Council shall not grant consent to the development of sporting fields or other specialised recreational facilities unless it has considered the need for access by the community to the facilities and included relevant conditions in its approval to achieve an acceptable level of public access."

2.2.2 Byron Local Environmental Plan 1988

Under the Byron Local Environmental Plan 1988, the Reserve is zoned 6(a) Open Space. 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; and
- (d) to encourage plans of management for Crown lands as required by the Local Government Act 1919.

2.2.3 Byron Shire Development Control Plan No. 11 - Mullumbimby

The Byron Shire Development Control Plan No. 11 - Mullumbimby sets out development guidelines for Mullumbimby, with the relevant specific objectives relating to open space being (a) and (h) as follows:

- (a) to enhance the character and amenity of Mullumbimby as a rural township and ensure that new development complements the towns character; and
- (h) to make provision for upgrading of community and recreation facilities to meet the needs of the growing population.

2.3 Existing Features

This reserve is located at the southern end of the central part of Mullumbimby township. It is abutted to the north by Cedar Street, Oleander Street and Myokum Street, to the west by Byron Street and the Mullumbimby High School sportsfields, and to the south and east by unmade Crown roads. Part of the residential area of Mullumbimby is located to the north, and land to the south and south-east is used for agriculture (see Figure 1).

The land is relatively level, except for the Saltwater Creek channel which extends through the northern part of the site. Average elevations above the creek channel are from approximately 2.8m AHD to 4.7m AHD. The only trees are native and exotic trees including Hoop Pine, Cadagi, Brush Box and Camphor Laurel, planted in a park like setting predominately in the mid to northern part of the Reserve.

The recreation ground is used primarily for active outdoor sporting activities comprising soccer, hockey, cricket, netball (on hard courts), baseball and skateboarding. Facilities include a kiosk, toilets and amenities, dressing sheds, storage areas, and shelter buildings. The northern end of the reserve is occupied by the Brunswick Valley Museum, which is operated under a lease from the Mullumbimby Reserve Trust by the Brunswick Valley Historical Society. Figure 2 shows the location of the existing features of the Reserve.

A development application for a tennis court complex comprising eight courts and a proposed tennis clubhouse has been approved by Council on the eastern side of the reserve but is not yet constructed.

The site is marginally flood prone in the estimated 1% design flood, with the flood level being 4.18 metres AHD as indicated in the Mullumbimby Floodplain Management Study (1989).



Scale:
approximately 1:6,500



Figure 1: Locality Plan

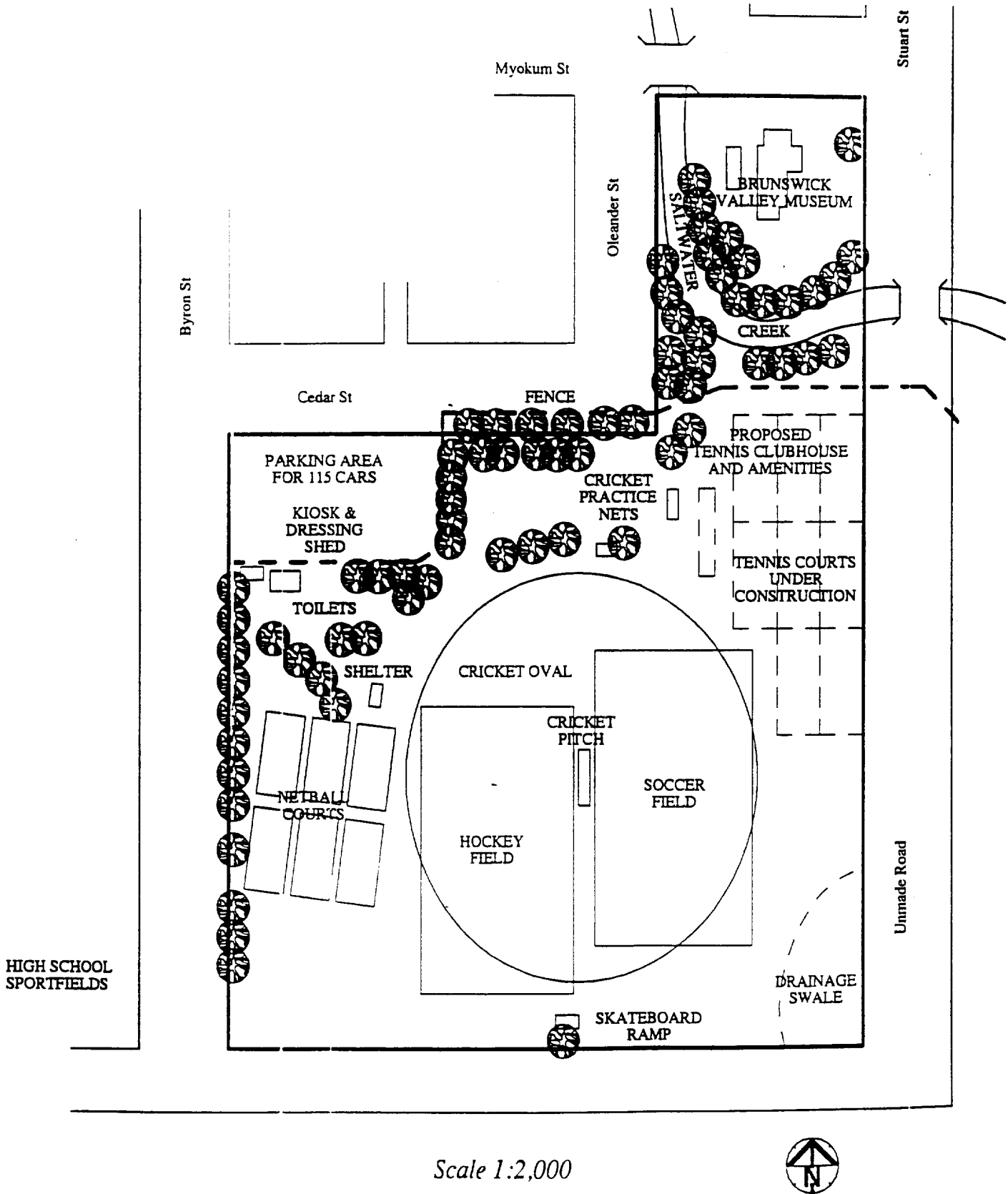


Figure 2: Existing Features

3.0 BASIS FOR MANAGEMENT

3.1 Management Principles

The principles for Crown land management as set out in Section 11 of the Crown Lands Act 1989 are as follows:

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

The NSW North Coast Crown Land Reserve Management Strategy (1994) and other documents set out various options for Crown land management based on the Crown lands assessment process. These include the following:

- natural areas, including urban bushland, fauna and flora reserves;
- cultural heritage reserves, such as Aboriginal sites;
- accommodation centres, such as camping areas, caravan parks;
- sport and leisure centres, such as sports grounds, bowling clubs, swimming pools and show grounds;
- community facilities, such as senior citizens centres;
- urban parks;
- utility reserves, such as drainage reserves, water reservoir sites; and walking trails.

In the case of the Mullumbimby Recreation Grounds, the existing and approved uses of the reserve largely pre-determine the reserve management categories as follows:

- sports grounds;
- urban park occupying parts of the northern end of the reserve; and community facilities, namely the Brunswick Valley Museum.

3.2 Values and Functions

The values and functions exhibited by this reserve are summarised as follows:

- sporting values for formal organised outdoor sporting activities, as the principle public sportsfield area for Mullumbimby;
- informal sporting and passive recreation values;
- landscape and visual values as an important green space on the periphery of Mullumbimby;
- community and cultural heritage values, particularly the Brunswick Valley Museum;
- social values through well-being, health, teamwork and social responsibility created by sporting activities;
- public facilities and access values; and
- drainage and flood management values, having regard for flood liability of much of the site and the drainage function of Saltwater Creek.

3.3 Key Issues

The major issues identified in relation to the reserve are as follows:

- **Need for improved sportsfields to cater for population growth**
The northern half of Byron Shire comprising the Brunswick Valley continues to experience significant population growth, and the Mullumbimby Recreation Reserve provides a vital role for organised sporting activities particularly netball, cricket, soccer, baseball, softball, hockey and tennis.
- **Quality and distribution of sportsfields**
The Mullumbimby Reserve Trust has adopted Councils philosophy to favour the development and upgrading of multi-use facilities which can be used on a year round basis for more cost effective use. Equal access to sportsfields for all members of the community through appropriate community sporting organisations is essential.
- **Access and parking**
The existing parking area within the reserve accommodates approximately 115 cars, with overflow parking at peak periods within adjacent streets. Access for service vehicles and disabled people to those facilities some distance from the parking area should be recognised with appropriate provision of pathways for emergency/service/disabled persons vehicles.
- **Safety and security**
Design and maintenance of facilities should ensure ongoing safety and security by means of appropriate maintenance, ensuring good visibility to all parts of the grounds, adequate lighting, and appropriately designed facilities consistent with the available budget.
- **Adaptability and multi-use**
In an environment of financial stringency, it is vital that recreation and community facilities be available for use by different groups, and facilities and areas be adaptable for new uses as community needs change.

- **Aesthetic and environmental quality**
The recreation ground and its facilities need to retain and improve aesthetic, visual and environmental qualities as an important and attractive urban space for passive recreation use and as a visual backdrop to this part of Mullumbimby.
- **Flooding and drainage**
The susceptibility of the land to occasional flooding and poor drainage means facilities need to be designed to be flood proof and placed so that the passage of flood waters is not jeopardised.
- **Funding and management**
The ongoing management of the components of this reserve for compatibility of uses, maximum public benefit and appropriate maintenance is recognised, through the Mullumbimby Reserve Trust, representatives of the Brunswick Valley Sports Association and the Brunswick Valley Historical Society. A regular review of the POM and reporting on achievement of management objectives is necessary.
- **Maintenance**
The maintenance regimes must reflect available funding, with contributions from user groups in such maintenance within the maintenance program.
- **Residential amenity impact**
The proximity of the Reserve to some nearby residences gives the potential for impact by noise, parking and lighting associated with Reserve activities on such residences. An appropriate strategy to mitigate impact and restrict late night activities is desirable.
- **Cultural and community significance**
The Brunswick Valley Museum is an important cultural facility in the Shire, and provision needs to be made for the future needs of this facility.

4.0 MANAGEMENT PLAN

4.1 Aim of the Plan

The general aim of this POM is to provide a strategy for the management of this Reserve that satisfies community needs, consistent with statutory requirements and the sustainability of this community and recreation resource.

4.2 Management Objectives

The management objectives reflect the vision and the particular needs appropriate to this reserve, as follows:

- to promote shared use of the reserve particularly for sportsfields to support the active sporting community in the Brunswick Valley;
- to enable multi-use of facilities where practicable;
- to maintain an adequate and consistent standard of facilities and maintenance of sportsfields in conjunction with user groups;
- to replace and upgrade existing amenities and facilities where appropriate and provide higher quality facilities such as storage facilities;
- to provide specialised additional facilities where these do not jeopardise the existing or proposed multi-use of the reserve;
- to promote easy access to the sportsfields and the parkland component of the reserve for non-organised sporting and recreational activities, where consistent with organised sporting activities;
- to enhance existing landscaping within the reserve and promote replacement planting to improve the visual environment, consistent with maintaining security, visibility and usability;
- to enable appropriate signage, including promotional signage where discreet;
- to provide additional fencing bollards, park furniture and, identification signs and bikeway walking tracks to enhance usability;
- to ensure adequate drainage;
- to encourage community based shared management of facilities through the principle user groups;
- to ensure use of the clubhouses and amenities does not interfere unduly with the amenity of adjacent residences, by reason of noise, lighting and traffic late at night;
- to minimise adverse environmental impact on waterways by appropriate stormwater and effluent disposal facilities;
- to continue to promote the use of the Museum as a community based heritage resource;
- to enable occasional use of the park for community events, markets, entertainments, and the like; and
- to upgrade parking and access facilities when funding allows.

4.3 Management Units, Uses and Facilities

For the purpose of management, the reserve is divided into five distinct management units, related to existing land use or recreational activities. Figure 3 indicates the management units and concept plan.

The Mullumbimby Reserve Trust will be required to implement the management program, consistent with the proposed uses and facilities in each management unit.

■ **Management Unit No. 1: Sportsfields**

This includes the existing netball hard courts, proposed southerly extension of the netball facilities, the central sportsfield area currently used for summer cricket and baseball and winter soccer/hockey/baseball, the skateboard area on the south side of the Reserve, and potential sports field or sports field extension at the south-eastern corner of the reserve together with the kiosks, dressing sheds, storage facilities, toilets and amenities.

Proposed uses and facilities:

- active recreation, including netball, cricket, soccer, softball and baseball;
- skateboarding;
- related kiosk, dressing shed, toilets and amenities, clubhouse, and storage areas for sporting clubs, including additional storage and player amenities;
- landscaping;
- picnic facilities;
- occasional markets, and entertainment/community events;
- informal sporting and recreation activities;
- lighting; and
- minor earthworks to facilitate or improve facilities.

■ **Management Unit No. 2: Tennis courts**

The proposed tennis courts (development consent for eight courts issued by Council) and the adjacent proposed tennis clubhouse and amenities are to be located in the eastern part of the site.

Proposed uses and facilities:

- tennis;
- landscaping;
- social activities and occasional events associated with the tennis sporting group;
- promotional signage;
- lighting;
- drainage works;
- playground;
- fencing; and
- storage facilities

■ **Management Unit No. 3: Parkland**

This comprises the areas of landscaped parkland located in the vicinity of Cedar Street and Oleander Street in the northern part of the Reserve. These areas act as informal urban parks and landscaped open space. Future use should reflect this purpose.

Proposed uses and facilities:

- access walkways and bikeways;
- access to creek;
- drainage;
- landscaping and tree planting;

- picnic facilities;
- direction signage; and
- lighting of walkways.

■ **Management Unit No. 4: Brunswick Valley Museum and Heritage Park**

This occupies the north-eastern corner of the reserve, and is managed by the Brunswick Valley Historical Society on a lease from the Mullumbimby Reserve Trust.

Proposed uses and facilities:

- markets and occasional community and entertainment events;
- lighting;
- museum;
- outdoor heritage features;
- signage;
- park furniture and landscaping;
- drainage;
- car parking;
- playgrounds; and
- amenities and storage.

■ **Management Unit No. 5: Sportsfield parking area**

This is located adjacent to Cedar Street and Byron Street, and currently accommodates approximately 115 cars. The car park is to serve both the tennis courts and the sportsfield facilities.

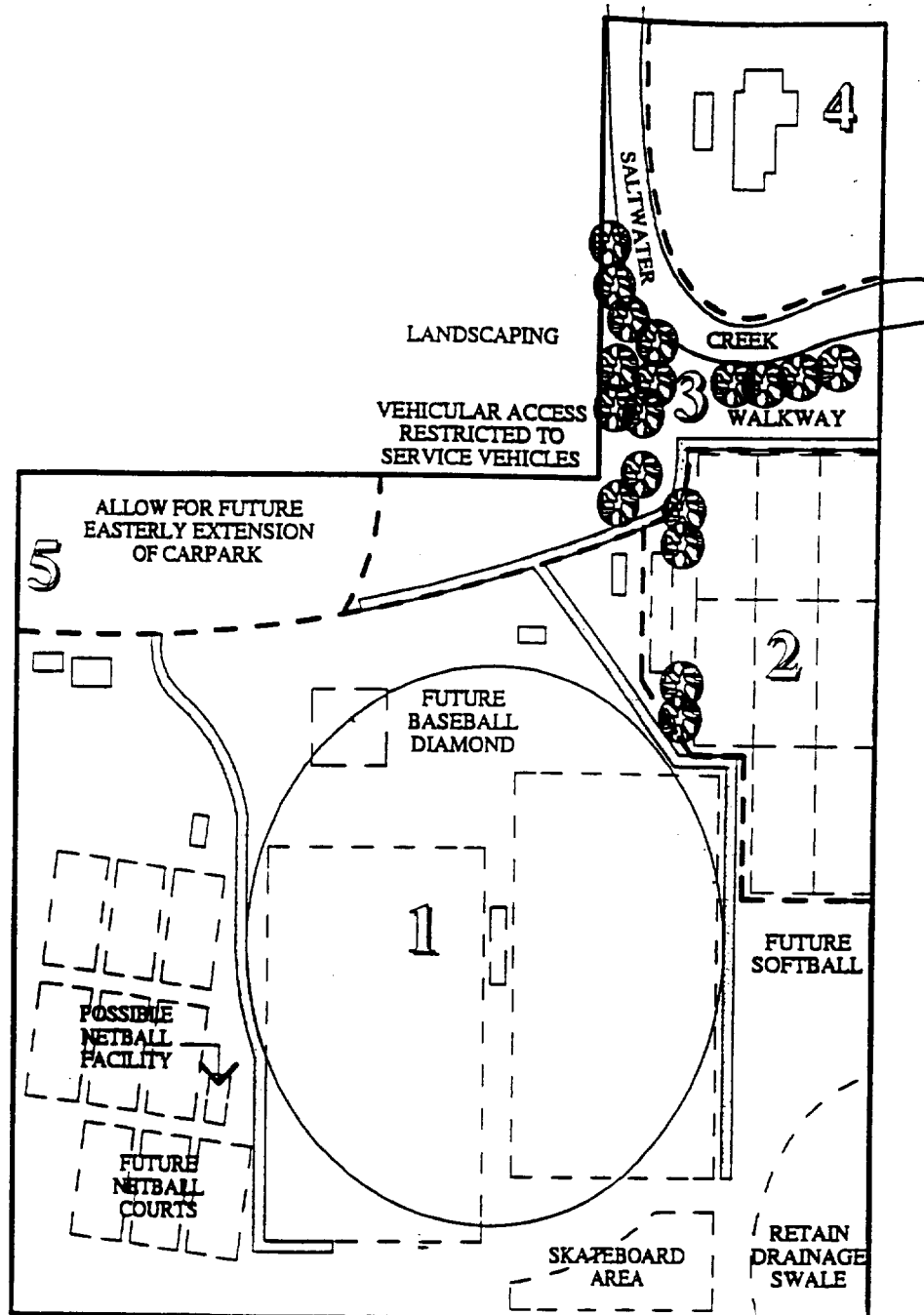
Proposed uses and facilities:

- car and bus parking;
- walkway and bikeway;
- directional and promotional signage;
- log barriers, bollards, park furniture and landscaping including shade trees to delineate car parking areas; and
- drainage.

4.4 Accountability

The Mullumbimby Reserve Trust will forward to the District Manager, Department of Land and Water Conservation, Locked Bag 10, Grafton, NSW, 2460, within three months of completion of each financial year, the following information:

1. Report on progress implementing objectives of the POM and intended works program for the ensuing year.
2. A report on the activities within the reserve and approximate value of reserve improvements and the principle user groups utilising the facilities by agreement with the Mullumbimby Reserve Trust.



Scale 1:2,000



- 1 Sportsfield Management Unit
- 2 Tennis Courts Management Unit
- 3 Parkland Management Unit
- 4 Museum Management Unit
- 5 Parking Management Unit

Figure 3: Management Units and Concept Plan