



Moruya Golf Course and Showground Reserves Plan of Management 2020

Moruya Golf Course and Showground Reserves draft Plan of Management

This Plan of Management (POM) for Moruya Golf Course and Showground Reserves was prepared in consultation with the community, Moruya Golf Club, Moruya Showground Management Committee, Cobowra Local Aboriginal Lands Council and key stakeholders including NSW Department of Planning, Industry and the Environment - Crown Lands.

Eurobodalla Shire Council recognises the Walbunga people as the original inhabitants and custodians of all the land and water in the Eurobodalla and respects their enduring cultural and spiritual connection to it.

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1. EXECUTIVE SUMMARY

As Crown land, Moruya Golf Course and Showground Reserves (the Reserves) have been used by the Eurobodalla community for over a century for public recreation purposes.

In more recent times, Council and various user groups, that form the Moruya Showground Management Committee, have worked to enhance the appeal of Moruya Showground as an agriculture events venue. The Moruya Showground Landscape Master Plan (MSLMP) and the Moruya Showground Design Guidelines were developed in 2018 to guide future development while upholding the recreation and heritage values of the site.

The first Plan of Management (POM) for the Reserves, comprising Crown Reserves 580020 and 96313, was drafted by Eurobodalla Shire Council and adopted by the NSW Department of Lands in 2007.

This POM has been drafted to comply with the *NSW Crown Lands Management Act 2016* and *NSW Local Government Act 1993* and includes the following sections.

- A description of the Reserves, their current uses, natural environment, history and current planning
- The legislative and policy framework that governs use and development of the Reserves
- Issues and opportunities raised in consultation with user groups
- A plan for the ongoing management of the Reserves, including how the Reserves will be categorised under the *NSW Local Government Act 1993*, objectives and options for future management and development, and authority for the potential future issuing of leases or licences over parts of these Reserves for certain activities
- A Management Action Plan.

Under the *NSW Crown Lands Management Act 2016* and the *NSW Local Government Act 1993*, these Reserves are community land, with an initial category of 'Park'. The draft POM proposed to re-categorise the land as 'General Community Use'. The NSW Government consented to the change of category on 13 November 2019 and the independent report from the public hearing into the proposed change of category also supports the change.

Despite the change of category, no change is anticipated to the existing and proposed primary uses of these Reserves, being for a range of public recreation purposes and events.

This POM outlines the following development outcomes for the Reserves.

- The Reserves will continue to have a mix of agricultural, sporting, recreational, cultural and social activities
- The Reserves will continue to be used for large and small events with the amenities available for functions and other activities
- The Reserves will be open to the general public for passive recreation when not in use for scheduled sports and events
- Council will construct new facilities and restore existing heritage structures on the

Reserves in line with the Moruya Showground Landscape Master Plan (MSLMP), the Moruya Showground Conservation Management Plan (MSCMP) and the Moruya Showground Design Guidelines (MSDG)

- Moruya Golf Club (MGC) will continue to maintain and develop Moruya Golf Course to tournament standard.

Outcomes for these Reserves are consistent with community expectations and Council's corporate objectives as outlined in the Eurobodalla Community Strategic Plan and the Council's Delivery Program 2017-21.

This POM authorises Eurobodalla Shire Council to continue to enter into temporary or long-term leases and licences with Moruya Golf Club and operators of commercial and community events at the Reserves.

The POM has been developed to support the efficient day to day management of the Reserves and to facilitate identified development initiatives. The Management Action Plan is provided as Section 2 (pages 6 to 15) and contains objectives, actions and performance targets in accordance with the *NSW Local Government Act 1993*.

2. MORUYA GOLF CLUB AND SHOWGROUND RESERVES MANAGEMENT ACTION PLAN

The Management Action Plan identifies the principal land management issues and sets out a framework for the future management of the Reserves. The following terminology is used in the Management Action Plan.

1. Objectives and performance targets - what we want to achieve
2. Actions – the means of achieving the objective
3. Manner of assessment – the measures of success
4. Responsibility - who will implement and monitor each action
5. Acronyms used in the Management Action Plan and throughout this plan of management

CAMP – Eurobodalla Companion Animal Management Plan

CLM Act – NSW Crown Land Management Act 2016

ELEP - Eurobodalla Local Environment Plan

EPA - Environmental Planning and Assessment Act 1979

ESC – Eurobodalla Shire Council

LG Act – NSW Local Government Act 1993

MGC – Moruya Golf Club

MSLMP – Moruya Showground Landscape Master Plan

MSDG - Moruya Showground Design Guidelines

MSCMP – Moruya Showground Conservation Management Plan

MSMC – Moruya Showground Management Committee

POM – Plan of Management

ROSS – Eurobodalla Recreation and Open Space Strategy 2018

SEPP – State Environment Planning Policy

Management Objective 1

Create a venue that attracts local and regional agricultural, cultural, social, educational, sporting, recreational, canine and equestrian activities and events

Performance Targets What do we want to achieve? (The corresponding issue(s) from Section 5.2 in brackets)	Actions The means to achieve this objective	Manner of assessment of performance How will success be measured?	Responsibility Who will implement and monitor this action?
<ul style="list-style-type: none"> Increased frequency, duration and scale of activities and events (1,2) Improved levels of customer and user group satisfaction with facilities (1,2) Increased revenue per annum (1,2,10) Ack Weyman Oval and the Show Ring are available as bookable venues and open to the general public for passive recreation when not in use by seasonal hirers, regular users or events (1) 	<p>1.1 Encourage, promote and facilitate recreational, sporting cultural, social and educational activities and events</p>	<p>M1 Annual change in levels of community participation in sport and recreation activities M2 Annual change in frequency and duration of bookings M3 Change in levels of customer satisfaction with service levels as measured every four years M4 Annual change in revenue levels</p>	<p>ESC MSMC MGC</p>
<ul style="list-style-type: none"> High and medium priority actions of the MSLMP are implemented (1,2,3,5,7,9,10) The ratio of open space to facilities is maintained in line with the MSLMP (1,2,5) 	<p>1.2 Seek funds for the construction of facilities and infrastructure in line with the MSLMP</p>	<p>M5 Change in levels of external funds obtained to upgrade facilities in line with the MSLMP M6 Measure the ratio of open space to structures compared with the MSLMP</p>	<p>ESC MSMC</p>
<ul style="list-style-type: none"> Fees and charges are reviewed annually Fees and charges are benchmarked against similar sized venues every four years (10) 	<p>1.3 Fees and charges are reviewed and benchmarked</p>	<p>M7 Revenue from fees, charges, leases and licences align with industry expectations</p>	<p>ESC</p>
<ul style="list-style-type: none"> Increased frequency of golf tournaments per annum Increased revenue from golf tournaments per annum (2,10) 	<p>1.4 Provide a tournament standard golf course</p>	<p>M8 Change in the frequency of golf tournaments measured annually M9 Annual change in revenue derived from golf tournaments</p>	<p>MGC</p>
<ul style="list-style-type: none"> All event organisers comply with ESC's Events Policy and Eurobodalla Event's Guide 	<p>1.5 Organisers of events are required to comply with ESC's Events Policy and Events Guide</p>	<p>M10 Level of compliance monitored at every event where legislation requires such as food and amusement device inspections</p>	<p>ESC</p>

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Create a venue that attracts local and regional agricultural, cultural, social, educational, sporting, recreational, canine and equestrian activities and events

Performance Targets What do we want to achieve? (The corresponding issue(s) from Section 5.2 in brackets)	Actions The means to achieve this objective	Manner of assessment of performance How will success be measured?	Responsibility Who will implement and monitor this action?
<ul style="list-style-type: none"> Proportionally reduce the ratio of operational overheads to income within 3 years (1,2,10) 	<p>1.6 Review maintenance services and contracts to identify efficiencies</p>	<p>M11 Financial data reported in the Annual Report</p>	ESC
<ul style="list-style-type: none"> Permit dog off-leash activities at designated locations at Moruya Showground when booked through the ESC Booking Office 	<p>1.7 Include an addendum to the Eurobodalla Companion Animal Management Plan 2018 (CAMP) to permit the off-leash training and showing of dogs at designated locations at Moruya Showground</p>	<p>M12 The addendum is included in the CAMP when the Moruya Golf Course and Showground POM is adopted</p>	ESC
<ul style="list-style-type: none"> Service level agreements are developed and agreed between ESC and MSMC and reviewed every 2 years The Showground arena, Ack Weyman Oval and related open spaces are remediated after use (3,5,7,9,10) 	<p>1.8 Maintain facilities and infrastructure at the Moruya Showground precinct to agreed levels of service</p>	<p>M13 Service level agreements are in place by 2022 M14 Inspection and report on the condition of fields following each event</p>	ESC MSMC Venue hirers

Management Objective 1

Create a venue that attracts local and regional agricultural, cultural, social, educational, sporting, recreational, canine and equestrian activities and events

Performance Targets What do we want to achieve? (The corresponding issue(s) from Section 5.2 in brackets)	Actions The means to achieve this objective	Manner of assessment of performance How will success be measured?	Responsibility Who will implement and monitor this action?
<ul style="list-style-type: none"> • Policy and procedures and fees and charges for temporary on-site camping (casual and event related camping) are developed and implemented • Infrastructure at the camp site complies with the relevant legislation • Subject to compliance with legislation, development consent is granted for the Moruya Golf Course and Showground Reserves to become a primitive camping ground (2,8,10) 	<p>1.9 Seek development consent to accommodate up to 200 campers in a legal, safe, and sustainable way in accordance with the <i>EPA Act, LG Act Section 68F(3)</i> and <i>Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i></p>	<p>M15 Infrastructure, policy and procedures for temporary on-site camping comply with legislation and the ELEP</p>	<p>ESC MSMC</p>
<ul style="list-style-type: none"> • Feasibility of constructing a golf cart storage shed on Moruya Golf Course (5) 	<p>1.10 Investigate the feasibility and seek funds for the construction a golf cart storage shed on Moruya Golf Course</p>	<p>M16 Feasibility study completed M17 The proposal to construct a golf cart storage shed on Moruya Golf Course is approved subject to compliance with legislation, the ELEP and any funding agreements</p>	<p>MGC</p>
<ul style="list-style-type: none"> • Feasibility of underground relocation of the overhead high voltage electricity supply (1,2) 	<p>1.11 Undertake a feasibility study of the underground relocation of the overhead high voltage electricity supply to the site</p>	<p>M18 Feasibility study completed</p>	<p>MSMC ESC</p>

Management Objective 2 Protect, maintain and enhance heritage values and facilities			
Performance Targets What do we want to achieve? (The corresponding issue(s) from Section 5.2 in brackets)	Actions The means to achieve this objective	Manner of assessment of performance How will success be measured?	Responsibility Who will implement and monitor this action?
<ul style="list-style-type: none"> Heritage assets are maintained to agreed levels of service and for authenticity with their original construction (3,4,5) 	<p>2.1 Levels of service for heritage assets are implemented and adhered to</p>	<p>M19 Change in levels of satisfaction with levels of services for maintenance of heritage items measured every four years from 2022</p> <p>M20 Annual change in levels of investment for the renovation of heritage items</p>	<p>ESC MSMC</p>
<ul style="list-style-type: none"> High priority actions of the MSLMP are implemented by 2022 Photographic records are taken prior to the relocation, demolition or renovation of any heritage items (3,4,5) 	<p>2.2 Relocate the Secretary's Shed and renovate heritage listed structures in line with the MSLMP</p>	<p>M21 Renovations are assessed for compliance with the MSCMP and MSDG</p> <p>M22 A photographic record of heritage assets is kept on file</p>	<p>ESC MSMC</p>
<ul style="list-style-type: none"> New developments are assessed at the planning stage as being compliant with the MSCMP and MSDG Maintain the visual connection to the Moruya township and Mount Wanderer (3,4,5) 	<p>2.3 Design and seek funds for the design and construction of new assets and infrastructure that comply with the MSLMP, the MSCMP and MSDG</p>	<p>M23 Change in levels of compliance with the Landscape Masterplan, the MSCMP and MSDG as measured every four years</p> <p>M24 Annual change in levels of grant funding obtained</p>	<p>ESC MSMC</p>
<ul style="list-style-type: none"> Aboriginal cultural sites are identified, recorded and protected (3,4,5) 	<p>2.4 Identify and protect any sites or trees of Aboriginal significance</p>	<p>M25 A record of Aboriginal cultural sites is compiled and acknowledged</p>	<p>ESC CLALC</p>

Management Objective 3 Ensure that activities and construction minimise impacts on the environment			
Performance Targets What do we want to achieve? (corresponding issue(s) from Section 5.2)	Actions The means to achieve this objective	Manner of assessment of performance How will success be measured?	Responsibility Who will implement and monitor this action?
<ul style="list-style-type: none"> New developments incorporate good water quality control (2,6,10) 	<p>3.1 Ensure that new developments take into account the potential impacts of flooding and stormwater management and are designed having regard to the safety of users and access to the site</p>	<p>M26 Development Application processes occur</p>	<p>ESC</p>
<ul style="list-style-type: none"> Compliance with ESC's Tree Preservation Code (4,6) 	<p>3.2 Ensure that tree maintenance or removal is carried out in accordance with ESC's Tree Preservation Code</p>	<p>M27 Compliance with ESC's Tree Preservation Code</p>	<p>ESC MGC</p>
<ul style="list-style-type: none"> Maintain or reduce energy, water and waste consumption (7) 	<p>3.3 Investigate and where practical, incorporate corporate practices and systems to reduce, reuse and recycle</p>	<p>M28 Water and energy consumption measured</p>	<p>ESC</p>
<ul style="list-style-type: none"> Maintain water quality in Moruya River Provision of recycled effluent water to Moruya Golf Course (4,6,7) 	<p>3.4 Maintain dams as nutrient and sediment traps 3.5 Regular testing of water for public and environmental health</p>	<p>M29 Twice monthly testing of recycled effluent stored in Moruya Golf Course reservoir</p>	<p>ESC MGC</p>

Management Objective 3 Ensure that activities and construction minimise impacts on the environment			
Performance Targets What do we want to achieve? (corresponding issue(s) from Section 5.2)	Actions The means to achieve this objective	Manner of assessment of performance How will success be measured?	Responsibility Who will implement and monitor this action?
<ul style="list-style-type: none"> Management of treated effluent, irrigation and pesticides occurs, and practices are reviewed every four years (7) 	3.6 MGC uses safe practices for the management of treated effluent, irrigation and pesticides	M30 MGC Annual Report	MGC
<ul style="list-style-type: none"> Maintain biodiversity and protect native vegetation (4,7) 	3.7 Ensure that native drought-resistant plant species are used when renewing or developing new garden beds and landscaping, where appropriate	M31 Funds are obtained to undertake rehabilitation works on the Reserves M32 Compliance with MSLMP and ESC Tree Preservation Code	ESC MGC

Management Objective 4
Maintain public safety and access for people of all abilities

Performance Targets What do we want to achieve? (corresponding issue(s) from Section 5.2)	Actions The means to achieve this objective	Manner of assessment of performance How will success be measured?	Responsibility Who will implement and monitor this action?
<ul style="list-style-type: none"> New developments on the Showground uphold public safety and access (2,3,4,5,10) 	4.1 Define and maintain safe pedestrian and cycling access routes between the Moruya town centre, residential areas, the Showground and golf course facilities	M33 Change in levels of compliance with the MSLMP and service level agreements measured every four years	ESC
	4.2 Provide vehicular access and parking on the Reserves, including compliant accessible parking spaces and for a range of vehicle types including articulated trucks.		
	4.3 All capital works in the MSLMP are completed subject to funding		ESC MGC MSMC
<ul style="list-style-type: none"> Emergency management and evacuation plans are in place and reviewed at least every four years (7,9,10) 	4.4 Prepare evacuation plans for Moruya Golf Course and Moruya Showground precincts	M34 Emergency management and evacuation plans are tested, reviewed and updated every four years or sooner, as necessary	ESC

Management Objective 5

Running of the Reserves is based on collaborative planning, transparent decision making, responsible asset and finance management and support for the other core objectives

Performance Targets What do we want to achieve? (corresponding issue(s) from Section 5.2)	Actions The means to achieve this objective	Manner of assessment of performance How will success be measured?	Responsibility Who will implement and monitor this action?
<ul style="list-style-type: none"> Leases, licences and land use approvals are managed to facilitate the efficient operation and management of facilities and events (2,8,10) 	<p>5.1 Facilitate leases, licences and land approvals for the operation and management of short term events and activities at Moruya Showground</p>	<p>M35 Change in levels of satisfaction in working with ESC as expressed by the community, MSMC, MGC and user groups measured every four years</p>	<p>ESC MGC MSMC</p>
<ul style="list-style-type: none"> Community and corporate tenants, regular hirers and ESC have security of tenure (2,10) 	<p>5.2 Facilitate leases and licences between ESC and MGC</p>		
<ul style="list-style-type: none"> Terms of Reference for the MSMC are reviewed by 2021 and at four-year intervals (8,10) 	<p>5.3 Provide governance support to the Section 355 MSMC</p>		
<ul style="list-style-type: none"> ESC's fees and charges and Annual Report produced and advertised annually (1,2,10) 	<p>5.4 ESC advertises the schedule of Fees and Charges for the cost of hiring community facilities and fields at the Moruya Showground</p>	<p>M36 Increased levels of customer awareness of relevant fees and charges and the <i>Sporting and Recreational Facilities Seasonal Hire Policy</i></p>	<p>ESC MSMC</p>
<ul style="list-style-type: none"> Ack Weyman Oval and the Show Ring are available as bookable venues and open to the general public for passive recreation when not in use by seasonal hirers, regular users or scheduled events 	<p>5.5 ESC's Booking Office manages the booking of Showground facilities and fields</p>	<p>M37 Increased levels of satisfaction with the ESC Booking Office and <i>Sporting and Recreational Facilities Seasonal Hire Code of Practice</i></p>	<p>ESC</p>

Management Objective 5

Running of the Reserves is based on collaborative planning, transparent decision making, responsible asset and finance management and support for the other core objectives

Performance Targets What do we want to achieve? (corresponding issue(s) from Section 5.2)	Actions The means to achieve this objective	Manner of assessment of performance How will success be measured?	Responsibility Who will implement and monitor this action?
<ul style="list-style-type: none"> An on-site Caretaker is recruited, subject to a business case, the securing recurrent funds and the construction of a residence (2,10) An annual performance review is conducted on the services provided by the on-site Caretaker and the Booking Office (1,2,9,10) 	<p>5.6 Engage the services of an on-site caretaker for the Showground precinct</p>	<p>M38 Caretaker engaged M39 Improved levels of performance of the on-site caretaker and camping services measured annually</p>	<p>ESC</p>
<ul style="list-style-type: none"> Signage for Moruya Showground provides information about current facilities and the history of the site Permanent corporate sponsorship signage is removed from the Reserves and its facilities (1,3,5,6,10) 	<p>5.7 Install directional and interpretive signage in line with the MSLMP</p>	<p>M40 Signage is installed and complies with ESC's Signage Code</p>	<p>ESC MSMC</p>
<ul style="list-style-type: none"> Audit of storage is completed (9) 	<p>5.8 Undertake an audit and rationalisation of storage facilities</p>	<p>M41 Increased levels of user group satisfaction with storage</p>	<p>ESC MSMC</p>
<ul style="list-style-type: none"> An agreement is made on the location of Showground boundaries (9) 	<p>5.9 Review the location of boundaries denoted by the Showground Conservation Management Area</p>	<p>M42 MGC and MSMC agree on precinct boundaries</p>	<p>MSMC MGC</p>

3. INTRODUCTION

3.1 What is a Plan of Management?

Eurobodalla Shire Council (ESC) is required under the *NSW Local Government Act 1993* (LG Act) to prepare Plans of Management (POM) for community land. The *Crown Lands Management Act 2016* (CLM Act) authorises Councils in NSW to manage certain dedicated or Reserved Crown land as if it were community land under the *LG Act*. As a result, a POM is now required for all Crown land for which ESC is the appointed land manager. This includes the Moruya Golf Course and Showground Reserves (Reserves).

A POM is a planning document that outlines how ESC intends to use, develop and manage the land; how leases and licences or other interests are granted on community land; and determines the scale and intensity of current and future use and development on the land.

As a planning tool, a POM provides objectives for the management of the land in the short and long term. This gives both the community and Council objectives to work towards in achieving desirable outcomes for the management of the land. A POM can be used to identify projects that could be achieved through community working groups, as well as providing supporting documentation when applying for grants.

Community consultation is an important process in the development of POMs. Community input provides detailed local knowledge that adds value to a POM. In this way issues that are of importance to the local community are reflected in the POM.

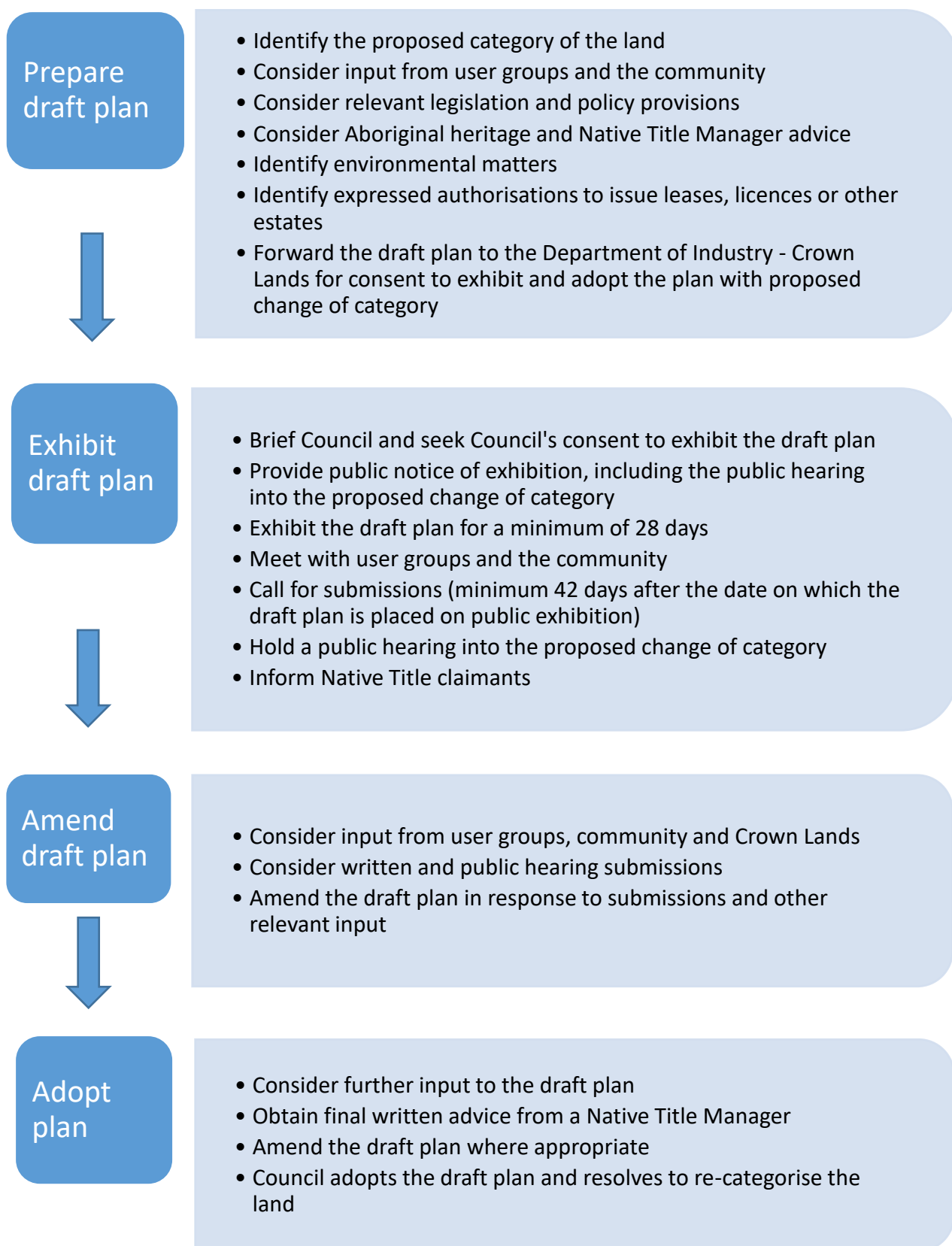
Review of this plan

This POM will be reviewed within 10 years of the date of adoption by ESC.

Plan development process

The flow chart on the following page (Figure 1) outlines the process undertaken to prepare and exhibit this POM in accordance with the requirements of the LG Act and the CLM Act.

Figure 1 - POM Development Process



3.2 Land zoning, gazetted purpose and classification

The Reserves are zoned RE2 - Private Recreation in the Eurobodalla Local Environment Plan 2012 (LEP).

Crown Reserve 580020 was gazetted for Public Recreation on 2 October 1866, while Crown Reserve 96313 was gazetted for Public Recreation on 27 August 1982.

The Reserves are classified as community land under the LG Act.

3.3 Land category

Under transitional arrangements of the CLM Act, the interim category of 'Park' was applied to the land under Section 36G of the LG Act.

With justification gleaned from community consultation, facility usage data and condition assessments, the land owner, NSW Department of Planning, Industry and Environment – Crown Lands consented on 13 November 2019 that the category of 'General Community Use' be applied to Crown Reserves 580020 and 96313.

An independently chaired public hearing held in Moruya on 15 July 2020 and Council resolution to subsequently adopt this category change.

The core objectives for land categorised as 'General Community Use' under Section 36I of the LG Act are:

To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to:

- a) Public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and*
- b) Purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).*

The Reserves have not been declared as land containing significant natural features under Section 36C of the LG Act.

The Management Action Plan, its objectives, actions and performance targets reflect the original gazetted public purpose of 'Public Recreation' and the land category of 'General Community Use'.

3.4 Owner of the land

Moruya Golf Course and Showground Reserves are Crown Reserves for which Eurobodalla Shire Council (ESC) has previously been appointed the Reserve Trust Manager.

When the CLM Act came into force on 1 July 2018, ESC was appointed the Council Crown Land Manager of the Reserves. In line with this legislation, the Reserves must be managed as public land under the LG Act, noting that ownership of the land will remain with the State. A history of the land ownership is provided in Section 4.3.

3.5 What land is covered under this POM?

This POM applies to Moruya Showground and parts of Moruya Golf Club that are Crown Reserves 580020 and 96313 for which ESC has been appointed the *Council Crown Land Manager*.

Each parcel of land covered by this plan is listed below:

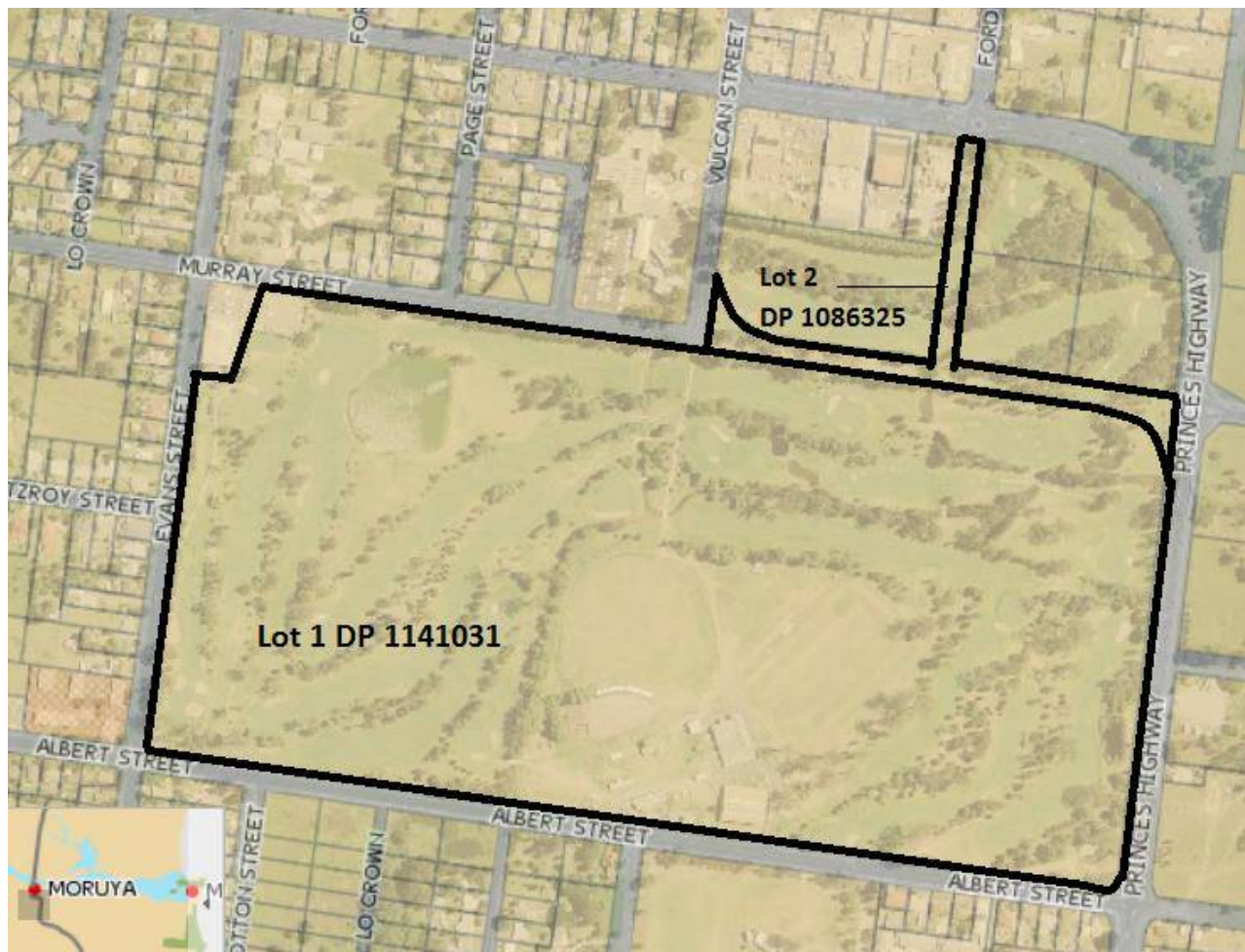
- Lot 1 DP 1141031 (36.77 hectares) - Crown Reserve 580020
- Lot 2 DP 1086325 (1.446 hectares) – Crown Reserve 96313.

The land to which this POM applies is shown within the black outline in Figure 2.

This POM does not apply to the following lots:

- the five freehold lots owned by MGC in the north east section of the golf course
- the Crown Reserve that is the site of the MGC clubhouse located on the corner of Murray and Evans Street.

Figure 2 - The land to which this Plan of Management applies



4. ABOUT MORUYA GOLF COURSE AND SHOWGROUND RESERVES

4.1 Site Location and Description

Moruya Golf Course and Showground Reserves (the Reserves) as shown in Figures 2 and 3 are located centrally within the Moruya township and to the south of the Moruya CBD.

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 two Crown Reserves comprise over 38 hectares. Pedestrians can walk or cycle through the Reserves via a gravel path that links the Moruya CBD with Moruya High School and the southern residential area.

Figure 3- Location map - Moruya Township and surrounds



Moruya Golf Course extends over adjacent freehold land owned by MGC. The MGC clubhouse, restaurant and pro-shop are located on a separate Crown Reserve that is leased directly from the Crown.

Typical of many agricultural showgrounds, Moruya Showground has a range of buildings and facilities to support the various activities associated with the annual Agricultural Show and Rodeo. The venue attracts additional events and activities throughout the year, including equestrian events, canine agility and obedience training and rugby league games. The venue also operates as the Disaster Evacuation Centre for residents of the district.

Many of the Showground site elements are in the process of renovation, removal and replacement in line with the adopted Moruya Showground Landscape Masterplan (MSLMP).

In addition to the traditional showground facilities, the site includes a multipurpose community centre (commonly referred to as Moruya Basketball Stadium) built in 1977 and Ack Weyman Oval, a floodlit rectangular sporting field that was constructed in 1987.

4.2 Natural Environment

The site is predominantly flat land with a low rise to the southeast and again in the northwest of the Reserves. The area was extensively cleared of native vegetation in the early 1900s. A number of mature eucalypts remain scattered throughout the Reserves. Most of the existing vegetation on the golf course consists of landscape planting for the extended golf course of approximately 25 years growth. These native plantings are now providing a large visually attractive area visible from the highway to the south of the town and an attractive backdrop to the town centre.

Moruya Showground is mostly grassed open space which is maintained for agricultural, equestrian and sporting activities.

The Reserves are not bush fire prone.

Racecourse Creek enters the the southern boundary and separates the golf course from the Showground precinct. The creek is a major drainage line for the southern parts of Moruya. It changes direction midway through the Reserves and turns east before passing under the Princes Highway via box culverts through to the Moruya River and eventually to the sea.

The golf course contains a number of artificial water bodies the largest of which acts as a holding dam for treated effluent from the Moruya Sewerage Treatment Works. Water from this dam is used to irrigate the golf course and Ack Weyman Oval.

Most parts of these Reserves flood in a minor flood event. The severity of the flood is in part determined by the tide levels at the time of a flood event. Figure 4 shows the extent of a 1 in 20 year flood and the predicted 1 in 100 year maximum probable flood event.

Figure 4 - Adopted flood studies showing the extent of 1 in 20 year (red hatch), 1 in 100 year (blue hatch overlay) and red line indicating probable maximum ever flood level



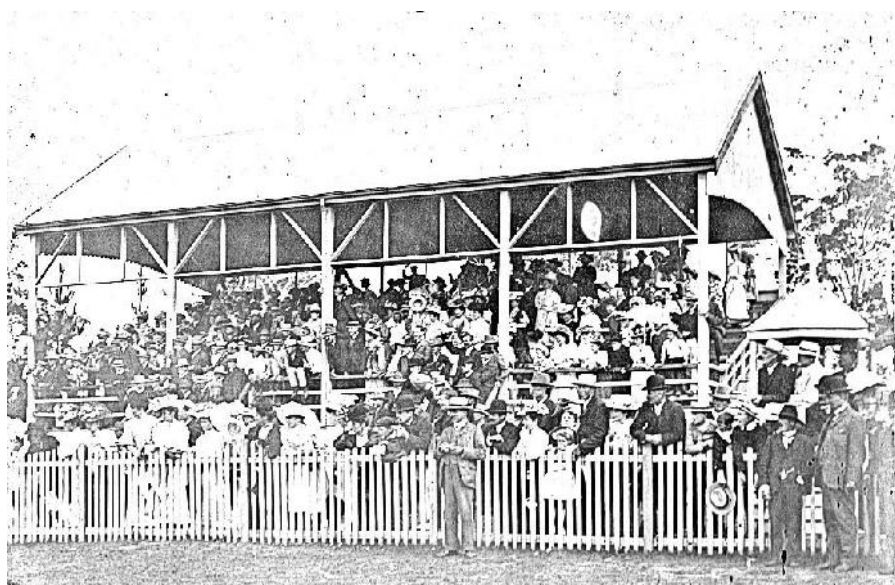
4.3 History of the Site

The Moruya Showground Reserve was originally dedicated for Public Recreation on 2 October 1866. ESC was appointed the Trustee of Crown Reserve 580020 on 2 October 1942 and Crown Reserve 96313 on 16 September 1994.

The Moruya Agricultural Show was first held on land at the corner of Murray and Evans Streets in 1877. The Show moved and held its first meeting on the present Showground site on 26 and 27 January 1887.

Reserve 580020 was the site of Moruya Racecourse until 1985 when Moruya Jockey Club relocated to North Head Moruya. Moruya Showground is the Eurobodalla's only agricultural showground and the use of the area has strong links to the Shire's early settlement history and heritage. The Reserves are a visually and physically dominant feature of Moruya.

Figure 5 - Moruya Showground Grandstand circa 1905-10 (image courtesy of Moruya and District Historical Society)



4.4 Conservation Management

The Moruya Showground Conservation Management Plan (MSCMP) [John Armes and Associates May 2005] was written to acknowledge the cultural significance of the Showground and the individual buildings and facilities that make up the site. The MSCMP summarises the heritage significance of Showground buildings as follows.

- High significance: Grandstand, Show Ring and Exhibits Pavilion (listed in the ESC Heritage Schedule)
- Moderate significance: Poultry Pavilion, Storage Shed, Caretaker's Cottage, Ticket Box
- Low significance: Basketball Stadium.

The Conservation Management Area shown in Figure 6 covers the entire Showground site including two areas that are currently occupied by Moruya Golf Course as shown as Action M9 (proposed areas for Showground expansion) in the MSLMP (Figure 16).

Figure 6 - Moruya Showground Conservation Management Area



Key findings of the 2018 Moruya Showground Design Guidelines (MSDG)

The vision for Moruya Showground in the adopted MSLMP, is “to create a contemporary event, exhibition and activity space that respects agricultural and heritage characteristics”.

In 2018, ESC’s Heritage Advisor prepared the MSDG document to provide guidance to ESC staff and MSMC volunteers responsible for maintaining and adapting existing structures. The guidelines are also used when designing new structures at the site.

The Showground should be conserved as a site that provides tangible links to the heritage of Eurobodalla.

The scattered arrangement of buildings at Moruya Showground has a high heritage ranking and contributes strongly to the character of the precinct. The Grandstand and Exhibits Pavilion are both listed on the State Heritage Register. In terms of cultural significance, the Show Ring has ‘exceptional’ heritage ranking while the Poultry Pavilion, the original Secretary’s Office and Caretaker’s Cottage have moderate heritage rankings.

The Grandstand should be returned to its original standalone state - the additions at the rear of the facility should be remodeled to a lesser scale that reduces its impact on the grandstand.

While the bar performs an important function, its poor design and prominent position has a negative impact on the character of the Showground.

Buildings with a limited life including the toilets, grandstand additions, bar, horse stalls and former secretary’s office should be recorded for archival purposes before replacement.

Development considerations

There is an opportunity for the Showground to be sensitively developed to reflect agricultural traditions as well as present day recreation and agricultural activity and diversification to host a more diverse and frequent schedule of events.

Where practical, any new buildings will be constructed as separate structures rather than amalgamated.

New buildings should not be 'mock heritage' in design. The use of traditional simple details and sustainable materials in the distinctive local character are preferred.

The northern viewing axis to the town centre and Mount Wandera beyond must be recognised and retained.

Figure 7 - Moruya Showground steeplechase event circa 1920 (image courtesy of Moruya and District Historical Society)



4.5 Existing facilities and their use

The Moruya Golf Course and Showground Reserves are used for a range of public recreation, agricultural, equestrian, canine and sporting activities including golf, rugby league and basketball.

This section provides a detailed overview of the existing facilities and the groups that utilise these Reserves. Where appropriate, caveats (leases, licences, easements, rights of way) that apply to the land are identified.

Moruya Golf Club (MGC)

MGC Ltd operates a tournament grade 18-hole public golf course and holds a lease for approximately 75% of Lot 1 DP 1141031 and all of Lot 2 DP 1086325. The current lease commenced in 1 July 2005 and expires on 30 June 2025.

MGC's public clubhouse and player facilities are located on a separate Crown Reserve not under Council control, while several fairways are located on freehold land owned by MGC. These land parcels are not covered by this POM.

While the MGC clubhouse is located on Crown Land which is leased directly from the Crown and is not included in this POM, a large section of the club's car parking is located within the boundaries of Lot 1 DP 1141031.

Within Lot 1 DP 1141031 and within the Showground precinct, MGC operates a maintenance shed and enclosed yard from which green keepers conduct daily maintenance operations on the golf course. MGC holds a licence from ESC for use of this area and wish to continue working with Council to upgrade and operate this facility in line with the MSLMP.

The MGC uses treated effluent (disinfected with ultraviolet light) from the Moruya Sewerage Treatment Plant to irrigate the golf course.

MGC has approximately 450 golfing members and daily usage of the course varies from 30 to over 100 people including social golfers. During the peak periods (Summer and Easter), an over 200 golfers use the course daily. The golf course operates seven days a week and is only closes during tournament or flooding events.

Moruya Showground

The Showground area is well utilised by locals and visitors for regular sporting events and competitions as well as the annual Eurobodalla Agricultural Show and Rodeo. Eurobodalla Canine Club holds weekly dog obedience training and regular competitions. Local and regional equestrian events occur regularly throughout the year. Travelling circuses also use the site infrequently. Sporting competitors and carnival workers alike take advantage of the camping facilities that are available on site.

The Showground site has a variety of facilities as illustrated in Figure 8. The show ring, rodeo yards, pavilions, grandstand, basketball stadium and Ack Weyman Oval have floodlighting.

The adopted Moruya Showground Landscape Masterplan 2018 (Figure 15, page 38) details the renovation and development plans for the precinct.

Figure 8 - Layout of Moruya Showground and Ack Weyman Oval in 2018



Existing facilities

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Main entry 2. Entry ticket booth 3. Show ring (lit) 4. Rodeo arena (lit) 5. Rodeo yards 6. Loading ramps 7. Grandstand 8. All-access shelter 9. Exhibits Pavilion 10. Change rooms and amenities 11. Poultry Pavilion 12. Amenities building 13. Caretaker's Cottage 14. Stables, wash bay and storage 15. Day yards | <ol style="list-style-type: none"> 16. Side show alley, overnight stays and informal car parking area 17. Portable grandstands 18. Ack Weyman Oval (lit rectangular field) 19. Spectator's mound 20. Multipurpose centre (basketball stadium) 21. Golf Club maintenance compound 22. Utility infrastructure 23. Formal car parking 24. Informal car parking 25. Secondary vehicle entry 26. Pedestrian CBD access (via the golf course) 27. Golfer access between 12th and 13th holes |
|---|---|

Existing facilities (inset)

- A. Bar
- B. Ticket booth
- C. Original secretary's office (storage shed)
- D. Male and female amenities
- E. Secretary's office

Note: Aerial photograph prior to construction of the all-access shelter and before 2018 roadworks and removal of the secretary's office.

Show ring (3)

The show ring (main arena) is floodlit and includes a single pipe-rail perimeter fence. It has a good turf surface that has benefitted from drainage works completed in 2018. Irrigation is planned in the MSLMP. The Show ring has high heritage significance.

A fenced animal enclosure was constructed to the north of the show ring perimeter fence in 2018. This area is used regularly for dog training and for corralling livestock and horses during shows and equestrian events.

Rodeo arena (4, 5, 6)

The rodeo arena is located within the south-west corner of the show ring and has a sand surface. A set of rodeo yards and chutes adjoin the arena.

Loading ramps constructed in 2020 connect to the rodeo yards.

Grandstand (7)

The covered grandstand is located at the southern end of the show ring. Built in 1904-05, it is a key heritage feature of the site.

An amenities block at the rear of the grandstand has no heritage value.

All-access shelter (8)

An all-access shelter overlooking the rodeo yard was constructed in 2017.

Exhibits Pavilion (9)

The Exhibits Pavilion holds heritage significance as it was relocated from the original showground site in 1914. The Pavilion overlooks the south-east corner of the show ring and includes a hall, dining room (community space), kitchen area and storage.

Poultry Pavilion (11)

The Poultry Pavilion is located to the south of the Exhibits Pavilion. It is a large undercover area with compacted earth floor that includes 738 transportable bird cages in rows.

This building has moderate heritage significance.

Amenities (D, 10, 12, 20)

Standalone amenities buildings with three male and five female cubicles are located between the storage shed and the secretary's office (now removed).

The amenities block behind the Grandstand houses two male and four female cubicles, an accessible toilet and shower and male and female change rooms each with three shower stalls. This block is slated for future demolition in line with the MSCMP.

Modern amenities with change rooms servicing sport, events and camping activities is located between the Exhibits Pavilion and the Poultry Pavilion.

Caretaker's cottage (13)

Formerly a caretaker's cottage with moderate heritage significance, this building has been renovated and extended to heritage compliance. This building now functions as the MSMC Secretary's Office.

Equine and cattle facilities (14) (15)

Covered stables (14) were constructed in 2020 to assist with disaster evacuations as well as supporting agricultural and equestrian events. The new structure reflects the heritage

characteristics of the site and can be modified to cater for any number and type of livestock. It replaces the previous 12 bay cinder block stable that had no heritage significance.

There are 32 uncovered day yards (15) are in the south-west corner of the site.

Bar (Inset A)

A bar and servery structure is located between the Grandstand and Exhibits Pavilion and provides views across the show ring. The existing structure has no heritage significance. A replacement building with additional toilets and constructed to heritage standards is slated in future planning, subject to funding.

Ticket booths (2) (Inset B)

A ticket booth is located at the main entry off Albert Street.

Block-constructed ticket booths are located between the existing bar and storage shed.

Original Secretary's Office (storage shed) (Inset C)

A timber storage shed is located to the south of the bar. This building was relocated to allow for construction of the change rooms and amenities between the Poultry and Exhibits Pavilions.

This building comes from the original showground and holds moderate heritage significance. It is slated for relocation next to the new Secretary's Office and to be repurposed as a museum.

Secretary's Office (Inset E)

The Secretary's office was removed in 2018 to accommodate a new east-west road.

Side show alley (car park and camping) (16)

A grassed area in the north-east corner of the site has been retained as an open area and embellished with bollards containing power and water. This area hosts side show alley during the annual Agricultural Show and the Rodeo. It is used for overnight camping associated with events and for parking, particularly for rugby league games.

Portable grandstands (17)

12 sets of portable grandstands are moved across the site to service various events.

Ack Weyman Oval (18, 19)

Ack Weyman Oval is a single rectangular field lit to training standard with a pipe-rail perimeter fence, scoreboard and spectator mound. It is currently used for rugby league purposes and the non-livestock related displays during the Agricultural Show.

Multipurpose Centre (Community Hall and Basketball Stadium) (20)

The multipurpose centre (commonly referred to as the Moruya Basketball Stadium) is

located at the main entrance to the Showground. The facility includes a single basketball court, kitchen, change rooms and amenities that were upgraded in 2017.

The multipurpose centre hosts activities conducted by local schools and the Police-Citizens Youth Club (PCYC). It is used for indoor displays during the Agricultural Show (arts, craft, hobby and trade sections).

While the multipurpose centre has no heritage value, it is a large and functional indoor space for the town that functions as an evacuation centre during disaster events. To cater for future disaster events, power supply options were updated in 2020 using State Government funds.

Figure 9 - Showground facilities



Show ring from the grandstand



Rodeo arena



Grandstand



All-access shelter



Exhibits Pavilion



Poultry Pavilion

Figure 10 - Showground facilities



Figure 11 - Moruya Showground livestock enclosures



Covered stables under construction



Loading ramp



Day yards



Poultry Pavilion interior



Rodeo yards

Figure 12 - Sporting infrastructure at Moruya Showground



Additional infrastructure

Moruya Golf Club maintenance compound (21)

A fully fenced maintenance compound is located on the western side of the caretaker's cottage. It is licenced to Moruya Golf Club and used as the greenkeeper's maintenance facility.

Utility infrastructure (22)

Utility infrastructure for sewerage management is located adjacent to the secondary entry.



Figure 13 - Utility infrastructure

Parking and access

Formal car parking (23)

Formal car parking for 35 vehicles, including designated mobility parking was constructed in 2018 between the multipurpose centre, the Poultry Pavilion and Ack Weyman Oval. New parking was also constructed at this time on either side of the east-west spine road.

ESC car parks in Murray Street are used as overflow parking for events, taking advantage of the pedestrian access to the Showground via the Pink Gates and the golf course.

Informal car parking (24)

Various open areas across the site are designated as parking during events.

For rugby league matches, cars park on the hill overlooking Ack Weyman Oval to the south-east and in the open area to the north of the field.

Access, linkages and movement

Entry and access (1, 25)

Vehicular access to the Showground is via Albert Street. The main entrance is located between the multipurpose centre and the golf course. A secondary vehicular entrance is located to the west of the golf club maintenance compound. This is primarily used by livestock trucks on event days.

Signage

Directional signage is provided on the corner of Albert Street and the Princes Highway.

A modern entry sign is located at the main gate and is slated for replacement with a sign that reflects the heritage values of the site.

There is no naming or directional signage at the secondary entrance point or within the Showground site.

Vehicle movements

Significant road and drainage upgrades were performed in 2018-19. A sealed road system now links the site from east-to-west. The road network continues around the Poultry Pavilion and Exhibits Pavilion.

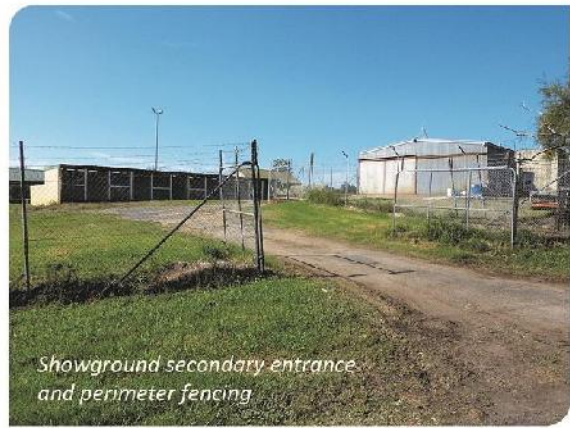
The north/south link road is sealed to the Exhibits Pavilion and then unsealed as it circles the show ring.

Drainage works conducted in 2018 on the eastern side of the show ring and the multipurpose centre have increased usable areas following a major rain event by dispersing stormwater from low lying areas.

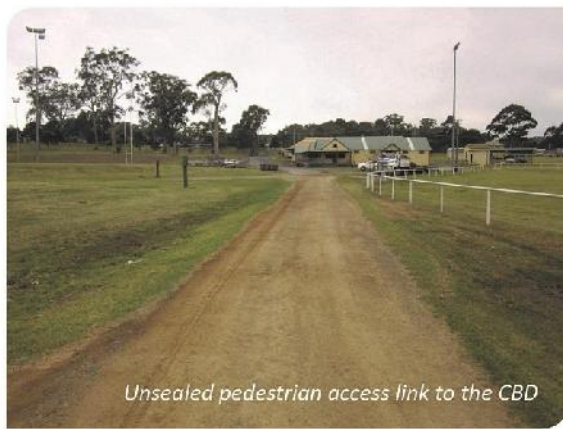
Figure 14 - Access and signage at Moruya Showground



Showground entry fence and sign



Showground secondary entrance and perimeter fencing



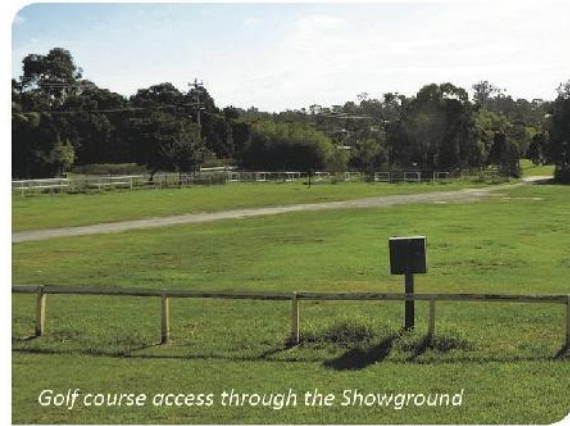
Unsealed pedestrian access link to the CBD



The Pink Gates



Path linking the Showground with the High School main entry



Golf course access through the Showground

Pedestrian linkages and connectivity (26, 27)

The Showground is a key thoroughfare that links Moruya CBD with the high school and the southern residential area. The Showground is also a link for golfers travelling between the 12th and 13th holes. Players traverse the sealed road that connects the golf course at the south-west corner of the Showground site and travel east past the multipurpose centre to re-enter the golf course.

There is no path on the northern side Albert Street along the length of the Showground despite this being the designated pedestrian route for golfers when the Showground is locked down on event days. In the vicinity of the Showground, Albert Street has a footpath on the southern side of the road that runs the length of the school and a small section of footpath on the northern side to link the school to the Showground entrance.

Within the precinct, a footpath links the Exhibits Pavilion, bar, grandstand and all-access pavilion.

Camping

It is common for showgrounds across the country to offer overnight and short term camping for travelers. Camping at the Reserves is only available in conjunction with events at the Showground such as the annual Rodeo, Agricultural Show and major equestrian events. On these occasions, event participants, carnival contractors and livestock share all available green spaces.

At peak times, the duration of camping for some event participants can extend well before and beyond an event. This can adversely affect the quality of grassed areas as well as the regular maintenance regime and other bookings at the venue.

4.6 Existing management approach

The MSMC has delegated responsibility for day-to-day management and maintenance of the Showground Precinct. The role and responsibilities of the committee are governed by Section 355 of the *LG Act* and corresponding Community Facility Management Committee Procedures Manual (2014).

MGC is a limited company that is responsible for the day-to-day management and maintenance of Moruya Golf Course.

4.7 Current planning for Moruya Golf Course and Showground Reserves

ESC adopted the Moruya Showground Landscape Masterplan (MSLMP) in August 2018.

The MSLMP vision for the Showground is *'to create a contemporary event, exhibition and activity space that respects agricultural and heritage characteristics'*.

The MSLMP establishes a consistent direction and provides a framework for future improvement in line with this vision. It was developed incorporating ideas and feedback from the community, literature review, strategic contexts and current trends.

The MSLMP integrates improvements to the existing site features with a range of new elements and embellishments. These actions aim to meet current and future demand whilst recognising heritage characteristics. A Showground of the future is envisaged in the MSLMP to be a venue that supports a range of community functions, providing opportunities to host various activities and quality events within a visually appealing and accessible site.

MSMC believes that short-term camping would ensure that the Showground is utilised throughout the year and has a higher level of surveillance to reduce vandalism. MSMC has asked ESC to explore opportunities in this POM for short-term camping to occur outside of scheduled events. To support this, Actions H14 and H17 of the MSLMP seek to maintain and improve camping infrastructure, particularly in the open grass area to the north of Ack Weyman Oval. This will include the installation of a new sewage dump point connected to the existing utility infrastructure near the secondary entry.

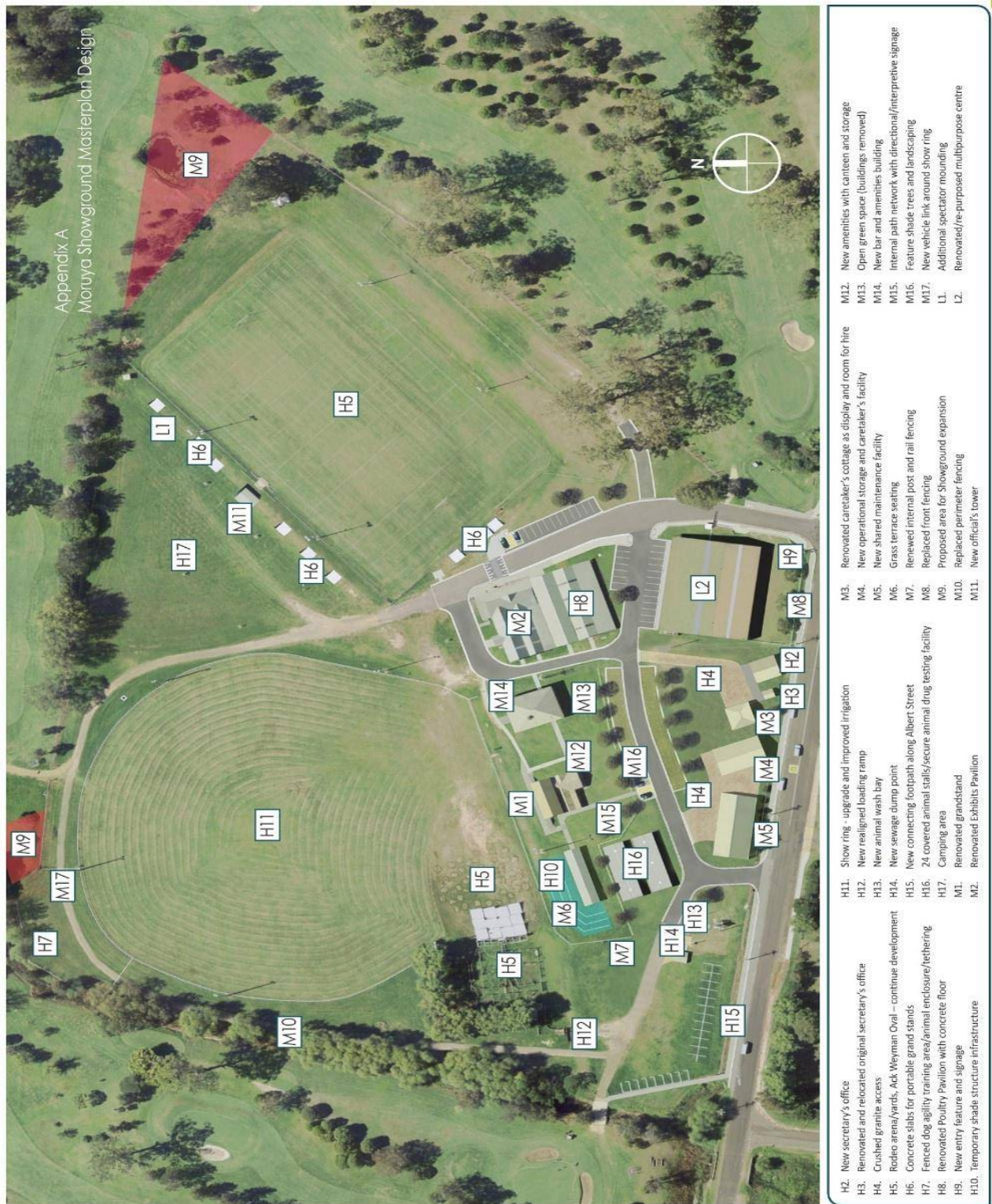
The MSLMP also has a medium priority Action M4 that, subject to funding, would see the construction of a new caretaker's residence and storage facility on site. If constructed, this new facility would enable the appointed live-in caretaker to coordinate the day to day operations at Moruya Showground and manage short-term camping.

Key actions in the MSLMP include:

- Renovation of existing heritage features
- Relocation of select heritage buildings and demolition of less desirable infrastructure to create a functional open green space in the centre of the Showground Precinct
- Construction of a new bar and amenities building adjoining the grandstand to increase functionality and better complement the heritage characteristics of the site
- Improved spectator viewing areas, including shaded seating, overlooking the rodeo arena and Ack Weyman Oval
- New caretaker's residence and operational storage facility
- New greenkeeper's maintenance facility
- New emergency stables for large animals (completed 2020)
- Fenced and illuminated dog training area/ animal enclosure (completed 2018)
- New livestock loading ramp (completed 2020)
- Sewage dumping point and livestock wash bay (completed 2020)
- Repurposing/renovation of the multipurpose centre.

The adopted layout for MSLMP design is provided as Figure 15 over the page. The legend indicates the proposed works and the priority of each activity (High [H], Medium [M], Low [L]).

Figure 15 - Moruya Showground Landscape Masterplan design 2018



5. COMMUNITY AND STAKEHOLDER CONSULTATION

5.1 Community Engagement Strategy

Suggested Engagement Level

Consult

ESC will inform stakeholders, listen to and acknowledge their views and provide feedback on how stakeholder input has influenced the decision.

ESC obtains feedback from the community regarding views, solutions, alternatives and proposals to inform and influence the outcome of ESC decisions and actions.

What are we planning to do?	Plan of Management (POM)
Is there a statutory requirement to engage?	Yes
Is there ability or opportunity for community to influence or have input into the decision making?	Yes
Is this an operational decision?	No
What is the aim of engagement?	<ul style="list-style-type: none"> Obtain community feedback to develop the POM and contribute to its implementation Consider any submissions from community members that can contribute to the draft
What level of influence will the stakeholders have on the decision?	ESC will consider stakeholder input, alongside other research and studies to inform their decision
How would you describe the impact?	Low
Are there sensitivities associated with the project?	<ul style="list-style-type: none"> Political – Commercial and community uses of the Reserves Legal – a requirement of the CLM Act
Is there a potential impact to community values?	<ul style="list-style-type: none"> Local identity – Cultural and heritage values Disability – community access
Which stakeholders will we engage?	<ul style="list-style-type: none"> User and community groups including the Rodeo and Show Societies, Eurobodalla Canine Club, Poultry Club, Moruya Basketball, Mirrabooka Riding Club, Moruya Sharks Rugby League Club Volunteers including the s355 Moruya Showground Management Committee

	<ul style="list-style-type: none"> • Councillors and Council staff • Moruya Golf Club • Cobowra Local Aboriginal Lands Council • Moruya Business Chamber • Moruya High School
Ways to mitigate any barriers that could limit people with disability from participating	<ul style="list-style-type: none"> • Meeting venues will be accessible • On-line meetings and documents that comply with screen reader technology
What engagement tools and information will we use?	<ul style="list-style-type: none"> • Council website • Media releases • Social media • Email Council News • Public exhibition • Newspaper noticeboard • Email notification and invitations to local stakeholder groups • Brief or attend meetings of advisory committees • Stakeholder briefings • Feedback survey • Public hearing (online and meeting formats)

Contact for enquiries: Eurobodalla Shire Council Recreation Services Division

5.2 Community input

Demand for upgrade and development at the Reserves has been identified through engagement with the MGC Board, members of the MSMC and other Showground user groups, Cobowra Local Aboriginal Lands Council, Moruya High School, ESC Divisions and the broader community.

A review of the following findings and information sources support the objectives of this POM.

- surveys undertaken as part of the POM planning process
- Recreation and Open Space Strategy (ROSS) input
- development of the MSLMP
- data from ESC's venue booking system and consideration of relevant trends
- advice from ESC's Heritage Advisor.

Sections 6.2.1 to 6.2.4 to follow, provide a comprehensive overview of the information gathered through community consultation from 2016 to 2020.

5.2.1 Planning for the Moruya Showground Landscape Master Plan (MSLMP)

Please refer to pages 19-25 of the MSLMP for a detailed record of the issues and preferred direction for Moruya Showground raised by individuals and groups engaged in the period 2016 – 2018.

5.2.2 Consultation on the draft POM

User groups

As part of the development of the POM, ESC engaged with members of the Moruya Showground Management Committee (MSMC) and the Moruya Golf Club (MGC) Board of Management in November 2018, February and April 2019 and July 2020. ESC met with representatives of Cobowra Local Aboriginal Lands Council (CLALC) in June 2019.

The objectives of this engagement were to:

- establish what works and what doesn't work with the current POM
- discuss the interim land category of 'Park' and the appropriateness of proposing any new category(s)
- identify issues and solutions that could lead to drafting of management objectives, performance targets and actions in a new POM.

The methods of engagement included interactive workshops and written exercises with each group. A follow up survey enabled absent stakeholders to contribute.

The engagement results provided below contributed to the development of the POM's Management Action Plan. Their input is provided verbatim.

5.2.3 Management Issues

The following management issues were identified and workshopped with stakeholders to respond to the core objectives of the 'Park' and 'General Community Use' categorisations under the *LG Act*.

The issues and solutions were used to develop the final Management Action Plan with objectives, actions and performance targets provided as Section 2 of this POM.

What works and what doesn't work with the current POM?

- Camping is restricted to events only. Year round temporary camping is desirable. Include campervans and mobile homes.
- Need for short term agistment (1-7 days) for passing travelers with animals.
- Security needs to be improved in general and during events.
- There's no caretaker employed despite the current POM recommending this.
- Ongoing maintenance of the site is extensive and is currently reliant on one person.
- Access for local people as pedestrians across the Reserves during lockdown events is handled respectfully on a case by case basis. This procedure is commended.

Issue 1 - Provide flexible open spaces that encourage sporting, recreational, cultural, social and educational activities.

Source: LG Act, Eurobodalla Show Society

Suggestions for addressing Issue 1

MSMC responses

- *Improve facilities to cater for large events, eg, toilets, bar, shade.*
- *Promote through clubs, associations etc.*
- *Ask for ideas from clubs, associations etc.*
- *Improved facilities, grandstand and shade.*
- *Promotion of the site within the shire and outside.*

MGC responses

- *Not only to increase the amount of golf events / tournaments but also look into non-golf related usage of the facility.*
- *Continue to raise the standard of course presentation, making it a “Must experience” for any golfer visiting the Eurobodalla.*
- *Keep Membership Fees at a point which encourages all ages to take up the sport.*
- *Building of a cart shed, this allows golfers to store their carts on site, enabling aging golfers, as well as those with a disability to continue to play even if they are unable to walk the course.*
- *Maintain a presence [golf club operations] in the Showground vicinity, following the construction of the maintenance shed ensuring continual visual surveillance of the site.*
- *Provide not-for-profit community groups the opportunity to hire the venue for cultural, social and educational activities.*

CLALC responses

- *The site is and has always been an important meeting place for Aboriginal people. Facilities on the site will continue to be used for weddings, funerals, wakes and cultural events including NAIDOC Week.*
- *The Pink Gates are a common meeting place.*
- *It is important that the site is not over developed.*

Issue 2 - Create a regional venue that attracts major sporting, agricultural, equestrian, community and commercial events.

Sources: Eurobodalla Show Society and Mirrabooka Riding Club

Suggestions for addressing Issue 2

MSMC responses

- *Update Ack Weyman Oval lighting in an attempt to attract trial NRL fixtures that are currently going to Bega (Note: Subsequent conversation clarified that Mackay Park is equipped as the regional facility for NRL and trial fixtures would be hosted at that site in Eurobodalla. These events could be a joint activity of the Batemans Bay and Moruya clubs).*
- *Better facilities to attract better [larger] crowds to games, eg, grandstand, cover [from the weather].*
- *Improved facilities: toilets, shade, seating, parking.*
- *Investigate overflow parking options on the parcel of land in Albert Street opposite the showground.*
- *Moruya and Batemans Bay rugby league clubs will work together to bring NRL and Koori Knockout games to the shire.*
- *Publicise the Showground both locally and [across the] state as a place for all types of events, for example, agriculture and small farm show, animal events, markets, dances.*

MGC responses

- *In the strategic plan of the MGC, the Club will endeavour to attract larger scale golf tournaments to the region. The Club is currently holding discussions with Golf NSW regarding a major tournament in 2020 / 2021.*
- *The Club is also looking to attract larger community and commercial events. MGC is Moruya's largest function centre.*

CLALC

- *Increase the use of the venue to promote local culture and produce.*
- *The recent sale of fresh fish by local Aboriginal fishermen at a SAGE event was very successful and should be repeated on a regular basis.*
- *Create and promote Aboriginal cultural events. This will help to promote inclusion and reconciliation.*
- *The introduction of year round camping at the site would encourage greater utilisation of the site and contribute to the Moruya economy.*

ESC

- *The safe and efficient removal of waste, particularly during major events, is an issue.*

Issue 3 - Maintain and enhance the heritage values and elements of the Reserves.

Sources: CLALC, MSCMP, ESC Heritage Advisor, MSDG

Suggestions for addressing Issue 3

MSMC responses

- *Paid caretaker.*
- *Look at cladding the basketball stadium to match the other heritage buildings.*
- *New structures to meet heritage standards.*
- *Listen to the management committee.*
- *Do not put advertising signs on buildings and yards all year, only during the running of events.*

CLALC

- *Install 'Welcome to Country' signage at the entrance and interpretive signage throughout the site to promote the history of the site.*
- *Install public art that reflects the heritage of the site.*
- *Identify and protect any sites or trees of significance.*

Issue 4 Maintain the land and its facilities to agreed services standards.

Source: ESC's Recreation Services Division

Suggestions for addressing Issue 4

MSMC responses

- *Paid caretaker.*
- *Extra revenue from camping.*
- *Build it well to last and deter vandalism.*
- *Maintain facilities to a high standard.*
- *Keep fees reasonable and competitive.*

MGC responses

- *In the strategic plan of the MGC the Club will endeavour to attract larger scale golf tournaments to the region. The Club is currently in discussions with Golf NSW regarding a major tournament in 2020 / 2021.*
- *The Clubhouse is also looking to attract larger community and commercial events being Moruya's largest function centre.*

CLALC

- *Support the recruitment of volunteers to assist with the management committee and management of the site.*
- *Invite representation from Cobowra Local Aboriginal lands Council to participate in the Moruya Showground Management Committee.*

Issue 5 Maintain public safety and access for people of all abilities.

Sources: Commonwealth Disability Discrimination Act 1992 (DDA), Eurobodalla Disability Inclusion Action Plan 2017 and Eurobodalla Positive Ageing Strategy 2011-18

Suggestions for addressing Issue 5

MSMC responses

- *Caretaker to reduce incidents.*
- *Security for major events.*
- *Risk assessments prior to events.*
- *Keep parking above Ack Weyman oval for older/disabled spectators.*
- *Create temporary overflow parking and install signage showing people where to park.*

MGC responses

- *The MGC actively encourages the increased participation by older people through our Veteran Golfers committees as well as the planned cart storage shed. The cart storage shed would enable older golfers as well as those with a disability the opportunity to store their equipment on site in a secured location enabling them to play on for longer.*
- *The MGC is also investing in greater fencing to maintain the safety of the public through preventing the public from walking in places seen as dangerous on the Course, meaning that it is less likely that anybody would be hit by a golf ball.*

CLALC

- *Ensure that the pedestrian access is maintained between the Pink Gates and Albert Street.*
- *Offer pedestrian access solutions for times when the public access path is closed during events.*

Issue 6 Activities on the Reserves is undertaken in a manner that minimises impacts on the environment.

Source: Moruya Showground, NSW environment planning legislation

Suggestions for addressing Issue 6

MSMC responses

- *Clean out creeks and drainage lines to help flood management and stop the spread of water.*
- *Improve and maintain drainage to provide all weather access.*
- *Council should be more open with committee on future developments.*
- *Landscaping improvements – low maintenance gardens. Plant more shade trees.*
- *Agree with the above.*

MGC responses

- *The Golf Course is compliant and will continue to conform with EPA regulations.*
- *The Golf Club utilises treated water on the course in its management.*

Issue 7 Protect the Reserves and facilities from the effects of flooding.

Source: ESC Strategic Services, NSW environment planning legislation

Suggestions for addressing Issue 7

MSMC responses

- *Clean out creeks and drainage lines and improve land levels to help flood management and stop the spread of water and speed up drying out.*
- *Upstream action to spread water impacts.*

MGC response

- *The Green Staff are continually working on flood proofing through investments in drainage.*

Issue 8 Facilitate temporary onsite camping in a managed and sustainable way.

Suggestions for addressing Issue 8

MSMC responses

- *Caretaker – security on site.*
- *Camping for people with large vehicles, horse trucks and horses in transit will gain revenue that will need a caretaker to help manage this.*
- *All weather access and parking/camping areas.*
- *Promote by signage at the edges of town.*
- *Promote in camping books etc.*
- *Camping site for campers who are attending an event in the Shire - booking through ESC.*
- *2 to 3 days camping with animals - booked through the Caretaker.*

MGC response

- *The MGC would like to utilise some of its Reserve for cabin accommodation managing this in a sustainable way, maximising the utilisation of the Reserve combined with providing some much needed accommodation for the town. This would have the effect of increasing revenue as well as providing further local jobs. In response, ESC advised MCC to engage a planning consultant in the first instance to explore an amendment to the LEP.*

CLALC

- *Year round camping would increase utilisation of the site.*

Issue 9 Strike a balance for competing interests for the land and its uses.

Sources: MSMC, MGC, Moruya Sharks Rugby League Club

Suggestions for addressing Issue 9

MSMC responses

- *Increase land for event parking.*
- *The sharing of areas between groups for parking etc.*
- *Animals on Ack Weyman Oval damage the ground. Use areas outside the actual field for animals.*
- *Parking on Ack Weyman Oval damages the ground and irrigation system.*
- *Water required to maintain the field.*
- *Provide adequate facilities to permit simultaneous uses.*
- *Rationalise borders with the golf club, ie, behind the scoreboard and alongside the Pink Gates access.*
- *Regarding the two pieces of land [subject to negotiation in the MSLMP], talk between MGC and ESC (Showground Management Committee) will offer more land for big events.*
- *Keep the golf club greenkeepers located on the Showground.*

MGC responses

- *The MGC current boundaries are just adequate for the 18 holes it is used for.*
- *The MGC requires the current land mass it has to provide a golf course that is to a standard that ensures competitive golf. In the Club's strategic plan we are attempting to work with Golf NSW to lure greater [larger] tournaments to the MGC but to do this the course must be in both great condition as well as to a distance required for these tournaments.*
- *The MGC prides itself on the support it gives to both the showground facilities supporting all events that occur on the facility through both funding or non-financial assistance and plans to continue to do this.*

CLALC

- *CLALC will inspect in-house records and the NSW Aboriginal Heritage Information Management System (AHIMS) to identify any cultural sites.*
- *CLALC will negotiate with Moruya Golf Club and the Moruya Showground Management Committee to conduct a walkover of the site to search for evidence of past Aboriginal cultural practices.*

Issue 10 Improve the land in such a way so as to achieve future objectives that complement these management objectives.

Source: LG Act

Suggestions for addressing Issue 10

MSMC responses

- *More functions.*
- *User groups to access grants.*
- *Extra revenue via camping.*
- *Keep well presented.*
- *Access signage listing uses.*
- *Parking near the oval [Ack Weyman] needs to be addressed to prevent flooding.*
- *An undercover area near oval [Ack Weyman] for spectators.*
- *Heritage buildings need better maintenance to be more attractive to potential users.*

MGC responses

- *The Golf Club will continue to endeavour to improve the land as it will mean more visitations and potentially more memberships.*
- *The Club will continue to apply for infrastructure grants as well as attempt to maximise utilisation of the Reserves through increased events and bookings.*

5.2.4 Community and stakeholder input gathered in 2019

ESC staff met with representatives from the MSMC and MGC on 3 April 2019 and representatives from CLALC on 3 June 2019, to discuss the content of a draft Management Action Plan based on the issues and suggestions obtained from user groups to date.

The meetings also discussed the definition, relevance and implications of the interim category of 'Park' that applies to the Reserves in the transition period for implementation of the CLM Act. Those in attendance at each meeting were presented with a proposal to seek ministerial approval to change the category from 'Park' to 'General Community Use' for both Crown Reserves. The justification being that current activities will be supported by the new category as well as new activities proposed in the Management Action Plan and the MSLMP. Community representatives were informed that as a result of the POM, the renewal of facilities, including heritage buildings would be constructed in-line with the heritage stipulations of the Moruya Showground Conservation Management Plan (MSCMP) and the Moruya Showground Design Guidelines (MSDG).

Those present at the meeting agreed that adherence to the MSCMP and the MSDG as written in the POM would uphold and protect the Reserve's heritage elements and status without having to categorise Reserve 580022 alone as 'an area of cultural significance'.

With discussion at the meeting on the merits of applying a separate category of 'Sportsground' to Ack Weyman Oval, the group resolved to propose the 'General Community Use' category to support the ongoing multiple uses of the oval during events and when not used for rugby league.

5.2.5 Summary of submissions and amendments to the final draft POM

The following submissions were received during two public exhibition periods 4 December 2019 to 17 February 2020 and 24 June to 4 August 2020. The responses provide a rationale for decisions made when reviewing the draft POM. Amendments to the draft POM were recommended to Council prior to adoption.

1. Eurobodalla Canine Club

- 1.1. Related to Action 1.8: '*Maintain facilities and infrastructure at the Moruya Showground precinct to agreed levels of service*', the Eurobodalla Canine Club suggested that all venue hirers are responsible for remediating the Showground arena, Ack Weyman Oval and related open spaces after use. Not just Council and the Moruya Showground Management Committee.

Response

Submission accepted. Action 1.8 amended to make all venue hirers responsible for remediation of open space areas.

- 1.2. Related to Action 4.4 : '*Prepare evacuation plans for Moruya Golf Course and Moruya Showground precincts*', the Eurobodalla Canine Club questioned the specific reference in the draft POM to 'flooding' and suggested a broadening of the intent to facilitate the preparation of evacuation plans regardless of the type of disaster.

Response

Submission accepted. Action 4.4 amended as follows to remove the specific reference to flooding.

Action 4.4 - Prepare evacuation plans for Moruya Golf Course and Moruya Showground precincts.

- 1.3. Eurobodalla Canine Club queried whether the draft POM referenced a seasonal hire policy.

Response

Section 6.3 - Approvals for activities on the land on page 51 of the draft POM references the *Sporting and Recreational Facilities Seasonal Hire Policy and Code of Practice*.

- 1.4. Eurobodalla Canine Club queried the appropriateness, based on heritage values, of the draft POM authorising Council to enter into licenses for the installation of electric vehicle charging stations at Moruya Golf Course and Showground Reserves.

Response

Submission noted. No amendment to the POM.

Rationale for decision

With the growth in the use of electric vehicles, it is appropriate to include the provision of electric vehicle charging stations on the public reserve.

In response to the club's heritage conservation concerns, *Management Objective 2 - Protect, maintain and enhance heritage values and facilities*, and its Actions and Performance Measures, aim to ensure that new assets and infrastructure are installed in line with the Moruya Showground Conservation Management Plan and Design Guidelines.

2. *Moruya Golf Club*

A submission from Moruya Golf Club thanked Council 'for the work done creating the POM to cover all bases and allow us to try and move our business forward'.

Response

Submission noted. No amendment to the POM.

3. *Eurobodalla District Show Society (EDSS)*

3.1 EDSS identified a typographical error with the incorrect inclusion of the word 'club' in the title of the Moruya Showground Management Committee on page 6.

Response

The error has been corrected in the POM.

3.2 EDSS would like the ESC and MSMC to look at installing a Caretaker with their own live-in caravan while funds are sought and obtained for a permanent caretaker's residence.

Response

Not supported. No amendment to the POM.

Rational for decision

3.2.1 In accordance with Action 1.9 of the POM, *Development Consent and approval* must be granted before primitive camping can occur on the reserve. Installation of a Caretaker is not required until this consent is given.

3.2.2 Objective 5 of the POM states that '*on-site Caretaker is recruited, subject to a business case, the securing recurrent funds and the construction of a residence*'.

The POM does not specify the type of dwelling, however at minimum, a business case for a permanent Caretaker needs to be established prior to other actions occurring.

3.3 EDSS is in full support of all-year-round traveling camping at the Showground.

Response

Submission noted. No amendment to the POM.

- 3.4 EDSS supports the inclusion of *art that reflects the history and heritage of the Showground and Moruya*

Response

Submission noted. No amendment to the POM.

- 3.5 EDSS believes that Moruya Showground should be included in the Moruya Heritage Walk.

Response

Submission noted. No amendment to the POM.

4. *Moruya Heritage and Progress Association (MHPA)*

- 4.1 MHPA supports the inclusion of *art that reflects the history and heritage of the Showground and Moruya*

Response

Submission noted. No amendment to the POM.

- 4.2 MHPA believes that Moruya Showground should be included in the Moruya Heritage Walk.

Response

Submission noted. No amendment to the POM.

5. *Moruya Business Chamber*

- 5.1 Moruya Business Chamber supports all aspects of the POM and the proposed change of category.

Response

Submission noted. No amendment to the POM.

6. Internal submissions

- 6.1 The Development Assessment Division advised that a plan of management does not give consent under Part 4 for of the NSW Environmental Planning and Assessment Act 1979 (EPA) for a use requiring consent. A Development Application would still be required for the use of the land irrespective of the POM.

Background

Action 1.9 and Section 6.3 (page 53) in the draft POM encouraged the permissibility of short term, year-round camping in designated areas of Moruya Showground. This outcome is supported by all user groups, Cobowra Local Aboriginal Land Council and Moruya Golf Club.

Response

To enable compliance with Part 4 of the EPA and the NSW Local Government Regulation 2005 concerning tents, caravans and annexes in caravan parks and camping grounds, the relevant wording of Section 6.3 and Action 1.9 have been amended with advice from Council's Development Assessment Division.

Submission accepted. Action 1.9 amended as follows.

Action 1.9 - Seek development consent to accommodate up to 200 campers in a legal, safe, and sustainable way in accordance with the *EPA Act, LG Act Section 68F(3)* and *Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.

- 6.2 The Environmental Services Division deemed Action 3.6 in the draft POM as a low priority due to minimal environmental benefit. Action 3.6 read as follows.
'...undertake a site assessment and plan for environmental rehabilitation and ongoing maintenance of water courses.'

Response

Submission accepted. Action 3.6 has been deleted. The corresponding measure of success (M31) *'funds obtained to undertake rehabilitation works'* has been retained to support the remaining environmental action *'Ensure that native drought-resistant plant species are used when renewing or developing new garden beds and landscaping where appropriate.'*

- 6.3 Recreation Services and Environmental Services – recommended an extension of completion dates to respond to delays experienced during the 2019-20 bushfires.

Response

Submission accepted. Completion dates for Actions 4.4, 5.3 and 5.7 and corresponding targets and measures have been projected out or deleted.

6. MANAGEMENT OF MORUYA GOLF COURSE AND SHOWGROUND RESERVES

6.1 Management Objectives

The following five objectives for future management of Moruya Golf Course and Showground Reserves have been developed in collaboration with stakeholders and user groups to address the issues and opportunities raised in Section 5.

1. Create a venue that attracts local and regional agricultural, cultural, social, educational, sporting, recreational, canine and equestrian activities and events.
2. Protect, maintain and enhance heritage values and facilities.
3. Ensure that activities and construction minimise impacts on the environment.
4. Maintain public safety and access for people of all abilities.
5. Running of the Reserves is based on collaborative planning, transparent decision making, responsible asset and finance management and support for the other core objectives.

In accordance with the LG Act, the management objectives form a Management Action Plan (see Executive Summary) that is supported by performance targets (outcomes that our community would like to achieve), the means of achieving each objective (actions) and the measures of success (manner of assessment).

6.2 Leases, licences and other tenures

Council Crown land managers

From 1 July 2018, local councils manage appointed Crown Reserves under the public land provisions of the LG Act, including the granting of leases and licences.

This POM authorises ESC to enter into leases or licences with community or commercial operators in accordance with Sections 46 and 47 of the LG Act.

Existing leases and licences

This POM expressly authorises ESC to enter into and maintain leases or licences with the Moruya Golf Club and the organisations listed in Figure 22.

A layout map showing the location and extent of leased areas is shown in Appendix 7.5.

Please contact ESC's Property Officer and refer to original lease or licence agreements for general and specific conditions.

Figure 22 - Existing leases and licences at Moruya Golf Course and Showground Reserves

PIN and Crown Reserve number	Lot and Deposited Plan	Type of agreement	Expiry date	Activity	Lessee or Licensor
PIN: 34400 Crown Reserve: 580022	Lot 1 DP1141031	Lease	30 June 2025	Golf course	MGC
PIN: 26861 Crown Reserve: 96313	Lot 2 DP1086325	Lease	30 June 2025	Golf course	MGC
PIN: 34400 Crown Reserve: 580022	Lot 1 DP1141031	Licence	Monthly	Maintenance Compound	MGC
PIN: 34400 Crown Reserve: 580022	Lot 1 DP1141031	Licence	31 December 2022	District Agricultural Show	Eurobodalla District Show Society
PIN: 34400 Crown Reserve: 580022	Lot 1 DP1141031	Licence	30 November 2022	New Year's Day Rodeo	Rodeo Association of Moruya Inc

Electric vehicle charging stations

This POM expressly authorises ESC to enter into licences for the installation of electric vehicle charging stations at Moruya Golf Course and Showground Reserves.

6.3 Approvals for activities on the land

Signage

Existing signage at Moruya Golf Course and Showground Reserves will be reviewed to ensure compliance with legislation and policy with respect to issues such as responsible dog ownership, smoking, camping, golf practice, traffic management and parking.

Permanent advertising and corporate sponsorship signage on the Reserve's community land is prohibited.

Permissibility of community and commercial events - relevant policies and legislation

Eurobodalla Shire Council Events Policy

The purpose of this policy is to state Eurobodalla Shire Council's commitment to events and set out Council's approach to support, develop and approve events on council owned and controlled land, but not including Council buildings.

Sporting and Recreational Facilities Seasonal Hire Policy

This policy relates to approvals for activities on the land. The purpose of the policy is to allow the users of Eurobodalla Shire Council's sporting facilities to better understand the process guiding the allocation of facilities by providing a framework that is equitable and easily administered. The policy identifies Council's requirements of clubs and users and the responsibilities of the user groups and Council.

Sporting and Recreational Facilities Seasonal Hire Code of Practice

The purpose of this Code of Practice is:

- to provide a documented process, including the Regular Hirer Application Form, on how recreation groups may obtain a seasonal or long term booking to ensure the grounds they require are available for the duration of their competition or activity
- to ensure recreation groups are aware of Council requirements so as to provide quality facilities available to all users within the available budget
- to ensure that grounds and facilities are managed efficiently and effectively, and the booking process is simplified.

Property Use By Community Organisations Policy

Many community organisations rely on the use of public land (either Council-owned or Crown land under Council's care, control and management) to conduct their activities or to develop infrastructure and improvements to achieve their objectives. This policy aims to establish a consistent and fair framework to deal with requests for the use of public land by a diverse range of community organisations.

ESC Street Activities Policy

This policy recognises the value to community groups and the broader community of the opportunity to use ESC footpaths and other public land for fund raising, information provision, entertainment and services.

This policy aims to establish the circumstances under which approvals may be granted for certain activities on public roads (including footpaths) and public car parks within the Eurobodalla shire.

The policy details activities covered in ESC's Street Activities Policy, including street stalls, mobile businesses, mobile community services and busking may be approved from time to time at Moruya Golf Course and Showground Reserves in accordance with that Policy.

Eurobodalla Local Environmental Plan 2012

Clause 2.8 of Eurobodalla Local Environmental Plan 2012 provides for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land. The undertaking of events are a temporary use of land that is permissible with consent.

NSW Local Government Act 1993 (LG Act)

Section 68, Part D of the LG Act provides for ESC to issue approvals on community land for the following kinds of activities:

- Engage in a trade or business
- Direct or procure a theatrical, musical or other entertainment for the public
- Construct a temporary enclosure for the purpose of entertainment
- For fee or reward, play a musical instrument or sing
- Set up, operate or use a loudspeaker or sound amplifying device
- Deliver a public address or hold a religious service or public meeting
- From time to time, ESC may issue approvals for any of the above activities at Moruya Golf Course and Showground Reserves.

Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Division 1 of Part 2 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 provides for a range of activities to be exempt including:

- Temporary event signs
- Community notice and public information signs
- Tents, marquees or booths for community events
- Stage or platforms for community events

Permissibility of camping

Subject to full compliance with *EPA Act*, *LG Act Section 68F(3)* and *NSW Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* ([Division 3, Subdivision 9 Section 132](#)), this POM seeks Development Consent and approval for ESC to operate a primitive camping ground on the Reserves.

In accord with the above consent and prior to permitting camping (casual and event related), ESC must adopt and maintain a policy with relevant procedures, fees and charges to ensure legislative compliance as well as compliance with local development control plans and local environmental plans.

Relocatable homes must not be installed on the Reserves.

Supervised dog training and events

Moruya Showground is designated for animal exercise, training, competition and agricultural activities.

Under the Eurobodalla Companion Animal Management Plan 2018, leashed dogs are permitted at:

1. Moruya Showground, excluding the Ack Weyman Oval fenced playing surface
2. Moruya Golf Course – the access path between the Pink Gates and Moruya Showground only.

This POM authorises the exercise, training and showing of dogs while off-leash under the following conditions. This authority relates to the designated fenced area and the show ring.

- Dogs must be under effective control of a handler at all times
- The designated fenced area can be used at all times subject to availability. Contact ESC's Booking Office to confirm availability
- The show ring can be used only during booked dog club activities and events.

6.4 Role of Moruya Showground Management Committee (MSMC)

Delegated management committees can take on many of the day to day management responsibilities of the Reserves and can include: maintenance of facilities, booking of certain activities and the collection of fees and charges as adopted by ESC.

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 MSMC occurred as result of a Council resolution in accordance with Section 355 of the LG Act.

There is a management agreement in place and the MSMC is authorised to control and manage parts of the Reserves and its related facilities that are not covered by the lease and licence issued to MGC.

The 2014 Terms of Reference for the MSMC lists the membership as being representatives of the various user groups (Eurobodalla Show Society, Moruya Rodeo Society, Eurobodalla Poultry Club, Moruya Senior Rugby League; Moruya Junior Rugby League; Eurobodalla Showjumping; Aikido Club; Racing Pigeon Club; Canine Club) as working together to *'oversee the promotions, events and fund-raising activities of the Moruya Showground and advises and makes recommendations on the maintenance and upgrades of buildings and facilities'*.

The Management Action Plan in this POM proposes an immediate and cyclic review of the committee's terms of reference along with ongoing secretarial support provided by ESC.

6.5 Contacts in relation to the use or management of Moruya Golf Course and Showground Reserves

- The use and management of the land – ESC Recreation Services Division: 02 4474 1000.
- For the planning and holding of events at Moruya Showground - ESC Tourism Events Coordinator: 02 4474 1000.
- Leases and licences at Moruya Golf Course and Showground Reserves - ESC Property Services: 02 4474 1000.
- For the hiring of the sporting and recreation facilities at Moruya Showground - ESC Facilities Booking Office: 02 4472 3153.

7. APPENDICES

7.1 Legislative and Policy Framework

This section presents a summary of Commonwealth, State and Local legislation, policies and strategies that are relevant to the ongoing use, management and development of Moruya Golf Course and Showground Reserves.

The information provided in this section is true and correct at the time of adoption of this Plan. As land use policy and legislation are subject to change over time, the reader is advised to refer to documents current at the time of reading this Plan.

7.1.2 Commonwealth legislation

Environment Protection and Biodiversity Conservation Act 1999

Under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, a person must not take an action that has, will have or is likely to have a significant impact on any of the matters of national environmental significance without the approval of the Australian Government Environment Minister.

There are no known matters of national environmental significance likely to be affected by development on the Moruya Golf Course and Showground Reserves. However, if any development at the Reserves will, or is likely to impact on any matters of national environmental significance, a referral to the Australian Government is required. The Minister, or their delegate, will assess the proposal and will advise if an approval is required.

Commonwealth Disability Discrimination Act 1992 (DDA)

The objects of the Commonwealth *Disability Discrimination Act 1992* are:

- (a) to eliminate, as far as possible, discrimination against persons on the ground of disability in the areas of:
 - (i) work, accommodation, education, access to premises, clubs and sport; and
 - (ii) the provision of goods, facilities, services and land; and
 - (iii) existing laws; and
 - (iv) the administration of Commonwealth laws and programs; and
- (b) to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and
- (c) to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

The Moruya Golf Course and Showground Reserves has varying degrees of accessibility. Any non-compliance is generally related to the heritage nature of specific buildings, such as the heritage listed grandstand or the age and condition of buildings scheduled for replacement, as per the adopted MSLMP, for example, external public toilets.

Any new development at Moruya Golf Course and Showground Reserves should ensure compliance with the DDA and ensure accessibility for all.

Commonwealth Native Title Act 1993

Under the *Commonwealth Native Title Act 1993*, native title claimants must prove a connection to the land and that native title has not been extinguished for a claim to be successful. This means that a successful claimant would generally be a member of a clan and be able to prove their history with the land. A claimant could be a single person or a group of people.

If a Native Title claim is successful, rights to the land are established for the claimant and Native Title is acknowledged. Any plans/uses of the land from this point on need approval from the claimants. There is a blanket Native Title claim covering the Eurobodalla Shire.

To ensure compliance with the *Crown Lands Management Act 2016*, ESC has employed a Native Title Manager to provide written advice to colleagues on how to proceed when they are conducting activities which may impact Native Title. Written advice is also required for POMs.

7.1.3 NSW Legislation

NSW Crown Land Management Act 2016 (CLM Act)

The *CLM Act*, which came into force on 1 July 2018, requires local governments that have been appointed to manage dedicated or Reserved Crown land (council managers) to manage that land as if it were community land under the *LG Act*.

The Moruya Golf Course and Showground Reserves is dedicated Crown land for which ESC has been appointed the council manager. Under the *CLM Act*, council managers have until 30 June 2021 (the initial period) to have a compliant POM in place for all relevant Crown land, however the *CLM Act* states that the first POM applicable to the land must be adopted by the council manager as soon as practicable within the initial period.

Under the *CLM Act*, council managers must assign one or more initial categories of community land (under the *LG Act*) to each relevant Crown Reserve. The NSW Department of Industry – Crown Lands has issued an Interim Schedule of Crown Reserves to councils providing guidance on which categories most closely resemble the purposes for which each parcel of Crown land has been Reserved.

The Moruya Golf Course and Showground Reserves was gazetted as Crown land for the purpose of public recreation. The Interim Guideline indicates that the most appropriate category under the *LG Act* for the Reserve is 'Park', as all of the existing and potential future uses of the land will meet the core objectives for community land categorised as park under the *LG Act*. ESC has accepted this guidance and has nominated the initial category for Moruya Golf Course and Showground Reserves as 'Park'.

NSW Local Government Act 1993 (LG Act)

Under the *LG Act*, plans of management must be prepared for all community land.

The *LG Act* outlines the process and content requirements for plans of management. This POM has been prepared in accordance with these requirements, and the requirements of the *CLM Act*.

With justification gleaned from community consultation, facility usage data and condition assessments, this POM proposes that the category of General Community Use is applied to Crown Reserves 580020 and 96313.

The core objectives for land categorised a General Community Use under Section 36I of the *LG Act* are:

To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to:

- a) Public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and*
- b) Purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).*

The Reserves have not been declared as land containing significant natural features under Section 36C of the *LG Act*.

The Management Action Plan, its objectives, actions and performance targets must reflect the original gazetted public purpose of Public Recreation and the proposed category of General Community Use.

Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

This regulation governs the set up and management of caravan parks and camp sites in NSW. The Management Action Plan sets out performance targets, Action 7.1.9 and related measures to support the provision of casual and event related camp sites at Moruya Golf Course and Showground Reserves.

NSW Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* provides for councils to prepare local environmental plans for land within the council area and for the NSW State Government to prepare regional strategic plans and state environmental planning policies for certain land within the State.

The *Environmental Planning and Assessment Act 1979* also outlines the processes relating to development applications for local development, complying development, regionally significant development, State significant development and other categories of development, and for the approval of activities that do not require development consent, such as local and State significant infrastructure.

Future development of Moruya Golf Course and Showground Reserves will need to be

consistent with the *Environmental Planning and Assessment Act 1979* and all relevant subordinate planning instruments.

NSW Aboriginal Land Rights Act 1983

Under this NSW legislation, the NSW Land Council or Local Land Councils can put forward a Land Right claim. If a claim is successful the Crown land becomes the Local Land Council's land.

Claims under this Act can only be successful if the land:

- is not lawfully used or occupied,
- is not needed, nor likely to be needed, for an essential public purpose, and
- does not comprise lands that are subject of an application for determination of Native Title that has been registered in accordance with the *Commonwealth Native Title Act*.

This legislation is relevant to Moruya Golf Course and Showground Reserves as there is a blanket Aboriginal Land Rights claim covering Crown land in Eurobodalla.

NSW Coastal Management Act 2016

The *Coastal Management Act 2016* provides for land within the coastal zone to be included within one or a number of coastal management areas, being:

- (a) the coastal wetlands and littoral rainforests area,
- (b) the coastal vulnerability area,
- (c) the coastal environment area,
- (d) the coastal use area.

The coastal management areas are to be identified in a State Environmental Planning Policy. The *State Environmental Planning Policy (Coastal Management) 2016* is addressed below.

The *Coastal Management Act 2016* also requires councils in NSW to prepare coastal management programs for land within the coastal zone. ESC is currently preparing a coastal management program for the Eurobodalla coast.

Development of Moruya Golf Course and Showground Reserves will need to be consistent with the *Coastal Management Act 2016* and the Eurobodalla Coastal Management Program, when completed.

NSW Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* is part of the NSW Government's legislative and policy framework for conservation and management of vegetation. The Act provides mechanisms for listing of threatened species and ecological communities, the establishment of biodiversity stewardship agreements and other voluntary conservation agreements, biodiversity certification, a biodiversity offsets scheme and a Biodiversity Conservation Fund. The Act also outlines the processes for biodiversity assessments and approvals.

The *Biodiversity Conservation Act 2016* defines biodiversity values, and these are shown on

the Biodiversity Values Map (Figure 16). Some land just beyond the eastern boundary of Moruya Golf Course is shown as Endangered Environmental Community (EEC) on the Biodiversity Values Map.

Figure 16 - Biodiversity Values Map

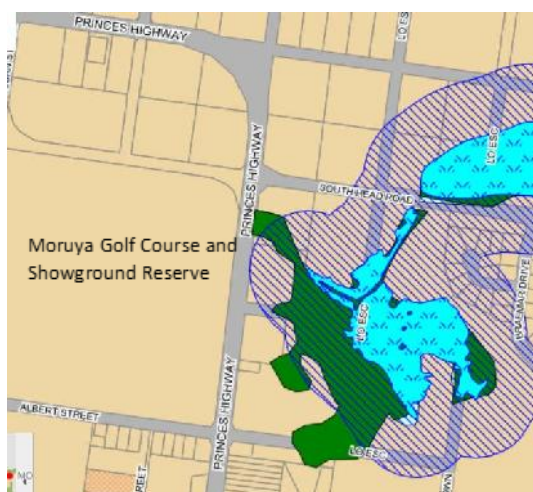


State Environmental Planning Policy (SEPP) [Coastal Management 2018]

SEPP (Coastal Management) 2018 provides development controls for coastal management areas. A large part of the Reserve is identified in the mapping associated with the SEPP. In addition, land to the east of the Reserves is part of the coastal wetland area as shown in Figure 17.

The Reserves, along with the Moruya Town Centre, lies within the coastal environment area and the coastal use area. There is currently no mapping for the coastal vulnerability area, as this mapping will be determined through the coastal management program that was being prepared at the time of writing this POM. While the Reserves will not be included in the Coastal Management SEPP as coastal vulnerability area (CMA 2), it is flood prone land and is mapped as such in ESC’s Flood Risk Management Plan.

Figure 17 - Coastal Wetland and Proximity Area



The SEPP states that where a parcel of land is identified as being within more than one coastal management area, the highest development controls prevail to the extent of any inconsistency.

In the **coastal wetland area**, the SEPP requires development consent for the clearing of native vegetation, the harm of marine vegetation and the carrying out of works such as earthworks and any development. Development, other than environmental protection works is declared to be designated development for which an environmental impact study is required. Environmental protection works can be carried out by a public authority without consent if such works are identified in a certified coastal management program or an adopted POM.

In the **proximity area for coastal wetlands**, development consent must not be granted to any development unless the consent authority is satisfied that the proposed development will not significantly impact on the biophysical, hydrological or ecological integrity of the adjacent coastal wetland, or the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland.

In the **coastal vulnerability area**, development consent must not be granted to development unless the consent authority is satisfied that any buildings or works are engineered to withstand current and projected coastal hazards for the design life of the building or works, and the proposed development:

- is not likely to alter coastal processes to the detriment of the natural environment or other land,
- is not likely to reduce the public amenity, access to and use of any beach, foreshore, rock platform or headland adjacent to the proposed development,
- incorporates appropriate measures to manage risk to life and public safety from coastal hazards.

The consent authority must also be satisfied that measures are in place to ensure that there are appropriate responses to, and management of, anticipated coastal processes and current and future coastal hazards.

In the **coastal environment area**, development consent must not be granted to development unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

- the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,
- coastal environmental values and natural coastal processes,
- the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1 [of the Act],
- marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,
- existing public open space and safe access to and along a foreshore, beach, headland or rock platform for members of the public, including people with disability,
- Aboriginal cultural heritage, practices and places,
- the use of the surf zone.

Further, development consent must not be granted unless the consent authority is satisfied that:

- a) the development is designed, sited and will be managed to avoid an adverse impact on the matters referred to above, or
- b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

In the **coastal use area** (see Figure 18), development consent must not be granted to development unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

- a) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
- b) overshadowing, wind funneling and the loss of views from public places to foreshores,
- c) the visual amenity and scenic qualities of the coast, including coastal headlands,
- d) Aboriginal cultural heritage, practices and places,
- e) cultural and built environment heritage.

The consent authority must also be satisfied that:

- the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or
- if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- if that impact cannot be minimised—the development will be managed to mitigate that impact.

The consent authority must also take into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

Figure 18 - Coastal Use Area



SEPP (Vegetation in Non-Rural Areas) 2017

SEPP (Vegetation in Non-Rural Areas) 2017 outlines the approval requirements for the clearing of vegetation in non-rural areas including this Reserves. There is no development control plan applying to the land. Therefore, any clearing not ancillary to other development can be undertaken without development consent.

SEPP (Infrastructure) 2007

SEPP (Infrastructure) 2007 provides for certain infrastructure developments to be exempt development, complying development or development that is permitted with consent. Division 12 of the SEPP applies to parks and other public Reserves.

In relation to these Reserves, the SEPP permits development for the purposes of implementing an adopted POM by or on behalf of a Reserve Trust to be carried out without consent. The SEPP also provides for any of the following development to be carried out by or on behalf of a council on a Public Reserve under the control of or vested in the council without consent:

- roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,
- recreation areas and recreation facilities (outdoor), but not including grandstands,
- visitor information facilities,
- lighting, if light spill and artificial sky glow is minimised in accordance with the *Lighting for Roads and Public Spaces Standard*,
- landscaping, including landscape structures or features (such as art work) and irrigation systems,
- amenities for people using the Reserves, including toilets and change rooms,
- food preparation and related facilities for people using the Reserves,
- maintenance depots,
- environmental management works,
- demolition of buildings so long as the footprint of the building covers an area no greater than 250m² square metres.

The SEPP provides for the following development to be exempt development, subject to the specific requirements of the SEPP:

- construction or maintenance of:
 - walking tracks, raised walking paths (including boardwalks), ramps, stairways or gates, or
 - bicycle-related storage facilities, including bicycle racks and other bicycle parking facilities (except for bicycle paths), or
 - handrail barriers or vehicle barriers, or
 - ticketing machines or park entry booths, or
 - viewing platforms with an area not exceeding 100m², or
 - sporting facilities, including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal, or
 - play equipment if adequate safety measures (including soft landing surfaces) are provided and, in the case of the construction of such equipment, so long as the equipment is situated at least 1.2m away from any fence, or
 - seats, picnic tables, barbecues, bins (including frames and screening), shelters or shade structures,
- routine maintenance of playing fields and other infrastructure, including landscaping,
- routine maintenance of roads that provide access to or within those playing fields, including landscaping.

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Exempt and Complying Development Codes) 2008 identifies certain development that is exempt from requiring development consent or can be approved with a complying development certificate. This SEPP will apply in relation to certain temporary structures and signage for events undertaken at the Reserves, including:

- temporary event signs
- community notice and public information signs
- tents, marquees or booths for community events
- stage or platforms for community events.

The SEPP will also apply to the installation of certain sculptures and artworks at the Reserves.

SEPP (State and Regional Development) 2011

SEPP (State and Regional Development) 2011 identifies certain State and regionally significant development that requires the approval of either the Independent Planning Commission or the Joint Regional Planning Panel. There are no projects of this scale planned for the Reserves.

Eurobodalla Local Environmental Plan 2012 (ELEP)

Under the ELEP, the Reserves are zoned RE2 - Private Recreation as shown in Figure 19 below.

Figure 19 - Eurobodalla Local Environmental Plan 2012 Zoning Map



ELEP identifies land uses that are permitted without consent, with consent or prohibited in the relevant zone. Provisions of ELEP that are relevant to the Reserves include those relating to Acid Sulfate Soils, Biodiversity and Wetlands.

Acid Sulfate Soils

Clause 6.3 of ELEP requires development consent for certain works on land that may be affected by acid sulfate soils. The Reserves are potentially affected by acid sulfate soils and is identified as Class 2 land. On Class 2 land, development consent is required for works below the natural ground surface and by which the water table is likely to be lowered.

Figure 20 - ELEP Acid Sulfate Soils Map



Contour map

Figure 21 below shows that the majority of the Reserves is less than 5 metres above sea level and is subject to frequent flooding and tidal inundation.

Figure 21 - Moruya Golf Course and Showground contour map



South East and Tablelands Regional Plan 2036

The South East and Tablelands Regional Plan sets the broad strategic directions for the region. The following Goals, Directions and Actions that are relevant to the Moruya Golf Course and Showground Reserves.

Goal 1 – A connected and prosperous economy

Direction 5: Promote agricultural innovation, sustainability and value-add opportunities

5.1 Promote commercial, tourism and recreational activities that support the agricultural sector.

Direction 9: Grow tourism in the region

9.1 Enhance the broader tourism offering by collaborating with Visit Canberra and the ACT Government.

9.3 Align local strategies with the relevant destination management plan.

Goal 2 – A diverse environment interconnected by biodiversity corridors

Direction 16 - Protect the coast and increase resilience to natural hazards

16.2 Implement the requirements of the NSW Floodplain Development Manual by developing, updating or implementing flood studies and floodplain risk management plans.

16.3 Update coastal zone/estuary management plans and prepare new coastal management programs to identify areas affected by coastal hazards.

16.6 Manage risks associated with future urban growth in flood-prone areas as well as risks to existing communities.

Goal 3 – Healthy and connected communities

Direction 22 - Build socially inclusive, safe and healthy communities

22.1 Develop best-practice guidelines for planning, designing and developing healthy built environments and use the Neighbourhood Planning Principles in local environmental plans, development control plans and local strategies in the interim.

22.3 Integrate walking and cycling networks into the design of new communities to encourage physical activity.

22.4 Promote energy efficiency in new development proposals.

Direction 23 - Protect the region's heritage

23.3 Conserve heritage assets during local strategic planning and development.

23.4 Provide resources for heritage advice to inform planning processes.

23.5 Acknowledge cultural heritage assets where appropriate, and consider how these assets can add value to a development.

7.1.4 Local Plans

Eurobodalla Community Strategic Plan 2017 (CSP)

The CSP outlines the following nine outcomes for the future of Eurobodalla:

1. Strong communities, desirable lifestyle
2. Celebrated creativity, culture and learning
3. Protected and valued natural environment
4. Sustainable living
5. Vibrant and diverse economy
6. Responsible and balanced development
7. Connected and accessible places
8. Collaborative and engaged community
9. Innovative and proactive leadership.

Moruya Golf Course and Showground Reserves has an important role to play in helping to achieve many of these outcomes by contributing towards the following actions in ESC's 2017-21 Delivery Program.

Eurobodalla Shire Council Delivery Program 2017-21 and Operational Plan 2020-21 (DPOP)

The DPOP is a suite of documents that provides ESC's key actions, individual projects and services. The following Key Activities and Measures from the DPOP are relevant to the development and implementation of the POM while contributing to the Eurobodalla Community Vision: *We are friendly, responsible, thriving and proud*

1.3.2 - Plan for and provide a safe and accessible network of recreation and community facilities

1.5.1 - Strengthen community connections through community development initiatives

- 5.3.2 - Actively seek and support the development and hosting of events
- 6.1.2 - Review and prepare planning strategies, policies and studies
- 8.2.1 - Provide and promote opportunities for the community to be engaged on decisions, policies and plans through the use of the community engagement framework
- 8.2.2 - Work in partnership with the community on key projects
- 9.1.1 - Undertake sound, best practice long term community and corporate planning
- 9.1.3 - Advocate and collaborate to advance the region and address local issues.

Eurobodalla Recreation and Open Space Strategy 2018 (ROSS)

The Reserves are classified in the ROSS as a regional level sports park. The ROSS provides the following commentary on the Reserves.

Starting in 2018-19, the Reserve will receive agreed capital works including underground services (water, sewer, power and communications) plus drainage, car parking and internal roads that have been negotiated, supported and approved by the MSMC and ESC's Heritage Advisor.

These actions are consistent with ESC's DPOP and the MSLMP which was developed as a result of extensive consultation with a range of stakeholder groups.

Additional staged upgrades and new capital works include listed in the MSLMP include upgrades to the Poultry Pavilion, a new livestock loading ramp, grandstand amenities, storage shed, a new secretary's office, bar, amenities, fenced animal enclosure, vehicular track around the show ring and a sewage dump point.

A player and officials dugout is also proposed for Ack Weyman Oval.

7.2 Moruya Showground Landscape Master Plan (MSLMP)

Follow [this link](#) to view the MSLMP online form the ESC website.

7.3 Moruya Showground Conservation Management Plan (MSCMP)

Follow [this link](#) to view the MSCMP online from the ESC website.

7.4 Moruya Showground Design Guidelines (MSDG)

Follow [this link](#) to view the MSDG online from the ESC website.

7.5 Moruya Golf Course and Showground lease and licence areas

