

FEEDBACK FROM PUBLIC EXHIBITION AND COMMUNITY COMMENTS

Summary

The following table summarises over 40 comments made by clubs and the community on the Bangalow Sports Fields Draft Plan of Management And Master Plan.

The table following provides the comments, @leisure 's response to the comment and any proposed changes to the documents.

There are five main themes in the comments.

1. Provide more generic references in the Plan Of Management to enable flexibility. In general, this is agreed, however the flexibility of wordings suggested are around some things that cannot be achieved such as the construction of buildings in the flood prone land and provision of additional facilities for which there is no space. It seems that in many instances the detail of what is proposed isn't clearly understood and there seems to be an assumption about a number of facilities being able to be accommodated that there is insufficient space for.
2. There is a desire for the amenities building to be made significantly larger. There is only one location for a central amenities block for flooding and access reasons and this is small. It is suggested that the playground could move to accommodate a bigger building – but this would not enable the increase of the building footprint by very much, and it is not desirable to constrain the configuration of fields any further, by building it in the middle as proposed. The need for a central amenities block was constrained by land available on the whole reserve and the compromise was to provide a two storey block in the same footprint, supported by two small satellite facilities with accessible toilet change and shelter at either end of the park supporting soccer in the south and tennis and netball primarily in the north.
3. There is a suggestion to move the playground to extend the building and make it safer. Consultation with the community did not recommend the relocation of the playground and recommended that it retained a small footprint because of the availability of playgrounds in other sites. It has good site lines is centrally located and the design concept provided resolves the issues with the path and fences it from adjacent accessways and parking.
4. The options for the layout of rugby pitches were considered in detail with the clubs. The survey drawing shows that it is not possible to fit two rugby pitches side by side in the north oval and the only way this could be achieved would be by the flexibility of rugby using the second oval. The soccer club drawings of the fields confirm inadequate space for two fields, The drawing shows the wrong field orientation, the fields are not shown with runouts and are shown over the pathway without consideration that the pathway cannot easily be moved without altering all of the other facilities on the reserve.

Comments made, @leisure response and suggested changes

	Comments	@leisure response	Changes to draft
	Blue Dogs Submission		
1	<p>Section 2.2 Future demand (p13)</p> <p>Currently reads:</p> <p>“to accommodate social basketball and wheelchair sports”.</p> <p>Should read:</p> <p>“accommodate other sports including but not limited to social basketball and wheelchair sports”.</p>	<p>Wording amended as requested..</p>	<p>Replace with “encourage shared use of the courts for other sports including basketball and wheelchair sports”</p>
2	<p>Section 2.3 The amenities buildings (p14)</p> <p>Currently reads:</p> <p>“However, only one central change room and social facility are feasible”.</p> <p>Note:</p> <p>Remove statement as irrelevant or in any case contrary to the Governance Outcomes provided to allow for flexibility over time (PoM, p 27).</p>	<p>In terms of space and probable costs the original statement is correct , and as agree in discussions with Councillors and staff . The option provided is to supplement the central amenities with have an accessible toilet/allowing individual change and shelter available in the north and the south to complement the central amenity.</p>	<p>No change</p>
3	<p>Section 3.2 Specific objectives by facility/ area - Change rooms and toilets 1 (p17):</p> <p>Currently reads: “storage centrally located (not to the south in flood-prone land) to serve all sports users in the vicinity of, or the current location”.</p> <p>Should read: “storage centrally located to serve all sports users in the vicinity of, or the current location”.</p> <p>Note: The current wording is contrary to what BSC have advised regarding temporary storage/change facilities on the fields in the form of containers and the like, particularly in the short term. Any storage/change facility would need to be approved by Council anyway making the detail redundant.</p>	<p>The objective reads:</p> <p>Provide a code compliant change room and shared social space that are accessible to people of all genders and abilities, toilet and change facilities, and storage centrally located (not to the south in flood-prone land) to serve all sports users in the vicinity of, or the current location.</p> <p>This objective is about amenities and is correct.</p> <p>As in 2. Satellite storage in the north and south is available now and provided for in the plan and is proposed to be included in the central amenities.</p> <p>Central storage is required to replace that provided by the bowlo (which the plan cannot recommend as it is on private land.</p>	<p>Provide code compliant amenities (e.g., toilet, change facilities, shared social space and storage) that are accessible to people of all genders and abilities, centrally located (and not to the south in flood-prone land) to serve all sports users, in the vicinity of, or the current location.</p>

	Comments	@leisure response	Changes to draft
4	<p>Section 3.2 Specific objectives by facility/ area - Change rooms and toilets 3 (p17-18):</p> <p>Currently reads:</p> <p>“Provide in the same footprint access to toilets and storage for other sports using facilities in the north of the Sports Fields”.</p> <p>Should read: “</p> <p>Provide access to toilets and storage for other sports using facilities in the north of the Sports Fields”.</p>	<p>Redevelop the tennis club rooms as a small satellite facility. Provide in the same footprint access to toilets and storage for other sports using facilities in the north of the Sports Fields.</p> <p>The intent of this objective is to have one amenity building in the north that serves tennis and the other sports so there is no duplication of toilets for example, and to share such facilities as is best practice. Only one social facility and meeting space for clubs was deemed viable on the site and this would be in the central location accessible to all clubs.</p> <p>The difficulty in finding space for two facilities is the driver as is cost . it does not appear to be reasonable to leave the door open for multiple amenity blocks across the whole reserve.</p>	<p>No change in text proposed, except for numbering.</p>
5	<p>Section 3.2 Specific objectives by facility/ area - Play space 1 (p20):</p> <p>Currently reads:</p> <p>“Upgrade the playground in the current location in view of the playing fields and the main central changing rooms”.</p> <p>Should read: “Upgrade the playground in the vicinity of the playing fields and the main central changing rooms”.</p> <p>Note:</p> <p>The current location of the playground is highly dangerous and poses an unacceptable risk to path walkers and children as identified in the PoM. Driver visibility in the carpark is poor and children can easily run onto the road, particularly when parents leave children unattended and unsupervised in the play space.</p>	<p>Users parents and clubs were interviewed about the location of the playground and the feedback was that it was an excellent location. Our observations suggest that it worked well.</p> <p>The issues associated with the adjacent roadway, and the separation of pedestrians traffic and parking are captured separately. The master plans concept for the playground has a fence between the road/ car park and the play space.</p> <p>Issue associated with the path and the design of the play space is captured, and addresses in the design concept, which designs the play space and the path to work together and remove the safety issues around levels and surfaces.</p> <p>Perhaps this design has not been reviewed?</p> <p>It is not good practise to put amenity buildings or playgrounds in the middle of turf playing fields that given the current demand from sports, the lack of available space and the need to retain maximum flexibility in field configurations.</p>	<p>No change as the issues are addressed in the design concept.</p>
6	<p>Section 3.2 Specific objectives by facility/ area - Rugby pitch (p 21):</p> <p>Currently reads: “Note this only is possible on Oval 2.”</p> <p>Note:</p> <p>This sentence should be deleted as there are also possible options on Shultz Oval (Oval 1).</p>	<p>No other options have been able to be identified by club, Council or @leisure without altering property boundaries or adjacent facilities.</p> <p>The club has provided shows rectangular fields east west (which is not code compliant) and which show that the fields would overlap the current path. No allowance has been made for field run outs.</p> <p>The scaled survey drawings show that it is not possible to provide 2 rugby pitches side by side in the</p>	<p>Noting that it is not currently possible to implement proposed options (attachment 3 to Council Report)- no change.</p>

	Comments	@leisure response	Changes to draft
		<p>available space unless rugby is moved south to another part of the field.</p> <p>If the path is altered, then there is insufficient space for car parking, club amenity buildings and other facilities included in the plan.</p>	
7	<p>Economic outcomes (p26):</p> <p>Note: The economic outcomes generated by the direct use of the sports fields is significantly understated in the PoM.</p> <p>Accurately acknowledging the economic outcomes created by the sporting groups use of the site is fundamental when sporting clubs or council applying for successful grants and thus requires more. "Per week" should be included in the currently reading on Summer 6's as well as a more detail explanation of the future economic benefit of sport club growth on local businesses and employment opportunities.</p>	<p>@leisure calculated these economic benefits using standard industry methodology, and numbers of participants provided by clubs.</p> <p>We'd be delighted to update this if some further information was provided</p>	<p>No change unless revised program or participant numbers are provided.</p>
8	<p>Part 5 Permissible uses and occupancy of the land (p28-29):</p> <p>Note:</p> <p>Permissible uses need to be updated to reflect changes outlined in this submission.</p>	<p>No additional permissible uses were proposed?</p>	<p>No change</p>
9	<p>5.3 Existing agreements (p 30):</p> <p>Note:</p> <p>User agreements should be increased from 12 months to 5 years. Short user agreements are a barrier to grant funding which has been highlighted by Football North Coast, Donna Johnston from BSC and others with expertise in grant writing such as Sid Cramp.</p> <p>Feedback 2 - supporting Landscape Masterplan ('LM')</p> <p>Key Actions listed on the Bangalow Sports fields Landscape Master Plan Dwg No: LMP01 of 6. Planning changes.</p>	<p>Noted.</p> <p>The Plan "authorises Council to prepare leases or licences over the whole or part of the Sports Fields for the purposes above".</p> <p>Council may vary the term of occupancy in line with relevant legislation, and following extensive consultation / expressions of interest etc.,</p> <p>Nothing in the Plan prevents a review of the term of occupancy.</p> <p>The plan can't dictate the term until a community engagement process has been conducted.</p>	<p>No change.</p>
10	<p>Relocate playground to allow construction of a sufficiently sized multi-sport changeroom facility.</p>	<p>No other or better site was able to be found for the playground. See 3. Above</p> <p>The master plan concept for the playground has a fence between the road/ car park and the play space.</p>	<p>No change.</p>

	Comments	@leisure response	Changes to draft
		It is not desirable to put it between the fields of play due to possible inundation and this may compromise the sports field configurations.	
11	Reposition cricket nets and amend netball court and club support facilities to accommodate two rugby fields.	This is not possible given property boundaries, location of existing facilities and slope. As shown on Club drawings provided 2 fields don't fit.	No change.
12	Delete all "white" line markings on the fields because they are not correct and contrary to maximising the fields of play.	The plan uses an aerial photo as a base. No lines have been drawn. The white lines are those viewable on the 2022 aerial photo provided as a base plan.	No change.
13	Ovals: Currently reads: Reconstruct all fields of play and provide better drainage and irrigation. Where feasible increase the level to minimise the impact of flooding. Should read: Reconstruct all fields of play, carry out bulk earthworks, construct retaining structures, re-route walking track and complete other necessary work to accommodate the following fields while still maintaining two cricket fields	As noted earlier this is written in a general way because it is unlikely to be possible to raise the levels of the grounds substantially to make a difference, or structures. or provide retaining structures, re-route the walking track and maintain two cricket fields. Where feasible increase the level to minimise the impact of flooding will enable works in line with the recommendations listed.	No change
14	Cricket Practice Nets: Currently reads: Remove old and relocate the cricket practice nets. Add a third bay. Should read: Remove old and relocate the cricket practice nets. Add a third bay and position to suit new Rugby field layout.	Positioning is most important in relation to cricket. It does not appear that the rugby fields can be configured to improve the nth for rugby, suggest an alternative wording: Remove old and relocate the cricket practice nets. Add a third bay and position new nets considering Cricket Australia's Guidelines and to suit any revised field layout.	Reword: Remove old and relocate the cricket practice nets. Add a third bay and position nets considering Cricket Australia's Guidelines and to suit any revised field layout.
15	02A Cricket Screens: Add new item: Remove existing permanent screens and replace with mobile screens.	Ok	On page 7 of the master plan under cricket add: Remove existing permanent sight screens and replace with mobile screens.

	Comments	@leisure response	Changes to draft
16	<p>Change Rooms:</p> <p>Currently reads: Redevelop the sports change rooms. Provide for all genders and all abilities in a central location.</p> <p>Should read: Remove old and construct new multi-sports change rooms with undercroft, 8 unisex accessible changerooms, referee rooms, multi-club meeting room, canteen and dry stores, PWD and unisex bathrooms, public address /presentation space, spectator balconies and storage areas with dedicated carparking (approx. 650m2).</p>	<p>The master plan says:</p> <p>1. Provide a code compliant, change room and small shared social space accessible to people of all genders and abilities, toilet and change facilities and storage, centrally located (in the current location). Provide a second storey as appropriate, for meeting/multipurpose/ social space.</p> <p>The location of the change rooms is set by the fact it is the only area of the park outside flood levels where a significant building can be provided.</p> <p>It is unlikely for the footprint available to be able to accommodate 8 change rooms unless a revision property boundaries etc., (There is approx. 300 footprint).</p> <p>Council advised the wording as previously to work within the property boundary and the footprint available without impacting on other spaces.</p> <p>The replacement of the pavilion of the amenities would be subject to a design process.</p> <p>The space is assumed as around 600sqm (over 2 levels) and 4 change rooms for costing purposes.</p> <p>As with other comments the priority for space is to accommodate the fields of play first.</p>	No change
17	<p>05 Netball Courts:</p> <p>Currently reads: Two lit netball courts side by side, with multi-sport markings to include tennis.</p> <p>Should read: Two lit netball courts, with multi-sport markings to include multiple sports such as tennis, futsal, basketball and pickle ball.</p>	<p>The current wording doesn't prevent you marking courts for other sports.</p> <p>However, we wouldn't recommend more than three permanent lines (netball, basketball and tennis.)</p> <p>Social futsal can play to netball lines as the courts are not big enough for official futsal competition. Other sports can be marked as required.</p>	No change
18	<p>10 Playground:</p> <p>Currently reads: Undertake immediate repairs to the playground and surrounds. In the long term, redevelop the play space to increase accessibility and play value.</p> <p>Should read: Undertake immediate repairs to the playground and surrounds. In the long term, remove old and construct a new play space adjacent the skate park and between new fields with increased accessibility and play</p>	<p>The design concept provides a solution to address the issues with the path way etc.,</p> <p>User and parents gave us strong feedback that the current play space site was a good one and that would be our assessment from observations, leaving as much space for sports fields as possible.</p> <p>In our assessment the priority should be sport, as the site is too small to include other recreation facilities, that could be housed on other open space sites. There is insufficient space for a pump track in our view.</p>	No change

	Comments	@leisure response	Changes to draft
	value. Consider improving skatepark, providing bump track, etc.		
	Rugby club submission		
19	<p>The one objective of the Rugby Club that is not included in the draft PoM is to find space for a junior rugby field large enough to accommodate at least up to under 11s.</p> <p>We support the options that the Soccer Club have identified to re-orient the main rugby field and undertake other necessary works to provide room for a junior rugby field (110m x 60m) alongside a full size field (120m x 70m).</p>	<p>This is not factually correct.</p> <p>This was a key objective . However, the survey drawing shows that it can't be achieved on the oval even with moving the practice nets. Multiple options for field layouts were presented to clubs to provide the rugby club with options. As discussed, the only option to achieve this is to the south on the oval used by soccer.</p> <p>As the soccer club plans show there is insufficient space for this extra field. The fields drawn on the soccer clubs proposal overlap existing facilities such as the paths, there is no run out shown and there is no space to relocate the existing pathway, as it impacts on other facilities.</p> <p>Hence the master plans suggested that the only option to provide for two ruby fields is to swap the use of the oval 1 with the oval currently used for soccer immediately to the south. This is a matter for the clubs.</p>	No change
20	All other comments copied from Blue Dogs Submission	Please see responses above	No change except as outlined above.
	Tennis		
21	Young to old this is magic for the tennis community and deserving of some upgrades for our tennis court and completely outgrown club house (/maintenance shed)	<p>Agree</p> <p>The plan proposed an upgrade to the facility. With the small available space, a shared compliant facility of a very modest scale is proposed.</p>	No change
22	New surface for tennis courts Clubhouse extension & seating for spectators	This is proposed in the plan	No change
	Resident female 1		
23	it would be good to have better changing facilities for female soccer players.	Agreed	No change
24	<p>The tennis courts are also in bad condition and so new surfaces is urgently needed, plus the fences are broken and balls go through underneath.</p> <p>When it rains the courts flood quickly and take ages to drain, it's really busy at the</p>	<p>Agreed</p> <p>One additional court is proposed, upgrade to drainage and existing facilities recommended for upgrading.</p>	No change

	Comments	@leisure response	Changes to draft
	tennis courts so more courts are also needed so we can play bigger competitions.		
25	Priority would be better female change rooms and fix the tennis courts	Agreed	No change
Resident 2 Male			
26	The kids playground remains dangerously close to an unfenced car park.	Yes . The master plans concept for the playground has a fence between the road/ car park and the play space.	No change
27	The tennis club has gone through a significant increase in participation from kids teens through to adult's it deserves greater priority on its development including at least one extra tennis court if not two new courts	Agreed one additional tennis court is proposed/ shared with netball. The re is not the space for an additional court in this location.	No change
28	Resurfacing of the current courts and maintenance on the fencing is also a high priority. There are around 10 juniors training at Bangalow tennis who are competing in state tournaments, they deserve the opportunity to have improved facilities. Our mature aged players use tennis as a social and fitness outlook and deserve safe playing surfaces with reduced risk of injury as well as more suitable facilities. with more courts and facilities - Bangalow could host tournaments and more tennis event which will help local business and our community	Agreed An additional court and better surfaces would provide more appropriate competition venue. – in line with tennis Aust Standards.	No change
29	3. The idea of a shared facility with netball appears smart if there are clear agreements in place.	Agreed	No change
Male residents 3			
30	It seems to provide for BAU and does not consider additional or emerging sports and play	The plan considered a number of sports, recreation activities including swimming and assessed their demand and their dependence on this site. It found that there was insufficient space to accommodate any new facilities other than netball and activities that can use the courts and fields given constraints in car parking and support facilities, planning and environmental considerations	No change
31	The change-rooms are too small for rugby soccer and six a side. JSF is too far from the toilets.	The change rooms are very small , however unless a joint development ethe bowl could be negotiated or one sports field removed there is inadequate space to provide for a larger facility.	No change

	Comments	@leisure response	Changes to draft
		Agreed. Public toilets are proposed in the new amenities block as well as in the north in conjunction with tennis and netball and in the south for soccer-football.	
32	The playground is also too small and inadequate	The playground is small however its purpose is primarily to support the activity on the sports fields. The reserve is not big enough to have all the facilities desired at the scaled desired. Sports are considered the priority in this location, as other larger play spaces are available in the town, and no other sports fields can be provided elsewhere.	No change
33	It would be good to open up views and access to Byron creek	A potential crossing is proposed, however given the significance of the vegetation it is not recommended that the tree canopy which is taken some considerable time for Landcare to re-establish, be impacted further.	No change
Male resident 4			
34	I think It's great		No change
Male residents 5			
35	Cricket nets & turf pitch should be a higher priority given the poor quality compared to others in the region	Ok	No change
36	Looks great can't wait to see it all happen.		No change
Male Resident 6			
37	The current change room's footprint is too small to cater for a multiport facility and storage options for sporting clubs should not be limited to a set location on the plan.	The footprint is small however some amenities are required and as per the plans there is only one location above flood levels where the building can be constructed.	No change
38	Comments copied from soccer club	See Responses to soccer clubs comments	See above
Male Resident 7			
39	The upgrade of change room facilities is imperative. With so many female players an appropriate space is required	Agreed half the change rooms would be allocated to females	No change
40	Drainage of some areas that water log is required	Agreed. The plan recommends major drainage works	No change
Male resident 8			
41	Submission copied from Blue dogs	See previous comments	As above
Male resident 9			
42	Submission copied from Blue dogs	See previous comments	As above
Male resident 10			

	Comments	@leisure response	Changes to draft
43	I think the amenities could be provided on the northern end of the rugby fields	The northern area was considered however there is nowhere else where the netball courts could fit.	No change.
44	I also think the grounds are in need of better drainage and turf resurfacing	Yes, this is included a major action of the plan .	No Change
45	Lighting could be upgraded to future proof the facility in consultation with the clubs as well as lighting company consultants	Yes, this is included a major action of the plan.	No Change
Female resident 11			
46	Submission copied from Blue dogs		As above