



Bangalow Sports Fields Plan of Management

DRAFT
November 2022

About this document

This document is the Draft Bangalow Sports Field Plan of Management prepared by @leisure Planners.

This document replaces the 2004 Bangalow Sports Field Plan of Management.

Other documents prepared related to the Plan include:

- Bangalow Sports Fields Landscape Master Plan
- Bangalow Sports Fields Plan of Management and Landscape Master Plan Consultation Findings
- Bangalow Sports Fields Plan of Management and Landscape Master Plan Site Analysis
- Bangalow Sports Fields Issues and Opportunities

The views expressed in the consultation section of this document are those provided by the Bangalow community. They do not necessarily reflect the views held by @leisure or Council.

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Jeavons Landscape Architects assisted with preparing this Plan of Management, with the consultation, site analysis and prepared the landscape master drawings.

Bennett and Bennett Pty Ltd prepared the feature survey of the site.

Byron Bay Shire Council and @leisure Planners acknowledge that the Bangalow Sports Fields is situated on the land of the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagalk Nations.

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1 Introduction

1.1 What is a plan of management?

Plans of Management are legal documents to guide how Crown land will be used and sustainably managed.

Plans of Management ensure that Crown land is lawfully used and occupied, which is an essential part of the role of all Council managers in managing Crown reserves.

These Plans provide information about that site, including social, environmental, and economic values, a set objectives and performance targets for community land, and provide for active land management and use, including issuing tenures over the land.

1.2 What is the purpose of the plan

All community land managed by a Council and used by the community must have a Plan of Management as required under the Crown Land Management Act 2016 (CLM Act) and the Local Government Act 1993 (LG Act).

This Plan of Management (POM) will guide future management, development, and use of the Bangalow Sports Fields to deliver positive social, environmental, economic and governance outcomes (QBL outcomes) and positively contribute to the health and wellbeing of the community as well as the financial sustainability of the Council.

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 Bangalow Sports Fields is large and can co-host various compatible recreation and sporting uses.

This Plan of Management has been prepared to be as flexible and enabling as possible and to allow it to meet current community sporting and Council needs.

1.3 Land description and location

This Plan of Management relates to the land known as the Bangalow Sports Fields, situated in the south of the Shire at 5 Byron Bay Road, Bangalow 2479. See the following images.



Figure 1. Location of Bangalow in the Shire. Image Google 2019



Figure 2. Bangalow Sports Fields (yellow) locational context



Figure 3. Location Bangalow Sports Fields

1.4 The site

Land covered under this Plan of Management is the following parcels:

- Lot 5 on D.P.1039596 - 5.404 Ha
- Lot 9 on D.P.748099 - 5.002 Ha
- Lot 5 on D.P.609656 - 2345m²

Owner: Byron Shire Council

Zoning: RE1 (Public Recreation)

The following aerial image shows the extent of the Sports Fields.

Category and classification of land

The land is classified as community land under the Local Government Act 1993. The land is categorised as Sports ground under the Act.

The Reserve has a long-established use as a multi-purpose sports ground.

Facilities on the Reserve include two ovals and multiple rectangular fields currently used for cricket, rugby, soccer-football. There are three tennis courts, lighting, spectator seating and an amenities block.

The Reserve includes a skate park, perimeter path, playgrounds and associated open green space and the revegetated area along the creek.



Figure 4. Aerial view of Bangalow Sports Fields
Image: Google Earth 2022

The Bangalow Sports Fields are located on public land classified as Community Land (see pink in the image below).

Two other small parcels of community land are located adjacent; to the west, a small parcel connecting the rail corridor to Rankin Drive, and the retention basin to the east of Bangalow Road. The northern access to the site is classified as Operational Land (green).

Adjacent to the Bangalow Sports Fields is two parcels of Crown land. These are the Showgrounds (orange) and the Byron Creek (blue). See Figure following.



Figure 5. Individual parcels of Council and Crown land in and around the Bangalow Sporting Fields

Source: Byron Bay Shire Council mapping tool

The Bangalow Sports Fields are a compilation of land acquired from private ownership. Over the years, several parcels have been added.

The Sports fields include three parcels of Community Land and one of Operational Land. The four parcels of land are shown in the figure below.



Legend



Figure 6. Bangalow Sports Fields land parcels

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The sports fields are closely related to adjacent properties due to the current configuration of access, car parking and bowling club's land. There are no social club facilities on the Sports Fields.

The adjacent bowling club offers views of the fields and food and beverage and is used by sports clubs for after-game and off-field activities.

The tennis courts inadvertently extend 1.5m onto the private parcel of land to the southeast. See the blue inline in the image below.

The parcel of operational land (which provides access to the Sports Fields) extends into the field of play.



Figure 7. The boundary between the tennis courts and the proposed motel site (blue line)

1.5 Zoning

The Bangalow Sports Fields is zoned as RE1 Public Recreation (Byron Local Environment Plan, 2014 (Amendment No.24)). This zone applies to public open space and land used for public recreation activities.

The zone intends to provide a range of recreational settings and compatible land uses while protecting and enhancing the natural environment for recreational purposes.

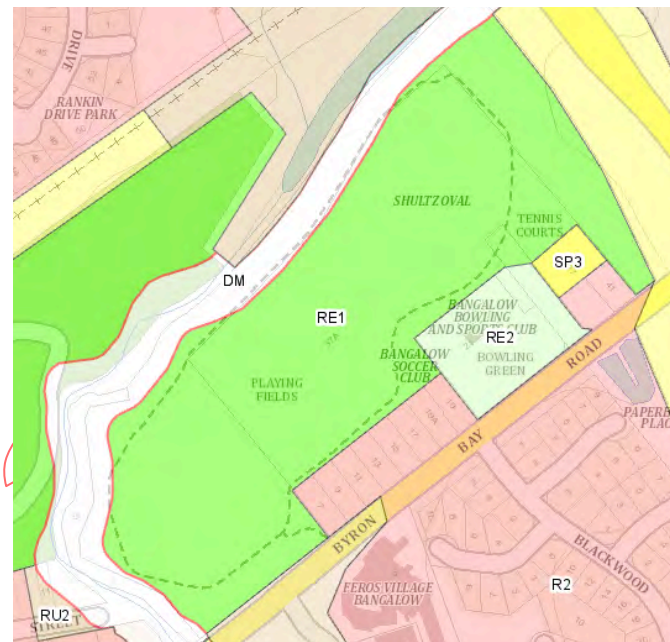


Figure 8. Planning scheme zones over the Bangalow Sporting fields

1.6 Open space and recreation needs assessment classification

The Sports Fields are classified as a 'town/village sports park' under Byron Shire's Open Space and Recreation Needs Assessment and Action Plan 2018.

A village/town sports park generally contains one or two formally maintained sports fields/ovals/courts that cater for a mixture of winter and summer sporting codes. The needs assessment indicates the fields/ovals/courts are of a high standard but may not comply with or be maintained, too, state regulations for the sporting codes using the park.

Village/town sports parks generally include:

- Basic spectator seating amenities and canteen building storage facilities
- Formalised car parking
- Floodlights that enable evening training
- Floodlights that enable evening competition games on at least one field/oval/court.

1.7 Planning overlays

Maps showing the two planning overlays are provided below. The Bangalow Sports Fields has a flood zone overlay that covers most of the Sports Fields except for the south-eastern corner.



Figure 9. Bangalow Sports Fields Flood overlay

The northern border of the Sports Fields has a Camphor Laurel vegetation overlay (green with a red border), and the western border has a planted landscaping overlay (red with yellow border).

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Figure 10. Bangalow Sports Fields Camphor Laurel overlay (yellow border)

1.8 Relationship of the Sports Fields and other land uses

The Sports Fields are the only community sporting space in Bangalow.

The Sports Fields are surrounded by a range of public and private use properties (refer to Figure following).

The Sports Fields are boarded by residential land to the southeast, the Bangalow Bowling Club, the proposed Motel site to the east, and the Byron Creek to the west.

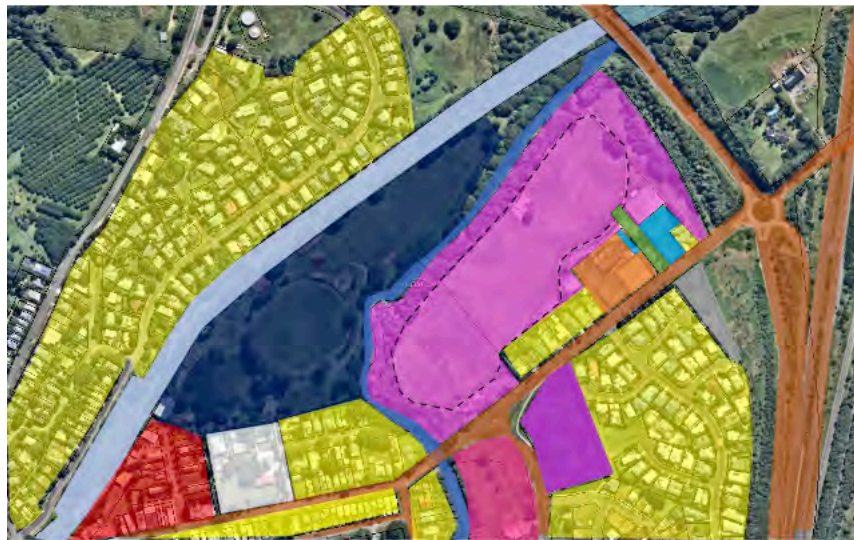
West of the creek is the Bangalow Showgrounds. The Bangalow Public School is a short walk southwest of the Sports Fields.

The Bangalow Sports Fields have a range of walking trails internally and around them that link them to the township and other parts of the township.

Bangalow parklands are located further south along the Byron Creek. Local volunteers have done substantial work along the creek; this has provided a natural habitat for animals to live and thrive.

Bangalow Showgrounds is across the creek and provides some sports activities, the show, markets, and agricultural events.

The following image shows those adjacent land uses.



Legend

- | | | | | | |
|---------------------|--------------------------------|------------------------|------------------------|----------------------|-----------------------|
| Byron Creek | Residential Land | Bangalow Sports Fields | Bangalow Showgrounds | Sports Fields Access | Bangalow Bowling Club |
| Proposed Motel Site | Feros Care Residential Village | Mixed Businesses | Bangalow Public School | Walking path | Retention Basin |
| Rail Corridor | Main Roads | Bangalow Sikh Temple | | | |

Figure 11. Location of the Bangalow Sports Fields and surrounding land uses

1.9 The Bangalow Village Centre Master Plan

The Bangalow Village Master Plan 2017 seek to connect Bangalow Village with the public spaces along the Bangalow Creek (including the Sports Fields) and the Rail corridor. The Plan also aims to connect the indigenous vegetation along the Byron Creek, originally part of the 'Big Scrub' along the boundaries of the Sports Fields in line with the Bangalow Land and Rivercare's objective of restoring a native vegetation buffer zone along approximately 6km of Byron Creek from the old highway to Binna Burra including Paddy's Creek and Maori Creek.

The following image shows the Walking Trail and Cycleway Network: Bangalow Village Centre Master Plan Concept.



Figure 12. Walking Trail and Cycleway Network: Bangalow Village Centre Master Plan Concept

1.10 Native title and Aboriginal land rights

The Bundjalung of Byron Bay, Arakwal People, are the traditional custodians of the lands in this area and have continuing Native Title Rights and Interests in the parcel of land that contains Byron Creek waterway and adjoining the Sports Fields.

Ongoing management and use of the Sports Fields need to consider the continuing exercise of the Arakwal People of their rights and interests in the waterway (Byron Creek).

Also, while Byron Creek is outside the scope of this Plan of Management, it is important to note that any works proposed over the waterway, for example, a pedestrian walkway linking the Sports Fields to other parts of Bangalow, would need to comply with the requirements of the Native Title Act 1993 (Cth).

1.11 Aboriginal cultural heritage

As noted above, the area is the traditional land of the Arakwal People.

A search of the Aboriginal Heritage Information Management System indicates that aboriginal sites are recorded in this area.

Council will be required to complete due diligence investigations into Aboriginal Cultural Heritage before deciding whether to proceed with works on the Sports Fields.

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2 Nature, condition, and use of facilities on the Sports Fields

2.1 Existing facilities and their use

The Sports Fields currently have the following facilities:

- **A large open platform of sports turf** is marked for several sporting codes. Currently, these include multiple fields of play for soccer-football to suit different age groups and forms of the game, rugby, and cricket.
- These fields are supported by floodlights, back nets, player boxes, storage, sight screens, tiered spectator seating, field signage, and two practice cricket nets.
- These fields are used by sporting clubs and associations as well as social participation, sports development programs and training activities.
- A concrete skate park and associated shelter
- The skate park is used by a wide range of age groups for skating and wheeled activities.
- **A concrete perimeter path circuit** and associated fitness equipment, seating, and interpretative signage.
- The path is very well used by families with small children, wheeled toys, bikes and dogs, sports supporters, and older community members.
- Three fenced and lit synthetic grass tennis courts and associated amenities.
- These amenities also include a Council management and storage space. The courts have a hit-up wall. New LED luminaires have recently been provided on the existing high timber poles.
- The courts are used for coaching, sports development programmes, social tennis, and club games.
- A centrally located changeroom and amenity block building
- This building includes home and away toilets and change facilities, an accessible public toilet, canteen and storage space and a veranda.
- The block is primarily used by the rugby and soccer-football club.
- **Car and bicycle parking** is sealed and unsealed, and protective bollards.
- **A very small play** space overlooks the fields and is well-used adjacent to the amenities block.
- **A riparian vegetation corridor** bordering the Sports Fields and the perimeter path.
- This corridor has been remediated by Landcare and Rivercare and community participation to re-establish "The Big Scrub", protecting flora, fauna, and creek from nutrients and other impacts.
- The corridor provides a backdrop of trees, contact with nature and wind protection for the Sports Fields.
- **The Bangalow Netball Club** has been associated with these Sports Fields throughout its history; however, it currently has no facilities, and uses facilities on an adjacent parcel of land.

2.2 Current use and future demand

The use of the fields has been estimated from organised use of the playing fields, cricket nets, skate park, perimeter trail, playground, and tennis courts across different times of the day, day of the week and season.

The number of visits per year has been estimated at 107,000- to 143,000 depending on weather and other variables. The following table provides the estimate of visits per year by facility.

Table 1. Estimated number of visits by spectators and players

| Est. Use by facility | Est. annual visits |
|-------------------------|--------------------|
| Outdoor playing fields | 53,060 |
| Netball (on Bowlo land) | 2,050 |
| Skate park | 5,486 |
| Perimeter trail | 17,914 |
| Playground | 15,860 |
| Tennis courts | 9,600 |
| Cricket nets | 3,330 |
| Total | 107,300 |

¹ AusPlay is a national participation survey of adults aged 15 and over and children 0-14 about their participation in sports and physical activity.

Future demand

The population in the catchment around Bangalow Sports Fields is forecast to increase over the next 20 years. The average age is increasing, but the demographic profile of Bangalow suggests that there is a relatively high propensity for residents to play sport or use the facilities on the Sports Fields and there are no additional facilities proposed that are likely to compete with the Sports Fields.

Based on the potential number of participants in organised sports for the catchment applied to 2041 the number of existing facilities in Bangalow will not be sufficient to meet the state average participate rate from AusPlay for each sport.¹

No space for additional fields is possible on the Sports Fields hence every effort to increase the carrying capacity of the existing fields should be made, as well as potentially using the Showgrounds as overflow.

The additional demand for netball and tennis courts is likely to be partly met by two new hard courts which may also be able to accommodate social basketball and wheelchair sports.

Each year, 20,000 adults aged 15 or over complete the survey. Apart from providing information about their own participation, parents/guardians of children under the age of 15 are asked about the physical activities undertaken by one of their children.

2.3 Condition of current facilities

A detailed site analysis with images was prepared as a precursor to this Plan of Management and was provided as a separate Volume. Similarly, an Issues and Opportunities paper was also provided as a separate Volume.

A high-level summary of the condition and use of facilities is provided below.

Sports, fields of play

The sports turf area without dividing fences provides a good flexible playing surface for different sports and levels of competition.

The width of the Reserve constrains the size of the fields of play, so not all fields of play can be side by side and oriented north-south.

The condition of the turf is relatively poor. The condition is a combination of overuse, flood inundation, poor drainage, the species of turf, infestations by ants and "Bindy eyes", and inappropriate management practices.

The flood-prone nature of the south of the site, proximity to the creek, and encroaching vegetation provide some constraints for turf growth.

The existing cricket nets are facing the wrong way and are in relatively poor condition. They don't have full netting above to protect adjacent users from balls. The existing location of nets crowds the playing fields, and there is a need for an additional bay.

Lighting on the fields does not appear adequate for all the current uses, and not all luminaires are LED.

There is a lack of shade, and spectator seating is limited but difficult to site, close to each field of play, as the fields are used for different codes in different seasons.

The amenities buildings

The central and slightly elevated location of the amenities building is good, and outside the 1 in a 100yr flood level. However, the building has a relatively constrained footprint in its current location. The condition of the building is poor, it is not well maintained, and the missing bricks and changes of levels on the edge of the veranda present a risk issue.

The change facilities are not female or family-friendly or large enough to accommodate all sports currently played and serve the public.

The current size and linear configuration of the fields of play, proximity to the waterway and flood-prone nature of the Site mean that one amenity building facility cannot serve all fields of play and all sports. However, only one central change room and social facility are feasible. This one central facility could be supported by satellite facilities proximate to the different fields and courts providing sideline toilets, shelter, limited storage, and a drink station.

The constrained size and configuration of the site limits the opportunity to provide any substantive club and social support facilities. A second storey to the change facilities may provide a modest shared club/ multipurpose room suitable for game day and social activities and meetings.

Car parking and access

Currently, one public access via Operational Land to the north-eastern car park in front of the bowls club and overlooking the playing fields. There is no exit from this car park except via the adjacent privately owned bowling club land.

In the north, visitors to the Sports Fields currently park on the grass elevated above the path and nose into the tennis courts. This area has become eroded, potholed, and muddy.

This location provides a good, elevated outlook on the fields of play. There are bollards separating vehicles from the playing fields.

Car spaces are not line-marked. Cars also park on the access road, which is the parcel of operational land.

There is an inadequate number of car spaces; they are not designated, nor do they directly service all courts and fields. For example, a sealed car park in the south mainly serves the Jeff Schneider Field and path walkers.

Sports users' cars park everywhere, including on the private Bowling Club land. The area is very congested. Sight lines are poor for vehicles travelling in both directions, and children run back and forward across the accessway.

The perimeter path

The perimeter path is in good condition. It is concrete with a good texture for grip. It's flat and shows very little wear or cracking, and it meanders nicely around the fringe of the fields of play in an elevated position overlooking the fields. Fitness equipment and seating are very close to the path edge and are in the path's right of way.

Some areas of the path are very dark at night, and there are parts with no ambient lighting. Some people users may feel uncomfortable using the trail for this reason.

Accessibility

There is no accessible path of travel from the footpath running down into the park from the road bridge that provides the easiest path to the village.

Similarly, there is no accessible path from the amenity block and associated facilities to the fields of play.

The access off the veranda down to the play space is not usable.

The skate park is an elevated structure and needs an accessible path of travel from the perimeter path.

The amenities provided would not meet contemporary standards for people of all abilities and gender identities.

Tennis courts

The tennis courts are well-used. However, their condition is fair to poor. The synthetic grass carpet appears very thin and has significant encroachment by organic matter around the perimeter fence line, due to the lack of a mowing strip edging and possible maintenance practices of the associated grass areas. The fence is bowed in places. The courts run east-west, and there are lights in between courts, inside the one enclosure.

The club rooms do not appear family-friendly or accessible to people with a disability. However, there is minimal shelter for participants and parents of children doing programmes, and the kitchenette is open to the weather.

The play space

A small play space is centrally located, adjacent to the amenities building and overlooking the fields of play. It provides an important community asset; however, its position on a sloped site abutting the path means the mulch soft fall spills over on the path. This provides a risk to path users.

The play space has equipment from different eras, a monkey bar, a small combination unit, a pommel swing, and a seesaw. None of these items is accessible to someone using a mobility device.

The site condition and feature survey is provided in Appendix 1.

3 Future development of the land

3.1 Purpose of the land and category

The primary purpose and Category of the land is Sports Ground.

Guidelines for categorisation under the Local Government Act Regulations for land classified as Sports Ground identify:

"The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games."

Core objectives

The Local Government Act 1993 specifies the core objectives for management of community land categorised as a Sportsground are to:

- a) Encourage, promote, and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- b) Ensure that such activities are managed to have regard to any adverse impact on nearby residences.

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

Specific objectives by facility/area

Below are specific objectives, methods and performance targets that will be implemented incrementally, by facility or area, as funds become available, following of adoption of this Plan.

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3.2 Specific objectives by facility/ area, performance indicators, priority and means of achievement

| Facility /Area | Objectives | Performance target | Means of achievement/actions | Priority | Method of measurement |
|---------------------------------|--|--|---|--|---|
| Skate park | <ul style="list-style-type: none"> Continue to regularly clean and maintain the skate park in a condition that is safe for skating and wheeled activities. Keep the skate park in a condition acceptable to the community with minimal graffiti. Ensure that there are opportunities for all people to access the skate park. Provide opportunities for people to learn to skate and progress their skill development at this park. | <ul style="list-style-type: none"> The skate park is maintained because of good upkeep Keep clear of significant graffiti and obscene, racist, and other inappropriate content. Path access from the perimeter path for people using a mobility device. Skate programs and events encouraged. | <ul style="list-style-type: none"> A frequent and regular inspection, maintenance, and repair program in place. Regular inspections and removal of graffiti, if evident. Construct an accessible path. Promotion of the skate and available opportunities to learn etc., | <ul style="list-style-type: none"> High Medium | <ul style="list-style-type: none"> The skate park is kept in a good and safe condition. Graffiti is regularly inspected and removed. Path access to the skate park. Opportunities to learn to skate safely. Levels of satisfaction. |
| Change rooms and toilets | <ul style="list-style-type: none"> 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. 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. | <ul style="list-style-type: none"> A shared amenities building that provides for accessible home and away change rooms and toilets, as well as public toilets. An amenity building that caters for tennis and netball clubs includes Council maintenance and storage space and access to toilets and storage for the clubs using the northern fields. A safe place for soccer-football participants to access toilets, drinking water and clubs to store essential items. Public amenities that cater for disability access, including a hoist and adult change table. | <ul style="list-style-type: none"> Provide suitable storage for sports clubs so all items can be locked away in a safe location. Develop new amenities in consultation with the tennis, netball, rugby, and cricket clubs. User agreements that set out conditions, terms of use, reporting requirements and encourage participation in social and competitive sports and programs. User agreements to include usage and membership reports. New satellite amenities in consultation with the soccer-football club. Accessible public toilet with hoist and adult change facility | <ul style="list-style-type: none"> High | <ul style="list-style-type: none"> All club members have a safe place to change if required, and suitable amenities. Enough space for the clubs to store their equipment. All club members have a safe place to access toilets, storage, shelter, and small-scale amenities. User agreements are in place covering access to support facilities and reporting details. Soccer-football participants have safe access to toilets drinking water, and storage close to the fields of play. |

| Facility /Area | Objectives | Performance target | Means of achievement/actions | Priority | Method of measurement |
|--|--|--|--|--|---|
| | <ul style="list-style-type: none"> Provide additional accessible toilets and storage for soccer-football and public users in association with the southern car park. | | | | |
| Lighting | <ul style="list-style-type: none"> Upgrade lighting on sporting fields and courts. Address any areas of the perimeter path that are very dark and where the impact on adjacent landowners or they are providing can be managed. | <ul style="list-style-type: none"> Lighting that meets sporting code requirements, is energy efficient, doesn't obstruct flexibility in terms of marking fields of play, and is cost-effective to maintain. All fields and courts have access to lights for night competition use or training. Providing energy-efficient and cost-effective lights to enable safe use of the perimeter path around the Sports Fields. Lighting is not to be intrusive to adjoining residents or wildlife. | <ul style="list-style-type: none"> Upgrade field and court lighting in consultation with the sports clubs and remove redundant light towers. Complete a light audit for the perimeter path and assess options to include solar-powered lights, on sensors, in key locations, for each core hours. | <ul style="list-style-type: none"> Medium | <ul style="list-style-type: none"> Sporting code-compliant lights installed on Sports Fields and courts. Energy-efficient and cost-effective lighting for at least core hours with minimal impact on adjoining residents and wildlife. Levels of satisfaction |
| Access for people of all ages and abilities | <ul style="list-style-type: none"> Provide an accessible path of travel from the town centre to the Sports Field, including an upgrade of the existing path. Provide an accessible path of travel to the skate park and onto the sports field of play from the perimeter path. Provide toilets and changerooms to meet the needs of people of all abilities and gender identities. Upgrade surfaces, paths and play opportunities to remove barriers to inclusion. | <ul style="list-style-type: none"> Access for all people between the township and the Sports Fields All toilets and change rooms in the Sports Fields cater for people of all ages, genders, and abilities as per Australian Standards, Building code requirements and public policy. Surfaces across buildings and infrastructure have no barriers for people with mobility devices or a vision impairment. | <ul style="list-style-type: none"> Refine the alignment of the path that travels from the footpath on the road bridge down the slope to the Sports Fields. Promote the upgrade of the footpaths along the main road to the town centre. Provide minor extensions from the perimeter path to the Sports Fields of play and the skate park. Prepare plans for the redevelopment of the current club amenities and public toilets. Realign, repair materials, or resurface areas and provide accessible paths of travel and remove trip hazards. | <ul style="list-style-type: none"> High | <ul style="list-style-type: none"> Upgrade the existing path from the road bridge to become an accessible path of travel Accessible path of travel to the skate park and onto the sports field of play from the perimeter path. The toilets and change rooms can be used by all members of the community. Provide accessible, DDA-compliant infrastructure for people of all ages and abilities to enjoy. |

| Facility /Area | Objectives | Performance target | Means of achievement/actions | Priority | Method of measurement |
|------------------------|---|--|---|--|---|
| | <ul style="list-style-type: none"> Provide accessible car parking in the revision of the car parking. Provide a regraded access point down from the bridge and central Bangalow to the Reserve. | <ul style="list-style-type: none"> Upgraded softfall containment around the place, regular maintenance of softfall, and access to key items of equipment. Provide accessible parking at the Sports Fields. Easy access to the Sports Fields for all members of the community. | <ul style="list-style-type: none"> Upgraded play space softfall containment to restrict loose material migrating onto the perimeter path. Redesign the play space in conjunction with the central amenity block to include all children in play, integrating some wheelchair-accessible components. Improve connections between paths to change rooms and fields of play to allow accessibility by all Develop a traffic management plan for the Sports Fields Access the current condition of the path. | | <ul style="list-style-type: none"> Regular maintenance of play space softfall as per Australian Standards. Additional car parking is proximate to all sports facilities. |
| Shade and trees | <ul style="list-style-type: none"> Provide additional permanent shade/seating along the field sidelines where they don't obstruct flexible use and sightlines. Retain and plant additional shade trees outside the perimeter path of the Sports Fields and along southern car park. Retain the high-quality amenity value of the site with landscaping and tree planting – in areas where vegetation will not impact further on the vigour of turf grass, sight lines etc. | <ul style="list-style-type: none"> Provide several lightweight shade structures to support spectators along the edges of the Sports Field and fields of play sidelines. Addition trees planted and any removed due to building works replaced. Root protection zones introduced and managed. Trees limbed up so as not to restrict sight lines. Root barriers protecting courts, fences, and infrastructure from root invasion. Encroachment and shading of sports turf minimised. | <ul style="list-style-type: none"> Prepare a planting plan for the Reserve in conjunction with building works and in conjunction with sports clubs and neighbourhoods, and key stakeholders. Planting plan prepared. Shade structures planned and designed inconjunct with clubs and user groups. | <ul style="list-style-type: none"> Medium | <ul style="list-style-type: none"> A number of trees and shade structures are provided in appropriate locations Impact of trees on sports facilities is minimised through management. |
| Perimeter path | <ul style="list-style-type: none"> Consider naming the path to reflect local sports people/events. Keep the path free from obstructions. | <ul style="list-style-type: none"> Recognise the contribution of a resident. The path is usable by all members of the community. | <ul style="list-style-type: none"> Community consultation. Keep a buffer on either side of the path free of obstructions, including trees, seats, and fitness equipment. | <ul style="list-style-type: none"> Low | <ul style="list-style-type: none"> The path is named and signed accordingly. Levels of satisfaction. |

| Facility /Area | Objectives | Performance target | Means of achievement/actions | Priority | Method of measurement |
|----------------------------|---|--|--|--|---|
| Play space | <ul style="list-style-type: none"> Upgrade the playground in the current location in view of the playing fields and the main central changing rooms. Create a new design, integrating some wheelchair-accessible components. Ensure any new design features are unique to Bangalow and complement the other local play spaces. | <ul style="list-style-type: none"> The play space caters to groups of children of mixed ages and abilities to play socially as well as to challenge themselves physically. Too many single-use items avoided. Regularly top up the Softfall in line with the Australian Standards. | <ul style="list-style-type: none"> Prepare a detailed design for the play space using an experienced play space with specialist skills in designing for people with a disability. Develop and implement a maintenance program for the playgrounds. | <ul style="list-style-type: none"> Some works are required as a high priority – all other works medium. | <ul style="list-style-type: none"> Installation and upgrade of the playground completed. People of all ages and abilities included in play. |
| Sports turf quality | <ul style="list-style-type: none"> Reconstruct the sports turf fields of play to provide good quality and safe playing surface, including, where possible, elevation to minimise the possibility of inundation. Remove funnel ants and weeds Undertake significant drainage works to redirect direct water off the Sports Fields. Manage sport turf and its use in line with the carrying capacity of the turf. | <ul style="list-style-type: none"> High quality and density of turf provided through an adequate soil profile, more level surface, appropriate turf species, suitable drainage, and irrigation. Fields of play are managed to a specification that is in line with the carrying capacity of the upgraded fields. Maintenance of turf in keeping with use to an acceptable industry standard. Drainage works completed. | <ul style="list-style-type: none"> Determine whether if it is possible to elevate the fields of play slightly above the current levels. Prepare a detailed design for the reconstruction of all fields of play and drainage works. Determine a level of use and standard of management that can sustain an acceptable quality of sports turf. Prepare revised agreements with clubs with agreed levels of use (i.e., numbers of playing hours per week that can be sustained and protect the turf quality) and roles in management. Prepare new specifications for turf management with clear performance indicators and a maintenance regime that can be shared with the clubs, so they know what to expect. | <ul style="list-style-type: none"> High | <ul style="list-style-type: none"> Acceptable standard of sports turf in accordance with the requirements of the sports played. Improved drainage off site and on site Carrying capacity of the turf assessed and levels of use agreed. Maintenance of turf specifications developed with clear performance indicators. Agreement in place if the Sports Fields are not playable. Suitability of the nature of cricket wickets to the standard of competition, the ground size and ability to resource the management and shared nature of use. |

| Facility /Area | Objectives | Performance target | Means of achievement/actions | Priority | Method of measurement |
|------------------------------|---|--|---|----------|---|
| | | | <ul style="list-style-type: none"> Consider the nature of the cricket wickets and if practical to move the wicket on one oval to a turf wicket, in keeping with the standard of competition and shared use. Consider negotiating with the Showgrounds to access grounds when the Sports Fields are too wet to play on. Consider the nature of cricket wickets in keeping with shared use and local conditions. | Low | |
| Cricket practice nets | <ul style="list-style-type: none"> Relocate and expand cricket nets to meet Cricket Australia's Guidelines. | <ul style="list-style-type: none"> Provide three open-access cricket nets that can be used by the cricket club and the public and meet Cricket Australia's Guidelines. | <ul style="list-style-type: none"> Relocate the cricket nets to the northwest of the ground and add one bay. Maintenance contract to include the cricket practice nets and wickets. | Medium | <ul style="list-style-type: none"> Cricket nets relocated, one bay added, and the facility constructed and maintained in line with Cricket Aust. Standards. |
| Rugby pitch | <ul style="list-style-type: none"> Consider options for a full-sized rugby pitch off the cricket wicket and a junior field beside. Note this only is possible on Oval 2. | <ul style="list-style-type: none"> Line marking to provide a full-sized rugby pitch (of the cricket wicket) and a junior field (side by side), where practical and agreeable with other shared users. | <ul style="list-style-type: none"> Negotiate with other users to determine if there is a better configuration of Oval No.1& 2 for Junior rugby, cricket, and soccer-football. Numbers will be required. | Low | <ul style="list-style-type: none"> Multiple fields side by side for winter codes. |
| Tennis courts | <ul style="list-style-type: none"> Upgrade the three tennis courts to provide a higher standard of surface that can be easily maintained to reduce runoff and organic matter from migrating on the surface. Encourage the use of the courts for social tennis, competition, development programs and coaching. Provide one additional shared hard court in conjunction with netball. | <ul style="list-style-type: none"> Three synthetic grass tennis courts with code-compliant tennis lights, a mowing strip and fencing, supported by a new shared support facility (see change rooms and toilets) viewing area, hit up wall and appropriate drainage etc., Access to an additional hard court. | <ul style="list-style-type: none"> Prepare a specification for the replacement of the existing tennis surface. Upgrade the light configuration in conjunction with other field lighting) and where possible, outside the fenced enclosure. Upgrade court fencing in consultation with the tennis club. Provide access to an additional hard court for tennis if new netball courts are constructed. | Medium | <ul style="list-style-type: none"> Tennis courts redeveloped to be code compliant and safe for participants. User agreement is in place covering usage and maintenance. |

| Facility /Area | Objectives | Performance target | Means of achievement/actions | Priority | Method of measurement |
|---------------------------|--|--|---|--|--|
| | | | <ul style="list-style-type: none"> Prepare drawings for an upgraded support facility in conjunction with providing toilets, shelter, and storage for other clubs. Prepare a user agreement with the tennis for the courts and support facilities. | | |
| Access and parking | <ul style="list-style-type: none"> Provide additional parking proximate to the fields and courts at the northeast of the Sports Fields. Redesign car parking off the main entry within Council land, off the main public access road, and provide maintenance access to the Sports Fields. Design the parking off the main entry in conjunction with adjacent landowners once drainage issues are resolved. | <ul style="list-style-type: none"> Additional car parking close to and facing cricket, tennis and rugby and future netball. Parking does not impact on fields of play or the perimeter path. Retain parking central to soccer-football and on the south. Address the drainage, surfaces, and the channel across the southern car park. | <ul style="list-style-type: none"> Prepare a new parking and accessway design in conjunction with adjacent stakeholders. Provide a new car park in a parcel of the Reserve directly north of the tennis courts with access to Bangalow Rd to serve tennis, netball, rugby, and cricket Improve the drainage around the southern car park in the longer term and address the channel that runs across it. | <ul style="list-style-type: none"> Medium High | <ul style="list-style-type: none"> A new parking design and access plan prepared for the Sports Fields Additional car parking for the Sports Fields. |
| Netball courts | <ul style="list-style-type: none"> Construct two netball courts for training and social activities adjoining the tennis courts. Develop multi-sport courts to cater for different sports including tennis and wheelchair sports | <ul style="list-style-type: none"> A minimum of two netball courts that include lighting, fences, shade, shelter that are code compliant, and have direct access to shared amenities with toilets. One netball court that is multi-marked for use by tennis and wheelchair sport | <ul style="list-style-type: none"> Development of new netball courts in consultation with the netball and tennis clubs. Develop a user agreement with the netball club for court usage. | <ul style="list-style-type: none"> High | <ul style="list-style-type: none"> Shared user group agreement in place. |

| Facility /Area | Objectives | Performance target | Means of achievement/actions | Priority | Method of measurement |
|------------------------------|---|--|---|--|---|
| Signs | <ul style="list-style-type: none"> Update signage for each sports code around the Sports Fields. Provide the current name of the field and encouragement to participate. Manage and co-locate signs to keep them to a minimum, keep relevant and readable. Manage/co-locate signs to keep them to a minimum | <ul style="list-style-type: none"> Existing signs rationalised. Surplus signs removed. Co-locate signs on the same post. All signs with a uniform graphic style. A larger, more informative sign for tennis. Maintenance and cleaning program in place | <ul style="list-style-type: none"> Assess all current signage and determine the most appropriate type and location for each facility at the Sports Fields. Prepare/utilise a consistent signage palette and ensure signs are essential, clear, and content is readable. Ensure management regimes/ agreements include looking after signs. | <ul style="list-style-type: none"> Medium | <ul style="list-style-type: none"> Essential signs name each facility, are clear and easy to read, promote use of each facility, and are maintained well. Signage posts are kept to a minimum with multiple signs on one post. |
| Revegetation corridor | <ul style="list-style-type: none"> To maintain a vegetation corridor along the boundary of the Sports Fields with the Byron Creek. Limit impacts on this corridor and the tree canopy from works, lights and activities related to the use of the Sports Fields. Limit the impact of a creek crossing by locating it over the electric supply line or causeway, where there is an opening in the tree canopy. Manage the canopy of trees to minimise further encroachment of the sports turf. Consider the protection of the Windmill and its interpretation, in conjunction with descendants of the original land holders and other interested parties. | <ul style="list-style-type: none"> Tree canopy in the corridor not interrupted. Support for continued maintenance and works by Bangalow Landcare and Rivercare. Location and future of the windmill agreed | <ul style="list-style-type: none"> No unauthorised works in the corridor. The revegetated corridor will continue to be managed by the Bangalow Land and Rivercare in conjunction with Council. Encroachment of trees over the path and sports turf managed by Council. Off lead dog use of the corridor controlled. Creek crossing at the location of the electric supply crossing supported. Consultation in relation to the restoration and future location of the windmill in an appropriate location on or off site. Agreement as to restoration and interpretation of the windmill. <p>Note: Any proposal that affects the creek corridor (which is a separate parcel of land) would be subject to a separate planning process, and that will include consideration of native title issues.</p> | <ul style="list-style-type: none"> Medium | <ul style="list-style-type: none"> Increased waterway health and biodiversity. No unauthorised works in the corridor. No encroachment of trees over the path and sports turf. Off lead dog use of the corridor controlled. Windmill protected, restored, and relocated if appropriate. |

| Facility /Area | Objectives | Performance target | Means of achievement/actions | Priority | Method of measurement |
|-------------------------|---|--|---|--|---|
| Seating | <ul style="list-style-type: none"> Provide additional seating for spectators along the fields of play, where there is adequate buffer to the field of play and the perimeter path. | <ul style="list-style-type: none"> Attentional seating for spectators. | <ul style="list-style-type: none"> Place seating within shelters along the fields of play in-between Oval No 2 and the Jeff Schneider Field. Consider options for seating overlooking fields and outside the perimeter path | <ul style="list-style-type: none"> Medium | <ul style="list-style-type: none"> Seating installed. |
| Bicycle parking | <ul style="list-style-type: none"> Retain bicycle parking near the change rooms and in association with new parking and support facilities. | <ul style="list-style-type: none"> Bicycle parking in appropriate locations. | <ul style="list-style-type: none"> Ensure designs for car parking and support facilities include bicycle parking | <ul style="list-style-type: none"> Medium | <ul style="list-style-type: none"> Bicycle parking provided in multiple locations at the Sports Fields. |
| Arts and culture | <ul style="list-style-type: none"> Include arts and cultural references in the design of infrastructure. | <ul style="list-style-type: none"> Indigenous cultural elements incorporated into landscape and infrastructure design | <ul style="list-style-type: none"> Utilise local indigenous artists in design processes. | <ul style="list-style-type: none"> Medium | <ul style="list-style-type: none"> Indigenous culture and art considered in the landscape and infrastructure design. |

The key developments are shown in the following plan. Refer to the Landscape Master Plan for details on the key actions.

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Figure 13 Landscape master plan



- Key actions**
- 01 **Ovals**
Reconstruct all fields of play and provide better drainage and irrigation. Where feasible, increase the level to minimise the impact of flooding
 - 02 **Cricket practice nets**
Remove old and relocate the cricket practice nets. Add a third bay
 - 03 **Change rooms**
Redevelop the sports change rooms. Provide for all genders and all abilities in a central location
 - 04 **Drainage**
Investigate solutions to drainage problems and redesign stormwater drainage system across the precinct
 - 05 **Netball courts**
Two 11 netball courts side by side, with multi-sport markings to include tennis
 - 06 **Tennis courts**
Rebuild 3 tennis courts with toilets, lights, drainage, new surface, new fencing, covered viewing area and hit up wall
 - 07 **Toilets/storage**
New accessible all-gender toilets with additional storage and shelter
 - 08 **Car parking**
Limited parking within Council land, and maintenance access to change rooms, unless joint parking scheme can be agreed with adjacent landowners
 - 09 **New car park for tennis and netball courts**
 - 10 **Playground**
Undertake immediate repairs to the playground and surrounds. In the long term, redevelop the play space to increase accessibility and play value
 - 11 **Tree shade**
Improve amenity and shade through additional tree planting. Limb up underneath to enable easy viewing. Plant outside the perimeter path
 - 12 **Shade / shelters**
New shade structures for spectators. Size and shape can vary depending on position
 - 13 **Access paths**
New wheelchair accessible boardwalk path to link sports fields to Bangalow town via the road bridge
 - 14 **New internal paths to allow wheelchair access to the fields of play and skate park**
 - 15 **Lighting**
Investigate the need for any path lighting and use solar and sensor lights
 - 16 **Signs**
Review, co-locate and rationalise all signs and create a uniform graphic style
 - 17 **Club support facilities with toilets / storage**
Provide all gender accessible toilets, shared club facilities and council maintenance space
 - 18 **Creek crossing**
Preferred location of bridge along the power lines easement
 - 19 **Water sensitive urban design**
Provide new water sensitive urban design for wetland habitat around the boardwalk ramp

Draft Plan of Management
Bangalow Sportsfields Landscape Master Plan
 Byron Bay Road, Bangalow NSW 2479



Job No: 22063
 Date: 09/12/22
 Draw No: LAMP01 of 6
 Scale: 1:1000 @ A1

 No. Date Issue Notes

4 Community value and outcomes

The Bangalow Sports Fields has social, cultural, historical, 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 publicly available open space for organised sport centrally located with easy access.

Key social, economic, and environmental outcomes that the Bangalow Sports Fields include:

Social outcomes

The Bangalow Sports Fields has value as a social space where people can play and watch teams sport, meet, and socialise with like-minded people. In addition, the fields provide a place where people of all genders, abilities, and ages can participate in group and individual physical and recreation activities, sports, walking, skating, and playing.

The Bangalow Sports Fields provide a vital community hub for sports and recreation activities for Bangalow and surrounding localities. The Sports Fields provide for club competition for rugby, cricket and soccer-football, tennis, and netball (training only) and the summer social competition for six-a-side soccer-football.

The Reserve enables volunteer opportunities through the sports clubs' activities and Landcare to protect and maintain the natural environment on the perimeters of the Reserve.

Community members do not need to be active sports participants to derive value and benefit from community sports fields. In addition, the sports facilities draw communities together by providing a gathering place for various recreational activities.

Improving the sporting fields and their recreation amenity supports greater use, increases physical activity and health and wellbeing and benefits within the local community, and enhances social connectedness and community pride².

² The Value of Community Sports Infrastructure. Investigating the value of community sports facilities to Australia. KPMG. Aust. Sports Commission 2018

Environmental outcomes

The Sports Fields including the revegetated corridor provide benefits such as open space and contact with nature for users, aesthetic appeal for adjacent residences overlooking the site, and through its connection to other public open spaces in Bangalow and contributing to biodiversity values.

The Sports Fields:

- Provide the opportunity to observe and contact nature from the perimeter path. The site allows viewing and access to the associated Byron Creek Corridor and facilitates environmental education by interpreting indigenous species from the "Big Scrub". Remnant vegetation and trees planted along the perimeter path around the Sports Fields are signed.
- Provide an open space buffer to the environmental and culturally significant riparian corridor along the Byron Creek, which hosts flying foxes, koalas, and platypus, among other fauna.
- Support the revegetation of the adjoining Byron Creek corridor and the management of potential impacts such as weed invasion, dog activity and nutrient spread.
- Will, where possible, provide additional trees for shade around the playing fields.

All the above roles contribute to the broader open space network and enhance biodiversity values associated the Byron Creek and its tributaries and the wider Bangalow environment.

Economic outcomes

The Sports Fields enhance the outlook and visual amenity of the surrounding residential properties and enhance the town's liveability, resulting in economic benefits to the community.

The Sports Fields provide economic benefits to the township by continuing to host competitive sports teams and their supporters who reside outside of Bangalow. For example, Summer 6's football alone attracts over around 800 people to the town.

If the fields and support facilities are upgraded and sustained in good condition, the number of supporters and participants in Bangalow can be sustained or increased.

The Bangalow Sports Fields is easily accessible by car, bike or path from the Village Centre and the highway. However, it may, in future, be more accessible if associated path links proposed in the Village Master Plan and this plan are established.

Governance outcomes

The primary governance outcome Council seeks to achieve through this Plan is the management of the Bangalow Sports Fields over the short, medium, and long terms in line with community, peak body, and users expectations.

This plan has been deliberately prepared to be as flexible as possible to continue delivering governance outcomes over the short, medium, and long term as demand may change.

This plan will contribute to the implementation of the Bangalow Village Plan and the Bangalow Landscape Master Plan which are important governance outcomes for the Council and community.

Where the sustainability of individual actions compete against each other, a holistic, strategic approach will be taken by Council, and where required, actions with greater overall positive sustainability outcomes will be prioritised.

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5 Permissible uses and occupancy of the land

5.1 List of permissible uses

The permissible uses of the Bangalow Sports Fields are listed in the following table.

Figure 14 Permissible usage of the Bangalow Sports Fields

| Use | Description |
|-----------------------------------|---|
| Sport, Physical Activity and Play | <ul style="list-style-type: none"> Football -soccer- competition, training, programs, coaching and social Rugby – competition, training, programs, coaching and social play Tennis – competition, development programs, training, coaching and social play Cricket – competition, training, coaching and social play Bike riding – casual use Running/walking – casual use or events Use of fitness equipment Use of the play space Spectating and social activities Group recreational use, such as picnics and private celebrations Exhibitions and similar events and gatherings Filming and photographic projects Sports and fitness or training classes Netball training, coaching and social play |

| Use | Description |
|---|---|
| Club houses and amenities buildings | <ul style="list-style-type: none"> Main club rooms and amenities that contains two change rooms, a canteen, space for club and social activities, and storage An accessible public toilet Tennis clubhouse that contains a small kitchenette, toilet, and small social space and viewing area |
| Memorials and interpretative signage | <ul style="list-style-type: none"> Memorials are located around the Sports Fields to commemorate residents, activities and events and interpret the vegetation in the riparian corridor, as appropriate Protection and restoration of the Windmill. |
| General | Various ancillary infrastructure, including: <ul style="list-style-type: none"> Sports floodlighting and security lights, fencing Bins Paths Stormwater drains Electricity supply poles Underground utilities such as water, sewer, and electricity Bench and spectator seating Car and bicycle parking |
| Maintenance, infrastructure, and storage | <ul style="list-style-type: none"> Facilities for storage of equipment and maintenance accessories Maintenance of grounds and infrastructure |
| Management of the vegetation corridor along the creek | Protection, maintenance, and enhancement of the corridor of vegetation along the boundary of the Sports Fields and the Byron Creek. |

Figure 15. Authority of the Plan of Management

| Description | Purpose/use | Authorised scale of development |
|--------------------|--|--|
| Buildings and land | <ul style="list-style-type: none"> • Supporting recreation and sporting use on the fields • Social gathering and community use • Services and utilities • Works (for example, but not limited to demolition, building, earthworks, drainage, road works etc.) • Infrastructure (for example, but not limited to lighting, seating roads paths, parking bins irrigation, equipment etc.) • Facilities and amenities (for example, but not limited to club rooms, toilets, shower, change rooms etc. and small social space) • Any ancillary building development and/or work for the above purposes. | <ul style="list-style-type: none"> • Outside the flood inundation level • 24 hrs per day use as required and where not likely to impact adjacent residents • Under and above ground and/ or • Of the size, scale and intensity that is appropriate to the site, permitted by planning instruments or other laws applying at the time • Provided that it is consistent with the objectives of this Plan and the Core Objectives and legislative requirements applying to the Bangalow Sports Fields at the time. |

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5.2 Leases and licences

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 use
- Sporting (including club, paid program, coaching, school, organised and social and competitive, and events)
- Any purpose that is consistent with the objectives of this Plan, the core objectives of the Bangalow Plan of Management categorisation and legislative requirements applicable at the time.

This Plan authorises Council to prepare leases or licences over the whole or part of the Sports Fields for the purposes above.

5.3 Existing agreements

The following leases, licences or agreements exist at the date of adoption of this Plan of Management.

- Bangalow Bluedogs Soccer Club – Annual user group agreement. This includes the "Summer sixes" soccer-football competition
- Bangalow Rebels Rugby Club – Seasonal agreement (Winter April-September)
- Bangalow Cricket Club – Seasonal agreement (Summer Oct-March)

The following agreements are in preparation or planned:

- Bangalow Tennis Club – Annual agreement (pending)
- Bangalow Netball Club – No current agreement in place; (Agreement to follow any development of netball courts).

5.4 Current maintenance and management

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

- Council manages and maintains the Bangalow Sports Fields as landowners, through its contractors and with support of user groups.
- The specification for turf maintenance will be updated in line with the quality of the sports turf when the fields of play are reconstructed.
- Some sporting clubs using the grounds and courts contribute in part to maintenance, the details of which will, or are outlined in the user agreements.
- The revegetated corridor along the edge of the Sports Fields will continue to be managed by the Bangalow Land and Rivercare in conjunction with Council and the community.

6 Appendices

Appendix 1. Bangalow Sports Fields Site Feature Survey

