PLAN OF MANAGEMENT

Moruya Golf Course & Showground Reserves
Crown Reserve D580020 for Public Recreation
Crown Reserve 96313 for Public Recreation

Adopted by the Department of Lands 6 February 2007
This Plan of Management was prepared by Eurobodalla Shire Council at the request of the Department of Lands.

ESC Plan of Management No. 11

This Plan of Management details the Moruya Golf Course and Showground Reserves. This land is identified as Crown Reserve 96313 for public recreation and Crown Dedication 580020 for public recreation.

Any requests for further information or questions regarding this Plan of Management can be addressed to:

Plans of Management Officer
(Reference 95.9434)
Eurobodalla Shire Council
PO Box 99
MORUYA NSW 2537
Phone: (02) 4474 1000
Email: council@eurocoast.nsw.gov.au

Table of Amendments:

<table>
<thead>
<tr>
<th>No</th>
<th>Date</th>
<th>Endorsed by Council</th>
<th>Exhibition Period</th>
<th>Adopted by Minister for Lands</th>
<th>Details of Amendments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Table of Contents

1.0 **INTRODUCTION** .............................................................................................................................................................................................. 6

1.1 Executive Summary ......................................................................................................................................................................................... 6

1.2 About The Plan of Management ................................................................................................................................................................. 7

1.3 Community Consultation ................................................................................................................................................................................ 7

2.0 **LEGISLATION AND POLICIES** ...................................................................................................................................................................... 8

2.1 The Crown Lands Act 1989 .................................................................................................................................................................................. 8

2.2 Food and Beverage Outlets on Crown Reserves Policy 2004 ....................................................................................................................... 9

2.3 The NSW Coastal Policy 1997 ............................................................................................................................................................................ 9

2.4 NSW Government Floodplain Management Manual 2001 .......................................................................................................................... 9

2.5 Moruya River Floodplain Risk Management Plan 2004 ............................................................................................................................ 10

2.6 Eurobodalla Council Urban Local Environmental Plan 1999 .................................................................................................................... 11

2.6.1 6a1 Public Open Space Zone ............................................................................................................................................................... 11

2.6.2 5c Main Road Zone .................................................................................................................................................................................. 11

2.6.3 Heritage Items ......................................................................................................................................................................................... 11

2.7 Heritage Act 1977 .......................................................................................................................................................................................... 12

3.0 **RESERVE ANALYSIS, USE AND MANAGEMENT** ................................................................................................................................. 13

3.1 Site Description ........................................................................................................................................................................................... 13

3.2 Natural Environment ..................................................................................................................................................................................... 14

3.3 Existing Use and Facilities ............................................................................................................................................................................. 15

3.3.1 Moruya Golf Club Ltd – Golf Course .................................................................................................................................................. 15

3.3.2 Moruya Showground Precinct .......................................................................................................................................................... 16

3.3.1 Existing Conditions Plan - Moruya Showground and Golf Course .................................................................................................... 19

3.3.2 Existing Conditions Plan - Moruya Showground .................................................................................................................................. 20

3.4 Heritage .............................................................................................................................................................................................................. 21

3.4.1 History of the Moruya Showground ................................................................................................................................................. 21

3.4.2 Heritage Listing .................................................................................................................................................................................... 22

3.4.3 Conservation Management Plan ......................................................................................................................................................... 23

3.4.3.1 Background to the development of the Conservation Management Plan .................................................................................. 23

3.4.3.2 Recommendations of the Conservation Management Plan ............................................................................................................ 24

3.4.3.3 Recommendations of the Conservation Management Plan – Non Heritage Issues .................................................................. 30

3.5 Leases & Licences .................................................................................................................................................................................................. 31

3.5.1 Requirements of the Crown Lands Act ............................................................................................................................................... 31

3.5.2 Existing Leases & Licences .................................................................................................................................................................. 32

3.5.3 Moruya Golf Course Lease ................................................................................................................................................................. 32

2.5.5 Residential Tenancy Agreement – Moruya Showground Caretakers Cottage .................................................................................. 33

3.6 Management Committees ................................................................................................................................................................................. 34

3.6.1 Moruya Showground Management Committee .................................................................................................................................. 34

3.6.2 Moruya Basketball Stadium Management Committee ......................................................................................................................... 34

3.7 Sports Liaison Committee .............................................................................................................................................................................. 34

3.8 Moruya Golf Course – Pressures on Use ..................................................................................................................................................... 35

3.8.1 Access through Golf Course ............................................................................................................................................................. 35

3.8.2 Access through the Showground & Golf Course ................................................................................................................................. 35

3.8.3 Parking ........................................................................................................................................................................................................... 36

3.9 Moruya Showground Precinct – Pressures on Use .................................................................................................................................... 37

3.10 Native Title ............................................................................................................................................................................................................ 37
List of Photos

Photo 1: Aerial view of Study Area - 1996 .................................................................................................................................................................................. 6

Photo 2: View down the 1st Fairway ...................................................................................................................................................................................... 15

Photo 3: 9th and 18th Greens ....................................................................................................................................................................................... 15

Photo 4: Golf Course 16th Green .................................................................................................................................................................................. 15

Photo 5: Golfer walking through Showground area from the 12th Green to 13th Tee ......................................................................................... 15

Photo 6: Aerial Photograph of the Moruya Showground Precinct during the 1988 Eurobodalla District Show ......................................................................................... 16

Photo 7: Ticket Box 1/Entrance – December 2005 ...................................................................................................................................................... 17

Photo 8: Ticket Box 2 – December 2005 ................................................................................................................................................................. 17

Photo 9: Ack Weyman Oval scoreboard ............................................................................................................................................................... 17

Photo 10: Moruya Basketball Stadium / Community Hall ............................................................................................................................................. 17

Photo 11: Caretaker’s residence - 2000 ........................................................................................................................................................................... 17

Photo 12: Caretaker’s residence - 2002 ........................................................................................................................................................................... 17

Photo 13: Old Secretary’s Office - 2005 ................................................................................................................................................................. 17

Photo 14: Eurobodalla District Show 2003 – Horses in temporary yards ........................................................................................................... 17

Photo 13: Moruya Showground Exhibits Pavilion (pre 2005 extensions) ........................................................................................................ 22

Photo 14: Moruya Showground Exhibits Pavilion ................................................................................................................................................ 22

Photo 17: Moruya Showground Grandstand .......................................................................................................................................................... 22

Photo 18: Moruya Showground Poultry Pavilion .................................................................................................................................................. 22

Photo 19: Bucking Horse at the 2002 Moruya Rodeo .................................................................................................................................................. 24

Photo 20: Bucking Bull at the 2002 Moruya Rodeo .................................................................................................................................................. 24

Photo 21: Rides at the 2003 Eurobodalla District Show ........................................................................................................................................ 24

Photo 22: Equestrian Events at the 2003 Eurobodalla District Show .................................................................................................................................. 24

Photo 23: Eucalypts dominate the south eastern end of the Showground Precinct .......................................................................................... 27

Photo 24: Pink Gates at the northern end of the north-south axis ................................................................................................................................... 27

Photo 25: Female Public Toilets – December 2005 ................................................................................................................................................. 28

Photo 26: Male Public Toilets – December 2005 .................................................................................................................................................... 28

Photo 27: Western Grandstand additions – Changerooms .................................................................................................................................. 28

Photo 28: Western Grandstand additions – Male & Female Toilets .................................................................................................................. 28

Photo 29: Bar/Canteen – December 2009 .............................................................................................................................................................. 28

Photo 30: Secretary’s Office - December 2005 ...................................................................................................................................................... 28

Photo 31: Horse Stables – December 2005 ...................................................................................................................................................... 29

Photo 32: Horse Stables – December 2005 ...................................................................................................................................................... 29

Photo 33: Golf Club Maintenance Compound (east) – December 2005 ........................................................................................................... 29

Photo 34: Golf Club Maintenance Compound (west) – November 2001 ...................................................................................................... 29

Photo 35: Pedestrian refuge Moruya Golf Course ............................................................................................................................................... 36
1.0 INTRODUCTION

1.1 Executive Summary

Located just minutes from the central business district of Moruya, the Moruya Golf Course and Showground are well known attractions in the community. Both destinations host popular recreational, cultural and social events that attract local patronage and visitors from further afield. All of the land included in this Plan of Management is Crown Land included in the Moruya (D580020) Showground Reserve Trust and the Moruya (R96313) Reserve Trust.

This Plan of Management illustrates the diversity of existing uses and potential future uses of the Moruya Golf Course and the Moruya Showground. The Moruya Golf Course is a popular 18 hole course with an open parkland character and the Moruya Showground features heritage listed buildings in an open recreational environment. The showground is an excellent venue for popular regional events such as the Moruya Rodeo and the Eurobodalla District Show.

In order to continue to provide an attractive destination there are many issues that need to be addressed. For example, existing facilities need to be upgraded, shade amenity in the showground precinct needs to be improved and pedestrian and vehicular movement around the reserve made easier.

This Plan of Management identifies the main opportunities and constraints that need to be addressed. Public consultation has been instrumental in identifying the current issues and the present and future needs of the various user groups of the reserves. The Plan of Management discusses the issues and authorises, among many things, measures that can be taken to ensure the appropriate future development of the reserves. The Landscape Concept Plan illustrates these developments and specific information addressing the management issues are addressed in the Action Plans.

Photo 1: Aerial view of Study Area - 1996
1.2 About The Plan of Management

This Plan of Management has been prepared by Eurobodalla Shire Council with the assistance of the Department of Lands (owner of the land). It is a statutory document under the provisions of the Crown Lands Act, 1989. The final plan requires adoption by the Minister for Lands, as a statutory Plan of Management under section 114 of the Crown Lands Act, 1989. Once a Plan of Management is adopted for a Crown Reserve no operations may be undertaken on or in relation to the reserve unless they are in accordance with the plan.

The main function of the plan will be to provide the Trust Manager (Eurobodalla Shire Council), the land owner (Department of Lands) and all users of the reserves with a working document that sets out a statutory framework for the future use, development and management of the area over the next 10-15 years. The strategies and actions outlined in the plan will be subject to a program of ongoing review and monitoring. Any proposed significant changes to the adopted Plan of Management will require the approval of the Minister for Lands.

This plan provides a strategy for the management of the area that meets community expectations, complies with current government policy, legislation and statutory planning requirements and will enable the area to be utilised sustainably for the benefit of all users. The principles of Crown land management as set down by the Crown Lands Act, 1989 and the Moruya Showground Precinct Conservation Management Plan provided a basis for making decisions about the future use and management of this area.

1.3 Community Consultation

A draft Plan of Management was adopted for exhibition by Council at its Works & Facilities Committee meeting in July 2002. The draft was also endorsed by the Department of Lands for exhibition.

Division 6 of the Crown Lands Act specifies that Draft Plans of Management must be exhibited for a minimum of 28 days and any person may make representations concerning the plan to the Minister. Once a Plan of Management is adopted for a Crown Reserve no operations may be undertaken on or in relation to the reserve unless they are in accordance with the intent of the plan.

The initial draft was exhibited for public comment by both Council and the Department of Lands under the provisions of the Crown Lands Act, 1989. This draft was exhibited from Wednesday 17 July 2002 to Friday 16 August 2002 and submissions were accepted until Friday 30 August 2002.

The main features of the draft Plan of Management were:

- Possible developments including: a commentator’s box, clear span pavilion, outdoor basketball practice area, upgrading the pavilion, an equal access viewing shelter, landscape improvements and other long term upgrades for the showground precinct.
- The relocation of the Golf Course Maintenance Compound from the Showground precinct to an area within the Golf Course lease area by 2010. This will create more area for additional facilities in the showground precinct.
- Possible extension of the Golf Club’s carparking area to the south of the existing Club House.
- Pedestrian refuges along the pathway from the Showground through the golf course to Murray Street.
- Fencing the boundaries of the golf course along Evans & Albert Street.

During the submission period 66 written submissions were received. All comments were considered jointly by Eurobodalla Shire Council and the Department of Lands, and where appropriate, the plan has been amended. The main concern regarding the draft Plan of Management was the inclusion of a large Clear Span Pavilion and the exclusion of an extension to the basketball stadium to accommodate another basketball court.

The proponents of the Clear Span Pavilion withdrew their request for this structure and the Moruya Amateur Basketball Association submitted that a 2 court basketball facility be provided at the Showground. The proposed development of the showground precinct for this activity raised concerns in regard to the heritage value of the precinct and the impacts future built development may have on the showground. In order to resolve this development issue, a specialist heritage consultant (John Armes & Associates) was engaged to complete a Conservation Management Plan for the Moruya Showground Precinct.

The Conservation Management Plan found that although the basketball stadium and community centre contribute to the vitality of the precinct, proposals to expand the facility would have an adverse effect on the heritage character of the showground. For more information on the Conservation Management Plan refer to Section 2.3 at page 15.

The Plan of Management was amended such that the Clear Span Pavilion was removed from the Landscape Concept Plan. The plan was also amended to include the recommendations of the Conservation Management Plan.
2.0 LEGISLATION AND POLICIES

2.1 The Crown Lands Act 1989

This Plan of Management is prepared in accordance the provisions of the Crown Lands Act (in particular Division 6) which governs the management and use of Crown Reserves.

Crown land must be used and managed in accordance with the principles of Crown Land Management as set out in Section 11 of the Act. These principles guide the development, use and management of Crown Land.

Principles of Crown Land Management:

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

Crown land may be reserved or dedicated for a variety of public purposes. There are currently 26 different purposes for which Crown land can be reserved. Uses and activities on land reserved for public purposes are, firstly, broadly defined by the public purpose of the reservation, in conjunction with any conditions and provisions within the specific zoning in the local council’s local environmental plan. The land uses are then more specifically defined by either a statutory mechanism (a Plan of Management), contractual agreement (lease or licences), or a combination of both.

In addition, case law judgements influence the policy and practice of the Department of Lands and the Trust Managers. The body of case law which helps define acceptable uses and activities on public recreation reserves provides the following guidance:

- Improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation;
- Land reserved or dedicated for public recreation must be open to the public generally as a right. The public may only be restricted from access to parts of the reserve and buildings thereon, if it is necessary for the public’s enjoyment of the reserve to be excluded, eg. a workshop, equipment storage or operational facilities;
- Right of access does not mean entirely free access. Reasonable entry fees and charges may be imposed as well as other legal constraints to entry, such as those that relate to health and safety;
- Use of the reserve must be consistent with the public purposes for which the land is dedicated or reserved. This includes uses ancillary or supportive of the purpose, such as a kiosk on land dedicated for public recreation; and
- A lease or licence must be consistent with the reason or purpose of the land’s reservation or dedication.

In order to change a reservation, a land assessment is required under the Crown Lands Act 1989. The Minister can waive an assessment if it is in the public interest, and if it is consistent with the principles of Crown Land management.

In July 2005 the NSW Parliament passed legislation amending to Crown Lands Act 1989 to give the Minister power to authorise additional uses of Crown reserves providing such uses are compatible with the existing gazetted public purpose, consistent with the principles of Crown land management and determined to be in the public interest.
2.2  **Food and Beverage Outlets on Crown Reserves Policy 2004**

This policy provides guidance for assessing food and beverage outlets which may be acceptable and those which may not be acceptable on Crown reserves. In determining whether a proposal is appropriate the following criteria should be applied:

- The facility should enhance the public use of the reserve and not become the main focus of the reserve;
- The integrity of the reserve in terms of its public purpose and environmental qualities should be preserved;

The public’s right of access to the reserve should be preserved.

2.3  **The NSW Coastal Policy 1997**

The Moruya Golf Course and Showground reserves are within the coastal zone as described by the Coastal Protection Act 1979:

S 4A (c) the boundary is to follow the length of any coastal river inland generally at a distance of one kilometre from each bank of the river:

(i) to one kilometre beyond the limit of any recognised mangroves on or associated with the river, or
(ii) if there are no such recognised mangroves—to one kilometre beyond the tidal limit of the river,

The 1997 NSW Coastal Policy responds to the fundamental challenge to provide for population growth and economic development without putting the natural, cultural and heritage values of the coastal environment at risk. To achieve this, the Policy has a strong integrating philosophy based on the principles of ecologically sustainable development (ESD).

The nine goals of the Coastal Policy are:

1. Protecting, rehabilitating and improving the natural environment of the coastal zone.
2. Recognising and accommodating the natural processes of the coastal zone.
3. Protecting and enhancing the aesthetic qualities of the coastal zone.
4. Protecting and conserving the cultural heritage of the coastal zone.
5. Providing for ecologically sustainable development and use of resources.
6. Providing for ecologically sustainable human settlement in the coastal zone.
7. Providing for appropriate public access and use.
8. Providing information to enable effective management of the coastal zone.
9. Providing for integrated planning and management of the coastal zone.

2.4  **NSW Government Floodplain Management Manual 2001**

Some of the land included in this Plan of Management is subject to flooding. The NSW Government Floodplain Management Manual 2001 must be complied with by all agencies dealing with the management of flood risk as it relates to use and development of the floodplain. It incorporates the Flood Prone Land Policy.

The primary objective of the NSW Government Floodplain Management Manual is:

“To reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property, and to reduce private and public losses resulting from floods, utilising ecologically positive methods where possible”.

The average of tangible (financial) flood damage in New South Wales is estimated to be more than $110 million dollars per year. There other intangible damages including increased levels of emotional stress and mental and physical illness caused be a flood episode. A flood is a traumatic experience for many victims.

The manual provides guidelines for better management of flood prone areas.
2.5  Moruya River Floodplain Risk Management Plan 2004

The Moruya River Floodplain Risk Management study was carried out for the Floodplain Management Committee established by Eurobodalla Shire Council. The objectives of the floodplain management study are:

- to define the nature of the flood hazard;
- to examine the impact of flooding, in physical, economic and social terms on the existing community and the potential for future development;
- to develop structural and non-structural measures for mitigating the effects of the flood hazard;
- to review council’s current flood policy provisions in light of the hazard, the risk and the means of mitigating the risk; and
- to discuss the environmental and social impacts of proposed mitigation works.

The highest recorded flood, which occurred in 1925, is believed to have reached a level of approximately 5.4m AHD at Moruya Bridge. This flood was followed by two severe floods in 1963 and 1975. Since then, relatively minor floods have occurred in the Moruya River, and although primarily affecting agricultural land, these floods have had an impact on the entire community.

The Moruya River Floodplain Management Risk Plan was adopted by Council on 23 November 2004. This Plan includes the Moruya River Floodplain Development Control Plan (DCP) which defines the flood planning levels and controls development within the Moruya River Floodplain.

During periods of high rainfall the Golf Course may be required to close due to inundation. This occurs approximately two to three times per annum. During a severe flood, the Moruya Golf Course and Showground reserves would be subject to a high level of hazard. Under extreme flood conditions, Racecourse Creek flood inundation extends up to 100 metres from the creek channel.

During the early stages of a typical flood, flood waters back up along Ryan’s Creek and Racecourse Creek from the river inundating adjacent land. Flood depths in the Moruya CBD area during a frequent flood event are up to ½ a metre, with velocities up to 0.4 metres/second.

The flooding regime of the Moruya Golf Course Showground is well known throughout the community.

The implication for the flood prone land included in this Plan of Management is that future development must comply with the provisions of the relevant planning controls in place for flood prone areas. In particular, the Moruya River Floodplain DCP severely restricts the development of any permanent structures within flood prone areas. Any developments proposed on the flood prone land must comply the Moruya River Floodplain DCP.
2.6 Eurobodalla Council Urban Local Environmental Plan 1999

Any land use proposed for any site within this plan of management must be consistent with the zoning that is applied to the land by the Eurobodalla Council Urban Local Environmental Plan (LEP). The LEP is established under the provisions of the Environmental Planning and Assessment Act 1979.

Any land use, building or structure proposed for a site within this plan of management may also require development consent under the provisions of the LEP unless it is exempt development.

The reserves included in this Plan of Management are zoned as follows:

TABLE A: Zoning

<table>
<thead>
<tr>
<th>Property Identification No</th>
<th>Reserve Name</th>
<th>Area (ha)</th>
<th>Lot &amp; DP</th>
<th>Reserve No</th>
<th>Address</th>
<th>Zoning as at the date of adoption of this Plan</th>
<th>Proposed Future Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>11876</td>
<td>Moruya Golf Course &amp; Moruya Showground Reserve</td>
<td>36.77</td>
<td>Lot 7035 DP 1029448</td>
<td>Dedication 980020</td>
<td>Albert St, Moruya</td>
<td>6a1 Public Open Space</td>
<td>6a1 Public Open Space</td>
</tr>
<tr>
<td>26861</td>
<td>Moruya Golf Course Reserve (previously a closed road)</td>
<td>1.446</td>
<td>Lot 1 DP 44297</td>
<td>Reserve 96313</td>
<td>Murray St, Moruya</td>
<td>5c Main Road*</td>
<td>6a1 Public Open Space</td>
</tr>
</tbody>
</table>

2.6.1 6a1 Public Open Space Zone

The objectives of the 6a1 Public Open Space zone are

(a) to recognise the importance of land in the zone as open space and allow a limited range of uses compatible with keeping the land as open space and in public ownership, and
(b) to permit a range of uses, especially recreational uses, where those uses comply with the plan of management for the land, and
(c) to allow development on foreshores where that development is water-related and enhances the recreational use or natural environment of the foreshore, and
(d) to reserve privately owned land that is essential for future public open space and provide for its acquisition by the Council, and
(e) to ensure that development in areas of environmental significance does not reduce that significance.

2.6.2 5c Main Road Zone

The area zoned 5c Main Road reflects the previous land use. This Plan of Management recommends that this zoning be reviewed and amended to 6a1 at the next amendment of Council’s Urban Local Environmental Plan.

2.6.3 Heritage Items

The Grandstand, Moruya Exhibits Pavilion and the Moruya Showground Precinct have been nominated for inclusion on the NSW State Heritage Register. The Grandstand and the Moruya Exhibits Pavilion are listed on Council’s LEP as heritage items of state significance. The Poultry pavilion is under further investigation for possible inclusion in the LEP and nomination for inclusion on the NSW State Heritage Register. The Urban Local Environmental Plan provides specific controls for development that may affect heritage items as follows:

(1) Consent of the Council is required to:

(a) demolish, deface, damage or move a heritage item, or
(b) alter a heritage item by making structural changes to its exterior, or
(c) alter a heritage item by making non-structure changes to the detail, fabric, finish or appearance of its exterior, except changes resulting from any maintenance necessary for its ongoing protective care which does not adversely affect its heritage significance, or
(d) move a relic, or excavate land for the purpose of discovering, exposing or moving a relic, or
(e) erect a building on, or subdivide, land on which a heritage item is located.

(2) Development consent is not required by this clause if the Council is of the opinion that the proposed development would not adversely affect the heritage significance of the heritage item.

(3) In assessing an application for consent required by this clause, the Council must take into account the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item.
2.7  Heritage Act 1977

Legal protection for heritage items in New South Wales generally comes from the Heritage Act 1977. Items included in the State Heritage Register in particular are protected under this legislation.

The State Heritage Register is a list of places and objects of particular importance to the people of NSW. There register lists a diverse range of over 1,500 items, in both private and public ownership. It includes a diverse range of places, buildings and objects including: Aboriginal places buildings, objects, monuments, gardens, natural landscapes, archaeological sites, shipwrecks, relics, streets, industrial structures, public buildings, shops, factories, houses, religious buildings, schools, conservation precincts, jetties, bridges and movable items such as church organs and ferries. To be listed, an item must be significant for the whole of NSW.

A place or object is State significant if it is important for the whole of NSW. Heritage items may be valued by particular groups in the community, such as Aboriginal communities, religious groups or people with a common ethnic background.

Once an item is included on the State Heritage Register it is deemed to be of particular importance to the people of NSW and enriches our understanding of our history and identity.

The Moruya Showground Precinct was nominated for inclusion on the NSW State Heritage Register on 29 April 2003. If it is included on the NSW State Heritage Register it will be legally protected as a heritage item under the NSW Heritage Act and any major changes will require approval from the Heritage Council of NSW.
3.0 RESERVE ANALYSIS, USE AND MANAGEMENT

3.1 Site Description

All land included in this Plan of Management is Crown Land in the Moruya (D580020) Showground Reserve Trust and the Moruya (R96313) Reserve Trust. Bounded by Albert Street in the south, the Princes Highway in the east, Evans Street in the west and Murray Street in the north, the reserves comprise over 38 hectares and are located within the Moruya Township, approximately eight kilometres inland from the coast, as shown on Plan 1 below. The Moruya Golf Course however, also extends over adjacent freehold land and other Crown land that is leased directly from the Crown, as shown on Plan 1 below and is illustrated in Photo 1 on page 5.

The Moruya Showground Reserve Trust was originally dedicated for Public Recreation on 2 October 1866. Eurobodalla Shire Council was appointed Trustee on October 2 1942 and now manages the Moruya Showground Reserve Trust. Eurobodalla Shire Council is also the Trust Manager for the Moruya (R96313) Reserve Trust which was created on 16 September 1994.

Until 1985 the area also contained the Moruya Racecourse which has since been relocated to North Head, Moruya. The Moruya Showground is the Eurobodalla region's only agricultural showground and the use of the area has strong links to the Shire's early settlement history and heritage. The area is a visually and physically dominant feature of the area. The showground precinct includes sporting fields, pavilion and an indoor basketball stadium.

Plan 1: Planning Area Location Map. The shaded area illustrates the land included in this Plan of Management. (refer to following plans for more detail)
The Moruya Golf Course was developed on the reserve initially as a nine hole course in the period from 1914 – 1925. The course was expanded to an 18 hole course with the extension officially opened on 1 October 1988. Part of the expansion is located on freehold land and part on land that was previously Crown Road. The freehold land is owned by the Moruya Golf Club. This land is not considered in this Plan of Management. The Crown Roads became Crown Reserve 96313. All the Crown Land is dedicated for Public Recreation.

The Moruya Golf Clubhouse occupies a Special Lease to the Department of Lands on Lot 308 DP 752141 which is not directly part of this Plan of Management.

The reserve is also used regularly by the public for pedestrian access from the southern parts of town including the Moruya High School to the town centre. The closed road reserve extending Murray Street to the highway is also maintained for non vehicle public through access under the lease conditions. Table B, below, contains property details for the land included in this Plan.

### TABLE B: SUMMARY OF LAND INCLUDED IN THIS PLAN OF MANAGEMENT

<table>
<thead>
<tr>
<th>Property Identification No</th>
<th>Reserve Name</th>
<th>Area (ha)</th>
<th>Lot &amp; DP</th>
<th>Crown Reserve Purpose</th>
<th>Reserve No</th>
<th>Address</th>
<th>Zoning as at the date of adoption of this Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>11876</td>
<td>Moruya Golf Course &amp; Moruya Showground Reserve</td>
<td>36.77</td>
<td>Lot 7035 DP 1029448</td>
<td>Public Recreation</td>
<td>580020</td>
<td>Albert St, Moruya</td>
<td>6a1 Public Open Space</td>
</tr>
<tr>
<td>26861</td>
<td>Moruya Golf Course Reserve (previously a closed road)</td>
<td>1.446</td>
<td>Lot 1 DP 44297</td>
<td>Public Recreation</td>
<td>Reserve 96313</td>
<td>Murray St, Moruya</td>
<td>5c Main Road</td>
</tr>
</tbody>
</table>

* This Plan of Management recommends that Lot 1 of DP 44297 be re-zoned to 6a1 Public Open Space.

### 3.2 Natural Environment

The site is predominantly flat land with a low rise to the southeast and again in the northwest of the reserve. The area was extensively cleared of native vegetation earlier this century. However, a number of mature eucalypts remain scattered throughout. Most of the existing vegetation on the golf course consists of landscape planting for the extended golf course of approximately ten years growth. These native plantings are now providing a visually attractive area visible from the highway to the south of the town and an attractive backdrop to the town centre. In the showground area, apart from a number of mature Eucalypts, vegetation is minimal. The area is mostly grassed open space which is regularly maintained.

The reserve is divided by Racecourse Creek which is a major drainage line for the south Moruya area into the Moruya River which flows to the sea. Racecourse Creek is a formed open drain that passes through the Golf Course, changing direction midway through the course and turning east before passing under the Princes Highway through box culverts.

The Golf Course contains a number of artificial water bodies the largest of which acts as a holding dam for treated effluent from Moruya Sewerage Treatment Works prior to its use as irrigation water on the Golf Course.

Birdlife, particularly native ducks, is abundant on the golf course due to the level of tree cover, grass areas and water bodies. Some of these species have been affected by management practices in the past and great care should be taken to manage the reserve for the benefit of both human and fauna users in the future.

The reserve is subject to flooding. The severity of the flood is in part determined by the sea tide levels at the time of the flood event. Much of the reserve is subject to flooding in a minor flood event.

The ‘Bugwatch’ program has been conducted on Racecourse Creek since 1997. Bugwatch is an educational program that shows the links between water quality and the bug numbers and types in a system. This allows for a scoring system to be utilised in identifying the pollution index and the water quality ranking of the waterbody. The process is relatively simple and fun for school children and people interested in monitoring the health of waterbodies.

Water monitoring tests on the creek are also conducted, this assists in encouraging best environmental practices on the golf course and showground.
3.3 Existing Use and Facilities

Plan 3797 (refer to page 19) shows the current boundaries of the Moruya Showground Precinct, the Golf Course lease area, the Golf Course licence area and all existing facilities located within the study area.

3.3.1 Moruya Golf Club Ltd – Golf Course

Approximately three quarters of the Reserve is leased and occupied by the Moruya Golf Club Ltd which operates an 18 hole public golf course. Racecourse Creek flows through the golf course fairways exiting the Reserve on the eastern boundary and there are several dams and ponds throughout the golf course.

The Moruya Golf Course has undergone a period of significant development in the past ten years and provides a well utilised quality 18 hole golf course with a substantial clubhouse and facilities. The Golf Clubhouse is located on Crown Land which is leased directly from the Crown and is not included in this Plan of Management.

Within the showground precinct the Moruya Golf Club operates a maintenance shed and yard. This facility is licensed to the Golf Club by the Trust Manager (refer to Section 2.4 Leases & Licences on page 31 for more information).

The Moruya Golf Course has been using treated effluent from the Moruya Sewerage Treatment Plant since approximately 1985. The Moruya Sewerage Treatment Plant underwent augmentation in 2000 so that it now treats effluent to an advanced secondary standard including disinfection with ultra violet light. Effluent that is to be used on the golf course undergoes a secondary disinfection with ultra violet immediately prior to it being pumped to the golf course.

The Golf Course operates seven days a week. On rare occasions the course may be closed prior to a tournament to ensure that the course is in excellent condition. Similarly it is only on rare occasions that the general public would be restricted access to play golf because of a tournament or similar event. Even on those occasions it is most likely that access would be restricted for ½ a day only.
3.3.2 Moruya Showground Precinct

The Moruya Showground Precinct includes:

- Grandstand (includes public toilets and change rooms)
- Exhibits Pavilion
- Poultry Pavilion
- Bar
- Public Toilets
- Storage Shed
- Ticket Box at main entrance
- Eurobodalla District Show Society’s Secretary's Office
- Football oval with lights
- Showground oval (fenced) with lights
- Golf Club Maintenance Shed and Compound
- Caretaker’s Cottage
- Rodeo yards
- Basketball Stadium/Community Hall
- Ack Weyman Oval Scoreboard

Various facilities including the show oval, rodeo yards and show pavilions, grandstand, basketball stadium/community hall and a major sporting field, are all equipped with lights for night use.

The Moruya Showground area is well utilised by locals for regular sporting events and competitions and is the site for tourist attracting events such as the Eurobodalla Agricultural Show, travelling circus, equestrian events, the Moruya Rodeo, golfing competitions and various other events. In association with a number of these events, overnight or extended camping occurs managed by the Moruya Showground Management Committee. In situations of extended camping this places additional pressure on some site facilities such as toilets and waste removal. The provision of camping meets the requirements of the Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 1995.

Photo 6: Aerial Photograph of the Moruya Showground Precinct during the 1988 Eurobodalla District Show
Photo 7: Ticket Box 1/Entrance – December 2005

Photo 8: Ticket Box 2 – December 2005

Photo 9: Ack Weyman Oval scoreboard

Photo 10: Moruya Basketball Stadium / Community Hall

Photo 11: Caretaker’s residence - 2000

Photo 12: Caretaker’s residence - 2002

Photo 13: Old Secretary’s Office - 2005

Photo 14: Eurobodalla District Show 2003 – Horses in temporary yards
3.3 Existing Conditions Plans

The existing conditions plans illustrate the reserves as at February 2006.

They provide a historical reference to the development of the reserves since 2002.

There are two existing conditions Plans.

1. Existing Conditions Plan - Moruya Showground and Golf Course (this plan illustrates both the Moruya Showground and the Moruya Golf Course).

2. Existing Conditions Plan – Moruya Showground (this plan provides more detail of the Moruya Showground precinct).
Lot 1 DP 44297 was created as a Reserve on 27 August 1982 and Gazetted as Reserve 96313 Folio 3999. Eurobodalla Shire Council was appointed trustee 27 August 1982.

The Golf Course Reserve and Showground Reserve were dedicated 2 October 1886. Eurobodalla Shire Council was appointed Trustee October 1942. As at 19 May 2006 all reserves were included in the Eurobodalla (Central) Reserve Trust.
The Golf Club is currently the licensee of the maintenance compound (as shown with hatch), They will be vacating this area in 2010.
The transposable grandstands are owned by the Moruya Rodeo Committee. There are 12 in total, each measuring 4.1m x 4.2m and are available for hire.
### 3.4 Heritage

#### 3.4.1 History of the Moruya Showground

The Conservation Management Plan for the Moruya Showground precinct includes a detailed history of the development of the Moruya Showground precinct as researched by Mr Brendan O’Keefe. The following time line was prepared by Mr O’Keefe and summarises events in the history of the site.

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before recorded history</td>
<td>The land was occupied by the Katungal Aboriginal people.</td>
</tr>
<tr>
<td>1871</td>
<td>Moruya has an agricultural and pastoral show.</td>
</tr>
<tr>
<td>1878</td>
<td>Two portions of land on south of river dedicated as showground.</td>
</tr>
<tr>
<td>1881</td>
<td>Exhibitions Hall complete for first show on dedicated site. Shed and committee room built late in 1881.</td>
</tr>
<tr>
<td>By 1885</td>
<td>Lighting for Hall, and stalls and pens for livestock built.</td>
</tr>
<tr>
<td>1890’s</td>
<td>Economic depression restricts show activities.</td>
</tr>
<tr>
<td>1904-5</td>
<td>Grandstand built at Racecourse (replaced an earlier one to the east). Sited to be overlooked from the Moruya township.</td>
</tr>
<tr>
<td>By 1910</td>
<td>New secretary’s office, publican’s booth built. Show ring fences and gates painted. Cattle yards established. Poultry shown on temporary stands.</td>
</tr>
<tr>
<td>By 1912</td>
<td>Luncheon booth and rotunda for brass band (Rotunda remains at golf club).</td>
</tr>
<tr>
<td>1912</td>
<td>Some consideration of relocation of show to Moruya Park (present-day site). Original site proving to be poorly drained and subject to floods. A grandstand already in place at proposed site, used by racecourse, which was well-established there since 1866.</td>
</tr>
<tr>
<td>1913</td>
<td>Fruit stall, soft drink stall and Indian dart board stalls in place. Moruya Park re-dedicated to allow for showground uses. NSW provides assistance for relocation of old Showground buildings.</td>
</tr>
<tr>
<td>1914</td>
<td>Exhibition Hall relocated to present-day site, east of the saddling.</td>
</tr>
<tr>
<td>1915</td>
<td>First show on present site. Cattle yards pig pens and poultry coops located behind grandstand.</td>
</tr>
<tr>
<td>1914–25</td>
<td>Nine-hole golf course built.</td>
</tr>
<tr>
<td>1920</td>
<td>Addition to Exhibition Hall.</td>
</tr>
<tr>
<td>1930’s</td>
<td>Lighting to show ring, and installation of public address system</td>
</tr>
<tr>
<td>By 1940</td>
<td>Additional lighting and a ‘main gate’ built.</td>
</tr>
<tr>
<td>1940’s</td>
<td>Showground used by the Army. Some war-time shows cancelled.</td>
</tr>
<tr>
<td>1942</td>
<td>Eurobodalla Shire Council resumes trusteeship of showground.</td>
</tr>
<tr>
<td>1944</td>
<td>Extension to pavilion.</td>
</tr>
<tr>
<td>1952</td>
<td>Toilet facilities built.</td>
</tr>
<tr>
<td>1977</td>
<td>Pavilion upgraded. Basketball Stadium/Community Centre built.</td>
</tr>
<tr>
<td>1985</td>
<td>Horseracing ceases.</td>
</tr>
<tr>
<td>1987-88</td>
<td>Ack Weyman Oval built.</td>
</tr>
<tr>
<td>1988</td>
<td>Golf course extended to eighteen holes.</td>
</tr>
<tr>
<td>10 May 2002</td>
<td>Grandstand and Exhibits Pavilion listed on Eurobodalla Shire Council’s Local Environmental Plan</td>
</tr>
<tr>
<td>29 April 2003</td>
<td>Showground Precinct nominated for inclusion on the NSW State Heritage Register</td>
</tr>
</tbody>
</table>
3.4.2 Heritage Listing

Eurobodalla Shire has many places that are significant to the community because of their indigenous, natural or cultural values. The protection of these places adds value to living in or visiting the area. It also lends support to the tourism industry by ensuring that what attracts us is conserved for others.

Council affords legal protection to individual heritage items by listing them in a Local Environmental Plan (LEP). Significant landscapes and villages, such as those within the Tilba Conservation Area, are protected in the same way.

In 1997 a Shire Wide Heritage Study was completed on behalf of Council. The study included a thematic history of the Shire, a series of recommendations and the Eurobodalla Heritage Inventory. At the time that the study was carried out, members of the community nominated places thought to be of significance. The consultants then assessed those items and determined their values and level of significance.

Most of the recommendations put forward in the Shire Wide Heritage Study have been adopted and implemented as a Heritage Conservation & Management Program. The program includes the creation of the Heritage Advisory Committee to provide expert advice to councillors and staff, the engagement of a consultant Heritage Adviser, and the listing of items identified in the Heritage Inventory in Local Environmental Plans.

The Moruya Showground precinct includes two buildings which are afforded State Significance in Council’s Urban Local Environmental Plan – the Exhibits Pavilion & the Grandstand. These two buildings and the Moruya Showground Precinct have been nominated for inclusion on the NSW State Heritage Register with the NSW Heritage Office. DA plans have been approved for extensions and upgrades to the Exhibits Pavilion. As at the date of adoption of this Plan of Management, these nominations were being considered by the NSW Heritage Office.

The Moruya Showground Precinct Conservation Management Plan found that the poultry pavilion warrants inclusion on the Heritage Schedule of the LEP. It is the major building that expresses the spirit of functional improvisation used by the Eurobodalla District Show Society to establish and consolidate the activities of the Agricultural Show.
3.4.3 Conservation Management Plan

3.4.3.1 Background to the development of the Conservation Management Plan

In July 2002 Eurobodalla Shire Council adopted a draft of this Plan of Management for exhibition to seek community comment. Amongst other things, the plan proposed the development of a clear span pavilion to the west of the existing Basketball Stadium that would also encompass a new poultry pavilion.

The community feedback on this draft Plan of Management demonstrated a high level of concern from the Moruya Amateur Basketball Association who requested that Council consider extending the existing basketball stadium to accommodate a second basketball court. However, this was in conflict with the draft Plan of Management which proposed to locate a Clear Span Pavilion in this same area. Other user groups felt that the showground should not be developed any more given its historical value and the pressures on the existing infrastructure during various show events.

In an attempt to resolve these conflicting desires amongst the various user groups, Council established a working group. The working group comprises of the following representatives from the main user groups and government departments:

**User Group Representatives**
- Moruya Showground Management Committee
- Equestrian/Dressage Association
- Rodeo Association
- Moruya Basketball Stadium & Community Centre Management Committee
- Moruya Show Society

**Eurobodalla Shire Council**
- Manager Technical Services and Property Division – Mr Andrew Parkinson
- Strategic Unit Team Leader – Mr Allen Grimwood
- Plans of Management Officer – Ms Deborah Purss

**Department of Lands**
- Reserves Co-ordinator Officer – Ms Karen Fowler
- Senior Land Manager/Surveyor – Mr John Filocomo
- Environmental Officer, Landscape Management – Mr Bob Britten

The working group supported the development of a Conservation Management Plan in an attempt to provide a benchmark for decision making in the future and to assist with resolving the issues associated with the conflicting desires of various user groups. It would also assist with expediting the final adoption of the Plan of Management for the reserve.

In November 2002 the Working Group agreed to apply for $12,500 in grant funding from the Department of Land’s Public Reserves Management Fund (Showgrounds) to complete a Conservation Management Plan for the Moruya Showground precinct.

In June 2004 Council was offered a grant of $6,000 from the Department of Lands for the Conservation Management Plan subject to council contributing the balance of funds to complete the project. In July 2004 Council agreed to match the grant funding and expressions of interest were sought from Heritage Consultants to complete the Conservation Management Plan.

A draft Conservation Management Plan (CMP) was completed by John Armes & Associates and exhibited for comment in March 2005. By this time, the Moruya Showground Management Committee had resolved not to pursue a Clear Span Pavilion on the site. Therefore, the main proposed development issue for the Conservation Management Plan was an extension to the existing Basketball Stadium/Community Centre to create a 2nd basketball court.

The draft CMP found that although the basketball stadium and community centre contribute to the vitality of the precinct, proposals to expand the facility would have an adverse effect on the heritage character of the showground. The draft CMP was supported by all user groups and Council’s Heritage Advisory Committee made some minor recommendations that were then incorporated into the final plan. The Moruya Amateur Basketball Association also made requests for amendments and these were also incorporated into the final CMP.

The CMP was completed on 26 May 2005 and was adopted by Council at its Works & Facilities Committee Meeting on 14 February 2006. Copies of the CMP are available from Council and from Council’s website.
3.4.3.2 Recommendations of the Conservation Management Plan

This Conservation Management Plan (CMP) investigated and established the cultural significance of the Showground in Moruya NSW. The investigation found that the site, setting and some buildings and spaces are important values for:

- associations with the consolidation of Moruya as a township;
- the development of recreational activity in Moruya;
- its reflection of pastoral and agricultural aspects of the Shire’s life;
- supporting the activities of a number of community organisations;
- its status as a cultural asset of the Shire;
- its aesthetic features, notably some buildings, spaces, and relationship to the structure of the town; and
- a venue for sporting and Agricultural Show for a variety of users and supporters.

Council’s Urban Local Environmental Plan (LEP) contains provisions that apply to the protection of heritage values at the showground (clauses 71 and 73). The CMP emphasises the need for these provisions to be applied to the showground.

The CMP found that the poultry pavilion warrants inclusion on the Heritage Schedule of the LEP. It is the major building that expresses the spirit of functional improvisation used by the Eurobodalla District Show Society to establish and consolidate the activities of the Agricultural Show.

The need to recognise that the lesser buildings (toilets, grandstand additions, bar, horse stalls and secretary’s office) do not have a long, useful life ahead, and that their replacements are not being planned was also identified in the CMP. The loss of these lesser buildings will alter the character of the showground, which is a major element in the heritage value of the place. The CMP has found that the character of the showground relies on a scattered array of small buildings, which should be reflected in future replacements.
The CMP made the following recommendations on the landscape, heritage buildings and non-heritage buildings in the showground:

<table>
<thead>
<tr>
<th>Statement of Conservation Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>The study has found that it is appropriate for the showground to be conserved as a site, which provides tangible links to the heritage of the Shire. These should be conserved and promoted for a wide sector of the community. The grandstand, exhibits pavilion, poultry pavilion and arena are key heritage elements for conservation.</td>
</tr>
<tr>
<td>The heritage values of the showground are best protected by an emphasis of the traditional uses of the site, such as equestrian sport, the Agricultural Show and other sport limited to their present facilities and activities.</td>
</tr>
<tr>
<td>It is essential for a clear plan to be devised for replacement of lesser buildings within the Showground Buildings Group, whilst maintaining the informal, understated and scattered character of the precinct.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Heritage buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendations for the grandstand and exhibits pavilion are provided on the data sheets in the Conservation Management Plan.</td>
</tr>
<tr>
<td>It is recommended that the heritage values of the cottage and poultry pavilion shed are recognised, and that it is recommended that they remain in their locations.</td>
</tr>
<tr>
<td>All proposed work to heritage buildings should be guided by a suitably experienced, heritage architect.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Showground Arena</th>
</tr>
</thead>
<tbody>
<tr>
<td>The arena is a key feature of the showground, and should be protected as a space to continue its present uses.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>New buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>The construction of additions to the basketball stadium are not supported (as proposed in 2002).</td>
</tr>
<tr>
<td>New buildings will be required to replace those which have a short life expectancy. It is recommended that concept designs be prepared for replacement facilities. These will provide and architectural theme, and a direction to which to plan for the future. The new buildings should not be ‘mock heritage’ in design, but use traditional, simple details and materials that result in a pleasing, distinctive local character.</td>
</tr>
<tr>
<td>The CMP has considered the impact of the proposed Equal Access Shelter for spectators with special requirements. Preliminary designs have been prepared.</td>
</tr>
<tr>
<td>New buildings should be separate rather than amalgamated, in order to sustain the scattered character of the showground. However, their locations do need to be carefully considered, to a structured and effective plan.</td>
</tr>
</tbody>
</table>
**General Recommendations**

The Plan of Management has identified several values (refer to page 40) of a non-heritage nature. These are however, relevant to a full appreciation of the importance of the showground. Specific recommendations for each existing building are presented in the data sheets in section 4.3. This section of the CMP makes recommendations of an overall nature, as they relate to the buildings and the key open spaces in the precinct. The following recommendations are made with regard to the heritage values of the showground. These have been summarised in point form as follows:

<table>
<thead>
<tr>
<th>Ack Weyman Oval</th>
<th>Poultry Pavilion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain for continued use</td>
<td>Detailed heritage assessment recommended</td>
</tr>
<tr>
<td>Additional moveable seating acceptable</td>
<td>Retain for continued use</td>
</tr>
<tr>
<td>Additional shade trees</td>
<td>Need to monitor condition of timber and corrosion of steel components</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ack Weyman Oval Scoreboard</th>
<th>Public Toilets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain for continued use</td>
<td>Formulate strategy for new facilities</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bar/Kiosk/Canteen</th>
<th>Rodeo Yards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain surrounding open space</td>
<td>Formulate strategy for new facilities if required</td>
</tr>
<tr>
<td>The bar is considered to be an important facility, but its appearance is poor. A new building is recommended.</td>
<td>Record and remove/replace</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Basketball Stadium/Community Centre</th>
<th>Stables</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conserve in original appearance</td>
<td>Formulate strategy for new facilities if required</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Caretaker's Cottage</th>
<th>Secretary's Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain in present location.</td>
<td>Formulate strategy for new facilities</td>
</tr>
<tr>
<td>Compatible alterations and additions are acceptable.</td>
<td>Record and remove</td>
</tr>
<tr>
<td>Some internal elements are of heritage interest, but upgrading is possible</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Entrance / Ticket Box 1</th>
<th>Showground Arena</th>
</tr>
</thead>
<tbody>
<tr>
<td>The main entrance should be improved to provide a more inspiring sense of arrival to the facilities, and to highlight the precinct’s heritage values</td>
<td>Retain and continue its use</td>
</tr>
<tr>
<td>Replace Ticket Box with improved facility</td>
<td>Shade tree planting around the perimeter would improve the amenity of the area, as well as emphasise the circular character</td>
</tr>
<tr>
<td></td>
<td>No buildings or permanent structures should be permitted</td>
</tr>
<tr>
<td></td>
<td>Future fencing requirements be allowed on merit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Exhibits Pavilion</th>
<th>Showground Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Heritage Listing Process</td>
<td>Complete Heritage Listing Process</td>
</tr>
<tr>
<td>Remove intrusive elements</td>
<td>Develop Conservation Strategies for high ranking buildings</td>
</tr>
<tr>
<td>Restump with timber stumps at perimeter</td>
<td>Develop program for replacement of lesser buildings</td>
</tr>
<tr>
<td>Prepare detailed Conservation Management Plan</td>
<td>Commence Landscape Masterplan</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Golf Course Compound</th>
<th>Storage Shed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formulate strategy for use of the land</td>
<td>Conserve for continued use as storage, or possible new, small scale, compatible use.</td>
</tr>
<tr>
<td>Record and remove</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grandstand</th>
<th>Ticket Box 2 (near the bar)</th>
</tr>
</thead>
<tbody>
<tr>
<td>The building should be progressively returned to a state where its original features are emphasised and project the original appearance.</td>
<td>Formulate strategy for new facilities if required</td>
</tr>
<tr>
<td>Additions and block sidewalls are intrusive to the significance of the building, and should be progressively removed</td>
<td>Record and remove/replace</td>
</tr>
<tr>
<td>Adaptation of the building can proceed, with sensitive architectural guidelines.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grassy Hill (west of Grandstand)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Retain and continue present use</td>
<td></td>
</tr>
<tr>
<td>Equal access shelter is acceptable</td>
<td></td>
</tr>
</tbody>
</table>
Landscape

The landscape and open spaces in the showground require the following works to enhance and improve the basic level of amenity:

The lack of shade trees restricts full appreciation of the quality of events at the showground. The landscape masterplan should be revised to include more shade trees in key congregating areas, around the arena, and around the football pitch. Exotic species can be considered.

Prominent eucalypts are a feature of the natural heritage of the precinct, those with poor health require assessment. This feature of the landscape's character should be enhanced and strengthened with new plantings in selected areas.

---

Photo 23: Eucalypts dominate the south eastern end of the Showground Precinct

Northern Axis to Moruya Town Centre

There is an opportunity to enhance the pedestrian and cycling link with the addition of suitable trees, and possibly some improvements to path alignment. These should be achievable without adverse impact on the golf course. The result should be to emphasise this axis, and increase a focus on the arena and a better northern entrance to the showground. It will also strengthen the visual connection to the town centre and local topographical features at the north and southern ends of the axis.

The ‘Pink Gates’, which are located on this axis, have an historic association with the showground, and this report supports their reconstruction. It is understood that a surviving gate is available for reference, and the reconstruction should be accurate and authentic, rather than a poor imitation.

---

Photo 24: Pink Gates at the northern end of the north-south axis
Lesser buildings

There is a need to recognise that the lesser buildings (toilets, grandstand additions, bar, horse stalls and secretary’s office) do not have a long, useful life ahead, and it is recommended that their replacements be planned.

The loss of lesser buildings will alter the character of the showground, which is a major element in the heritage value of the place. Prior to replacement, they should be recorded photographically, and with measured drawings for archival purposes.

Photo 25: Female Public Toilets – December 2005

Photo 26: Male Public Toilets – December 2005

Photo 27: Western Grandstand additions – Changerooms
December 2005

Photo 28: Western Grandstand additions – Male & Female Toilets
December 2005

Photo 29: Bar/Canteen – December 2005

Photo 30: Secretary’s Office - December 2005
### Asset Management - Management Structure

The Plan of Management outlines the areas of responsibility and the legal responsibilities for the management of the showground. This CMP recommends that the Plan of Management recognises the need for appropriate heritage advice on matters relating to all development within the showground. Some issues can be addressed by Council’s heritage adviser, but in some cases, consultant expertise will need to be appointed.

### Asset Management – Statutory Approvals

Items within the Precinct can be altered, demolished, maintained or developed in terms of the heritage protection provisions of the LEP.

### Asset Management – Maintenance

It is desirable that the high ranking heritage buildings (the Grandstand and the Exhibits Pavilion) and the moderate ranking buildings (Poultry Pavilion, Storage Shed and Caretaker’s Cottage) be maintained and developed with their heritage values in focus. The Shire’s heritage adviser is able to provide this expertise. It is appropriate that the heritage adviser meet with those responsible for maintenance, and coordinate mutual objectives.

Future maintenance of buildings and the precinct shall be carried out with regard to this Conservation Management Plan, The Burra Charter and directed by suitably qualified expert supervision.

### Golf club compound

The potential for this area to serve a number of interests should be explored as part of the development of the showground. The land will provide for a number of conflicting priorities, and its use needs careful consideration. Development of this area shall complement heritage values established in this report.
3.4.3.3 Recommendations of the Conservation Management Plan – Non Heritage Issues

During the preparation of the CMP, many non-heritage issues emerged from the discussions with the user groups. These were beyond the scope of the CMP, but need to be appreciated, advanced and resolved. These issues and responses are as follows:

**Issue 1:** The feasibility and cost-effectiveness of an enlarged stadium has not been established.

Response: The issue of providing a two court indoor facility in the Eurobodalla Shire will be discussed through Council’s Sports Liaison Committee.

**Issue 2:** The possibility of integrating new showground facilities into the existing or enlarged stadium has not been explored.

Response: The development of the stadium to better accommodate the needs of the showground would be possible as along as the proposed development was consistent with the Moruya Showground Conservation Management Plan and Council’s LEP. This issue would require additional consultation with user groups if and when this requirement arises in the future.

**Issue 3:** The separate ambitions of the Basketball Association and other user organisations hinder a cohesive process of planning for the future of the showground.

Response: The Moruya Basketball Management Committee has a representative on the Moruya Showground Management Committee. Their regular attendance at this meeting would assist with a more coordinated approach to managing the Moruya Showground precinct holistically. Refer also Section 2.7 Management Committees on page 34.

**Issue 4:** There is a need to review the relevance of the role of the stadium as an effective ‘community centre’.

Response: The stadium is available to the community as a venue that can be hired. It is anticipated that the booking of this facility will be through Council’s centralised booking system. This improve the general public’s accessibility to hire this facility.

**Issue 5:** The valuable, air-thrust floor of the stadium restricts other uses.

Response: Future developments of the stadium/community centre must obtain the consent of Council to ensure that the facility is managed to best meet the needs of the community and that maximum multi-use is achieved.

**Issue 6:** Availability of the golf club compound will delay opportunities for change.

Response: The land currently occupied by the golf club’s maintenance compound will return to the Showground precinct in June 2010. The Landscape Masterplan illustrates how this land will contribute to the development of showground precinct in the future.
3.5 Leases & Licences

3.5.1 Requirements of the Crown Lands Act

Leases or licences of Crown reserves may only be entered into by trustees of Crown reserves who have been appointed under the Crown Lands Act. Consent must be obtained from the Minister (Department of Lands) before the lease or licence is executed. The following issues must be considered when Council, as Trust Manager, is granting a lease or licence on Crown Reserves:

1. Broadly speaking, leases are executed where exclusive control of the whole or part of a reserve is proposed. A licence is executed where intermittent occupation or control of the whole or part of a reserve is proposed (e.g., a lease for a swimming pool or kiosk, a licence to a football club for the use of an area for the season on a Saturday).
2. A lease may only be entered into by the Trust where it can be demonstrated that any Native Title interest in the land has been extinguished.
3. The term of any lease/licence should be as short as practicable, appropriate to all circumstances and commensurate with changing community needs. Generally terms in excess of 20 years are not favoured.
4. Generally options for renewal or holding over clauses are not favoured. Consideration can be given to the granting of a new lease/licence on expiry of the old lease/licence. Any "holding over" shall not exceed 12 months.
5. The Minister may not consent to the granting of a lease for a term exceeding 5 years (or a lease for a term that, by the exercise of an option, could exceed 5 years) unless at least 14 days have elapsed since notice of intention to give consent has been published in a newspaper circulating in the locality in which the land is situated or in a newspaper circulating generally in the State.
6. Clauses conferring a right to compensation for improvements are not acceptable, in appropriate cases the lessee should be required to clear and/or restore the land to the satisfaction of the Trust and the Minister. The lease should clearly reflect the intentions in respect of the improvements on expiry of the lease (i.e., lease area to be cleared and restored or improvements to remain and become the property of the trust).
7. Where the conditions require the lessee to undertake development works, the agreement should specify that no work is to be undertaken until plans have been approved by the Trust and the Minister and any necessary development or building consents are obtained from the local Council.
8. Rental should reflect a commercial approach of market rent having regard to purpose of the lease/licence, site value and ownership of existing improvements. Agreements for other than a short term should provide for regular periodic re-determination of rental (say every three to five years) as well as being linked to increases in the Consumer Price Index for intervening annual reviews. Where the parties cannot agree on the re-determination of the rent, clauses should provide for reference to an independent arbitrator (not the Department). Where a nominal rental is imposed because the lessee is a charitable or non-profit organisation, such rental should generally not be less than the statutory minimum rental ($350-00 as at 1 July 2004 and linked to CPI) prescribed for tenures under the Crown Lands Act, 1989.
9. A diagram specifying the area involved must be annexed to and form part of the lease agreement.
10. In the case of sub-leases, reference should be made to the head lease in the preamble and the term of any sub-lease should not extend beyond the date of expiry of the head lease.
11. If the reserve has a Real Property title, then leases for more than three years must be registered at the Land and Property Information Office (formerly Land Titles Office).
12. Where applicable, the agreement should include clauses providing for use/access by the general public.
13. A clause requiring the lessee to bear the lessor's reasonable expenses involved with the lease (e.g., Trust's solicitors, advertising, stamp duty etc) should be considered for inclusion in the lease agreement.
14. The proceeds from a lease or licence granted by a reserve trust shall be applied in accordance with directions (if any) given by the Minister under Section 106 of the Crown Lands Act 1989. In the absence of any direction, the proceeds shall be applied for the general purposes of the reserve trust and may be invested or applied by the trust accordingly.

The following describes the general principles which a reserve trust manager must take into consideration when negotiating commercial lease or licence proposals on Crown reserves:

- Leases or licences for commercial purposes can only be granted where the commercial activity is consistent with the purpose for which the reserve was dedicated or reserved and should not overpower or dominate the reserve.
- Commercial leases/licences on Crown reserves should be established by a fair, open, impartial and transparent process and provide optimum environmental, social and economic returns from such use of the reserve for the people of NSW.
- Appointed Trust Managers must be able to demonstrate that they have met their responsibility to the people of NSW of ensuring that the best possible result will be realised from the lease arrangement.
- Other than where special circumstances exist, opportunities to lease/licence public reserves should be decided by a competitive process. The Independent Commission Against Corruption (ICAC) advises public sector organisations against entering into negotiations which bypass a competitive process on the basis that direct negotiations can lack openness, fairness and accountability, and may result in outcomes which deliver less than the best outcome for the community. Accordingly, the Department of Lands has a responsibility when considering the granting of consent under Sections 102 & 103 of the Crown Lands Act 1989 to ensure that the best possible outcome has been obtained by the reserve trust.
- Where public tendering is not to be used to identify a suitable lessee, then there needs to be a clear account of how alternative processes serve the public good. This account would need to demonstrate openness, fairness and accountability.
ICAC guidelines suggest that a public competition process would avoid the following problems:

- Any public perception that the trust is not getting the best possible deal for the public
- Opportunity for corruption in direct dealings with current lessee
- Reduced opportunity to discover new or innovative ideas
- Possible lack of transparency and accountability in the process
- Lack of opportunity to test value for money

In accordance with these guidelines the overall objectives of a Crown reserve trust when negotiating commercial lease/licence arrangements should be to:

- Obtain the best value for money through a fair and impartial process
- Minimise the level of risk for the trust
- Minimise the opportunity for corrupt conduct
- Obtain the best environmental, social and economic outcome for the public

### 3.5.2 Existing Leases & Licences

As at the date of adoption of this Plan of Management, the following leases and licences were current on the Reserves:

<table>
<thead>
<tr>
<th>PIN No</th>
<th>Crown Reserve No</th>
<th>Legal Definition</th>
<th>Type of Agreement</th>
<th>Expiry Date</th>
<th>Activity</th>
<th>Location</th>
<th>Lessee/Licensor</th>
</tr>
</thead>
<tbody>
<tr>
<td>11876</td>
<td>Crown Dedication 580020</td>
<td>Lot 7035 DP 1029448</td>
<td>Residential Tenancy Agreement</td>
<td>Annual</td>
<td>Caretakers Residence</td>
<td>Albert Street, Moruya</td>
<td>Subject to change</td>
</tr>
<tr>
<td>11876</td>
<td>Crown Dedication 580020</td>
<td>Lot 7035 DP 1029448</td>
<td>Lease</td>
<td>30 June 2025</td>
<td>Golf Course - Part</td>
<td>Moruya</td>
<td>Moruya Golf Club</td>
</tr>
<tr>
<td>26861</td>
<td>Crown Reserve No. 96313</td>
<td>Lot 1 DP 44297</td>
<td>Lease</td>
<td>30 June 2025</td>
<td>Golf Course - Part</td>
<td>Moruya</td>
<td>Moruya Golf Club</td>
</tr>
<tr>
<td>11876</td>
<td>Crown Dedication 580020</td>
<td>Lot 7035 DP 1029448</td>
<td>Licence</td>
<td>December 2010</td>
<td>Golf Club Maintenance Compound</td>
<td>Moruya Showground</td>
<td>Moruya Golf Club</td>
</tr>
</tbody>
</table>

### 3.5.3 Moruya Golf Course Lease

Approximately three quarters of the reserve is leased to the Moruya Golf Club Pty Ltd by Eurobodalla Shire Council under a 20 year lease agreement which expires on 30 June 2025. Special conditions included in the current lease agreement that relate to the management of the Golf Course reserve include (but are not limited to):

- To keep the land (including all fixtures and additions thereto) in good and substantial repair and condition.
- To keep the land in such order that the game of golf may be properly played thereon.
- All residents within a radius of 20 kilometres from the Moruya Post Office shall be eligible for membership as a playing member.
- The land can only be occupied and used for a Golf Course.
- Eurobodalla Shire Council staff shall have access to the land at all time for any lawful purpose.
- The Golf Club will pay all rates and taxes levied, and excess water used on or in connection with the land.
- The public shall have reasonable access on foot that will not interfere with the playing of golf, nor have access to or interfere with the tees, fairways and greens.
- The public shall have the right to pass and repass on foot, horseback or pedal cycle on the existing path between Murray Street and the showground.
- The golf club must have current Public Liability insurance as per Council’s requirements.

This is a summary only, the original lease agreement must be referred to further detail.

The Moruya Golf Club has indicated that they may wish to provide additional parking to the south of the main Golf Club building. If this proceeds, it will require a review of the existing Golf Course lease. Any approval for additional car parking would only be approved on the basis that it would be available for all users of the reserve, not just for members of the Golf Club.
3.5.4 Moruya Golf Course Maintenance Compound Licence

The Golf Club’s Maintenance Compound is located within the Showground precinct and is licensed to the Moruya Golf Club. The licence agreement ends in December 2010 at which time the area will be returned to the Showground precinct.

Special conditions included in the licence agreement that relate to the occupation of the Golf Course Maintenance Compound include (but are not limited to):

- To use the premises and structures for the purpose of a machinery and general storage shed, together with the provision of staff amenities, and for no other purpose.
- The licence can not be assigned or sub-licensed to any person.
- The premises must be kept clean and tidy.
- To comply with the directions and guidelines by responsible Commonwealth and State Government bodies, including the Environment Protection Authority. Including directions and guidelines for safe working conditions and the safe storage of chemicals, fuels and other hazardous substances.
- The golf club must have current Public Liability insurance as per Council’s requirements.
- On expiry of the licence, if requested by Eurobodalla Shire Council, the Golf Club must remove any fixtures, fittings or property belonging to the Golf Club. The premises must be left clean and available for use and occupation and in the same condition as at the commencement of the licence agreement.
- Must comply the Development Consent No. 565/00.

This is a summary only, the original licence agreement must be referred to further detail.

The Golf Club has committed to relocating its Maintenance Compound to the south eastern corner of the Golf Course reserve. This was confirmed in writing on 27 December, 2000 with an undertaking to remove the Maintenance Compound from its current location in a 5 to 10 year time frame (ie by end of 2010). The Golf Club Maintenance Compound will form part of the “Rural Precinct” of the showground In January 2011.

2.5.5 Residential Tenancy Agreement – Moruya Showground Caretakers Cottage

This Plan of Management provides for an onsite Caretaker to accommodate the Caretakers Cottage, located on Albert Street and adjacent to the Moruya Basketball Stadium. The tenant will be a part time employee of Council.
3.6 Management Committees

Management Committee Agreements delegate many of the day to day management responsibilities of the reserve to the management committees. They are delegated responsibility for management and maintenance of facilities, such as booking of activities and the collection of fees and charges as adopted by council. The management agreements, which detail the responsibilities of the management committees, may be updated and changed over time to reflect more current circumstances.

The establishment of two Management Committees at the Moruya Showground has evolved over time and was the result of a Council Resolution.

Refer to Attachment 6 for a list of groups using the facilities as at the date of adoption of the Plan of Management. In addition, refer to Section 2.8 on Council’s Sports Liaison Committee and the potential for change to the structure of Management Committees throughout the Shire.

3.6.1 Moruya Showground Management Committee

There is a management agreement in accordance with sections 355 and 377 of the Local Government Act with the committee known as the "Moruya Showgrounds Management Committee" authorised to control and manage part of the reserve and its related facilities in the area not covered by the Golf Club lease area and the Basketball Stadium.

A representative from the Moruya Basketball Stadium Management Committee is a member of the Moruya Showground Management Committee to ensure that both management committees are communicating relevant information that assists the management of the reserve.

3.6.2 Moruya Basketball Stadium Management Committee

There is also a management agreement in accordance with sections 355 and 377 of the Local Government Act with the committee known as the "Moruya Basketball Stadium Management Committee" authorised to control and manage the basketball stadium/community hall and its related facilities on part of the reserve known as the Moruya Showground.

3.7 Sports Liaison Committee

In January 2005 Council established the Sports Liaison Committee. The role of this Committee is:

To maintain, improve and promote Eurobodalla's Sporting and Active Recreation Facilities and activities in a fair and equitable manner.

Over time, Council will be rationalising the number of Management Committees. The Sports Liaison Committee will work closely with the professional sporting associations throughout the Eurobodalla Shire in centralising the management of recreational activities. This will improve the distribution of funds throughout the shire for the development, maintenance and management of sporting facilities.

This may result in the Moruya Basketball Stadium Management Committee and the Moruya Showground Management Committee being dissolved in the future. Instead, Council will work closely with the professional sporting and user group associations.
3.8 Moruya Golf Course – Pressures on Use

3.8.1 Access through Golf Course

The Golf Club has experienced some problems with vandalism occurring on the golf course, in particular from where access is unobstructed on the wester perimeter. In order to reduce the risk of this occurring on the reserve, the Golf Club has requested that the western and southern boundaries be fenced. Following on-site consultation with the Department of Land and Water Conservation (now the Department of Lands), Golf Club representatives and Eurobodalla Council, DLWC have confirmed that the Evans and Albert Street boundaries can be fenced. This is subject to the following criteria being addressed:

1. A north/south access route through the golf course/showground site is provided and is formalised by the construction of a track in the appropriate location. This may involve consultation with the Showground Management Committee as to its final location.
2. The proposal is considered and discussed at the reserve consultative committee [Moruya Showground Management Committee].
3. The proposal is justified and outlined in the proposed Plan of Management for the reserve.
4. Careful consideration of the route of the fence to minimise any impact on existing trees on or near the boundary. Council will need to give consideration to the appropriate footpath width to allow safe passage along the subject streets.
5. The proposed fencing is subject of development application.

The installation of fencing on the Evans and Albert Street boundaries will restrict public access to the Golf Course to the appropriate entry and exit points and will provide a degree of security for the golf course. This is consistent with the lease agreement which states “THAT the Public shall have: (a) reasonable access on foot to the area hereby leased but shall not interfere with the playing of golf nor have access to or interfere with the tees, fairways and greens.” (Section 9 (a)).

3.8.2 Access through the Showground & Golf Course

Public access north-south through the golf course and the Showground is mostly unobstructed. There is a gravel footpath that provides north/south access which is very well used and provides a connection between the Moruya township and residential areas, including the Moruya High School. At times, there has been a conflict of use between playing golf and the provision of safe public access through the golf course at this location.

This issue resulted in the formation of the Golf Course Working Party in 1999 to consider safe public access through the golf course at this location. The Working Party also discussed the “Pink Gates” which were once the entry point from the main section of Moruya across to the then showground and racetrack, at that time the location of these gates was not known. Since then, as reported in the Moruya Examiner on May 15 2002, one of the Pink Gates may have been located by Mr Bob McLeay, who “found it at the tip years ago”. This discovery will assist with the re-creation/restoration and installation of the infamous “Pink Gates”.

In November 1999 the Golf Course Working Party recommended that:

| a) | That public access across the pathway must be maintained. |
| b) | That doing nothing is not an option. |
| c) | That the implementation of pedestrian refuges as a first step is warranted. |
| d) | That longer term the course layout may be adjusted and the pathway may be realigned in the eventuality of the Moruya Golf Club no longer being in a position to meet the conditions of the lease OR where higher levels of use or other factors deem it necessary to revisit the safety issues of the public pathway. |

That any course layout changes be accomplished while meeting each of the following requirements:

1. the pathway remains open
2. the pathway does not traverse a fairway
3. the integrity of the golf course is maintained

| e) | That the *Pink Gates* be recognised in the Plan of Management as having cultural value to Moruya Showground Reserve and provision be made for their reinstatement in timber - painted pink. |

In the event of the Moruya Golf Club not being able to meet their lease obligations for indemnity to Council we would need to address the reasons for this and possibly investigate course layout change options.
The location of pedestrian refuges are illustrated in Figure 1 below:

![Figure 1: Locations of Pedestrian Refuges](image_url)

As a result, Council endorsed these recommendations at the Works and Facilities Committee Meeting on 5 November 1999 as follows:

1. The recommendations of the Working Party be incorporated into the Plan of Management for Moruya Showground Reserve.
2. Council consider funding pedestrian refuges and the “pink gates” from the annual lease rental from the Golf Club.
3. Financial responsibilities for public pathway and any possible course layout/pathway realignment be examined in the preparation of the Moruya Golf Course lease renewal in 2005.

The pedestrian refuges were installed at the locations indicated on Figure 1 in December 2004.

![Photo 35: Pedestrian refuge Moruya Golf Course](image_url)

3.8.3 Parking

The Golf Course had adequate parking for the level of use at present. However, it is anticipated that in the future the increase in use of the facilities may require additional parking. The area south of the existing Golf Club, in the reserve, has been identified as a possibility for the construction of additional parking facilities.
3.9 Moruya Showground Precinct – Pressures on Use

Consultation with the various user groups has highlighted many pressures on the facilities within the showground precinct.

Pressures are exerted on this reserve from a number of areas. Most notably, the increasing requirement for better quality facilities and/or upgrading of existing facilities by reserve users. Pedestrian and vehicular circulation and access during peak use periods can create conflict due to the informal nature of parking, roads and pedestrian movement. Pedestrian access for golfers across the showground precinct and for the general public across the golf course pose increasing management difficulties in regard to unrestricted access and safety.

Pedestrian access across the reserve for both golfers, other reserve users and members of the public is vital to the continued successful shared use of this reserve.

Many of the buildings within the showground precinct are in poor condition. This includes the Pavilion, the Poultry Shed and other associated small buildings. The Management Committee and Eurobodalla Shire Council are endeavouring to maintain and improve the buildings where possible, however funding this work is very challenging.

Camping on the reserve occurs in relation to events held over more than one day or where attendees travel great distances to participate. In general this proves to be a compatible activity due to its brief impact on the reserve, however, some camping does occur over extended periods by sideshow operators using the showground area as a base for operations during the summer months. This places additional pressures on facilities and services on the reserve not catered for within budgetary constraints.

The availability of useable land within the Showground precinct is limited. In order to address this problem it is proposed that the Golf Club Maintenance Compound will be relocated to within the lease area of the Golf Course. The Golf Club has committed to relocating its Maintenance Compound to the south eastern corner of the Golf Course reserve. This was confirmed in writing on 27 December, 2000 with an undertaking to look at removing the machinery shed from the area in a 5 to 10 year time frame (ie by end of 2010).

Some of the issues creating pressure on the use of the reserve are listed below:

- Lack of space. This will be addressed to some extent when the Golf Club Maintenance Compound relocates from the showground to the Golf Course in 2010. However, this is an absolute constraint and it would be difficult to provide additional space for camping or parking on the showground.
- The showground precinct is located on a low point and thus drainage will always be an issue on the site. However there are opportunities to improve the drainage in some areas.
- Lack of shelter and shade.
- There are problems with power being overload and circuits breaking. Although it has been addressed in the past, additional loads on the power have resulted in some inefficiencies in its use. More power outlets are required for the campers.

These and other issues are addressed in more detail in the Action Plan on page 43.

3.10 Native Title

The land covered by this Plan of Management is owned by the Crown. Native Title may be found to exist on this land in the future if native title has not been extinguished under the terms of The Native Title Act 1993 and a valid claim was lodged, accepted for mediation and recognised in a process of mediation or court ruling.
3.11 Finance

The following information provides a guide on the finances for the Moruya Showground and Golf Course as at the date of adoption of this Plan of Management. These are indicative only.

3.11.1 Operating Costs – Moruya Showground Precinct

In 2004/05 Eurobodalla Shire Council and the Management Committees spent approximately $20,000 on the Moruya Showground Precinct on general maintenance which included the following:

- mowing (with the exception of the golf course)
- roadways
- car parks
- underground services
- toilet maintenance (public toilets)
- litter removal
- painting
- building structural maintenance
- security
- utility expenses (rates, water)
- footpaths

The Management Committee funded the following from income derived from the reserve:

- signage
- toilet maintenance (Grandstand)
- painting
- general building maintenance
- cleaning
- utility expenses (eg. gas, electricity)

3.11.2 Sources of Funds

Funds generated from activities on the Moruya Golf Course and Showground reserves and are re-invested in expenditure on the reserves included in the Reserve Trust (as per the requirements of the Crown Lands Act 1989). Funds are collected by both the Trust Manager (Eurobodalla Shire Council) and the Management Committees. In 2004/05 approximately $11,340 was raised from reserve activities. This was raised from the following sources as follows:

- The Golf Course lease area $800
- The Golf Course Maintenance Compound licence area $2,000
- Ground and facility hire fees $6,000
- Lighting fees $640
- Camping fees $1,900

The residential lease for the Caretaker’s cottage generates $5,200 per year for the Trust (Eurobodalla Shire Council). However, his income is reinvested by paying the Caretaker $100 per week to undertake 4 hours per week of work on the reserve. This includes ground inspections.

Fees and charges are proposed by Council in April each year and advertised for public comment during May for adoption in June. Fees charged must be in accordance with Council’s adopted Fees & Charges.

The Department of Lands administer the Public Reserves Management Fund – Showgrounds. This fund provides a potential source of grant funds for future developments. The NSW Heritage Office has grant programs that assist with funding works to Heritage Items of State Significance.

---

1 At the Ordinary Meeting of Council of Tuesday 24 January 2006, Council resolved to offer a fresh lease to the Moruya Golf Club for the golf course lease area. The lease fee for the year commencing 1 July 2005 was determined to be $6,327.90 + gst with subsequent years calculated at 2.5% of the sum of 2/3 members’ subscriptions and total of green fees as per the Club’s annual reports.
3.11.3 Capital Improvements

Moruya Showground Precinct

Major capital expenditure on new developments have in the past been funded by Council (Crown Reserve Funds) and users of the reserve via income collected by the Management Committees. In some cases applications for grants from Council and the State and Federal Governments have been successful.

Caretaker’s Cottage

Improvements to the Caretakers Cottage cost over $4,500 in the period 2000 – 2002. This was funded by the Management Committee using work for the dole participants for labour.

Moruya Showground Exhibits Pavilion

In response to the Moruya Showground Exhibits Pavilion being in poor condition an architect was engaged to prepare plans for the rehabilitation and renovation of the building. These plans have been completed and development approval granted. As at the adoption of this Plan of Management, the cost for the upgrade of the Exhibits Pavilion is estimated to be at least $355,000. To assist with funding this capital improvement, the upgrade of the Exhibits Pavilion will be staged as follows.

Stage 1: Kitchen & Meeting Room to lock-up, weatherproofing, structural framing, roofing, cladding, flooring, internal services (electrical, water, gas, drainage) and various structural repairs (completed in January 2006 – total cost approximately $150,000).

Stage 2: Fit-out of a commercial kitchen, new verandah (140m² verandah construction including: timber, decking, handrails, roofing, stairways, disabled access and painting), interior lining/painting, structural repairs, drainage repairs and floor restumping (this project was underway as at October 2006 - cost estimate $180,000).

Stage 3: Toilets (included a disabled toilet) (cost estimate $70,000).

Stage 4: Barbecue area (cost estimate $15,000).

As at the date of adoption of this Plan of Management, Stage 2 upgrades were underway.

Moruya Showground Grandstand

In 2006/07 the following works are to be undertaken on the Moruya Showground Grandstand:

- Installation of barrier walls
- Repair of stair treads
- Exterior re-finishing and painting
- External Lighting

The total cost of these works is estimated at $63,500.

Future Projects

This Plan of Management identifies many other projects that will require funding in the future. It is anticipated that these projects will be funded from a variety of sources such as Council funds, Crown Reserve funds, grants, Management Committee funds and other fund raising. Refer to the Action Plan on page 43 and the Landscape Concept Plan for more details.

Possible sources of grant funds include:

- Public Reserves Management Fund (Showgrounds) – NSW Department of Lands
- Regional Partnerships – Federal Government Department of Transport and Regional Services
- Heritage Incentives Program – NSW Heritage Office
- Heritage Assistance Fund – Eurobodalla Shire Council and the NSW Heritage Office
4.0 BASIS FOR MANAGEMENT

4.1 Values

Ascertaining the community values of land is identifying what the community finds important and special about it. Land management issues change over time, depending on the needs of the community; and community’s change – what may be important in the present may be less important in the future. Values however tend to transcend the everyday issues of land management and set a more strategic vision for the management of the land. Values coexist, augment and support each other. Where singular issues may be really important in the short term, the overriding values attached to the land will tend to be relevant for a longer period.

How can values be implemented in land management? Once values and their level of significance are determined, land maintenance and development practices that recognise, manage and conserve these values may then be implemented. The following values have evolved through the community consultation process and in consideration of the requirements of relevant legislation and policies:

<table>
<thead>
<tr>
<th>Value &amp; description</th>
<th>Neighbourhood</th>
<th>Suburb</th>
<th>District</th>
<th>Shire</th>
<th>Regional</th>
<th>State</th>
<th>National</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scenic</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Showground</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreational</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Environmental</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heritage</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Where:
Neighbourhood – Local: the street and surrounding streets
Suburb: within the suburb area (i.e. within Moruya)
District: the suburb and adjacent suburbs (eg. Broulee, Tuross, Mossy Point, Tomakin, South Head etc)
Shire: within the Eurobodalla Shire
Regional: south coast of NSW
State: within the state of NSW
National: within Australia
4.2 Role of the Moruya Golf Course & Showground Reserves

The main functions of Moruya Golf Course and Showground Reserve are recreation, sporting activities and gatherings for social activities. It is also a valuable urban greenspace within the township of Moruya.

It is the vision of Eurobodalla Shire Council to maintain the existing Golf Course as a leased area and to continue to maintain the sporting and informal open space of the main part of the reserve for public enjoyment. All improvements will be aimed at increasing the amenity of the area for these purposes. The Moruya Showground precinct will continue to be the rural events focus of the shire, providing facilities to encourage rural activities and events to enhance the lifestyle and character of Moruya.

4.3 Objectives for Management

The management objectives of this Plan of Management are:

- To provide a flexible open space reserve based on community needs and within budgetary constraints.
- To protect and enhance the natural, scenic and heritage qualities of the area.
- To improve the quality of recreational facilities and increase the recreational opportunities within the area.
- To protect and enhance native vegetation, natural drainage systems and wildlife corridors.
- To protect the reserve and its facilities from the effects of flooding.
- To ensure that the area is effectively managed and sustainably developed for the benefit of all users.
- To provide a safe environment for all users of the study area.
- To maximise the utilisation of the showground facilities.
5.0 STRATEGIC ACTIONS

5.1 Strategic Plan

All proposed development must meet the following objectives:

- Compliance with appropriate zoning, development and building regulations. Relevant building approvals sought for each development. Owner’s consent is gained for all developments and improvements.
- Ensure all proposals are in accordance with the gazetted public purpose of the reserve and the principles of Crown Land Management and take into account the guidelines in the NSW Coastal Policy and other relevant legislation and policies.
- That any new facilities are provided as planned within funding constraints. New facilities must be consistent with any Council adopted plans for local and regional recreational uses.
- Heritage values must be considered in any re-development or new developments on the reserve.
- The use of existing facilities must be fully realised before expanding or adding new facilities. Existing facilities are not to be duplicated unnecessarily.
- Development to be consistent with the Landscape Concept Plan.

5.2 Monitoring Strategic Performance

The success of the strategic plan will be measured by a number of key indicators

- Construction of new or expanded facilities carried out according to this plan and on schedule or as need arises.
- Increased use of facilities.
- Minimal flood damage to the reserve and its facilities.
- Additional landscape amenity in key areas.
- Resolution of any conflict in use of existing facilities by Management Committees.
- No conflict in land use for future facilities.
- Improved cooperation between users groups, Management Committees and Council.
6.0 ACTION PLAN

The Action Plan identifies the principal land management issues and identifies a set of management strategies and actions for each issue. It provides an ongoing framework for the management of the reserves. These management issues relate to the values of the reserve and are illustrated in the Landscape Concept Plan. Each action is given an implementation category.

The following terminology is used in the Action Plan:

Management Issue: The issue that requires a detailed approach to future management

Strategy: The broad management strategy required to address management issue of concern.

Action: The specific actions that address the strategies.

Implementation Priority:

**Category 1** actions are those that can be implemented immediately or very soon after the adoption of the Plan. They are policy or procedural matters and require minimal or no funding.

**Category 2** actions are those that require some funding and are principally concerned with protecting or conserving the values of the reserves, improving public safety or are maintenance and improvement matters.

**Category 3** actions are capital improvement items or items requiring a significant injection of funds. The timing of their implementation would be dependent on the availability of funds from Council or external sources such as grants.

Where action will be implemented: MS: For implementation on the Moruya Showground Precinct

GC: For implementation on The Moruya Golf Course

Note that all priorities are subject to change depending on the availability of Council resources and funding availability.
<table>
<thead>
<tr>
<th>Management Issue</th>
<th>Strategy</th>
<th>Action</th>
<th>Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1 Access – Pedestrian</td>
<td>Provide for safe pedestrian access through the reserves.</td>
<td>1. Define and maintain pathways to provide for pedestrian access as required.</td>
<td>✓ ✓ 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Maintain pedestrian refuges on golf course.</td>
<td>✓ ✓ 1</td>
</tr>
<tr>
<td></td>
<td>Minimise impact of pedestrian activity on the golf course.</td>
<td>3. Maintain fencing at south western corner to reduce disruption to play and undesirable behaviour.</td>
<td>✓ ✓ 1</td>
</tr>
<tr>
<td></td>
<td>Improve the surface of the ground in the Showground precinct.</td>
<td>4. Grounds to be levelled to best accommodate pedestrian movement around the showground and to adequately address drainage.</td>
<td>✓ ✓ 2</td>
</tr>
<tr>
<td></td>
<td>Provide access for golfers around the golf course where required.</td>
<td>5. Construct a footpath along Albert Street (along the southern showground precinct frontage) for golfers to access holes outside of the showground precinct.</td>
<td>✓ ✓ 2</td>
</tr>
<tr>
<td>6.2 Access – Vehicular</td>
<td>Provide adequate parking at the Moruya Showground precinct.</td>
<td>1. Access to parking areas is safe and clearly signed.</td>
<td>✓ ✓ ✓ 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Install vehicle barriers/speedhumps where required.</td>
<td>✓ ✓ ✓ 3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Formalise existing informal parking areas if required.</td>
<td>✓ ✓ ✓ 3</td>
</tr>
<tr>
<td></td>
<td>Provide parking facilities for disabled use.</td>
<td>4. Provide car parking spaces for disabled use within the vicinity of the Equal Access Viewing Shelter and the Grandstand.</td>
<td>✓ ✓ ✓ 2</td>
</tr>
<tr>
<td></td>
<td>Provide adequate parking for the Golf Course.</td>
<td>5. Extend carpark from southern boundary of the Golf Club building into the reserve if demand for parking is sufficient to require an extension.</td>
<td>✓ ✓ ✓ 2^</td>
</tr>
</tbody>
</table>

^ Moruya Golf Course to develop and fund in accordance with Council’s requirements.
<table>
<thead>
<tr>
<th>Management Issue</th>
<th>Strategy</th>
<th>Action</th>
<th>Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.3 Conservation</td>
<td>Management Plan</td>
<td>To implement the recommendations of the Conservation Plan for the Moruya Showground Precinct as follows:</td>
<td></td>
</tr>
<tr>
<td>Ack Weyman Oval</td>
<td></td>
<td>1. Maintain Ack Weyman Oval for active recreational use.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Allow for additional moveable/relocatable seating that meets the relevant standards as required.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Shade trees for Ack Weyman Oval included in the Landscape Concept Plan and proposed Planting Plan.</td>
<td>✓</td>
</tr>
<tr>
<td>Asset Management –</td>
<td>Management Structure &amp; Statutory</td>
<td>5. Heritage advice must be sought from Council’s Heritage Adviser on all development issues within the Showground precinct.</td>
<td>✓</td>
</tr>
<tr>
<td>Structures &amp; Statutory</td>
<td>Approvals</td>
<td>6. Council’s Heritage Adviser to determine if specialist consultant expertise is required for assessment of and/or assistance with development proposals.</td>
<td>✓</td>
</tr>
<tr>
<td>Asset Management –</td>
<td>Maintenance</td>
<td>7. Any items listed on the State Heritage Register are provided with greater level of protection. Under sections 60 or 140 of the Heritage Act 1977, the Heritage Office must be notified of any proposed alteration, damage, development or demolition. Where proposed work does not ‘materially affect’ the significance of the item, Councils are empowered to make determinations under delegation to approve the suitability of the proposed work. In the case of Council owning the property, the Heritage Council may make the determination to avoid conflicts of interest at local level.</td>
<td>✓</td>
</tr>
<tr>
<td>Basketball Stadium/</td>
<td>Community Centre</td>
<td>8. Ensure that the provisions of Council’s Local Environmental Plan are addressed (refer to page 11 on this Plan of Management).</td>
<td>✓</td>
</tr>
<tr>
<td>Bar/Kiosk/Canteen</td>
<td></td>
<td>9. Heritage advice must be sought from Council’s Heritage Adviser on maintenance issues within the Showground precinct. The Heritage Adviser may wish to meet with those responsible for maintenance, and co-ordinate mutual objectives for the maintenance of items in the Showground precinct.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10. Council’s Heritage Adviser to determine if specialist consultant expertise is required for assessment of and/or assistance with significant maintenance proposals.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>11. Future maintenance works in the Moruya Showground Precinct must have regard to the provisions of the Conservation Management Plan, The Burra Charter and as directed by Council’s Heritage Adviser.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12. Provide for the future replacement of the bar as required and as funds become available. Seek Heritage advice from Council’s Heritage Advisor on the design and siting of any new bar facility.</td>
<td>✓</td>
</tr>
<tr>
<td>Bar/Kiosk/Canteen</td>
<td></td>
<td>13. Maintain the Basketball Stadium/Community Centre for active recreational use and use as a Community Centre.</td>
<td>✓</td>
</tr>
<tr>
<td>Basketball Stadium/</td>
<td>Community Centre</td>
<td>14. Ensure that the Basketball Stadium/Community Centre is maintained in its original appearance.</td>
<td>✓</td>
</tr>
<tr>
<td>Bar/Kiosk/Canteen</td>
<td></td>
<td>12. Provide for the future replacement of the bar as required and as funds become available. Seek Heritage advice from Council’s Heritage Advisor on the design and siting of any new bar facility.</td>
<td>✓</td>
</tr>
<tr>
<td>Management Issue</td>
<td>Strategy</td>
<td>Action</td>
<td>Implementation</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>----------------</td>
</tr>
</tbody>
</table>
| Caretaker’s Cottage | • Retain in present location.  
• Compatible alterations and additions are acceptable.  
• Some internal elements are of heritage interest, but upgrading is possible | 15. Maintain the Caretaker’s Cottage in its current location.  | ✓ 1 |
|                  |                                                                          | 16. Seek advice from Council’s Heritage Adviser if alterations and/or additions are required – Refer also to Asset Management – Management Structure & Statutory Approvals above. | ✓ 1 |
| Entrance/Ticket Box 1 | • The main entrance should be improved to provide a more inspiring sense of arrival to the facilities, and to highlight the precinct’s heritage values  
• Replace Ticket Box with improved facility | 17. Improve the sense of arrival to the Showground. | ✓ 2 |
|                  |                                                                          | 18. Seek architectural advice from Council’s Heritage Adviser for replacement and siting of a Ticket Box at the entrance. Replace existing Ticket Box with new structure. | ✓ 3 |
| Exhibits Pavilion | • Complete Heritage Listing Process  
• Remove intrusive elements  
• Restump with timber stumps at perimeter  
• Prepare detailed Conservation Management Plan | 19. Seek advice from Council’s Heritage Adviser if alterations and/or additions are required – Refer also to Asset Management – Management Structure & Statutory Approvals above. | ✓ 1 |
|                  |                                                                          | 20. Follow-up with the Heritage Office on status of listing nomination. | ✓ 1 |
|                  |                                                                          | 21. Complete extensions/renovations as per DA approved plan. | ✓ 3 |
|                  |                                                                          | 22. Prepare a detailed Moruya Showground Exhibits Pavilion Conservation Management Plan. | ✓ 3 |
| Golf Course Compound | • Formulate strategy for use of the land once the compound is relocated by June 2010.  
• Record and remove | 23. The area used as the Golf Course Maintenance Compound will be developed for uses ancillary to the needs of user groups once the Golf Club relocated by June 2010. Refer to the Landscape Concept Plan for more details. | ✓ 3 |
|                  |                                                                          | 24. Before the compound is relocated, take photographs as a record of the past use of the land. | ✓ ✓ 1 |
|                  |                                                                          | 25. The Golf Course Maintenance Compound will be relocated to the south eastern corner of the golf course. This area must be landscaped to screen the compound as it is located adjacent to the southern arrival to the township of Moruya. | ✓ ✓ 3 |
| Grandstand | • The building should be progressively returned to a state where its original features are emphasised and project the original appearance.  
• Additions and block sidewalls are intrusive to the significance of the building, and should be progressively removed  
• Adaptation of the building can proceed, with sensitive architectural guidelines. | 26. Seek advice from Council’s Heritage Adviser if alterations and/or additions are required – Refer also to Asset Management – Management Structure & Statutory Approvals above. | ✓ 1 |
|                  |                                                                          | 27. Investigate the opportunity to include a disabled toilet within the building, depending on the strategy to progressively removed the additions and block sidewalls. | ✓ 1 |
|                  |                                                                          | 28. Follow-up with the Heritage Office on status of listing nomination. | ✓ 1 |
|                  |                                                                          | 29. Prepare a detailed Moruya Showground Grandstand Conservation Management Plan. This plan must consider that the Moruya Showground Precinct Conservation Management Plan recommended that "there is a need to recognise that the grandstand additions do not have a long, useful life ahead, and it is recommended that their replacements be planned," and "additions and block sidewalls are intrusive to the significance of the building, and should be progressively removed". | ✓ 3 |
|                  |                                                                          | 30. Maintain and adapt the Moruya Showground Grandstand as per the Conservation Management Plan. This may require the removal of additions and block sidewalls to the Grandstand. | ✓ 3 |
| Grass Hill (west of Grandstand) | • Retain and continue present use  
• Equal access shelter is acceptable | 31. Maintain grassy hill area west of Grandstand as an open grassed area. | ✓ 1 |
<p>|                  |                                                                          | 32. Install Equal Access Shelter and access pathways as per location on the Landscape Concept Plan. Refer to Appendix C for a concept drawing for this structure. | 2 |
|                  |                                                                          | 33. Install pathways to connect the Equal Access Shelter to parking and other facilities as appropriate. Refer to the Landscape Concept Plan. | ✓ 2 |</p>
<table>
<thead>
<tr>
<th>Management Issue</th>
<th>Strategy</th>
<th>Action</th>
<th>Implementation</th>
</tr>
</thead>
</table>
| Landscape        |          | 34. Prepare a Planting Plan for the Moruya Showground Precinct to complement the Landscape Concept Plan. The Planting Plan is to include:  
- Retention of existing vegetation where appropriate  
- Erosion control  
- Planting for shade in key congregating areas, around the Showground Arena and around Ack Weyman Oval  
- Planting in car parking areas  
- Consideration of both native and exotic planting  
- Enhancing the native Eucalypt character of the showground.  
- Shade tree planting around the perimeter of the Showground Arena to improve the amenity of the area, as well as emphasise its circular character. | ✓ 2 |
| New Developments |          | 35. New and replacement buildings are to be sited on the Showground Precinct to ensure that the 'scattered' character of the Showground is preserved. | ✓ 1 |
|                  |          | 36. Prepare architectural designs by a suitably experienced Heritage Architect for new and replacement buildings as required and as funds become available, including:  
- Commentator’s Box (incorporating a scoreboard)  
- Bar/Kiosk/Canteen  
- Equal Access Viewing Shelter (refer to the section on the Grassy Hill (west of Grandstand) and Appendix C for more information)  
- Secretary’s Office  
- Stables  
Siting of the buildings is to maintain the scatter character of the showground. | ✓ 3 |
<p>|                  |          | 37. Public toilets to be demolished. There are other toilet facilities located in the basketball stadium and grandstand and the plans for the upgrade of the Exhibits Pavilion include toilets. | ✓ 1 |
|                  |          | 38. Ensure photographic records are taken of all structures prior to removal or renovation. | ✓ 1 |</p>
<table>
<thead>
<tr>
<th>Management Issue</th>
<th>Strategy</th>
<th>Action</th>
<th>Implementation</th>
</tr>
</thead>
</table>
| Northern axis to Town Centre |  • There is an opportunity to enhance the pedestrian and cycling link with the addition of suitable trees, and possibly some improvements to path alignment. These should be achievable without adverse impact on the golf course. The result should be to emphasise this axis, and increase a focus on the arena and a better northern entrance to the showground. It will also strengthen the visual connection to the town centre and local topographical features at the north and southern ends of the axis.  
  • The ‘Pink Gates’, which are located on this axis, have an historic association with the showground, and this report supports their reconstruction. It is understood that a surviving gate is available for reference, and the reconstruction should be accurate and authentic, rather than a poor imitation. | 39. Refer to Section 5.4 Conservation Management Plan – Landscape in regard to the preparation of a Planting Plan for the Moruya Showground Precinct which include more details on strengthening the north - south axis link to town.  
40. Refer to the Landscape Concept Plan for an illustration of the north – south axis link to town.  
41. Re-instate the pink gates at the northern end of the north – south axis link to town. | ✓ | 2 |
| Poultry Pavilion |  • The CMP has found that the poultry pavilion warrants inclusion on the Heritage Schedule of the LEP. It is the major building that expresses the spirit of functional improvisation used by the Show Society to establish and consolidate the activities of the Agricultural Show.  
  • Retain for continued use  
  • Need to monitor condition of timber and corrosion of steel components | 42. Retain and maintain the Poultry Pavilion in its current location.  
43. Assess heritage significance for possible inclusion on Council’s LEP as a heritage item and possible nomination to the NSW Heritage Office for inclusion on the State Heritage Register. | ✓ | 1 |
| Public Toilets |  • Formulate strategy for new facilities  
  • Record and remove | 44. Refer to New Developments. | ✓ | 3 |
| Rodeo Yards |  • Retain examples of timber elements of interest | 45. Retain and maintain Rodeo Yards for use in association with equestrian and rodeo events. | ✓ | 1 |
| Stables |  • Formulate strategy for new facilities if required  
  • Record and remove/replace | 46. Refer to New Developments. | ✓ | 3 |
| Secretary’s Office |  • Formulate strategy for new facilities  
  • Record and remove | 47. Refer to New Developments. | ✓ | 3 |
<table>
<thead>
<tr>
<th>Management Issue</th>
<th>Strategy</th>
<th>Action</th>
<th>Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Showground Arena</td>
<td>• The arena is a key feature of the showground, and should be protected as a space to continue its present uses.</td>
<td>48. Retain and maintain the Showground Arena for equestrian, rodeo and other agricultural show activities.</td>
<td>✓ 1</td>
</tr>
<tr>
<td></td>
<td>• Shade tree planting around the perimeter would improve the amenity of the area, as well as emphasise the circular character</td>
<td>49. Refer to Section 5.4 Conservation Management Plan – Landscape in regard to the preparation of a Planting Plan for the Moruya Showground Precinct which will include more details in regard to planting around the Showground Arena.</td>
<td>✓ 2</td>
</tr>
<tr>
<td></td>
<td>• No buildings or permanent structures should be permitted</td>
<td>50. No buildings or permanent structures will be permitted in or around the Showground Arena.</td>
<td>✓ 1</td>
</tr>
<tr>
<td></td>
<td>• Future fencing requirements be allowed on merit</td>
<td>51. Future fencing requirements must be assessed in consultation with Council’s Heritage Adviser.</td>
<td>✓ 3</td>
</tr>
<tr>
<td>Showground Precinct</td>
<td>• Complete Heritage Listing Process</td>
<td>52. Follow-up with the Heritage Office on status of listing nomination.</td>
<td>✓ 1</td>
</tr>
<tr>
<td></td>
<td>• Develop Conservation Strategies for high ranking buildings</td>
<td>53. Prepare Conservation Management Plans for the Exhibits Pavilion (refer to Exhibits Pavilion above) and the Grandstand (refer to Grandstand above).</td>
<td>✓ 3</td>
</tr>
<tr>
<td></td>
<td>• Develop program for replacement of lesser buildings</td>
<td>54. Refer to New Developments in regard to the lesser buildings (toilets, grandstand additions, bar, horse stalls and secretary’s office).</td>
<td>✓ 3</td>
</tr>
<tr>
<td></td>
<td>• Commence Landscape Concept Planplan</td>
<td>55. Refer to Entrance/Ticket Box 1 for main entrance actions and priorities.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>• Develop concepts for main entrance</td>
<td>56. Refer to the Landscape Concept Planplan for an improved entrance at the northern end of the Showground. Seek architectural advice and/or advice from Council’s Heritage Adviser on the design of a gate structure for this entrance.</td>
<td>✓ 2</td>
</tr>
<tr>
<td>Storage Shed</td>
<td>• Conserve for continued use as storage, or possible new, small scale, compatible use</td>
<td>57. Maintain Storage Shed in its current location.</td>
<td>✓ 1</td>
</tr>
<tr>
<td>Ticket Box 2 (near the bar)</td>
<td>• Formulate strategy for new facilities if required</td>
<td>58. Use of Storage Shed to be flexible.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>• Record and remove/replace</td>
<td>59. Refer to New Developments.</td>
<td>✓</td>
</tr>
<tr>
<td>Management Issue</td>
<td>Strategy</td>
<td>Action</td>
<td>Implementation</td>
</tr>
<tr>
<td>-----------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td><strong>6.4 Environmental Management</strong></td>
<td>To maintain and enhance the biodiversity of the reserve.</td>
<td>1. Protect habitats where possible.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Reinstate habitats or ecological systems where possible.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Identify and maintain wildlife corridors on the reserves.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4. Revegetate the riparian zone of Racecourse Creek 10m from the to of bank wherever possible, within the constraints of the golf course and the activities of the showground.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>To maintain and protect existing vegetation on the reserves.</td>
<td>5. Ensure that all vegetation removal and/or pruning is in accordance with approvals granted as per Council’s Tree Preservation Order.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>To manage the impact of flooding and stormwater on the reserves.</td>
<td>6. Maintain Racecourse Creek as required to allow for stormwater flow capacity and to minimise erosion and bank instability.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7. Maintain dams as nutrient/sediment traps.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8. Prepare a flood evacuation plan for the Moruya Golf Course.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10. Ensure recreational areas are inspected prior to use to ensure that they can be used safely and with minimal damage to playing fields after rain and/or following submersion due to flooding. Access to flood prone recreational areas is to be restricted during severe/prolonged wet periods.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>To ensure that the management of the golf course complies with the regulative and legislative requirements.</td>
<td>11. Moruya Golf Club to complete an Environmental Management Plan for the Golf Course to ensure that effluent re-use, stormwater management, irrigation, nutrient monitoring and management, vegetation management, erosion control, stormwater particulate levels, water retention and pesticide use is managed in accordance with World Best Practice. Water quality of Racecourse Creek to meet desired standards.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>To preserve and enhance the landscape character to maximise the recreational, aesthetic and environmental values of the reserves.</td>
<td>12. Refer to Section 5.4 Conservation Management Plan – Landscape in regard to the preparation of a Planting Plan for the Moruya Showground Precinct.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13. Moruya Golf Club to develop a planting plan or concept for the golf course.</td>
<td>✓</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Management Issue</th>
<th>Strategy</th>
<th>Action</th>
<th>Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>6.5 Management</strong></td>
<td>Fees</td>
<td>2. Fees for the hire/use of all facilities in the Showground Precinct to be included in Council’s Fees and Charges.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Maintenance</td>
<td>3. The maintenance of the facilities in the Showground Precinct may be shared between Council, the Caretaker and the user groups.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Management Committees</td>
<td>4. The Moruya Showground Management Committee and/or the Moruya Basketball Stadium Management Committee may be dissolved in the future. At that time, Council will work closely with the professional sporting associations and the user groups in the management and development of the showground.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Sports Liaison Committee</td>
<td>5. Sporting activities are to be managed strategically in accordance with the direction of Council’s Sport’s Liaison Committee.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Vandalism</td>
<td>13. Provide and maintain a Caretaker’s Cottage on the Showground precinct to improve passive surveillance of the Showground Precinct.</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7. Continue to employ an on-site Caretaker at the Showground whose responsibilities may include regular inspections of the Showground Precinct.</td>
<td>✓</td>
</tr>
<tr>
<td>Management Issue</td>
<td>Strategy</td>
<td>Action</td>
<td>Implementation</td>
</tr>
<tr>
<td>------------------</td>
<td>----------</td>
<td>--------</td>
<td>----------------</td>
</tr>
<tr>
<td><strong>6.6 Recreation – Ack Weyman Oval</strong></td>
<td>Maintain for use an active recreational facility available for use by the general public.</td>
<td>1. Regular inspection of fields and maintain as required.</td>
<td>✓ 1</td>
</tr>
<tr>
<td><strong>6.7 Recreation – Basketball Stadium/Community Centre</strong></td>
<td>Maintain for use as an active recreational facility and as a Community Centre available for use by the general public.</td>
<td>1. Regular inspections of building and facilities and maintain as required.</td>
<td>✓ 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Investigate the opportunity for public art on the exterior walls of the Basketball Stadium/Community Centre. Subject to the requirements of Council’s Public Art Policy.</td>
<td>✓ 3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Investigate the opportunity to provide a disabled toilet within the building.</td>
<td>✓ 1</td>
</tr>
<tr>
<td><strong>6.8 Recreation – Camping</strong></td>
<td>To allow for temporary, event related camping.</td>
<td>1. Event organisers to secure temporary approvals for camping on the reserve as per the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.</td>
<td>✓ 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Event organiser to comply with Council’s Special Events Policy.</td>
<td>✓ 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Event organiser to provide facilities are required by Council. This could include the provision of temporary toilets and showers, provision of facilities for waste collection and removal and any other requirements as directed by Council.</td>
<td>✓ 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4. Council Rangers will be requested to investigate any illegal camping on the reserve.</td>
<td>✓ 1</td>
</tr>
<tr>
<td><strong>6.9 Recreation – Golf</strong></td>
<td>To provide a quality golf course that is well maintained and well patronaged.</td>
<td>1. Continue to lease the land to the Moruya Golf Club for use as a Golf Course and to support activities ancillary to the management of the golf course.</td>
<td>✓ 1</td>
</tr>
<tr>
<td><strong>6.10 Recreation – Showground Arena</strong></td>
<td>To manage the Showground Arena primarily for events related to equestrian, rodeo and ‘show’ events.</td>
<td>1. Regular inspection of condition of fields and maintain as required.</td>
<td>✓ 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Arena to be remediated after use to ensure it is available for all user groups in safe and useable condition.</td>
<td>✓ 1</td>
</tr>
<tr>
<td><strong>6.11 Services</strong></td>
<td>Maintain lights for use on Ack Weyman Oval, the Showground and the Rodeo Ring.</td>
<td>1. Provide tokens for sale for uninterrupted operation of lights.</td>
<td>✓ 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Maintain lights for year round use as required.</td>
<td>✓ 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Provide powerpoints in powerboxes or attached to power poles for access to power for circus, ‘side show alley’, entrance ticket booth, exterior of the basketball stadium, along the western and northern fences, camping activities etc to avoid extension leads running across roads.</td>
<td>✓ 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4. Provide water as required.</td>
<td>✓ 1</td>
</tr>
<tr>
<td><strong>6.12 Signage</strong></td>
<td>To provide a coordinated approach to signage.</td>
<td>1. Develop a Signage Strategy for the Moruya Showground Precinct in consultation with the user groups that indicates the location of signs including, but not limited to: arrival, general way finding, general information, interpretive information, facilities/amenities locations, pedestrian and vehicle access. Include a standard for the construction of all signs to ensure that signs are consistent in their form, font, colour, material, size and use of branding.</td>
<td>✓ 3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Install signage as per the locations on the Signage Strategy. Where additional signage is deemed required beyond what is indicated in the Signage Plan, this will be resolved in consultation with Council and the user groups.</td>
<td>✓ 3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Entrance signage should: identify clearly the “place” and its entrance, list the various facilities and amenities, inform members of the public of current and forthcoming events, direct traffic to off-site parking and/or other access points at appropriate times.</td>
<td>✓ 3</td>
</tr>
<tr>
<td>Management Issue</td>
<td>Strategy</td>
<td>Action</td>
<td>Implementation</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------</td>
</tr>
</tbody>
</table>
| 6.13 Weed Management | Remove all weed species that are either declared Noxious Weeds (as per the Noxious Weeds Act 1993) or are identified as Environmental Weeds (as per the Weeds of NSW South Coast booklet). | 1. Council’s Noxious Weeds Officer advised of noxious weeds and appropriate action taken to remove them.  
2. Moruya Golf Club responsible for the removal of identified noxious weeds on the golf course.  
3. Progressively remove all other identified weeds from the reserve. | ✔   ✔          | 1   |
7.0 MANAGEMENT ACTIONS – The Landscape Concept Plan

7.1 The Landscape Concept Plan – Overview

The Landscape Concept Plan illustrates the main proposals of the Plan of Management. It gives an indication of approximately where developments may take place, defines how pedestrians and vehicles move through the site, highlights what improvements need to be made and identifies the main activities on the reserves.

It provides a visual summary of the Plan of Management as a guide for future development. To enable the construction of the elements proposed in the Landscape Concept Plan, more planning is required to prepare more detailed layout designs, planting plans, architectural plans and construction drawings. For this reason the plan is named a ‘Concept’ Plan, indicating that more detailed investigation and design work is required to facilitate the development. It is likely that changes will be made to the plan, however any changes will be in keeping with the intent of the Plan of Management and the Moruya Showground Conservation Plan.

There are two Landscape Concept Plans:

1. Landscape Concept Plan – Moruya Showground and Golf Course
   This plan illustrates proposals for the reserve containing the Moruya Golf Course

2. Landscape Concept Plan – Moruya Showground
   This plan illustrates in more detail the proposals for the Moruya Showground
NOTES

Lot 1 DP 44297 was created as a Reserve on 27 August 1982 and Gazetted as Reserve 96313 Folio 3939. Eurobodalla Shire Council was appointed trustee 27 August 1982.

The Golf Course Reserve and Showground Reserve were dedicated 2 October 1866. Eurobodalla Shire Council was appointed Trustee October 1942.

As at 19 May 2006 all reserves were include in the Eurobodalla (Central) Reserve Trust.
### Appendix A: Stakeholders and User Groups

<table>
<thead>
<tr>
<th>ORGANISATION</th>
<th>FACILITIES USED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campbell Page Employment and Training</td>
<td>Exhibits Pavilion</td>
</tr>
<tr>
<td>Eurobodalla District Show Society Inc</td>
<td>All facilities except Golf Course</td>
</tr>
<tr>
<td>Eurobodalla Dressage Association</td>
<td>Showground Arena, Grandstand, Horse yards, Stables</td>
</tr>
<tr>
<td>Eurobodalla Equestrian Society Inc</td>
<td>Showground Arena, Grandstand, Stables, Horse yards</td>
</tr>
<tr>
<td>Eurobodalla Light Horse Troop</td>
<td>Showground Arena</td>
</tr>
<tr>
<td>Eurobodalla Showjumping Association</td>
<td>Showground Arena, Horse yards</td>
</tr>
<tr>
<td>Eurobodalla &amp; District Antique Tractor &amp; Machinery Association Inc</td>
<td>Showground Arena and Grandstand</td>
</tr>
<tr>
<td>Moruya Amateur Basketball Association</td>
<td>Basketball Stadium and carpark</td>
</tr>
<tr>
<td>Moruya Amateur Rugby League Football Club</td>
<td>Ack Weyman Oval, Grandstand amenities and Exhibits Pavilion</td>
</tr>
<tr>
<td>Moruya District Poultry Club inc</td>
<td>Poultry Pavilion</td>
</tr>
<tr>
<td>Moruya Golf Club Ltd</td>
<td>Golf course, Maintenance shed and compound</td>
</tr>
<tr>
<td>Moruya Junior Rugby League</td>
<td>Ack Weyman Oval, Exhibits Pavilion</td>
</tr>
<tr>
<td>Moruya Martial Arts Aikido Club</td>
<td>Exhibits Pavilion and carpark</td>
</tr>
<tr>
<td>Moruya Over 30’s Touch Football Association</td>
<td>Ack Weyman Oval, Pavilion</td>
</tr>
<tr>
<td>Moruya Pony Club Inc</td>
<td>Showground, stables, horse yards and grandstand</td>
</tr>
<tr>
<td>Moruya Rotary Club</td>
<td>Various</td>
</tr>
<tr>
<td>Moruya Showground Management Committee</td>
<td>All facilities except Golf Course</td>
</tr>
<tr>
<td>Moruya Surf Lifesaving Association</td>
<td>Showground</td>
</tr>
<tr>
<td>Moruya Touch Association inc</td>
<td>Ack Weyman Oval and Exhibits Pavilion</td>
</tr>
<tr>
<td>Moruya Women’s Touch Football</td>
<td>Ack Weyman Oval</td>
</tr>
<tr>
<td>Moruya Youth Club inc</td>
<td>Exhibits Pavilion</td>
</tr>
<tr>
<td>Rodeo Association of Moruya Inc</td>
<td>Rodeo ground and yards and portable seating</td>
</tr>
<tr>
<td>Scout Association</td>
<td>Exhibits Pavilion, Ack Weyman Oval, Showground Arena</td>
</tr>
<tr>
<td>Showground Caretaker’s Cottage Tenant</td>
<td>Showground Caretaker’s Cottage</td>
</tr>
<tr>
<td>Tomago River Crows</td>
<td>Ack Weyman Oval</td>
</tr>
</tbody>
</table>

### Appendix B: References

- Eurobodalla Shire Council Local Environment Plan 1999
Appendix C: Equal Access Shelter concept drawing