



Draft Plan of Management

Suffolk Park Recreation Ground

Lot 60 DP 817888

DRAFT V1



Information about this document

A Plan of Management provides a framework for the management and development of public land. The land to which this plan applies is community land that is owned by Byron Shire Council for the benefit of the community. This land is managed by the legislative requirements under the Local Government Act 1993 (LGA).

The LGA requires that all public land owned by Council be classified as either community land or operational land. Council must have a plan of management for all community land. This is to ensure that an endorsed framework guides the operation and development of these community resources.

This Plan of Management is a public document, and as such requires all stakeholders to be involved in the formation of the plan.

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1 Introduction

1.1 Background

Under the Local Government Act 1993 (LGA), a Plan of Management provides a framework for the management and development of public land owned by a local Council.

The objective of this Plan of Management (Plan) is to guide future management, development and use of the Byron Bay Recreation Grounds to deliver positive social, environmental, economic and governance outcomes (QBL outcomes) and positively contribute to the health and wellbeing of community as well as the financial sustainability of the Council.

The Suffolk Park Recreation Ground is large and is capable of co-hosting a large variety of compatible uses. Public spaces are increasingly being used in innovative ways to meet new and emerging community needs and how we recreate in the future will be different to how we have in the past, or even today. This Plan of Management has been prepared to be as flexible and enabling as possible, and to allow it to meet current but also future community and Council needs.

1.2 Land description

This Plan of Management relates to the land known as the Byron Bay Recreation Ground detailed and shown below in Figure 1.

Land Title:	Lot 60 DP 817888
Address:	46 Beech Drive, SUFFOLK PARK
Owner:	Byron Shire Council
Zoning:	RE1 Public Recreation

Figure 1: Suffolk Park Recreation Ground Locality

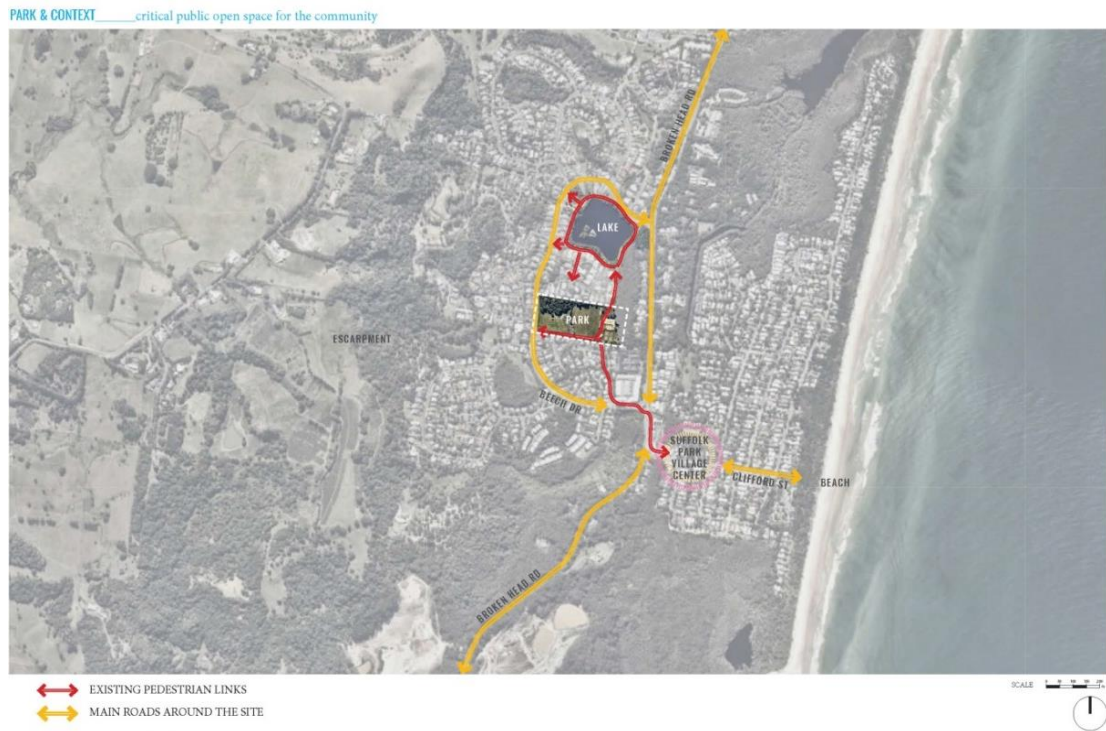


Figure 2: Land to which this Plan of Management Applies



1.3 Category and classification of Suffolk Park Recreation Ground

The Suffolk Park Recreation Ground is undergoing a LEP amendment to be classified as **community land** under the LGA with a categorised as **general community use**.

Figure 3: Land Category



Land Category - General Community Use

Zoning

Suffolk Park Recreation Ground is currently zoned SP2 under the Byron Local Environment Plan 2014. A LEP amendment is being sort to re-zone the land as RE1, Public Recreation.

Current as at the date of adoption of this Plan, the objectives of and permissible uses in the RE 1 Public Recreation zone in Byron Shire are:

1. Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2. Permitted without consent

Environmental protection works

3. Permitted with consent

Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Child care centres; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Horticulture; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage

4. Prohibited

Any development not specified in item 2 or 3.

The Local Environment Plan is changed from time to time and it should be referred to directly for up to date information on zoning and permissible uses.

2 Community Value and Outcomes

The Suffolk Park Recreation Ground has social, cultural, recreational, natural and future generational values, which are all significant at a local level.

The primary value of the land is its intrinsic worth as publically available open space centrally located with easy access.

The location of the site and its accessibility means it holds significant value for the whole community. It is accessible for all age groups and has the potential to increase existing multi-generational use. It is for this reason that the primary vision for the future outcomes of the public open space is for *'...an open space for the whole community. A multi-generational space that promotes cross generational learning and interaction- a space for repose, relaxation. And informal and organised activity. A multi-functional and flexible space integrated through community use.'*

The existing space is highly valued by the community as a space for community connection. There is already cross generational use of the space with play grounds for young children, skate park facilities, petanque courts, and organised sporting facilities including tennis courts, soccer field and cricket nets. The space is also valued for casual exercise activities such as walking and riding. A key future outcome for the space is to provide additional circulation paths to link the space to other nearby community assets and the street network.

Social Outcomes

The key social outcomes are promoting community health- both collective and individual. Social health is already a key component of park use- community members across age groups connecting in an inclusive outdoor setting. Physical health is also an important outcome of the community use of the space and this can be encouraged and improved through the provision of elements such as additional walking tracks.

Environmental Outcomes

Environmental outcomes for the space include improving and increasing native vegetation plantings and encouraging the stewardship of existing vegetation areas. By extending appropriate use into the existing vegetation zone improved access is provided to facilitate better maintenance of vegetation areas- including weed management.

Proposed plantings in the space will encourage locally native flora and fauna and will help to improve community use through the provision of additional natural shade.

Existing drainage issues within the space will require ongoing management.

The land is easily accessible (with a positive walkability factor), provides visual amenity to surrounding residential properties and enhances the liveability of the town with resulting in economic benefits to community.

Governance Outcomes

The primary governance outcome for Council that this Plan seeks to achieve is the management of the Suffolk Park Recreation Grounds over the short, medium and long terms, in a financially sustainable way.

Demands on local government and community needs are changing increasingly fast. This Plan has been deliberately prepared to be as flexible as possible so that it can continue to deliver governance outcomes over the short, medium and long terms.

It is never possible to action every idea or meet all needs on particular site and a quadruple bottom line outcomes (QBL outcomes) approach will be taken to achieve balanced management of the Suffolk Park Recreation Ground in the best overall community and Council interest.

Some individual actions can have positive outcomes against one sustainability criteria but negative against others or vice versa. To address this, a holistic, strategic approach will be taken by Council and where required, actions that have greater overall positive sustainability outcomes will be preferred.

3 Current Status

3.1 Existing Leases, Licenses and other Agreements

3.2 Current Uses

The known uses of the Suffolk Park Recreation Grounds existing as at the date of adoption of this Plan of Management are as set out in the table below.

Use	Description
Active Recreation	<ul style="list-style-type: none"> • Football (soccer) – competition, training and social. • Cricket – practice nets. • Tennis • Skate Park
Passive Recreation	<ul style="list-style-type: none"> • General community use for a variety of passive uses and passive recreation pursuits • Children’s playground and shade structure • General access and movement across site.
Informal Community Garden	<ul style="list-style-type: none"> • An informal community garden has pre existed Councils ownership of the land as has been developed on the basis of permaculture principles.
General	Various ancillary infrastructure and uses, examples only lighting, bins, paths, public toilets, stormwater infrastructure, underground utilities, seating, parking, bicycle parking and lighting.
Maintenance, Infrastructure and Storage	<ul style="list-style-type: none"> • Facilities for storage of maintenance equipment and consumables. • Maintenance of grounds and infrastructure. • Infrastructure, services and utilities.

3.3 Current Maintenance and Management

As at the date of adoption of this Plan of Management:

- Council manages and maintains the Suffolk Park Recreation Grounds as landowners.

4 Core Objectives for Management of General Community Use Land

The LGA at the date of adoption of this Plan specifies that the core objectives for management of community land categorised as general community use are to:

Adopted TBA

“...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).”*

The legislated core objectives may change from time to time and this Plan will be deemed to incorporate relevant statutory changes.

Below are strategies, methods and performance targets that will be implemented that go towards meeting the core objectives applicable at the date of adoption of this Plan.

This is not an exhaustive list and this Plan expressly authorises other strategies or actions that are consistent with the objectives of this Plan and the core objectives of the General Community Use Land category and legislative requirements that apply at the time. (In the table Suffolk Park Recreation Ground is shortened to SPRG.)

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ITEM	STRATEGIES	PERFORMANCE TARGET	MEANS OF ACHIEVEMENT / ACTIONS	PRIORITY	METHOD OF MEASUREMENT
Active Recreation	Maintain and enhance use of the land for appropriate active recreation as a local facility within the broader shire-wide network of active open space.	Land and infrastructure required to meet active recreation demand at the relevant time, maintained to a standard appropriate for a local facility.	<p>Ensure that use of the grounds and facilities for active recreation as a local facility:</p> <ul style="list-style-type: none"> • meets an identified demand; and • is authorised by way of User Agreements. <p>Work with user groups who require District or Regional scale fields or infrastructure to transition to the appropriate District or Regional facility.</p> <p>Where an active recreation use is no longer required to meet current or future demand, investigate alternative uses.</p> <p>Keep policies and fee structures current.</p>	<p>High</p> <p>Low</p> <p>Low</p> <p>Low</p>	<p>Active recreation user groups have User Agreements in place.</p> <p>Levels of satisfaction.</p> <p>Health and Wellbeing indicators.</p> <p>Operational costs and revenue trends.</p>

ITEM	STRATEGIES	PERFORMANCE TARGET	MEANS OF ACHIEVEMENT / ACTIONS	PRIORITY	METHOD OF MEASUREMENT
Community Garden	Allow for a community garden that does not conflict with other recreational uses. Community Garden activities in accordance with the Community Gardens Policy as adopted 28/8/14	Maintained in accordance with the Community Gardens Policy and licence agreement with an approved garden operator.	Provide authorisation for the co-existence of a community garden that complements other recreational activities within the land.	Medium	Compliance with licence agreement. Level of community satisfaction.

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ITEM	STRATEGIES	PERFORMANCE TARGET	MEANS OF ACHIEVEMENT / ACTIONS	PRIORITY	METHOD OF MEASUREMENT
Passive Recreation	Maintain and enhance use of the land for a wide variety of passive recreation uses.	Appropriate facilities provided and managed for passive recreation.	<p>Manage User Agreements to ensure that a wide variety of passive recreation opportunities continue to be provided.</p> <p>Leverage grant, co-funding and impact investment opportunities to fund maintenance or upgrading of passive recreation facilities and infrastructure.</p> <p>Install park benches and picnic facilities in the area.</p>	<p>High</p> <p>High</p> <p>Medium</p> <p>Low</p>	<p>Increased passive recreation use of the space.</p> <p>Levels of satisfaction.</p> <p>Health and Wellbeing indicators.</p> <p>Landscape plan created and implemented.</p>

ITEM	STRATEGIES	PERFORMANCE TARGET	MEANS OF ACHIEVEMENT / ACTIONS	PRIORITY	METHOD OF MEASUREMENT
Ancillary infrastructure	Provide inclusive ancillary infrastructure to meet the needs of all age groups for example playground facilities, exercise opportunities, seating.	Ancillary infrastructure is inclusive and meets the community demand at the time.	<p>Install drinking bubblers and water bottle refill stations.</p> <p>Improve the children's playground to meet the needs of young children in Suffolk Park.</p> <p>Maintain seating appropriate to the levels of active and passive use of the SPRG.</p> <p>Install additional waste and recycling bins.</p>	<p>High</p> <p>High</p> <p>Medium</p> <p>Medium</p>	<p>Drinking water facilities installed.</p> <p>Installation and upgrade of playground completed.</p> <p>Levels of satisfaction.</p>
Emissions Reduction	Transition use, maintenance and development of the Grounds towards nett zero emissions	The Grounds are used, maintained and developed in a manner that is consistent with Council's emissions targets.	<p>Introduce emissions and waste minimisation/elimination actions into User Agreements.</p> <p>Support users to identify ways they can:</p> <ul style="list-style-type: none"> - transition towards nett zero emissions; and - develop and implement waste minimisation /elimination plans. 	Medium	Emissions (measured as CO2 in tonnes) from electricity use.

ITEM	STRATEGIES	PERFORMANCE TARGET	MEANS OF ACHIEVEMENT / ACTIONS	PRIORITY	METHOD OF MEASUREMENT
Maintenance and Management	Ensure the SPRG is clean and appropriate for a wide variety of uses.	SPRG maintained to agreed levels of service.	Develop a comprehensive maintenance program including levels of service and details of partnerships that will deliver ground maintenance services , for example: <ul style="list-style-type: none"> - Inspections; - waste and recycling management; - grass cutting; - line marking; - delineation/management of boundaries; - vegetation management; - graffiti removal; etc. 	High	Levels of service delivered.
Ground closures to ensure asset protection and or community safety	Ensure grounds are maintained in a safe and effective manner.	Ground users are informed of closures due to wet weather.	In consultation with the sports groups and schools, implement a system which advises the users when the Ground is closed.	High	System developed and implemented.

ITEM	STRATEGIES	PERFORMANCE TARGET	MEANS OF ACHIEVEMENT / ACTIONS	PRIORITY	METHOD OF MEASUREMENT
	<p>Discourage and minimise antisocial behaviour.</p> <p>Undertake regular inspections of the SPRG</p>	<p>SPRG is a safe public space.</p>	<p>Apply Crime Prevention through Environmental Design (CPTED) Principles to the land, buildings and infrastructure.</p> <p>Comprehensive maintenance program includes partnerships and processes to remove and repair damage caused by graffiti or vandalism as soon as possible.</p> <p>Activate the grounds and create family friendly spaces to promote inter-generational activity.</p>	<p>High</p> <p>High</p> <p>Medium</p>	<p>Levels of satisfaction.</p> <p>Health and Wellbeing indicators.</p>
Safety and Risk Management	<p>Lighting is installed and used only to meet safety and security purposes or to meet an identified need arising from use.</p>	<p>Adequate lighting is installed, provided no additional emissions are generated and/or no additional cost to Council is incurred.</p>	<p>Any proposed changes to lighting be considered in consultation with adjoining owners and users with User Agreements.</p>	<p>Low</p>	<p>Lighting upgraded with minimal impact on adjoining residents.</p>

ITEM	STRATEGIES	PERFORMANCE TARGET	MEANS OF ACHIEVEMENT / ACTIONS	PRIORITY	METHOD OF MEASUREMENT
Lighting	Utilise the space as a valuable link in a chain of circuits and linkages across the surrounding community. Improved access will not only improve the use of this space but also adjacent spaces as walking circuits and routes become longer, more connected, and more viable for use	Adequate pathways and access to, through and around the SPRG are provided.	Incorporate landscape management plan recommendations in relation to shade and beautification.	Medium	
Access and movement	Maximise value of SPRG as a component in the overall town drainage system.	Stormwater is appropriately managed onsite.	Investigate potential to improve drainage.	Medium	Reduction in field damage during wet weather events.
	Minimise damage and field closures due to flooding in periods of high rainfall.	Damage to fields during wet weather events is minimised.	Incorporate consideration of the SPRG Ground as part of any overall review of town stormwater management.	Low	Number of days of field closure.

ITEM	STRATEGIES	PERFORMANCE TARGET	MEANS OF ACHIEVEMENT / ACTIONS	PRIORITY	METHOD OF MEASUREMENT
Drainage	<p>Ensure inclusive vehicle and bicycle parking is adequate to meet needs of users of the SPRG and adjoining residents.</p> <p>Ensure safe movement of vehicles in and out of the reserve within designated areas.</p>	Adequate vehicle and bicycle parking infrastructure is constructed.	.	<p>High</p> <p>Medium</p> <p>Medium</p> <p>Medium</p>	<p>Levels of satisfaction</p> <p>Infringement trends in area over time.</p>

5 Leases, licences and other estate

Subject to the Local Government Act 1993, this Plan of Management expressly authorises the granting of any interest in any of these parts of the Land:

- Any sports field or court; or
- Any building or other structure,

For any of the following purposes (as well as any purpose ancillary to these purposes):

- Community or non-profit;
- Sporting (whether recreational or competitive);
- Commercial; or
- Any purpose that is consistent with the objectives of this Plan, the core objectives of the Suffolk Park Recreation Ground's categorisation and legislative requirements applicable at the time.

6 Future use and development of the land

The LGA requires that a Plan of Management must expressly authorise any proposed developments on community land. It must detail the scale and intensity of this development and the purpose for which it will be used.

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

Description	Purpose/use	Authorised scale of development
Buildings and land	<ul style="list-style-type: none"> • active recreation; • passive recreation; • community use; • commercial use (for example but not limited to markets, filming, events, cinema, outdoor/indoor entertainment, gymnasium, primitive camping, training camps etc); • services and utilities; • works (for example but not limited to demolition, building, earthworks, drainage, roadworks etc); • infrastructure (for example but not limited to lighting, seating, roads, paths, parking, bins, irrigation, equipment etc); • facilities and amenities (for 	<ul style="list-style-type: none"> • anywhere on the Suffolk Park Recreation Grounds; • 24/7; • under or above ground; and/or • of a size, scale and intensity that is permitted by planning instruments or other laws applying at the time <p>Provided it is consistent with the objectives of this Plan and the Core Objectives and legislative requirements applying to the Suffolk Park Recreation Ground at the time.</p>

	<p>example but not limited to, canteens, clubhouses, meeting spaces, viewer areas, toilets, showers, changerooms etc); and</p> <ul style="list-style-type: none"> • any ancillary building, development and/or work for the above purposes. • Community Garden in accordance with Councils adopted Community Gardens Policy as adopted. 	<p>Community Garden as located within the developed masterplan dated</p>
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7 Estimated cost of works

There are no estimates of costs for the authorised developments as most are an overview of the types and range of authorised development authorised and specific projects will be costed at the relevant time.

8 Masterplan Concept Plans

SUFFOLK PARK COMMUNITY PARK MASTERPLAN *a place for the community*



March 2018

CONCEPT _____ looking into the park from the western frontage



CONCEPT _____ the existing skate park with improved shade and amenity



CONCEPT _____ re-working the junction between the skate park and the existing playground



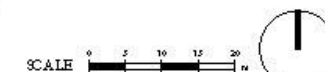
CONCEPT PLAN option 1



1. New entry path and associated planting
2. Park wayfinding / identifier
3. New entry path providing a maintenance edge and access to the bush area
4. Informal trails through the existing bush area
5. Areas of introduced landforming and topography for informal picnicing
6. Proposed 'pump-track'- sealed surface bike and scooter track
7. New tree planting combining an avenue entry with informal tree planting- proposed location for new exercise equipment space
8. Community garden integrated with surrounding park areas
9. New community garden storage shed
10. New shelter and gathering spaces including BBQ, picnic tables and natural shade

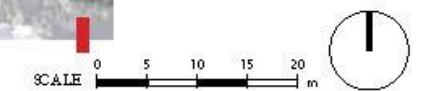
11. Drainage planting areas- path elevated
12. Community gathering space and shelter. Area positioned to benefit from views across playing fields, views to the escarpment to the west, and proximity to the community garden, proposed nature play, and the existing car park
13. Nature play area positioned adjacent to the community garden to encourage interaction and to combine productive planting with sensory and nature play activities
14. Embankment slides utilising existing topography
15. Play cubby and lookout
16. Concrete seating wall for minor retaining
17. New circulation paths providing circuits for walking, riding and scootering
18. New planting areas associated with existing drainage lines

19. New paths connecting to existing park shelters
20. New trees to increase existing planting along bank- improving shade provision
21. Area proposed for potential clubhouse extension
22. New paths along existing desire line
23. New concrete terraces and planted arbour associated with existing skate park ramp and grass bank
24. Potential large permeable shade structure
25. New trees planted between the skate park areas to increase shade and amenity
26. New path and drainage line combined
27. New concrete seating wall and associated planting
28. New shelter and associated BBQ
29. New hoops / netball court



CONCEPT PLAN option 1 (detail- western end)

JOINS NEXT PAGE



CONCEPT PLAN option 1 (detail- eastern end)



CONCEPT PLAN *option 2 (small pump track)*



1. New entry path and associated planting
2. Potential permeable paving to informal parking areas
3. New entry path providing a maintenance edge and access to the bush area
4. Informal trails through the existing bush area
5. Areas of introduced landforming and topography for informal picnicing
6. Proposed 'pump-track'- sealed surface bike and scooter track
7. New tree planting combining an avenue entry with informal tree planting- proposed location for new exercise equipment space
8. Community garden integrated with surrounding park areas
9. New community garden storage shed
10. New shelter and gathering spaces including BBQ picnic tables and natural shade

CUFFOLK DADY COMMUNITY DADY

11. Drainage planting area- path elevated
12. Community gathering space and shelter. Area positioned to benefit from views across playing fields, views to the escarpment to the west, and proximity to the community garden, proposed nature play, and the existing car park
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27. New concrete seating wall and associated planting
28. New shelter and associated BBQ
29. New bocce / petanque court

