

# Narooma Sport and Leisure Precinct Plan of Management 2020

## **Narooma Sport and Leisure Precinct Plan of Management**

Prepared by Locale Consulting Pty Ltd in conjunction with Eurobodalla Shire Council

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Adopted by Eurobodalla Shire Council on 24 November 2020

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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# Contents

|  |           |
|--|-----------|
| <b>EXECUTIVE SUMMARY</b>                                       | <b>1</b>  |
| <b>PART 1: EXISTING SITUATION AND IDENTIFYING DIRECTIONS</b>   | <b>5</b>  |
| <b>1. KEY INFORMATION</b>                                      | <b>5</b>  |
| <b>2. INTRODUCTION</b>   | <b>6</b>  |
| 2.1 Council's Corporate Objectives                             | 7         |
| 2.2 Land to which this plan applies                            | 7         |
| 2.3 Owner of the land  | 10        |
| 2.4 Categorisation of the Reserve                              | 11        |
| <b>3. LEGISLATIVE CONTEXT</b>                                  | <b>12</b> |
| 3.1 Local Government Act 1993                                  | 12        |
| 3.2 Crown Land Management Act 2016                             | 12        |
| 3.3 Other relevant legislation and statutory controls          | 13        |
| <b>4. EXISTING USE AND BROAD FUTURE DIRECTIONS</b>             | <b>23</b> |
| 4.1 Overview   | 23        |
| 4.2 Existing Site and Asset Condition                          | 23        |
| 4.3 General Features   | 25        |
| <b>PART 2: ACHIEVING DESIRED DIRECTIONS</b>                    | <b>32</b> |
| <b>5. RATIONALE AND DIRECTION FOR FUTURE USE</b>               | <b>32</b> |
| 5.1 Introduction   | 32        |
| 5.2 Management Objectives                                      | 37        |
| 5.3 Development and Use  | 52        |
| 5.4 Landscape Master Plan Intent                               | 53        |
| <b>6. AUTHORISED USES - LEASES, LICENCES AND OTHER ESTATES</b> | <b>59</b> |
| <b>7. IMPLEMENTATION ACTION PLAN</b>                           | <b>61</b> |
| <b>8. PLAN ADMINISTRATION AND MANAGEMENT</b>                   | <b>67</b> |

## EXECUTIVE SUMMARY

The Narooma Sport and Leisure Precinct has long been part of the social, recreational and tourism history of the Narooma area, and continues to play an important role for many groups that use the sites for organised sports, recreation and a range of community and larger scale events. The area is Crown land that has been reserved for the purposes of Public Recreation and Resting Place, with a wide range of sports and community groups recognising the sites as their home.

The Precinct contains two Crown land reserves - the Bill Smyth Oval Reserve (reserve number 80515) and the Narooma Tourist Information Centre Oval (NATA) Reserve (reserve number 63051), inclusive of an existing holiday park.

Council has been working with site user groups, community representatives and other stakeholders to establish clear directions and community needs across the Precinct. This has resulted in the preparation of landscape master plans illustrating proposed developments for key sites within the Precinct. The landscape master plans have been prepared in conjunction with this Plan of Management. The landscape master plans and Plan of Management envisage the Precinct as having the opportunity to grow its existing uses and to expand its reach to become a centre for a range of community sporting, leisure and passive recreation as well as tourism, events and other inter-related activities. It is envisaged this will all occur in the context of the unique natural and cultural environment.

Under amendments to the Crown land management system in 2018, the site is now to be managed by Council under the *Local Government Act 1993*. Whilst remaining as Crown land reserves, the land will essentially be managed by Council as if it were Community land. This means that the land is to be Classified as "Community" land and Categorised as land to be used for "General Community Use", "Park" and "Natural Area" under the *Local Government Act*, and therefore requiring a Plan of Management to be adopted to guide future use and management of the land.

This Plan of Management for the Narooma Sport and Leisure Precinct includes two main parts:

- Part 1: Existing Situation and Identifying Directions - which provides an overview of the current situation, including the legislative context, land information and context of potential future use opportunities
- Part 2: Achieving Desired Directions - which provides for additional details around site specific issues, key aspects of legislative influence and how the site and its management will respond to these over time. This part ultimately identifies an Implementation Action Plan which will guide implementation of the Plan of Management.

In essence, the Plan of Management is designed to provide the management context to enable the delivery of the Precinct landscape master plans. Together, the Plan of Management and the landscape master plans outline the key future development outcomes as including:

- Planning to improve and reinvigorate the Narooma Swimming Centre to maximise its foreshore location and help activate the foreshore for locals and visitors alike. This involves opportunities for services and activities suitable to the site such as a café, retail space for ticket sales, exhibitions and functions.

- A second and separate multi-purpose playing field at Bill Smyth Oval as well as additional sporting amenities and associated facilities, and enhanced integration of other sporting needs, including netball, tennis and cricket.
- Improved signage and wayfinding around the Precinct to improve connectivity, including a range of themed signage, public art and landscaping.
- Strategic events infrastructure support, particularly at NATA Oval and Bill Smyth Oval.
- Environmental and heritage conservation and recognition of these important sites in the Reserves.

In undertaking the proposed works, Council will seek to effectively establish the area as a key community asset where a combination of sporting, tourism and recreational pursuits will sit alongside community-based activities, as well as occasional events that highlight the strengths of the Eurobodalla and Narooma areas. These directions are consistent with core operational documents of Council, seeking to capture tourism, events and economic development opportunities alongside jobs growth and social opportunity, all whilst protecting the unique natural environment that is so important to the area.

The Plan of Management authorises Council to enter into long-term leases and licences over parts of the Precinct, for both existing and future users - including for the potential of overarching management of new and existing facilities and where commercial opportunities are available to ensure income streams can be captured to reinvest in the site over the longer-term. The Plan of Management also recognises the existing lease arrangements for the Narooma Easts Holiday Park.

To meet the core objectives for management, and the design outcomes identified through the landscape master planning process, this Plan of Management contains a number of actions to respond to identified management objectives and opportunities. These are summarised in the table below, with full details provided in the Implementation Action Plan on page 62.

| <b>Management Objective</b>                  | <b>Means of achievement of objectives (Actions)</b>  |
|--|--|
| 1. Maintain and grow tourism and events uses | <ol style="list-style-type: none"> <li>1. Maintenance of current facilities prior to new development by Council</li> <li>2. Development of new facilities that meet user requirements and in accordance with the intent of the landscape master plan</li> <li>3. Provision of event specific infrastructure to facilitate future use opportunities in and around NATA Oval</li> </ol>  |
| 2. Maintain and grow formal sporting use     | <ol style="list-style-type: none"> <li>1. Maintenance of current facilities prior to new development by Council</li> <li>2. Development of new facilities, including second field at Bill Smyth Oval (subject to approvals), that meet user requirements and are in accordance with the intent of the landscape master plan</li> <li>3. Leisure Centre activities are reviewed in conjunction with the Swimming Centre and opportunities identified to increase use over time</li> <li>4. NATA Oval remains suitable for dog training and dog off-leash use</li> </ol> |

| <b>Management Objective</b>                                     | <b>Means of achievement of objectives (Actions)</b>  |
|---|--|
| 3. Facilitate increased passive recreation and public access    | <p>A. Narooma Flat loop walk and mid-loop connection on Field Street is identified, including appropriate directional, locational and information signage</p> <p>B. Street and park furniture are provided in accordance with the intent of the landscape master plan</p> <p>C. Opportunities to improve access across the Princes Highway, particularly at Field Street are identified and implemented</p> <p>D. Compliance with the <i>Disability Discrimination Act</i> 1992 is maintained through new works</p>  |
| 4. Improve usage of underutilised infrastructure                | <p>A. A feasibility study / business case is undertaken to review future opportunities associated with the Swimming and Leisure Centres to identify future use directions, use of existing space and re-development of Swimming Centre buildings / infrastructure</p> <p>B. Determine future opportunities for the Visitor Information Centre building based on the outcomes of the 2020 Visitor Information Centre Review and appropriate expression of interest processes</p> <p>C. Ongoing review and design work involves relevant user groups and is regularly reported to a Working Group to be established for the project</p> <p>D. Improvements are made to NATA Oval to refocus from an open 'sporting' oval, to a more park-like look and feel including features as described in the landscape master plan</p> |
| 5. Define role and responsibilities with user groups            | <p>A. On-site user groups have current, clear and appropriate agreements with Council, including integration of service level agreements</p> <p>B. Communication with and between user groups will be facilitated by Council to best meet the needs of groups and the broader community</p>  |
| 6. Integrate signage, public art and wayfinding devices         | <p>A. Signage and wayfinding designs and layouts are developed in accordance with the Eurobodalla Tourism Wayfinding and Signage Strategy in conjunction with detailed design - including a whole of site approach</p> <p>B. Signage, branding and public art opportunities are integrated with new works or as funding opportunities arise and in accordance with the landscape master plan</p> <p>C. Where applicable, signage is maintained and updated to communicate regular events and activities</p>  |
| 7. Integrate, protect and enhance natural and cultural features | <p>A. Appropriate detailed assessments are undertaken of natural areas to ensure proposed uses and developments are appropriate and managed in ways that respond to natural area needs - e.g. environmental sensitivity, erosion control, fire mitigation activities and weed control Where terrestrial biodiversity environments are identified in the LEP, mechanisms are put in place to maintain biodiversity, protect and enhance these areas</p> <p>B. Areas of cultural and heritage significance are recognised and appropriate consultation undertaken with relevant user groups as required</p> <p>C. Energy, water and waste consumption is maintained or reduced</p>   |

| Management Objective                     | Means of achievement of objectives (Actions)   |
|--|--|
| 8. Manage user group leases and licences | <ul style="list-style-type: none"> <li>A. Council will ensure that use of the site is conducted in accordance with appropriate user agreements</li> <li>B. Council, in conjunction with respective user groups and relevant legislation, will determine the appropriate user agreements to be utilised.</li> <li>C. User agreements will include but are not limited to:               <ul style="list-style-type: none"> <li>i. Sporting and recreational groups, including competition sports, and other as applicable</li> <li>ii. Commercial entities and activities including events, retail and food outlets, and other uses such as electric vehicle changing stations, equipment hire and the like</li> <li>iii. Community groups and related activities, such as the Montague Arts and Craft Society and Narooma Dog Training Club</li> <li>iv. Camping and overnight stays in designated camping areas in support of event activities</li> </ul> </li> </ul> |

# PART 1: EXISTING SITUATION AND IDENTIFYING DIRECTIONS

## 1. KEY INFORMATION

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|                              |                |
|------------------------------|----------------|
| <b>CROWN RESERVE NUMBERS</b> | 80515<br>63051 |
|------------------------------|----------------|

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|                      |   |
|----------------------|---|
| <b>RESERVE NAMES</b> | BILL SMYTH OVAL RESERVE<br>NAROOMA TOURIST INFORMATION CENTRE OVAL (NATA) RESERVE |
|----------------------|---|

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|                   |       |
|-------------------|-------|
| <b>LAND OWNER</b> | CROWN |
|-------------------|-------|

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|                           |                           |
|---------------------------|---------------------------|
| <b>CROWN LAND MANAGER</b> | EUROBODALLA SHIRE COUNCIL |
|---------------------------|---------------------------|

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|                                 |                                   |
|---------------------------------|-----------------------------------|
| <b>CROWN RESERVE TRUST NAME</b> | EUROBODALLA (SOUTH) RESERVE TRUST |
|---------------------------------|-----------------------------------|

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|  |  |
|--|--|
| <b>APPLICABLE LAND &amp; LAND CATEGORY</b> | LOT 7026 DP 1020248      NATURAL AREA (BUSHLAND)<br>LOT 911 & 912 DP 729206      PARK/GENERAL COMMUNITY USE<br>LOT 7011 DP 1055108      PARK/GENERAL COMMUNITY USE<br>LOT 476 DP 752155      NATURAL AREA (FORESHORE)<br>LOT 1 SEC 17 DP 758754      PARK/GENERAL COMMUNITY USE<br>LOT 916 DP 823230      PARK/GENERAL COMMUNITY USE |
|--|--|

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|                  |                |
|------------------|----------------|
| <b>LAND AREA</b> | 20.03 HECTARES |
|------------------|----------------|

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|                              |                   |
|------------------------------|-------------------|
| <b>LOCAL GOVERNMENT AREA</b> | EUROBODALLA SHIRE |
|------------------------------|-------------------|

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|                                      |  |
|--------------------------------------|--|
| <b>LAND RESERVATION / DEDICATION</b> | PUBLIC RECREATION, RESTING PLACE, COMMUNITY PURPOSES |
|--------------------------------------|--|

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|                         |                  |
|-------------------------|------------------|
| <b>DATE OF ADOPTION</b> | 24 NOVEMBER 2020 |
|-------------------------|------------------|

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|                   |  |
|-------------------|--|
| <b>FACILITIES</b> | BILL SMYTH RESERVE<br>NAROOMA LEISURE CENTRE<br>NAROOMA SWIMMING CENTRE<br>NATA OVAL<br>WAGONGA INLET FORESHORE RESERVE<br>KEN ROSE PARK<br>NAROOMA EASTS HOLIDAY PARK |
|-------------------|--|

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## 2. INTRODUCTION

Eurobodalla Shire Council is responsible for a range of Crown and Council owned land that extends across its local government area. Under the *Local Government Act 1993*, Council owned land is managed as either "Community" or "Operational" land, with a range of 'categories' being applied to Community land to guide its ongoing management. All Community land is required to be captured within a Plan of Management, which provides the details of how that land will be managed.

These same management directions and principles now also apply to Crown reserves that are managed by Council under the *Crown Lands Management Act 2016*. These Crown lands will also have one or more reservation or dedication "purpose" that also give direction to how this land is to be used. The reservation or dedication purpose/s are to be captured through alignment with the relevant Community land categories. This relationship is shown in Figure 1.

|          |                           |  |
|----------|---------------------------|--|
| <b>1</b> | <b>LEGISLATION</b>        | <i>Local Government Act 1993 / Crown Land Management Act 2016</i> dictate public land management directions  |
| <b>2</b> | <b>CLASSIFICATION</b>     | Public land managed by Council is classified as "Community" or "Operational" land under the <i>Local Government Act</i>  |
| <b>3</b> | <b>PLAN OF MANAGEMENT</b> | Land classified as "Community" is guided by a site specific or generic Plan of Management, describing the detailed management processes  |
| <b>4</b> | <b>CATEGORISATION</b>     | The Plan of Management identifies a "Category" for the land - being Natural Area / Sportsground / Park / Area of Cultural Significance / General community use – and which aligns with the Crown dedication or reservation purpose |

**Figure 1: Legislative relationship to Plan of Management requirements**

This Plan of Management identifies how the Narooma Sport and Leisure Precinct, formally referred to as Crown Reserves 80515 and 63051, will be managed into the future. It applies the principles of the *Local Government Act 1993*, identifying the land as if it were Community land and providing an appropriate category that meets community needs whilst respecting and integrating the reservation purposes.

The Narooma Sport and Leisure Precinct site has long been a part of the local area, and includes a range of existing facilities that are regularly used by the general public and visitors to the area. These include Bill Smyth Reserve, Narooma Leisure Centre, Narooma Swimming Centre, NATA Oval, Narooma Easts Holiday Park, Wagonga Inlet Foreshore Reserves and Ken Rose Park.

The Reserves provide the community with access to active and passive recreational and other social opportunities including sporting fields, cycle ways, a swimming pool and a visitor information centre. The Precinct is home to a range of community activities and groups as well as visitors creating an important hub that has potential to grow into the future to continue to meet community and visitor needs.

## 2.1 Council's Corporate Objectives

Eurobodalla Shire Council's operating mandate is highlighted through its 10-year *Community Strategic Plan – One Community* (2017). It outlines Council's high-level priorities and feeds into the associated Delivery Program and Operational Plans which guide the day to day activities of Council's staff. The community vision statements from the One Community document are highlighted in Figure 2 below, which provide an overarching context for the management of the Narooma Sport and Leisure Precinct site, as well as Council's facilities more generally.



**Figure 2: Community Strategic Plan - Community Vision**

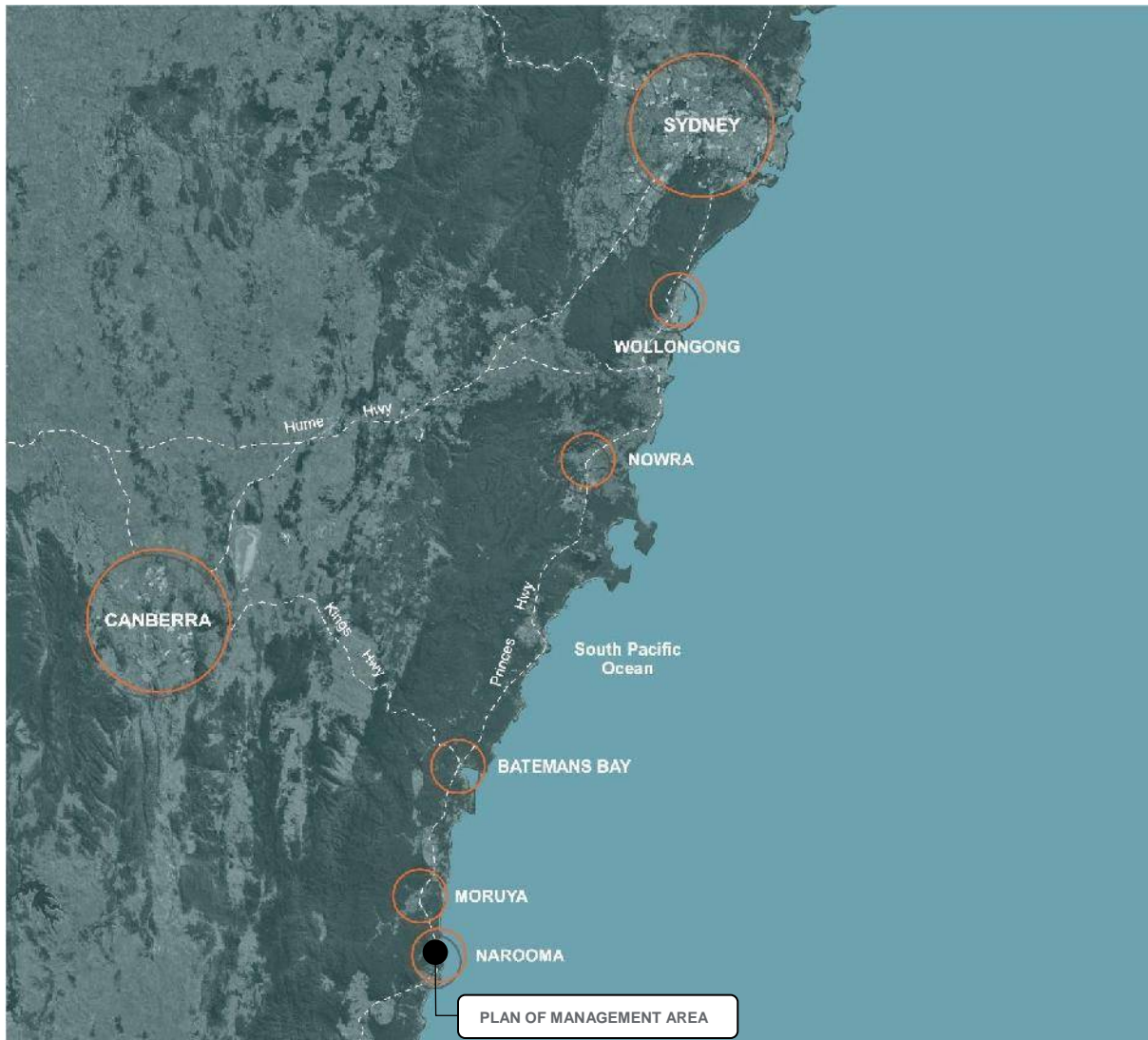
There are a number of ways in which alignment is achieved between the Community Strategic Plan and the implementation of the Plan of Management, with the project relating to virtually all “outcomes” sought by this leading document. Key examples include:

- The strong and clear link to *Outcome 1 - Strong communities, desirable lifestyle* through the provision of lifestyle and recreational facilities / services coupled with the connection that many feel with the surrounding environment.
- The role and potential of the Precinct in relation to arts and education, connecting with *Outcome 2 - Celebrated creativity, culture and learning* and by utilising the open spaces and community facilities in this Precinct to achieve this.
- *Outcome 3 - Protected and valued natural environment* is highly relatable in the management of the Precinct, particularly taking into account the waterfront nature of part of the site and the important vegetation that is both on the foreshore and at Bill Smyth Oval.
- The management of this Precinct is critical for *Outcome 5 - Vibrant and diverse economy*, in particular the support and promotion of growth of the tourism industry, to be achieved in the Narooma area.

## 2.2 Land to which this plan applies

Eurobodalla Shire is located on the South Coast of NSW, with the Narooma Sport and Leisure Precinct site being in the northern portion of the coastal town of Narooma. In turn, Narooma is located some 350 kilometres south of Sydney, 220 kilometres south-east of Canberra, and is one of a

number of centres within the Eurobodalla Shire's Local Government Area (LGA). The regional context of the Precinct is shown in Figure 3.



**Figure 3: Site location - Regional Context**

As mentioned above, the site itself is located within the northern portion of the town of Narooma, known as the Narooma Flat. As the name describes, the area has a generally flat topography, with the Princes Highway traversing through the middle of the urban area, with linear open spaces along the Wagonga Inlet foreshore on either side. A business and retail Precinct is centrally located, albeit some retail and commercial activities also extend along the highway frontage. The Precinct subject to this Plan of Management is located along the north-eastern portion of the foreshore, wrapping around the southern edge of the Narooma Flat area where Bill Smyth Oval occupies a central and highly accessible location. Being well integrated into the town means that the Precinct is ideally located to service the Narooma community and its visitors. The context of the site and its relationship to the broader Narooma area is shown in Figure 4.



**Figure 4: Site location - Context of site to Narooma**

This Plan of Management specifically applies to the Narooma Sport and Leisure Precinct being Crown Reserve 80515 and 63051. Bill Smyth Oval Reserve (80515) contains a total of three land parcels, being Lot 1 and 2 DP1205774 and Lot 7026 DP1020248, and measuring a total of almost 9 hectares. Narooma Tourist Information Centre Oval (NATA) Reserve (63051) contains a total of four land parcels being Lot 476 DP752155, Lot 1 Section 17 DP758754, Lot 916 DP823230, Lot 7011 DP1055108, and measuring a total of just over 11 hectares.

The Bill Smyth Oval Reserve site is located on the southern side of the Princes Highway in the south-eastern portion of Narooma Flat at the base of the adjoining sloped land that defines extent of the “Flat”. It has a main frontage to McMillan Road and a small frontage to the NATA Oval Reserve to its north which on the northern side of the Princes Highway.

The NATA Oval Reserve is bordered by the Princes Highway along the western and southern boundaries. The Wagonga Inlet defines the eastern extent of public foreshore land, which incorporates a number of community and other facilities, including the Narooma Easts Holiday Park. Both Reserves adjoin residential land, as well as the retail area along the Princes Highway. The extent of the Reserves is shown in Figure 5.



**Figure 5: Plan of Management Reserve Extents**

### **2.3 Owner of the land**

The land subject to this Plan of Management is owned by the Crown and is managed by Eurobodalla Shire Council as the relevant Crown Land Manager under the *Crown Land Management Act 2016*.

There are no known covenants or restrictions applying to the land and it is not subject to any conditions by the Crown. There are however other planning and environmental restrictions, as well as existing leases and licences that are relevant to the land, and these are further discussed throughout this Plan of Management.

Eurobodalla Shire Council was previously the Trust Manager for both Reserves under the Eurobodalla (South) Reserve Trust. Council became the Crown Land Manager under the *Crown Land Management Act 2016* arrangements.

## 2.4 Categorisation of the Reserve

The Reserve has been classified as "Community" land consistent with the *Local Government Act* 1993, with the exception of one permanent van site located within the Narooma Easts Holiday Park lease area (see Figure 6). In accordance with the *Crown Land Management Act* 2016 this portion of the Reserve has been reclassified as "Operational" land and is not subject to this Plan of Management. This classification of Operational land is on the condition of this van site being occupied by a permanent resident. If this condition is no longer met, this van site will revert back to Community land and be subject to the conditions of this Plan of Management.

All land classified as Community land is required to be placed into one or more "Category" of Community land, as also defined under the *Local Government Act* 1993. In respect of the land to which this Plan of Management applies, the relevant categories are **Park, General Community Use** and **Natural Area**.

The dual categories of Park and General Community Use apply to all areas of the Reserve with the exception of those areas that are identified as Natural Area. The areas categorised as Natural Area are Lot 476 DP 752155 (Foreshore category) and Lot 7026 DP 1020248 (Bushland category), as illustrated in Figure 7 below.

Further details on these categories and why they have been used are provided in Section 5.1.1.

This Plan of Management categorises the Reserves for the first time.



Figure 6: Permanent resident van site



Figure 7: Areas to which categories apply

### 3. LEGISLATIVE CONTEXT

This Plan of Management has been prepared in accordance with relevant legislation, primarily relating to the *Crown Land Management Act 2016* and the *Local Government Act 1993*. These provide the core framework to enable the future management and improvement of the Narooma Sport and Leisure Precinct. This section also includes other relevant legislation and associated policies, regulations, guidelines and strategies.

#### 3.1 Local Government Act 1993

Under Section 36(1) of the *Local Government Act 1993*, Plans of Management must be prepared for all Community land. In general terms, Plans of Management:

- are prepared by a council in consultation with the community
- identify the important features and attributes of the land, including how it is used at the current time
- identify how the council will manage the land
- indicate how the land may be used or developed in the future

The *Local Government Act* sets out a range of associated activities and processes under various sections. A summary of the key provisions is provided in the table below, though a number of other sections also apply, generally being captured under Chapter 6, Part 2, Division 2 of the Act.

| Requirement   | Act Section  |
|---|--------------|
| To prepare plans of management for all community land   | 35, 36(1)    |
| What a plan of management for council owned land must include and how it is to be categorised for use | 36(3), 36(4) |
| Process for community land that is not owned by the council (i.e. Crown land)                         | 37, 39       |
| A draft must be exhibited prior to adoption and may be re-exhibited if amended prior to adoption      | 38, 39, 40   |
| Use and nature of community land must not change prior to the preparation of a plan of management     | 44           |

#### 3.2 Crown Land Management Act 2016

Section 3.23(6) of the *Crown Land Management Act* requires council managers to adopt a Plan of Management for any Crown reserve for which it is the appointed Crown land manager, and that is classified as "Community" land under the *Local Government Act*. This process is described in Section 3.1 above.

Section 3.23(7) of the *Crown Land Management Act* also specifies an 'initial period' that ends on 30 June 2021, during which Council must adopt the first Plan of Management using the above process (i.e. this Plan of Management). This section also states that Council can amend existing Plans of Management over existing Council owned land so that they also apply to Crown reserves (for example where "generic" Plans of Management are used across several Council owned / managed sites).

As another interim process, Section 3.23(7)(c) of the Act also enables the first Plan of Management for Crown land that is to be managed by Council to not hold a public hearing as would typically be required under section 40A of the *Local Government Act*. As this Plan of Management assigns the category of Natural Area to some land, which differs from the initial assigned categories under Section 3.23(2), a public hearing was held on 26 August 2020.

After 30 June 2021, any Plan of Management that is prepared must meet all the requirements of the *Local Government Act*.

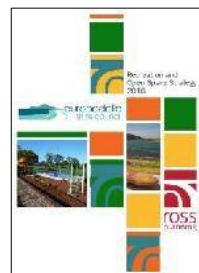
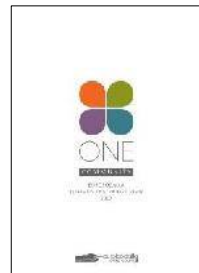
### 3.3 Other relevant legislation and statutory controls

In addition to the legislative directions established via the *Local Government Act* and *Crown Land Management Act* as outlined above, there are also a number of broader strategic directions that have been established by Eurobodalla Shire Council and others which are also important to the Plan of Management at the site-specific level. These are highlighted below.

#### 3.3.1 Broad Strategies and Directions

A number of broad strategy documents exist that provide important direction to the Narooma Sport and Leisure Precinct site. Of particular note, among others, are the following:

- *Community Strategic Plan - One Community 2017*: Being Council’s overarching Community Strategic Plan / guiding document over the next 10-20 years. As outlined in Section 2.1 of this Plan of Management, One Community provides an overarching vision for the area. The Plan highlights access to services and facilities that enable healthy and active lifestyles for all ages, promoting arts and culture, the value of the natural environment and the important role of tourism in the area, all of which are relevant to the Precinct.
- *Recreation and Open Space Strategy 2018*: Council’s strategy document which sets the direction for recreation and open space planning and provision for the Shire. In addition to some Shire-wide directives of relevance including setting minimum standards for sporting facilities, the Strategy also includes a number of Actions specific to the Plan of Management area being:



*S3. Develop a master plan for Bill Smyth Oval, Narooma, incorporating consideration of the following developments:*

- *an additional lit rugby league field*
- *enhance the functionality of the existing sporting amenities with consideration of Actions E7 [relating to amenity / change room inclusions] and E8 [relating to minimum facility provisions]*
- *demand for increased tennis court lighting.*



*S4. While undertaking Action S3, ensure community engagement occurs to inform the development of a master plan and business plan for the Narooma Swimming Centre, incorporating consideration of the following:*

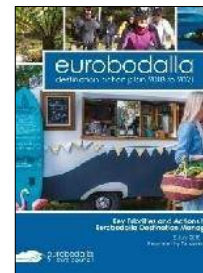
- *feasibility study to provide:*
  - *enhanced aquatic, community health and fitness facilities*
  - *food and beverage facilities to service pool patrons and surrounding parklands*
- *opportunities to maximise community participation, including additional signage*
- *heater pump and air treatment processes upgrades.*

*S6. Investigate and implement ways to promote and activate the Sport and Leisure Centre as a location for a wide range of sport and recreation activities and community events.*

*S7. Investigate ways to promote and activate the Swimming Centre clubroom and HACC Room at the library as locations for low impact recreation activities for seniors and social interaction.*

*S9. Install four bench seats in proximity to the shade trees on the northern side of NATA Oval.*

- *Destination Action Plan 2016:* Council’s Destination Action Plan integrates tourism throughout Council’s work with the increased consideration of the visitor experience and economy in public spaces. This “visitor lens” relates specifically to the study area through the overarching intent of visitor friendly spaces but also through some specific priorities. These include:



1. *Priority 8* Visitor Information Services relating to the operation and delivery of visitor information services for the Eurobodalla destination region while being conscious of economic viability and changes in visitor information search behaviours and visitor information technologies.
  2. *Priority 6* relating to facilitating Tourism Events is a relevant driver within the scope of the Plan of Management area.
- *Narooma Foreshore Destination Master Plan:* Council’s Destination Master Plan for the Narooma Foreshore includes the Sport and Leisure Precinct area, integrating tourism and related economic drivers towards a wider vision of what’s required for the future of tourism in the area:
    1. The Swimming Centre area and surrounds are highlighted as key infrastructure to encourage transition of visitor movement from vehicle to pedestrian based in order to take the time to enjoy the experience of the area
    2. Value of the foreshore parks and green spaces as well as connection with the Inlet and as a safe and accessible link / loop to multiple Narooma Flat destinations
    3. Bill Smyth Oval and NATA Oval identified as key events spaces to be enhanced with upgraded infrastructure and increased connectivity.
  - *Eurobodalla Pathway Strategy 2017:* Which highlights existing gaps in pathway provision throughout the Eurobodalla area, including throughout the Narooma Flat area.

### 3.3.2 Site Specific Directions

Council has undertaken both generic and detailed site-specific planning for the Narooma Sport and Leisure Precinct. These are based on:

- Narooma Sport and Leisure Precinct Landscape Master Plan that was prepared for the Precinct and broader areas of the Narooma Flat area in 2019 (with those areas relevant to this document being included at Appendix A)
- A Destination Master Plan that was prepared in 2019 at the same time as this document
- Local Environmental Planning controls that apply to the site

A review of these is provided below.

#### **Narooma Sport and Leisure Precinct Landscape Master Plans**

Over and above Council's suite of strategic documents as outlined in the previous section, and as identified by the Recreation and Open Space Strategy, in 2019 Council prepared the *Narooma Sport and Leisure Precinct Landscape Master Plans*. This set of plans identifies both the current and future use potential for the land that is subject to this Plan of Management, as well as surrounding areas, outlining future use potential in a spatial manner. Developments proposed in the landscape master plans are subject to detailed design and relevant approvals as required.

The landscape master planning process included extensive consultation with site user groups, as well as public exhibition of the subsequent documents. It highlights that the existing Precinct area subject to this Plan of Management meets the basic needs of many of its users, however the potential exists to enhance the facilities for the future, in-line with the strategic directions of Council as outlined in the previous section.

The landscape master plans as applicable to this Plan of Management are provided in Appendix A.

#### **Eurobodalla Local Environmental Plan 2012**

The Eurobodalla Local Environmental Plan (LEP) 2012 is the primary land use planning document that applies to the Eurobodalla Shire LGA, and therefore to the Precinct subject to this Plan of Management. Under the Eurobodalla LEP 2012, the majority of the Precinct is zoned as RE1 - Public Recreation, whilst the Narooma Easts Holiday Park (Lot 916 DP823230) is zoned RE2 - Private Recreation (refer Figure 8 on Page 17).

The objectives of RE1 - Public Recreation zone are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To conserve the scenic and environmental resources of the land including the protection of environmental assets such as remnant vegetation, waterways and wetlands, and habitats for threatened species, populations and communities*

The activities and development outlined within this Plan of Management are permissible with consent under the Eurobodalla LEP 2012. Uses that are permissible with consent include:

*Airstrips; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Charter and*

*tourism boating facilities; Community facilities; Emergency services facilities; Environmental facilities; Function centres; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Roads; Sewerage systems; Water recreation structures; Water supply systems; Wharf or boating facilities.*

Likewise, the Narooma Easts Holiday Park use is consistent with the objectives and permissibility of the RE2 - Private Recreation zone which has a similar set of objectives and permissible land uses, albeit some minor differences are apparent, however these do not impact this Plan of Management.

Other key site-specific controls associated with the site under Eurobodalla LEP 2012, as well as associated natural hazard constraints, include:

- Terrestrial Biodiversity: Incorporating areas or mangrove habitat along the Wagonga Inlet and native vegetation around the southern boundary of Bill Smyth Reserve (refer Figure 9).
- Heritage: A number of listed heritage items and places are located within the study area. These include (as marked in Figure 10):
  1. Smyth's Oval Heritage Conservation Area
  2. Light from Montague Island
- Acid sulfate soils: Including areas where there is risk of acid sulfate soils being close to the ground surface and which may become unstable when exposed to the air (refer Figure 11).

The Precinct is also subject to flood events, the frequency and intensity of which is anticipated to worsen with the impacts of climate change and sea level rise over the longer term. All of the Precinct, with the exception of some elevated areas of native vegetation in the southern portion of Bill Smyth Oval reserve is identified within the draft Flood Planning Map associated with proposed Eurobodalla LEP amendment no. 14.



**Figure 8: Land Use Zoning**



**Figure 9: Terrestrial Biodiversity**



**Figure 10: Listed Heritage Items**



**Figure 11: Acid Sulphate Soils**

### **3.3.3 Reclassification**

This is the first time the land has been classified as "Community" land under the *Local Government Act 1993*, with the exception of permanent van sites classified as "Operational" as detailed at 2.4 and Figure 6.. As such there is no intention to reclassify the land at the current time.

### **3.3.4 Review of this plan**

This Plan of Management is to be reviewed after a 10-year period.

### **3.3.5 Community consultation**

Eurobodalla Shire Council have developed and adopted a Community Engagement Framework and Participation Plan and Community Engagement Charter which sets out the principles for their engagement with the community. These are based on the International Association for Public Participation (IAP2) spectrum of engagement:

- Inform – keep the community informed by providing objective information, regularly
- Consult – seek feedback from the community on proposals, decisions and analysis
- Involve – public aspirations and concerns are addressed by community participation
- Collaborate – partnering with the community to identify preferred solutions
- Empower – giving the community a role in the decision-making process

The principles are summarised as follows:

- Be open and inclusive
- Generate mutual trust and respect, and be accountable
- Engage early and provide information that is clear
- Be considerate and provide feedback
- Value and acknowledge skills and resources

Council have applied these principles in planning for the Sport and Leisure Precinct over a number of years. Council will continue to liaise and involve key stakeholders and the broader community in the ongoing development of the Precinct into the future.

With respect to the development of the Plan of Management document, Council and its consultants undertook a range of consultation activities with a large number of related groups. This included:

- Council's internal staff - Council staff responsible for management of facilities within the Precinct and for ultimate implementation of the project relating to tourism and events, environment, coastal impacts and flooding, heritage, recreation and facilities management.
- State Government organisations including Transport for NSW, National Parks and Wildlife Services and Crown Lands.
- General public through an online survey which received more than 140 responses, and a drop-in community information session attended by over 100 people.
- Business and tourism operators, including the local Chamber of Commerce, the Narooma Easts Holiday Park, Club Narooma, Eurobodalla Aquatics and the Narooma Visitors Information Centre.
- Community and sporting groups with an interest in the use and development of the area including the various user groups and sports clubs associated with NATA and Bill Smyth

Ovals. These included the Narooma Dog Training Club, Narooma Rotary, rugby league, AFL, netball, tennis and cricket, as well as the Bill Smyth Redevelopment Committee.

- Local schools, youth and other community groups within the area with particular interests in the use and development of the project area from a current usage and community perspective including the Police Citizens Youth Club, Narooma Oyster Festival representatives, Montague Arts and Crafts Society and the Wagonga Local Aboriginal Land Council.

Across this broad spectrum of stakeholders, a variety of feedback was received, which has been summarised in general terms by Precinct site at Appendix B.

In addition, this Plan of Management will be exhibited in its draft form in accordance with Section 38 of the *Local Government Act 1993*. This will entail Council giving public notice of the draft Plan, exhibiting it for a minimum of 28 days, and providing an opportunity for the community to respond to the draft Plan for a period of not less than 42 days.

Under Section 40A, Council is also required to hold a public hearing regarding a proposed plan of management where the category of land is to be altered. This Plan of Management proposes changing two lots within the Reserves to the category Natural Area, specifically Lot 476 DP 752155 (Foreshore category) and Lot 7026 DP 1020248 (Bushland category). Details of the public hearing will be confirmed at the time of exhibition.

### **3.3.6 Public Exhibition**

The draft Plan of Management was placed on public exhibition on 12 August 2020 and submissions were received for the requisite 42 days, to 23 September 2020. A total of 30 external and five internal submissions were received. Issues raised and amendments recommended to Council in adoption of the Plan of Management are summarised below.

#### **NATA Oval**

##### *Submissions*

The majority of the submissions (25) were opposed to the draft Plan of Management action 4C 'Improvements are made to NATA Oval to refocus from an open 'sporting' oval' to a more park-like look and feel including features as described in the landscape masterplan'. Aimed at meeting Management Objective 4 'Improve usage of underutilised infrastructure', the draft landscape master plan had proposed realigning inner portions of the NATA Oval fenceline to allow circulation around the perimeter of the off leash area, and the planting of shade trees and additional seating.

Submissions rejected any alteration to the space available on NATA Oval, particularly for dog training activities held each weekend and also the regular markets. The use of the site as an emergency evacuation area during the 19-20 Black Summer bushfires was also cited as evidence to retain maximum open space. A number of submissions noted that additional shade or seating would be beneficial, as long as they did not impose on the open space available.

##### *Response*

Amend the landscape master plan to remove realigned fenceline and perimeter trees. Retain some proposed trees to provide shade for existing bench seats and screening of Narooma Easts Holiday Park. Amend corresponding references in the POM accordingly.

Add references to the use of NATA Oval (and the Leisure Centre) as emergency evacuation sites during the 19/20 bushfires.

### **Visitors Information Centre Building**

#### *External Submissions*

Four submissions commented on the current and future use of the Narooma Visitors Information Centre, the museum feature as well as the centre layout for various uses and quality of the public toilet facilities. Key concerns were possible cessation of the tourist information function, citing selected findings from the 2019 report *A National Perspective on Visitor Information Servicing*. Concerns were raised about the specific mention of a potential future use of the building being for local art, noting the Council-endorsed Arts and Community Centre that is proposed for development nearby. Another supported the use of the building for this local art purposes.

#### *Internal Submissions*

Two internal submissions provided comment on the current and possible future leasing arrangements for the Visitor Information Centre Building under the Plan of Management and the status of the Visitor Information Servicing Review. One submission highlighted the existing landscaping of the flat area to the north-west of the building and its accessibility, suggesting that proposed mounding would reduce accessibility.

#### *Response*

Separate draft Plan of Management action 4A regarding feasibility studies/business cases for future opportunities associated with the Swimming, Leisure and Visitor Information Centres to two actions, and add specific new action 4B, '*Determine future opportunities for the Visitor Information Centre building based on the outcomes of the 2020 Visitor Information Centre Review and appropriate expression of interest processes*'. External submissions were forwarded for consideration as part of the Visitor Information Centre Review.

The Plan of Management already specifies retention of the museum feature within the Visitor Information Centre building and upgrades of the public toilet facilities.

Remove specific references to future use of the Visitor Information Centre building for local art purposes (noting this will not preclude this as a possible future use).

Amend the proposed design of the area to the north-west of the Visitor Information Centre on the landscape master plan to incorporate existing trees and provide enhanced accessibility and passive surveillance.

### **Bill Smyth Oval**

#### *Submission*

A submission by the Narooma Rugby League Football Club discussed the proposed developments for Bill Smyth Oval, particularly the establishment of a new full-sized rugby league playing field and supporting amenities. The submission presented the perception that the Rugby League clubs would move exclusively to the proposed second field.

Key issues raised were:

1. Concern that the 'footprint' of the proposed second amenities building was smaller than the existing amenities building, representing a lack of parity between the field amenities. It was suggested that the new building could be two storey.
2. Additional features considered essential by the club, including video camera recording area (to meet Group 16 requirements for all games to be videoed); enclosed scorer/timekeeper area; lighting to meet NRL standards to enable night games.
3. Less spectator viewing locations around the second field in comparison with the existing field, specifically for major game days. Suggestions were made for additional options, including undertaking vegetation clearing of the hill overlooking the field, with approval from the Wagonga Local Aboriginal Land Council, to accommodate spectators and possible tiered bench seating; establishment of a viewing 'hill' in the south-western corner of the field, elevated spectator seating as part of the new amenities building; designated senior/disabled parking along the field edge.

#### *Response*

Nil changes recommended.

All proposed developments in the POM are subject to detailed design and approvals and will incorporate consultation with user groups and key stakeholders. Specific features of the proposed amenities building and spectator viewing options will be determined as funding for projects becomes available, noting that Council is unlikely to support construction of a multi-storey amenities building due to the significant build and maintenance costs and accessibility requirements for multi-storey buildings.

The Plan of Management does not specify single-sport use of the existing or proposed second field at Bill Smyth Oval, therefore rugby league games anticipating large numbers of spectators can continue to be played on the existing field.

#### **Cultural Heritage**

##### *Submissions*

Two submissions cited the lack of reference to existing cultural heritage/interpretive information within the Reserves, as well as a perception that the term 'cultural history' within the draft Plan of Management appeared to only refer to Aboriginal history, omitting the rich wider cultural and shared history of the area.

##### *Response*

Incorporate recognition of existing cultural heritage information and the wider shared cultural history of the area.

#### **Swimming Centre Expansion**

##### *Submission*

One submission queried the possible use of the upgraded Swimming Centre for tourist information and charter bookings and whether charter operators would be consulted with the development of this functionality.



*Response*

Plan of Management action 4C specifies that review and design work for Reserve infrastructure developments will involve relevant user groups and stakeholders and will be reported to a Working Group to be established for the project.

**Environmental Management**

*Submissions*

Two internal submissions provided comment on the potential impact of developments on natural areas, particularly the sensitive foreshore area. Possible future erosion control measures and suitable coastal species for use along the foreshore were suggested.

*Response*

Amend Plan of Management Action 7A to read 'Appropriate detailed assessments are undertaken of natural areas to ensure proposed uses or developments are appropriate and managed in ways that respond to natural area needs - e.g. environmental sensitivity, erosion control, fire mitigation activities and weed control'

Add the list of suitable coastal species to suggested plant species lists in the POM and landscape master plans.

## 4. EXISTING USE AND BROAD FUTURE DIRECTIONS

This section provides an overview of the current and future use of the site in general terms. It has a particular focus on the existing situation and the broad opportunities for the future. Section 5 provides greater detail as to the future ongoing development and management priorities, key issues to be considered and a management framework for the Precinct.

### 4.1 Overview

Council is responsible for a broad range of public land, including land owned by Council, as well as Crown owned land for which Council has management responsibilities. Council manages these reserves through a range of in-house service delivery teams that undertake general maintenance and improvements over time.

Council also operates an asset management framework that seeks to meet its legislative and regulatory requirements, which emphasise prudent resource usage whilst limiting impact on natural resources. Council has developed a series of Asset Management Plans specifically focused on built assets, including buildings and structures. Both the current and future assets within the Precinct would be subject to this management regime.

### 4.2 Existing Site and Asset Condition

The Precinct is spread across the south-central area of Narooma Flat (Bill Smyth Oval), through to its north-eastern foreshore (Ken Rose Park) including the eastern edge of area between the Princes Highway and the Wagonga Inlet frontage. The Princes Highway splits the Precinct into its two formal Reserves at its southern end. Parts of the Precinct therefore have extensive frontages along the Princes Highway (particularly the Holiday Park) which is the main connector between the Narooma Flat area and the remainder of Narooma and areas beyond.

The Precinct contains a number of substantial buildings and other improvements such as car parking, access roads and pedestrian pathways. The main facility areas within each of the two formal Reserves that comprise the Precinct are summarised below:

#### NATA OVAL RESERVE

- **Leisure Centre:** Comprising a large indoor sports facility, used for a range of predominantly sporting and recreational activities including boxing, martial arts and exercise classes. The facility has a full-size indoor basketball court and able to be used for a range of regular sporting and one-off activities. The facility is licenced by the PCYC for undertaking associated recreational activities and is identified as an important but somewhat under-utilised asset. The facility is in generally good condition, having been converted from a roller-skating rink and more recently upgraded with new roof in 2015/16 and conversion to a more dedicated basketball / indoor sporting facility, as well as car parking and landscape works. The Leisure Centre served as an Evacuation Centre for residents and visitors during the 2019-20 bushfires.
- **Swimming Centre:** Comprising a 50m indoor pool facility with outdoor splash pad, clubroom and administrative facilities. The clubroom is used for exercise classes, yoga and swimming club activities. As the existing buildings and facility relationship to the adjoining foreshore is

relatively poor, long term planning has been identified as being required to maximise participation and assess feasibility to provide enhanced aquatic, community health and fitness facilities. Whilst some facilities are in reasonable condition (or new, as per the splash pad constructed in 2018/19), others are reaching the end of their useful life and forward planning for new buildings and plant are needed through the life of the Plan of Management.

- **Visitor information centre / museum:** Comprising a standalone building on the Princes Highway, the surrounds of the facility were improved in 2014/15 with associated roadwork and landscaping including new play area, small picnic area and long-vehicle parking. The building has a unique design that incorporates a replica of the iconic Montague Island lighthouse. The centre comprises a museum, art displays and visitor information, with public amenities available. The facility adjoins the NATA Oval open space area to its north and whilst the building is generally in good condition, the amenities are likely to require improvement over time.
- **NATA Oval:** A former sporting oval area, the open space is now used for passive recreation, a dog off-leash area and has a concrete based cricket pitch within its centre from its former sporting use. Being under-sized for any formal sporting use, the site is home to regular markets and other events, as well as regular dog training activities. It also served as an emergency evacuation point during the 2019/2020 Black Summer bushfires. The Oval is enclosed by a chain mesh wire fence and is covered in well maintained grass with a number of bench seats, but little other physical improvements.
- **Ken Rose Park:** A relatively small park area with car parking and amenities block at the northern end of the Reserve. The amenities block was built in 2017/18 to replace a previous aging facility. The parking area was also upgraded and new bike rack and picnic facilities were installed on the foreshore. The site is otherwise a relatively basic grassed reserve, including shared pathway and Federation Arch signage providing a pedestrian gateway.

#### **BILL SMYTH OVAL RESERVE**

- **District level AFL / rugby league field:** The only formal sporting field in Narooma, the single field space is currently shared between AFL and rugby league, with over 400 club members between the two sports. Safety concerns have been raised regarding to regular removal and re-installation of rugby league goal posts throughout the winter season for both week day training and weekend matches. The quality and layout of the change facilities / amenities have also been raised as a key concern, particularly given rising female participation. Partial implementation of parking areas, and development of new fencing mean that there are some more recent improvements and facilities are otherwise in relatively good condition.
- **Tennis courts:** Five tennis courts are located within the Reserve, with three older and two newer courts, with lighting and fencing. Whilst lighting could be improved to some courts, the facilities, including the small club room, are generally fit for purpose and easily meeting current demand.
- **Netball court:** A single bitumen netball court with associated lighting is located within the Reserve and mostly used for training purposes. Eurobodalla Netball's competition courts are located in Broulee. The court is in the eastern portion of the site, separated from the change facilities, parking and other amenities.

- **Smyth's Oval Heritage Conservation Area:** At the south-eastern edge of Reserve, just over 3 hectares of native trees and associated vegetation is present and predominantly mapped as both a Place of Aboriginal Heritage Significance (Heritage Conservation Area) and terrestrial biodiversity within the Eurobodalla LEP 2012. The vegetated area coincides with an increasing elevation / slope up and away from the Narooma Flat area.
- **Former croquet area:** Whilst no longer in use, some remnant infrastructure remains from the previous use of the Reserve for croquet sports. This includes an older amenities block (no longer in use), two large rainwater tanks and the former croquet court area adjoining the Princes Highway (no longer in use). Infrastructure in the area is generally in poor condition and underutilised.

Both Reserves also contain a range of public open spaces and various improvements and assets including car parking, street furniture, fencing, landscape works and signage. The full extent of these are highlighted in landscape master plan drawings at Appendix A.

## **4.3 General Features**

### **4.3.1 Landform and Views**

The site area encompasses a larger portion of Narooma Flat, and consistent with its namesake, the area is generally flat with sloping topography (steep in parts) along the southern boundary of the Precinct. This slope is vegetated with remnant local native bushland and provides an attractive nature backdrop to the south-east. Elevations of up to around 10-12m AHD are apparent along this southern boundary, compared to just a few metres across the rest of Narooma Flat.

The Precinct Reserves are relatively open, and buildings within and adjoining are a mix of relatively low scale and typically small footprints. As a consequence some of the facilities, such as the Leisure Centre and Swimming Centre, present as larger and more prominent buildings, with the iconic Visitor Information Centre / Museum and its lighthouse tower being a notable visual cue / prominent landmark within the broader setting.

Internal views within the Precinct are relatively open with some long views across the open spaces associated with the ovals, foreshore parks and waterways. Views to external areas such as along the foreshore across the Wagonga Inlet are expansive and an asset to the site. Tree cover and a rise in elevation around the south-western boundaries enclose the space and restrict site lines in these directions. Views to adjacent residential areas to the north and commercial areas to the south west along Princes Highway are also apparent as highlighted by the images in Figure 12.

The site analysis plans in Appendix A provide further information on the contours of the site and the general site attributes.



*View across NATA Oval toward Information Centre*



*View along Princes Highway retail area*



*Foreshore view north-west in front of Holiday Park*



*View south-east along foreshore in front of Swim Centre*



*View south-east through Ken Rose Park*



*View south across Bill Smyth Oval*

**Figure 12: Views within Site**

### 4.3.2 Existing Buildings and Other Features

As outlined above, at the time of adoption of this Plan of Management, there are several buildings and other assets with the Precinct. Key building assets are listed below, and photos of many of these are provided in Figure 13. An existing site plan indicating respective facility locations is also provided in Appendix A.

**Bill Smyth Reserve**

- Tennis club house
- General use change rooms / canteen building
- Old amenities building and water tanks



*Bill Smyth Oval amenities building*

**NATA Oval Reserve**

- Narooma Leisure Centre
- Narooma Swimming Centre
- Narooma Visitors Centre
- Ken Rose Park amenities



*Basic tennis club house building adjoining courts*



*Swimming Centre building viewed from foreshore*



*50m indoor pool area within Swimming Centre*



*Leisure Centre viewed across Bluewater Drive*



*Leisure Centre interior*



*Visitors Centre and Museum including lighthouse*



*Ken Rose Park amenities*

**Figure 13: Existing buildings within the Sport and Leisure Precinct site**

### 4.3.3 Use of the land and structures

At the time of adoption of the Plan of Management, the facilities and spaces across the site are currently used by several different organisations for a range of typically regular localised activities and events, including (but not limited to):

- Eurobodalla Aquatics
- Narooma Amateur Swim Club
- Montague Arts and Crafts Society
- Narooma Devils Rugby League Club
- Narooma Lions AFL Club
- Narooma Netball
- Narooma Tennis Club
- Narooma Rotary
- Narooma Sporting and Services Club
- Narooma PCYC
- Narooma Dog Training Club
- Brindabella Motor Sports Club

This is in addition to various indoor exercise and sporting groups including martial arts, yoga, indoor soccer, basketball and netball as well as festivals and annual events including the annual Christmas Carols and regular markets. There is also significant daily passive recreational use of the spaces by members of the community as well as visitors staying in or passing through the area.

A number of previously identified existing buildings, structures and other improvements are associated with the core sporting, tourism and community-based user groups. Key assets used by the various groups are summarised in Table 1 below.

**Table 1: Current Use of Facilities by User Group**

| Facility                           | Current Use  | Key User Groups  |
|------------------------------------|--|--|
| NATA Oval                          | Multi-purpose open space for passive recreation, markets, fenced dog off-leash area and occasional events. Used weekly for dog training and monthly for markets and other annual events e.g. Carols by Candlelight. Also as an emergency evacuation point, e.g 19-20 bushfires | Key users: Narooma Dog Training Club, local community, visitors, Rotary Club (Markets) and other event managers      |
| Narooma Visitor Information Centre | Tourism information point for the town which also has a local museum area and relatively large open space with associated car parking including for long vehicles.   | Visitor Information function currently leased to Montague Arts and Crafts Society and is used by visitors and locals |

| <b>Facility</b>                           | <b>Current Use</b>   | <b>Key User Groups</b>   |
|---|--|--|
| Narooma Leisure Centre                    | <p>Building equipped to cater to a range of predominantly indoor sporting (formal and informal) needs with regular training and competitions as well as various regular classes.</p> <p>Location also has occasional events e.g. exhibitions and meetings use, or as an evacuation centre.</p> | <p>Regular users: PCYC, fitness organisations, community netball, Taekwondo, social soccer, local community</p> <p>Irregular users: Rotary Club, Orchid Club, Uniting Church, Basketball, Dalmeny Quilters</p> |
| Narooma Swimming Centre                   | <p>Indoor aquatic facility with a 50m pool, some meeting rooms and outdoor splash pad. Pool used for regular training and competition as well as regular fitness and wellbeing classes.</p>  | <p>Key Users:, Eurobodalla Aquatics is contracted to manage the pool function, which is used by the Narooma Amateur Swim Club, locals and visitors</p>   |
| Bill Smyth Oval                           | <p>A district level sporting facility with a number of sports represented with weekly seasonal competitions and training across the Clubs. The area also hosts occasional events.</p> <p>Aboriginal Heritage Conservation Area over vegetated area in southern portion of the site.</p>        | <p>Key users: Narooma Devils Rugby League Club (Junior &amp; Senior), Narooma Lions AFL Club, Narooma Netball, Narooma Tennis Club, events managers, Eurobodalla Landcare</p>                                  |
| Ken Rose Park                             | <p>Park and roadside rest area at the northern end of the Precinct and at the entrance to Narooma Flat.</p>  | <p>Key users: Visitors, locals community, event managers</p>   |
| Narooma Easts Holiday Park                | <p>Leased tourist /caravan park within the reserve and located on the eastern foreshore between Ken Rose Park, NATA Oval and the Princes Highway.</p> <p>Key thoroughfare from Field Street to foreshore.</p>  | <p>Key users: Site lease holders, holiday park residents, visitors, local community</p>  |
| Wagonga Inlet Foreshore                   | <p>Public foreshore area extending along the Precinct boundary and beyond from Swimming Centre to Ken Rose Park.</p>   | <p>Key users: Holiday park residents, visitors, local community</p>  |
| Narooma Flat Princes Highway Street front | <p>Street front along north eastern side of the Princes Highway between Riverside Drive (north) and McMillan Road (south) where parking and pedestrian access is undertaken.</p>   | <p>Key users: Chamber of Commerce &amp; Tourism, business owners / operators, local community, visitors</p>  |



The current leases and licences that are associated with the site are included in Table 2 below.

**Table 2: Existing Lease and Licence Holders (as at October 2019)**

| <b>Crown Reserve number</b> | <b>Lot and Deposited Plan</b> | <b>Type of agreement</b> | <b>Expiry date</b> | <b>Activity</b>                                  | <b>Lessee or Licensee</b>                         |
|-----------------------------|-------------------------------|--------------------------|--------------------|--|---|
| 80515                       | Lot 1<br>DP1205774            | Lease                    | 31 Dec 2033        | Bowling Club Carpark                             | Narooma Sporting and Services Club Limited        |
| 63051                       | Lot 916<br>DP823230           | Lease                    | 5 Nov 2039         | Operation of Caravan Park                        | Van Villages Pty Ltd (Narooma Easts Holiday Park) |
| 80515                       | Lot 2<br>DP1205774            | Licence                  | 31 Dec 2033        | Recreational activities and internal access road | Narooma Sporting and Services Club Limited        |
| 63051                       | Lot 1 Sec 17<br>DP758754      | Licence                  | 31 Aug 2023        | Club activities at Leisure Centre                | Police Citizens Youth Clubs NSW Limited           |
| 63051                       | Lot 7011<br>DP1055108         | Licence                  | 11 Nov 2023        | NATA Oval monthly markets                        | Rotary Club of Narooma Inc.                       |
| 63051                       | Lot 7011<br>DP1055108         | Licence                  | 30 Jun 2021        | Narooma Forest Rally event service area          | Brindabella Motor Sports Club Inc.                |
| 63051                       | Lot 7011<br>DP1055108         | Lease (Contract)         | 15 May 2021        | Operation of Visitors Centre                     | Montague Arts and Craft Society                   |
| 63051                       | Lot 7011<br>DP1055108         | Lease (Contract)         | 30 Jun 2022        | Contract Agreement to manage the Swimming Centre | Community Aquatics                                |

#### **4.3.4 Permitted use and future use**

At the current time, uses are undertaken within the Precinct in accordance with relevant policies and procedures of Council and the Crown. Permissibility of uses are guided by the Eurobodalla LEP 2012, the public purposes of the Reserve (being 'public recreation', 'resting place' and 'community purposes'), and the needs of the broader community.

Formal use of the site is generally managed in accordance with lease and licence agreements as outlined in Section 4.3.3, as well as occasional events and activities that are undertaken on an ad-hoc basis.

In the future, there is potential for the scale and intensity of use of the Precinct, and parts of the respective Reserves within, to increase over time. These uses would generally be as identified by the Precinct landscape master plan drawings included at Appendix A and subsequent investigations and processes to implement activities identified in this Plan of Management. These uses would include:

- Retention of all current uses, generally in the same or similar locations to existing, with the exception of the unused croquet area
- Expansion of current use to include a range of new related uses including the following:
  1. Camping using a tent or similar temporary structure where associated and integrated with occasional events
  2. Commercial activities associated with the redevelopment of identified facilities including for café / dining or other uses that align with the Reserve purpose.

This Plan of Management supports the issuing of new leases, licenses or temporary licenses for the following activities on Crown land included in this Plan of Management:

- Food and drink premises
- Short-term camping (in accordance with the requirements of the *Local Government (Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2005*)
- Carnivals
- Circuses
- Cultural activities and uses ancillary to cultural activities
- Festivals
- Functions
- Markets
- Outdoor eating
- Equipment hire
- Sporting activities and uses ancillary to sporting activities
- Filming (defined by the *Local Government Act 1993*),
- Any other related commercial activity associated with recreation or the health and wellbeing of the community and visitors, including the reasonable use of facilities by not-for-profit and community related activities.

It is further noted that this Plan of Management does not limit the reasonable use of the Precinct for associated, temporary or minor uses including advertising, catering and meetings.

This Plan of Management supports the provision of leases and licences related to the management or lease of the following facilities as may be required by Council from time to time:

- Narooma Swimming Pool and associated infrastructure (contract management)
- Narooma Easts Holiday Park
- Narooma Leisure Centre
- Narooma Visitors Centre
- Any other future facility envisaged by the Plan of Management which may require such operational needs - e.g. sporting club facilities.

These potential future uses are further explored in Section 5.3.

## PART 2: ACHIEVING DESIRED DIRECTIONS

### 5. RATIONALE AND DIRECTION FOR FUTURE USE

This section establishes the rationale for why the proposed future directions for the Narooma Sport and Leisure Precinct are being pursued. In doing so it considers the way that the land has been categorised and the public purposes by which has been established. It also explores the key issues with the site and how these are to be managed into the future.

#### 5.1 Introduction

##### 5.1.1 Identification of Land Category

As previously outlined, the Narooma Sport and Leisure Precinct, formally referred to as Crown Reserves 63051 and 80515, is to generally be categorised as 'General Community Use' and 'Park' (with the exception of Lot 7026 DP1020248 and Lot 476 DP752155 that are further discussed below). These categories provide for a relatively wide range of uses, which best meets the variety of uses that occur across the Precinct at various times of the year. However, there are a number of "core objectives" that are associated with the categories that are to be met in considering current and future use potential. These are further outlined below.

For the General Community Use category, in accordance with Section 36I of the *Local Government Act*, the core objectives are as follows.

***Core objectives for management of community land categorised as general community use***

*The core objectives for management of community land categorised as general community use 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:*

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

For the Park category, in accordance with Section 36I of the *Local Government Act*, the core objectives are as follows.

***Core objectives for management of community land categorised as park***

*The core objectives for management of community land categorised as a park are:*

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and*
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

With a wide range of current use, and the potential for substantial additional investment to generate an even greater scale and intensity of use, the combination of the General Community Use and Park categories are considered to be appropriate across the subject site. Whilst some aspects of the site are focused on sporting activities for periods of the year (for example the sporting fields at Bill Smyth Oval), they are also used for a range of regular non-sporting events (including concerts and other events) and passive recreational or park like activities which are important aspects of the Precinct area for the broader community and visitors to the area. This diversity of use is supported by consultation activities which highlight the types of activities and uses that are present, and how these spaces are likely to be used in the future.

As mentioned above, Lot 7026 DP1020248 and Lot 476 DP752155 are the exceptions to these categorisations, and these areas are to be categorised as 'Natural Area' - with sub-categories of 'Bushland' and 'Foreshore' respectively.

Lot 7026 DP 1020248 comprises native bushland adjoining the Bill Smyth Oval sporting and community use facilities. Whilst the area is not included within the Office of Environment and Heritage Biodiversity Values Map, it is within Council's Terrestrial Biodiversity overlay map as part of the Eurobodalla LEP 2012. The area is also a heritage item and listed as a Heritage Conservation Area under the Eurobodalla LEP 2012, and consultation associated with the preparation of this Plan of Management highlighted that the retention of this area in its natural state to be important to the Aboriginal community and broader population.

Lot 476 DP752155 is located within and adjoining the Wagonga Inlet waterway. As above, this area is not included within the Office of Environment and Heritage Biodiversity Values Map, though is within Council's Terrestrial Biodiversity overlay map as part of the Eurobodalla LEP 2012 and incorporating the intertidal zone along the edge of the foreshore. Given the natural values that are to be retained within the area, the Foreshore categorisation is considered to be the appropriate to apply in this instance.

For the Natural Area category, in accordance with Section 36E of the *Local Government Act*, the core objectives are as follows.

***Core objectives for management of community land categorised as a natural area***

*The core objectives for management of community land categorised as a natural area are:*

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and*
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and*
- (c) to provide for the restoration and regeneration of the land, and*
- (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and*
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.*

Where land is categorised as Natural Area, they are to be further categorised into more specific natural area categories. As outlined above, these are identified as 'Bushland' category for Lot 7026 DP1020248 and 'Foreshore' category Lot 476 DP752155.

For the Bushland category, in accordance with Section 36J of the *Local Government Act*, the core objectives are as follows.

***Core objectives for management of community land categorised as bushland***

*The core objectives for management of community land categorised as bushland are:*

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and*
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and*
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and*
- (d) to restore degraded bushland, and*
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and*
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and*
- (g) to protect bushland as a natural stabiliser of the soil surface.*

For the Foreshore category, in accordance with Section 36N of the *Local Government Act*, the core objectives are as follows.

***Core objectives for management of community land categorised as foreshore***

*The core objectives for management of community land categorised as foreshore are:*

- (a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and*
- (b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.*

### **5.1.2 Key Statutory Guidance**

The Narooma Sport and Leisure Precinct is subject to a range of statutory controls, from the overarching public land management guidance (see *Crown Land Management Act* and *Local Government Act* comments in Section 3), through to the *Environmental Planning & Assessment Act* which establishes local, regional and state land use planning frameworks. Key aspects of these as they apply to the Narooma Sport and Leisure Precinct include:

- Future use of the land shall generally be consistent with the relevant land use zone, being RE1 - Public Recreation, and RE 2 - Private Recreation in the context of the existing Narooma Easts Holiday Park.
- Future development / infrastructure provision within the site will need to consider as required, the following State Environmental Planning Policies (**SEPPs**):
  1. *SEPP (Coastal Management) 2018* – outlines approval requirements for development in the Coastal Zone. Council is required to consider the impact of any development in light of and on a range of factors including various coastal environmental values and natural coastal processes, water quality, marine life, Aboriginal culture, surf zone as well as public space as a means to managing development in the coastal zone and protecting the environmental assets of the coast.
  2. *SEPP (Vegetation in Non-Rural Areas) 2017* - outlines approval requirements for clearing of vegetation in non-rural areas such as the Precinct. A permit is required from Council for clearing below the biodiversity offsets scheme threshold where required under a development control plan and Council's Tree Preservation Code. Above the biodiversity offsets scheme threshold, approval is required from the NSW Government's Native Vegetation Panel.
  3. *SEPP (Infrastructure) 2007* - provides for the development of certain infrastructure to be exempt or complying or development that is permitted without consent. Part 3, Division 12 is of particular interest, as this specifies type of infrastructure and approval pathways for works on public reserves, including for the purposes of implementing a Plan of Management.
- *Native Title Act (Commonwealth) and Aboriginal Land Rights Act (NSW) - The Crown Lands Management Act 2016* requires Council to nominate a "Native Title Manager" to provide advice on conducting activities which may impact Native Title. Written advice is also required for Plans of Management. Under NSW legislation, Aboriginal Land Councils are able to make a Land Right claim, including over Crown land. Claims are assessed based on issues such as the current and potential need for the land in the future. A current, but undetermined Native Title Claim has been made over the South Coast of NSW (NC2017/003 - South Coast People)<sup>1</sup>.

It is again further noted that the Precinct is largely impacted by flood, the frequency and severity of which is expected to increase over time. Flood modelling and consideration of impacts of works will need to be determined on an as needs basis. Similarly, and particularly with respect to works in the area of the Smyth's Oval Aboriginal Heritage Conservation Area, there are likely to be requirements for approval under Part 6 of the *National Parks and Wildlife Act 1974* for an Aboriginal Heritage Impact Permit (AHIP). Appropriate assessment will need to be undertaken with respect to detailed project planning.

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<sup>1</sup> Native Title Search as of 06/08/2019 on National Native Title Tribunal webpage - for claim details, see - [http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/Pages/RNTC\\_details.aspx?NNTT\\_FileNo=NC2017%2F003](http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/Pages/RNTC_details.aspx?NNTT_FileNo=NC2017%2F003)

Future use and development of the subject site will otherwise be generally guided by legislation as relevant to the circumstance of the project type - including accessibility requirements, building standards and operational parameters.

### 5.1.3 Key Values and Future Site Development Objectives

The Narooma Sport and Leisure Precinct is particularly valuable to the community for a number of reasons. The core values to the community of the Precinct are highlighted below.

|  |   |
|--|---|
| <p><b>Social and Economic Values</b></p>                | <p>The Narooma Sport and Leisure Precinct is a key recreational and community hub for sporting groups, community events and recreational activities, forming an important part of the community. The site generates direct employment, and the visitors to its facilities and events provide economic stimulus through the town, as well as being a great source of pride for the community.</p>                |
| <p><b>Recreation and Sporting Values</b></p>           | <p>The Narooma Sport and Leisure Precinct provides highly valued recreational facilities for the Narooma community and beyond. The range of indoor and outdoor facilities mean a breadth of sports are catered for, all within a very short distance of each other. These clubs and associated activities provide a major focus for many local and regional residents and visitors.</p>                         |
| <p><b>Natural, Cultural and Touristic Values</b></p>  | <p>The Narooma Sport and Leisure Precinct comprises a range of public spaces and connections that are used for passive recreation – such as walking and cycling. The extensive foreshore and other areas present opportunities to connect with nature and locations of cultural and heritage significance. These spaces are valued by many in the community as well as being an important tourism drawcard.</p> |

Objectives for the future development of the Precinct based on these values, and as established through preparation of the Precinct landscape master plans, include:

1. To ensure that all existing user needs are carefully considered alongside opportunities to establish clear pathways for development of new facilities over time.
2. To elevate the Narooma Swimming Centre and surrounds as a core locality within the Precinct, establishing a visually attractive and inviting space that is multi-purpose and well used by visitors and the local community.
3. To facilitate the re-configuration of the Bill Smyth Oval Reserve to enable more effective use of space in a safe and efficient manner, whilst retaining all sporting activities to enable shared access, parking and equitable, accessible and modern amenity facilities.
4. To ensure that areas of natural environment and cultural significance are recognised, integrated and celebrated through site planning, design and development.

5. To enhance the identity and presence of the Precinct, promoting its connection to the natural environment (including Montague Island) and creating a consistent identity within and beyond the Precinct - including materials, landscape, furniture and colours.
6. To increase the attractiveness, useability and comfort of the Precinct through higher quality outcomes, including the presence of simple attributes such as shade trees, pathways and connections.
7. To elevate the Precinct in terms of its access to base infrastructure, enabling the area to better cater to both localised and regionally significant events.
8. To recognise key constraints and opportunities to the development and use of the Precinct, such as locations of cultural and environmental sensitivity, neighbouring land uses, the Highway and broader context including climate change impacts relating to the low-lying nature of the area and frequency of flood events.
9. To ensure that new facilities are designed in accordance with Council's sustainable building code, with a view to ensuring their long-term sustainability and renewal, including their benefits to the community and local economy more broadly.

These objectives apply to the Precinct, over and above the applicable individual Land Category Core Objectives (see Section 5.1.1 for further details).

## **5.2 Management Objectives**

Based on consultation activities associated with the Precinct over several years, as well as consultation undertaken directly relating to the development of the Plan of Management and landscape master plans, there are a number of known needs and desires that have been identified. In brief these include:

- Need for upgrade and maintenance of active recreation infrastructure including fields, buildings, aquatic facilities, storage spaces, outdoor playing surfaces, associated amenities, viewing areas and access in order to continue to meet the necessary standards for current use patterns and to meet future use needs.
- Need for upgrade and maintenance of passive recreation infrastructure to maintain and facilitate increased use of public spaces by the local community and visitors to the area, including for example shared use path linkages, open space furniture, landscape, public art and signage.
- Need to establish improved levels of base level infrastructure (such as water and electricity) to enable effective use of open space areas for events, both occasional and regular, including associated opportunities for accommodation in the form of camping and the like.
- Consideration of detailed planning and analysis of an integrated space that incorporates the future use and viability of the Swimming Centre, Leisure Centre, and Visitors Information Centre.
- Consideration of how to better integrate the waterfront nature of the Precinct with the Narooma Flat retail area, encouraging greater interaction between the natural surroundings and retail centre.



- o Remaining cognisant of how to upgrade and maintain the Precinct in the context of relevant Coastal Management Plans and the environmental / heritage attributes of the area, including flooding, drainage and native vegetation, as well as Council’s limited resources.

These needs and desires highlight a number of management objectives that need to be implemented for the ongoing development and maintenance of the Narooma Sport and Leisure Precinct. The associated Precinct landscape master plans at Appendix A set out the spatial framework for proposed developments and this section seeks to establish why these objectives need to be implemented in a managed and coordinated way. The management objectives are identified and discussed below, and further described within the Implementation Action Plan presented in Section 7 of this Plan of Management.



**Figure 14: Overarching management objectives**

### 5.2.1 Maintain and grow tourism and events uses

#### Existing Situation

Narooma is recognised as a hub for broader tourism activities, with the waterways of the Inlet and its surrounds core to those tourism opportunities. The Plan of Management area provides direct and indirect support to a range of tourism uses including a variety of regular and typically growing events within and near the Plan of Management area, such as:

- o Narooma Oyster Festival: Being the showcase event for the area each year, now with regular support from State Government and a growing reputation as one of the top regional events in NSW.
- o Boats Afloat: A celebration of traditional boats in all their varied forms occurring on the Wagonga Inlet each year.

- Australian National Busking Championship: A regional leg of the national competition, the festival welcomes all forms of music and busking to the town each year.
- Blues Festival: Being a music festival that had operated for some years, although has not occurred in more recent years, has the potential to return to Bill Smyth or NATA Oval again in the future.



**Figure 15: Sample images of Narooma Flat events**

The Oyster Festival, while centred around Quota Park and outside the Plan of Management area, has grown to the extent that it has begun to use parking and other facilities at Bill Smyth Oval. Visitors associated with the event also frequent the NATA Oval area and foreshore, and interact with the Plan of Management Precinct in broader ways. Other events are undertaken within the Plan of Management area, including a number of comparatively smaller events within NATA Oval, including annual Carols by Candlelight, monthly markets and others.

Being central within Narooma Flat and containing the Narooma Visitor Information Centre, the Precinct also has a direct tourism offerings and function. Notable issues with respect to this include:

- Visitor traffic to the Visitor Information Centre has been impacted by the preference for digital engagement, however parking (including for long vehicles) is well used and the museum remains a drawcard
- The Swimming Centre currently provides showers for visitors to Narooma and is well placed on the foreshore to take on a larger role in events / functions and tourism related activities for the area
- The Foreshore is highly valued with visitors staying at the Holiday Park, other accommodation in town and passing through
- Ken Rose Park is the first stopping point and point of engagement with Narooma when crossing the bridge from the north and is used by passing traffic, typically as a rest stop

- NATA Oval is used for regular local events including monthly Rotary Markets and Carols by Candlelight. There is little event infrastructure currently in place to facilitate this or greater use for these purposes

### **Future Directions**

There are two key future directions with respect to the Precinct and how it may interact with the area's tourism potential in the future. These two areas are:

- Establishing increased event capability within NATA Oval, and to a lesser extent Bill Smyth Oval, with a view to more easily encouraging and enabling regular events within the Precinct
- Developing a more integrated experience associated with the Swimming Centre and surrounds. Upgrades to facilities could incorporate new health and wellbeing facilities, visitor services and booking capability, waiting areas and café type offerings

The delivery of effective events spaces is important to creating exposure and visitation to the area. Events have the opportunity to grow over time, and their timing around off-peak periods can enable a year-round tourism influx to be maintained. Catering for events growth within the core central location of the NATA Oval Reserve (and satellite locations such as Bill Smyth Oval) will enable new and growing events to be effectively implemented over time. Key events improvements would include:

- The identification of a nominated event stage space at NATA Oval (suggested to the south-western corner), where underground electricity could be permanently supplied and used in conjunction with a temporary / portable Sound Shell or similar arrangement
- Enable occasional camping / accommodation at Bill Smyth Oval reserve, with a view to providing additional accommodation options for larger events - noting that ongoing management frameworks would need to be established around such use
- Upgrade toilets at the existing Visitor Information Centre to better service event needs

With respect to the creation of an improved foreshore space there is the potential to re-design and renovate the Narooma Swimming Centre. This would look to achieve two core aspects:

- Creating a more attractive building, which improves and engages with its prominent waterfront location, is recognisable as an attractive public building, and effectively responds to the available natural outlooks in a way that is attractive for visitors and which has the potential to be a landmark building for the area
- Potential to integrate a number of uses that establishes an attractive and viable facility – such as commercial or tourism opportunities, improving links with the Leisure Centre and NATA Oval, as well as being an attractive day to day location /meeting point for the community

Both aspects require substantial change to the existing situation to enable the facility to meet these needs. This would require a more detailed process of design and business case / feasibility development and will need to further consider in detail the range of additional uses that may be required and how these may relate to adjoining facilities - primarily the Leisure Centre and the Visitor Information Centre. Images of the existing area are provided in Figure 16.

### **Desired outcome**

These identified changes are to be designed to enable both local and visitor opportunities to be considered both within the Precinct, as well as how the Precinct facilities can act as a gateway to

broader areas. With an attractive waterfront feature and meeting place, there is greater opportunity to encourage engagement with the local area, stay for longer and participate in more of the available offerings.

In the short-term, this may be more focused around the use of the area for event purposes, whilst over the longer-term, more regular use of the site is envisaged and a 'hub' role become more established. These facilities also provide a platform for other opportunities that would be encouraged to showcase the area - such as e-bike or scooter hire - that would enable visitors to move around the Narooma Flat area, visiting the shops and attractions through the broader locality and providing broader economic benefits.



**Figure 16: Existing Swimming Centre and adjoining foreshore**

### **5.2.2 Maintain and grow formal sporting use**

#### **Existing Situation**

The primary sporting assets for the study area are split between the outdoor oval and courts at the Bill Smyth Oval Reserve and the indoor Leisure Centre facility and Swimming Centre. This range of facilities means that a breadth of sport is catered for, all within a very short distance of each other. These facilities provide core formal recreational infrastructure for local residents of Narooma, whilst also being recognised as district wide facilities that also cater for the broader Eurobodalla shire.

The existing situation for the sporting infrastructure of the study area highlights that each of these core facilities face their own challenges:

- Bill Smyth is well utilised, but as a consequence, conflicts arise between the variety of sports played, spaces that are available, as well as the historical development of the site

- Swimming Centre infrastructure is unique - being the only year-round aquatic facility currently available in the Eurobodalla Shire - but its supporting infrastructure is aging and its design / layout means that it is not taking full advantage of its foreshore context
- Leisure Centre generally has suitable infrastructure and considered to be an important community sporting asset, but is somewhat underutilised and new use activities are needed to enliven the space.

Given the varying condition of these assets, there are opportunities for various levels of improvements over the short, medium and long term, many being subject to funding availability. However, all these facilities are also regularly used, well appreciated within the community and have the potential to cater for greater use in the future.

### **Future Directions**

To enable the future growth of active and passive recreation activities, a number of infrastructure improvements are required. These need to recognise the existing environmental values of the site and surrounds. Proposed infrastructure improvements include (under the three areas identified above):

- Bill Smyth Oval
  - Provision of second playing field, amenities and associated lighting / improvements.
  - Improvements to existing amenities including additional change rooms, catering for both male and female participants.
  - Relocation of the existing netball court to enable future use needs in a safe, accessible location closer to amenities.
  - Provision of cricket practice nets with a view to encouraging dual (summer / winter) use of the oval into the future and as demands require.
  - Associated parking, access and improved spectator areas whilst continuing to enable regulated spectator vehicle access for safety and security.
  - Ensuring that the above occurs in association with improved recognition of the Aboriginal Heritage Conservation Area and with the input / support of the Aboriginal people of the area.
- Swimming Centre
  - Creating plans to renovate and develop the Swimming Centre facilities to increase viability and ensure long-term retention of the facility via a multi-purpose facility for sport, community and visitors.
- Leisure Centre
  - Targeting alternative programming at the Leisure Centre, potentially integrating additional facilities in conjunction with Swimming Centre requirements / design processes - for example by giving the leisure centre a greater role in wellbeing and groups exercise activities.
  - Increasing adaptability of the space accordingly.

These future directions are aimed at ensuring that the facilities remain fit for purpose to meet the long-term needs of the Narooma and surrounding communities, are able to effectively work together, and are able to adapt to changing needs of the population over time.

## **Desired Outcomes**

These identified changes are designed to enable both the short and long-term progression of the sporting groups and their recreation / sporting activities. In the long-term, use of the sites for larger and high-level competitions is envisaged, providing opportunity for grass-roots through to high level competition to be attained locally whilst simultaneously supporting potential for sports tourism.

Establishing a second competition field at Bill Smyth Oval and facilitating better use of the Swimming Centre site and surrounds will be key to these outcomes. With respect to the Swimming Centre in particular, these opportunities will have the co-benefit of supporting retention of the pool through establishing the vitality / feasibility needed to support related commercial opportunities.

### **5.2.3 Facilitate increased passive recreation and public access**

#### **Existing Situation**

The Narooma Flat area comprises a range of public spaces and connected areas that are used by the public for passive recreation, such as walking and cycling, as well as picnic and rest areas. The available spaces include the extensive foreshore reserve wrapping around the area (part of which is within the Plan of Management area) and the commercial highway frontage that is used to access the area from the north and south. Within this is an array of infrastructure from pathways and lighting, to picnic facilities, resting spaces and regularly maintained grassed open spaces. The natural beauty of the surrounding Inlet is a key asset for the foreshore aspects of the Precinct and its appeal to be used by both community and visitors to the area.

The shared user path network, which is more or less complete around the outer 'loop' of the Narooma Flat area, which includes part of the Plan of Management Precinct, is a key feature connecting the area and provides a strong basis from which to build on clear and legible public access network. Within the context of the Plan of Management area, much of the foreshore reserve is relatively simply embellished with largely maintained grass areas, whilst the areas around the Visitor Information Centre and Leisure Centre have a greater degree of landscaped gardens stemming from upgrade works on the Princes Highway in 2014-15.

Infrastructure is generally based on long-term plans, such as the Pedestrian Access and Mobility Plan, with improvements being undertaken as funding is available, typically through recurring budgets. The result is a relatively high degree of accessibility and basic infrastructure provision, but little connection of this to broader visitor experience. Other connection opportunities would also be beneficial to reinforce the movement network and to enable the promotion of the area for these purposes. One key link that could be significantly improved is the access point through the Narooma Easts Holiday Park to create a clearer and safer connection between the main retail strip on the Highway and the Inlet foreshore. With the introduction of the Holiday Park's indoor aquatic facility, there is potential for improved delineation of public and private space as well as access and pedestrian safety in the area and in access to this facility.

#### **Future directions**

Establishing a visitor lens to the existing situation provides some clear future directions to enable effective access and passive recreation opportunities throughout the Plan of Management Precinct. These directions (as highlighted within the Precinct landscape master plan drawings at Appendix A) include the following:

- Provision of appropriate wayfinding and information signage at key links and loops for pedestrians, cyclists and vehicles, to be based primarily on the broader 'loop' walk and east / west connection on Field Street during detailed design stages
- Developing streetscape and landscape improvements that create an increased level of consistency and accessibility across the area and establishes a legible sense of place for Reserve users
- Developing a series of significant themed landmark or wayfinding nodes to help direct visitors around the area in an obvious, but interactive and enjoyable way - through public art or similar with themes about Montague Island, nature, cultural history or similar
- Working with Holiday Park lease holders to identify opportunities to improve public through-access to the foreshore at the Field Street intersection
- Encouraging healthy lifestyle opportunities through the provision of regular exercise stations, either throughout the loop, or at a single designated location
- Provision of occasional, but consistent, street furniture and facilities, including accessible larger format shelters in higher use locations to encourage and enable group activities and gatherings
- Supporting future provision of electric vehicle recharge stations

These initiatives will provide a basis for increased use of the passive recreation facilities, encouraging the local community to utilise the facilities. They will also engage with visitors and tourists to facilitate increased time spent in the area, ease of access around the Narooma Flat and in so doing, to increase incidental expenditure and exposure to additional tourism activities.

It is envisaged that the Swimming Centre would establish a 'starting point' for many visitors, having sufficient information, signage and infrastructure (e.g. an e-bike / scooter hire point) to facilitate these options. This area may also entail a foreshore café / kiosk / plaza, engaging with new visitors and those awaiting embarkation to Montague Island tours from the nearby Narooma Wharf. The area would contain an interpretive landmark interactive sculpture or similar, not competing as a playground but providing a unique experience for young and older visitors alike.

Consistency of materials and landscape would also assist in facilitating the feeling of a cohesive and legible space. Palettes would be low-key in approach, utilising local / natural materials and plants that connect with the coastal surrounds and protect the foreshore. Key material and plant species recommended are outlined below and are in keeping with streetscaping within the area and coastal management guidelines. Character images of these as existing throughout the Narooma Flat area are also provided in Figure 17.

Key materials would include:

- Granite - local stone and also used on training walls in inlet
- Hardwood Timber - reflecting the maritime use on boats and wharves, as well as the saw mill history of the area
- Concrete - robust cost effective material for coastal conditions
- Steel (weathered) - reflecting maritime use and weathered character of the coast line

Key plants species are shown in Table 3.

**Table 3: Recommended plant palette species**

| Level      | Scientific Name                          | Common Name           |
|------------|--|-----------------------|
| Tree       | <i>Banksia integrifolia</i>              | Coastal Banksia       |
|            | <i>Lophostemon confertus</i>             | Brushbox              |
|            | <i>Ficus Rubiginosa</i>                  | Port Jackson Fig      |
|            | <i>Cupaniopsis anarcardiodes</i>         | Tuckeroo              |
|            | <i>Eucalyptus botryoides</i>             | Bangalay              |
|            | <i>Eucalyptus robusta</i>                | Swamp Mahogany        |
| Understory | <i>Banksia integrifolia prostrate</i>    | Dwarf Coastal Banksia |
|            | <i>Xerochrysum bracteatum</i>            | Golden Everlasting    |
|            | <i>Goodenia ovata prostrate</i>          | Hop Goodenia          |
|            | <i>Lomandra confertifolia 'seascape'</i> | Mat rush              |
|            | <i>Lomandra 'tanika'</i>                 | Fine leafed mat rush  |
|            | <i>Melaleuca hypericifolia</i>           | Bottlebrush           |
|            | <i>Scaevola albida</i>                   | White carpet          |
|            | <i>Themeda australis</i>                 | Kangaroo grass        |
|            | <i>Westringea fruticosa</i>              | Coastal Rosemary      |
|            | <i>Macrozamia communis</i>               | Burrawang             |
| Foreshore  | <i>Ficinea nodosa</i>                    | Knobby Club Rush      |
|            | <i>Carex appressa</i>                    | Tall Sedge            |
|            | <i>Poa</i> spp.                          |                       |
|            | <i>Atriplex cinerea</i>                  | Grey Saltbush         |
|            | <i>Carpobrotus glaucescens</i>           | Pigface               |
|            | <i>Lomandra longifolia</i>               | Spiny-headed Mat-rush |



**Figure 17: Material and landscape character images**



## Desired Outcomes

Ultimately, improved connectivity and the provision of consistent and suitable infrastructure will encourage greater use of the area and associated passive recreation opportunities. With a broad range of available spaces for such purposes, creating a sense of place that is valued by both the local community and visitors is important in creating the critical mass of use that establishes a lively and inviting place.

Some of these types of opportunities are also relatively low cost and low impact works that can be progressed throughout the timeframe of the Plan of Management and as such the design and implementation could be targeted in stages to facilitate progress over time. Having clear and easily legible directional signage so that visitors are able to navigate through the area by reading signs or by having visual cues, such as identifiable public art, also improves familiarity and instils a unique 'Narooma' memory to assist in word of mouth referral.

Directions relating to proposed infrastructure improvements are articulated in the landscape master plan drawings for the Precinct as shown in Appendix A.

### 5.2.4 Improve usage of underutilised infrastructure

#### Existing Situation

The extent of available facilities and the size of the Precinct means that there are relatively few conflicts between the various activities and events which occur. However, the provision of a number of specialised facilities that are of a district or regional nature also means that the catchment of these are well beyond the immediate Narooma Flat area.

Similarly, whilst there are occasional "whole of site" events for the different Reserves, such as carols by candlelight or Blues Fest, the majority of the time there is more than sufficient open space and facilities for multiple small-scale events or regular activities to be occurring simultaneously.

There is however, potential to improve and increase usage of the area while being considerate of the fact that as the use of the site intensifies, there is potential for use conflicts to occur and to be more frequent. Key areas that could be more effectively utilised include:

- Leisure Centre: through increases in the type and frequency of activities undertaken at the venue, which is in an accessible location and is well serviced with car parking.
- Visitor Information Centre: through potential for the building to be used for visitor services, but also other purposes along with its Museum features (subject to the Visitor Information Centre review process).
- NATA Oval: through conversion of the under-sized sporting space, to a more purpose designed space that is suitable for events, dog-training and everyday open space activities.
- Bill Smyth Oval: through the separation and re-organisation of the sporting fields, courts and associated facilities, and associated recognition of the passive recreational spaces and pedestrian link opportunities that exist through the site.
- Swimming Centre / foreshore: through creation of additional activities and infrastructure that create greater use of the space and facilitates the retention of the pool facility.

## **Future Directions**

To ensure that the ongoing use of the Narooma Sport and Leisure Precinct is a positive experience for those using the area, careful consideration of the design and integration of new infrastructure is required. This has occurred through the consultation processes associated with the landscape master plan for the Precinct, but will remain critical moving forward into detailed design, and for the Swimming Centre area business case development and feasibility. Issues to be considered during the implementation of this Plan of Management via these detailed design / business case stages will include:

- Balancing the type and distribution of activities between facilities in order to reinforce their core roles, including the facilitation of new and expanded use of the Leisure Centre
- Ensuring that the type of activities proposed are suitable to the long-term needs of the community and visitors to the area - noting the aging population and relatively limited population growth projections
- Ensuring a level of community / association involvement and ownership of management responsibilities for facilities such as the Visitor Information Centre and Bill Smyth Oval facilities
- Balancing commercial opportunities to facilitate ongoing maintenance and care requirements of facilities - examples at the Swimming Centre may include a café, tourism related uses (e.g. ticket sales), and community recreation and hire opportunities (e.g. passive watercraft, e-bike etc)

In this respect, it is recognised that the landscape master plan is indicative only - particularly with respect to outcomes associated with design and extent of spaces for the Swimming Centre area that requires detailed planning and business case development / feasibility prior to layouts and use options being confirmed.

## **Desired Outcomes**

A key outcome of the landscape master planning process, and as reinforced by this Plan of Management, is the desired for more integrated spaces that have greater levels of inter-relationship and use levels that support their retention. Ensuring that the extent of facilities available and how they are used in the future meets the needs of the local community and the broader visitor market - who in turn support the local economy - is key to the success of the Precinct.

Establishing close working relationships with key groups and future users is important to enable the concept of a more centralised range of uses around the Swimming Centre to be further progressed over time. As such, consideration may be given to creation of a working group or similar of key user groups to create a regular consultation loop and to ensure that decisions made for the area is cognisant of local needs.

At full operation, it is envisaged that the promotion and use of the Precinct would be well coordinated with regular updating of a "what's on" style calendar being used to promote use of the area and to facilitate bookings across all facilities.

## **5.2.5 Define role and responsibilities with user groups**

### **Existing Situation**

As an extension to the above discussion of facility integration (see Section 5.2.4), there is also a need to ensure that all user groups have clearly defined roles and responsibilities over the longer-term and particularly as new facilities are developed.

Under current arrangements, roles and responsibilities are generally managed as part of site lease and licence agreements as they pertain to each user groups and the location of their activities. Council has then historically provided oversight as the Reserve Trust Manager (now Crown Land Manager). Council regularly meets with user groups and assists with the management and co-ordination of major events.

### **Future Directions**

Over the longer-term, Council will work with user groups and to expand leases and/or licences over site areas and facilities in line with the needs of future activities. In particular, Council will ensure that future management arrangements are established around the requirements of new facilities and the ongoing operation of these facilities that provides opportunities for both existing and new user groups, events and activities to occur. Council will determine the most appropriate form of arrangements that are required and in consultation with existing or proposed user groups.

### **Desired Outcomes**

The desired outcome for the Precinct is to establish a range of user group activities and events which are operated and delivered in a co-ordinated and transparent way. This will require clear roles and responsibilities which can best be defined by both formal agreements and through communication and co-ordination roles to be led by Council.

## **5.2.6 Integrate signage, public art and wayfinding devices**

### **Existing Situation**

There is a recognised need for improvements to wayfinding and other signage including use of public artworks or landmarks. Whilst the status of signage is likely to be less of an issue for local users, review of the project area and discussion with tourism related organisations highlights that wayfinding for visitors could be significantly improved alongside opportunities to promote activities / facilities that are available in and around the Precinct. Key considerations with respect to considering signage and the broader visitor experience through their lens include:

- the way that people are welcomed into the Precinct / Narooma Flat - creating a sense of entry to a defined locality.
- the way that those arriving by car are able to easily navigate to key destinations within the Precinct / Narooma Flat.
- the way that those are able to move around the Precinct / Narooma Flat once out of their vehicles - and encouraging them to do so as this creates spontaneous or incidental opportunities for enjoyment and expenditure.
- the way that people can easily find relevant site facilities or points of interest.
- the way that the Precinct is presented and able to leave a definable image or memory so that visitors can easily relate and transfer positive experiences by word of mouth.
- the way in which it communicates upcoming events, activities and opportunities, encouraging visitors to stay longer or return sooner.

## **Future Directions**

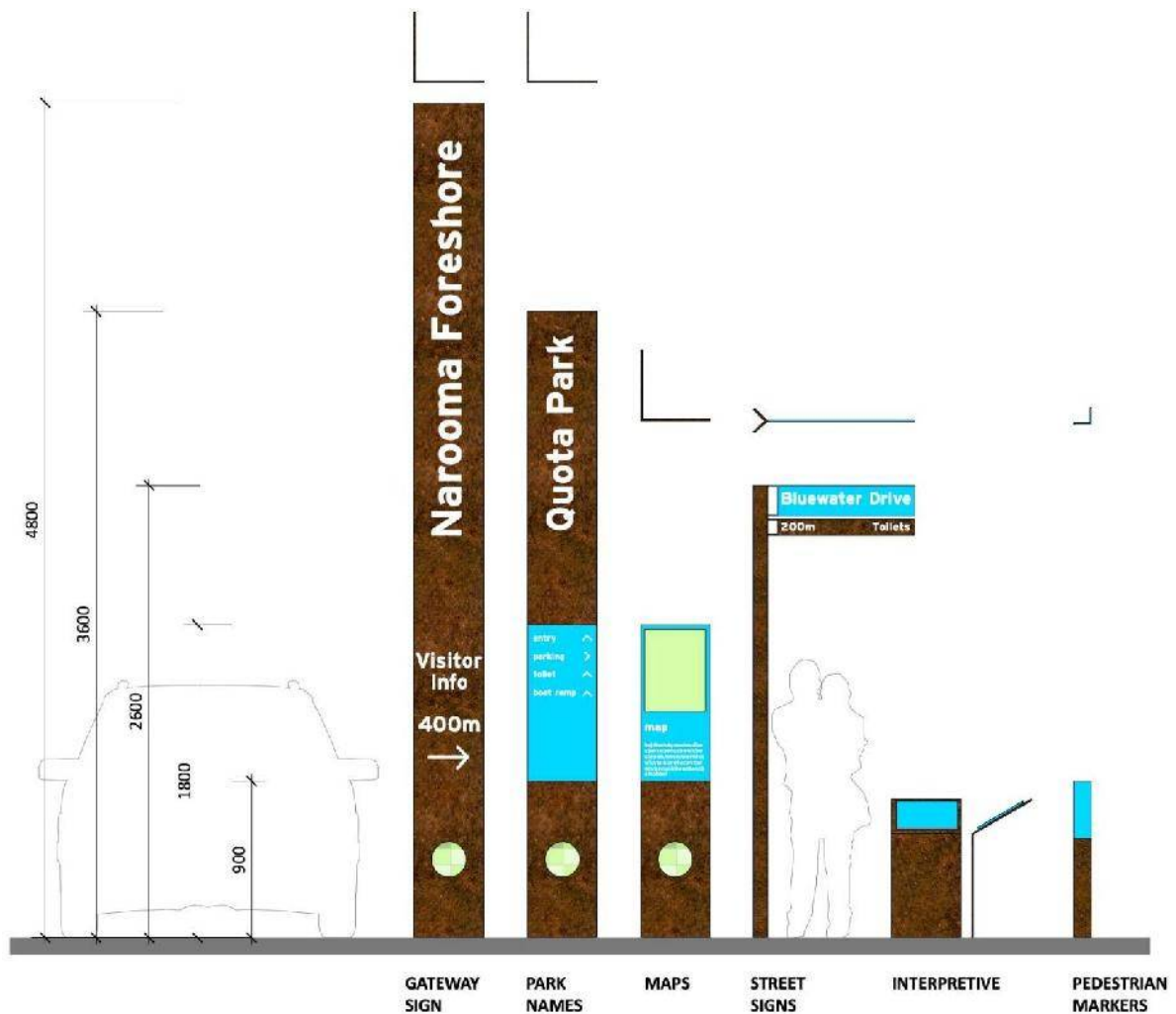
There are a number of future directions that are relevant to this area, many of which are outlined by the Precinct landscape master plan, though will need to be detailed moving forward. These include:

- Creating a hierarchy of wayfinding opportunities - from larger scale themed interpretive and interactive gateways that are easily identifiable, to more subtle directional signage that assists users to move around the Narooma Flat loop path to explore new opportunities.
- Creating a range of information and interpretive signage to build on/upgrade existing pieces, particularly relating to the natural and cultural environment with a view to reinforcing key visitor attraction attributes such as marine wildlife, Montague Island and high quality natural areas.
- Establishing a sense of arrival or gateway at or near Ken Rose Park, that presents the opportunity to establish a new piece of public art or related signage infrastructure and associated landscape to more closely match in with the more recent works at the southern end of the Precinct, creating a coherent landscape character for the Narooma Flat area.
- Identifying opportunities to best promote and advertise upcoming events via new signage, potentially in conjunction with the Swimming Centre area, as well as the Leisure Centre and NATA Oval site.

The intent of these directions is to ensure that the Precinct captures the attention of passing traffic, encourages visitors to stop and explore the area, and that both visitors and the general public can be more aware of opportunities within and around the Precinct, whether related to upcoming events or new points of interest.

## **Desired Outcomes**

The future of the Precinct in terms of integrating signage, public art and wayfinding devices is to create consistent for the area that establishes its presence, highlights its offerings and enables users to effectively negotiate their surrounds once they have entered the area. Creating a consistent palette and hierarchy of materials and a clear style guide for their creation will be key steps to enabling this to occur - in conjunction with Council's broader signage and tourism promotion strategies. Once this is established, opportunities for signage and associated features can be created over time and to work effectively with future detailed site planning and design. An indicative signage and wayfinding hierarchy is provided in Figure 18.



**Figure 18: Indicative signage and wayfinding palette / hierarchy**

### 5.2.7 Integrate, protect and enhance natural and cultural features

#### Existing Situation

The existing native vegetation areas which exist predominantly on the foreshore edges of the Precinct and the southern area of Bill Smyth Oval present an opportunity to integrate and enhance these features to users of the area. However, it is also imperative that this be undertaken in ways that are cognisant of the environmental and shared heritage values and which balance such use with the protection of the integrity of these localities.

#### Future Directions

Integration of natural and cultural site features has already commenced with recognition of site opportunities and constraints as part of the landscape master planning process. For example, the proposed second playing field will need to be managed with consideration of impacts on both the native vegetation, as well as the cultural significance of the area to the local Aboriginal population. Initial discussions and review of the heritage listing information have highlighted the former use of the Bill Smyth 'flats' and surrounding hillside as important meeting grounds and recreational areas. Discussions with the Wagonga Local Aboriginal Land Council have highlighted that ongoing use of the area for sporting purposes would generally be in keeping with this traditional use, and are

supported. Opportunities to interpret and provide education on Indigenous history / heritage in and around the facilities was acknowledged as being important, as well as active management to support biodiversity, minimise weed incursion and mitigate fire risk.

As such, the detailed design and resulting potential for impact on the land (e.g. earthworks and vegetation removal) will need to be carefully designed and considered in conjunction with and through ongoing dialogue with the local Aboriginal community. Landscape master planning has identified opportunities to facilitate bush regeneration around previously disturbed areas, and to create a space inclusive of elements that include cultural / Indigenous themes and potentially utilising local Indigenous artists. The area would also have the potential to involve community groups under the guidance of local Aboriginal Elders and bush regeneration officers / Landcare. Combined with the application of the Natural Area category to a large portion of this bushland, this provides the opportunity to establish the desired second playing field, whilst retaining and reinforcing the significant trees and large extents of the native understorey that creates a backdrop to the more formal use areas.

Prior to any clearing or development within vegetated or low-lying areas, consideration will also need to be given to legislative requirements under appropriate legislation such as the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*, *Local Land Services Act 2013* and the *Biodiversity Conservation Act 2016*. Inclusion of areas within the remit of localised Landcare groups, the introduction of Vegetation Management Plans and application of the Terrestrial Biodiversity overlay requirements within the *Eurobodalla LEP 2012* are supported.

Along the Wagonga Inlet foreshore, native seagrasses and other marine vegetation including areas of mangroves (particularly in the north) are present. Much of these areas are outside the Plan of Management area, but nonetheless important to its setting and function. Of particular interest is the opportunity to create greater connection between the future role of the Swimming Centre area and foreshore. This also provides opportunities to highlight and display interpretive information relating to the marine environment, its connections to the broader natural area (e.g. Montague Island) as well as to marine-based food sectors such as the link to oyster growing.

### **Desired Outcomes**

The context of the Precinct is that it is highly activated and urbanised in some areas, whilst others have substantial shared heritage and history, or are relatively natural and have important environment and cultural significance. The landscape master planning process has sought to recognise and integrate these elements, ensuring that all are an important part of the overall design direction and which highlight that these elements are also important to the overall visitor experience.

Where impacts on natural areas are identified, all works must meet legislative requirements and efforts are to be made to offset any impacts through other supplementary works to increase the overall level of natural vegetation around the Precinct. In this way, a balanced approach to retaining and enhancing the natural and culturally significant areas presents both an opportunity to integrate new opportunities whilst providing an attractive natural backdrop and opportunity to better inform and educate users on the history and significance of the area.

### **5.2.8 Manage user group leases and licences**

#### **Existing Situation**

Council currently provides a number of leases and licences to Precinct user groups. This practice is consistent with local government requirements and these are generally supported by this Plan of Management. A use agreement on Crown land may also impact on Native Title rights and interests. Any use agreement issued on Crown land must be issued in accordance with the "future acts" provisions of the *Native Title Act 1993* (Commonwealth) and in accordance with Part 8 of the *Crown Land Management Act 2016* (State) unless Native Title has been extinguished. This will require written advice of Council's Native Title Manager that it complies with any applicable provisions of the native title legislation.

#### **Future Directions**

Council will continue to work with existing user groups and entities that have an interest in the Sport and Leisure Precinct. Council will continue to ensure that appropriate management systems are in place to facilitate this. In addition to these existing user groups, Council will also seek to increase the extent of use and the number of groups that utilise the site over time - particularly as and when new infrastructure is developed. This would potentially include, but is not limited to:

- Operators of existing and new infrastructure such as the Swimming Centre - particularly should the facility be further enhanced / developed alongside the ongoing use of the Leisure Centre and Visitors Information Centre
- Operators of ancillary uses, such as canteen / café and other services at the various facilities
- Operators of accommodation offerings, including the existing Narooma Easts Holiday Park and other occasional camping areas, such as the Bill Smyth Oval Reserve
- Event operators, including both commercial and community style events
- Adjoining land owners, including Club Narooma, where they have interests in the Precinct more broadly

Council will determine the appropriate form of these as applicable at the time of need.

#### **Desired Outcomes**

The intent is not to replace any existing user groups and their established activities, but to supplement this use where desired by Council with additional groups, operators and activities which have a relationship to the site and are consistent with the intent for its long-term use. This may result in additional user group agreements, and modification of existing user group agreements to best meet the needs of Council and Precinct users over time.

### **5.3 Development and Use**

The future development and use of the Narooma Sport and Leisure Precinct is generally set out in the landscape master plan drawings associated with this Plan of Management as provided in Appendix A. Further details of the intent and proposed infrastructure associated with the landscape master plan is also discussed in Section 5.4. This Plan of Management enables the development of the land consistent with the landscape master plan, and as the proposal moves to detailed design, the changes that may be required to the landscape master plan to establish and implement the intent thereof over the longer-term.

Other development may also be required from time to time that is not directly identified by the landscape master plan. Such development should be integrated with the directions and intent of the landscape master plan so as to not impact on its future implementation or intended outcomes. In particular, this Plan of Management does not prevent the implementation of infrastructure under the following:

- *State Environmental Planning Policy (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 and includes a wide range of infrastructure developments for sport and recreation activities.
- 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

For the avoidance of doubt, these activities remain possible under this Plan of Management over and above those specifically identified by the Precinct landscape master plan.

Future use of the Precinct is to include those parties authorised under Section 6 of this Plan of Management to enter into appropriate forms of agreement with Council in regard to that use.

## **5.4 Landscape Master Plan Intent**

In terms of the extent and type of infrastructure proposed, and how this would be used, there are three main Precinct areas that have been identified by the Precinct landscape master plan as follows:

- NATA Oval/Swimming Centre area and surrounds
- Bill Smyth Oval
- Wagonga Inlet Foreshore and Ken Rose Park, including connectivity with Field Street

The extent of development and use of each of these areas is summarised below and articulated on the landscape master plan drawings, as applicable to this Plan of Management, at Appendix A.

### **5.4.1 NATA Oval/Swimming Centre area and surrounds**

The proposal to modernise the Swimming Centre and establish greater integration with surrounding facilities is primarily related to taking advantage of the prime foreshore location. This would assist to consolidate uses and functions and support the longer-term business case for retention and expansion of the facility. This would include improving and better integrating the facility by engaging with offerings at adjoining sites, the natural surrounds of the Reserve foreshore, Bluewater Drive and beyond to Narooma Wharf.

The area would then be seen as a core visitor and passive recreation hub for the Narooma Flat area, with a range of opportunities to be more interconnected over the short, medium and longer term.



Over time, and subject to outcomes of the review of Eurobodalla Visitor Information Centres, other visitor functions could be transferred to the area, becoming a more integral part of the facility's operational parameters. This could be in the form of displays, kiosks or manned areas, though staffing could be shared with the staff that are already located at the site as part of future management arrangements.

With a high quality setting adjoining the foreshore reserve and Wagonga Inlet, the facility would also lend itself to being an attractive location to then stop and enjoy the area. A café or similar facility, perhaps initially as a 'pop-up' facility could encourage this, then being combined with e-bikes, wayfinding signage and other information to explore the loop walk around the broader Narooma Flat area.

Conversely, the area currently contains relatively disconnected facilities, with poor wayfinding to adjoining areas and engagement with the foreshore. The Leisure Centre could be more well-utilised over time, potentially working more in conjunction with the Swimming Centre as a combined indoor sporting and health Precinct. Similarly, recognition of NATA Oval as a public open space rather than a sporting asset would be appropriate. Key infrastructure and changes envisaged across the Precinct will include:

#### **NATA Oval**

- Installing necessary connections to support temporary infrastructure, such as power and water, and a suitable level area for temporary stage facilities.
- Removing the concrete cricket pitch.
- Provide additional seating opportunities with shade trees and water bowls for dogs
- Retaining the existing dog training, off-leash and market activities.

#### **Visitor Information Centre**

- Considering the role and future function of visitor information services through the Visitor Information Centre Review process.
- Should visitor services not be a core role into the future, considering other opportunities to repurpose the Visitor Information Centre building whilst retaining the museum features, such as exploring opportunities to use the space for other tourism, recreation or community purposes.
- Considering opportunities for the space adjoining the western side of the Visitor Information Centre, including the use of the area for event support space, adding picnic facilities and upgrading the adjoining toilets.

#### **Narooma Swimming Centre**

- Internal and external modernisation and renovation of the Swimming Centre buildings
- Preparation of a business case / feasibility study to provide enhanced aquatic, community health and fitness facilities, including the revisioning of the Swimming Centre to include:
  - food and beverage facilities to service pool patrons and other visitors.
  - opportunities to maximise community and visitor participation / experiences, including waiting spaces / visitor information and function space (and in conjunction / subject to the Visitor Information Centre review process).
  - pool equipment and facility upgrades.

- In undertaking above, consider short, medium and long-term options, including opportunities for temporary uses / spaces, or development of foreshore facilities and links in advance of more comprehensive redevelopment of the facility buildings if proposed.
- Increasing connectivity, both physical and visual, between the Swimming Centre foreshore and Narooma Wharf area.
- Developing the Swimming Centre foreshore frontage to be a public plaza / promenade that creates a strong sense of being an important location / destination, and which connects with the Wharf, adjoining water, foreshore loop walk and to the Swimming Centre.
- Provision of themed and interpretive elements to act as information, engagement and recreation space. Also includes picnic shelters to be located further to the north so as to provide picnic space that is accessible, but not seen to directly competing / blocking the views from the Swimming Centre area.
- Provision of commercial opportunities that support the area, including e-bike hire, kayak hire, tour sales and the like.

### **Narooma Leisure Centre**

- Focusing use of the Leisure Centre as a sporting and health orientated venue, with compatible events opportunities.
- Consideration given to reinforcing this use by relocating current exercise and related classes from the Swimming Centre to the Leisure Centre over time and as appropriate through further detailed planning.
- Consideration of additional spaces to support a greater range of public recreation and community uses, such as personal training and the like.

How these works would be envisaged in plan form are generally described in the Precinct landscape master plan drawings shown in Appendix A. Modification and internal building designs / use would be subject to further detailed planning and consultation through the life of this Plan of Management.

### **5.4.2 Bill Smyth Oval**

The Bill Smyth Oval Reserve area is a centrally located and well-used area with good connections to the wider context of Narooma Flat. The priority for the Reserve is to establish a second field to competition rugby league size to address field congestion and to mitigate the safety concerns related to the need to regularly relocate goal posts between AFL and rugby league games. There are also issues with the adequacy of the existing shared amenities building, particularly with respect to the number of changerooms given the level of use and rising female participation.

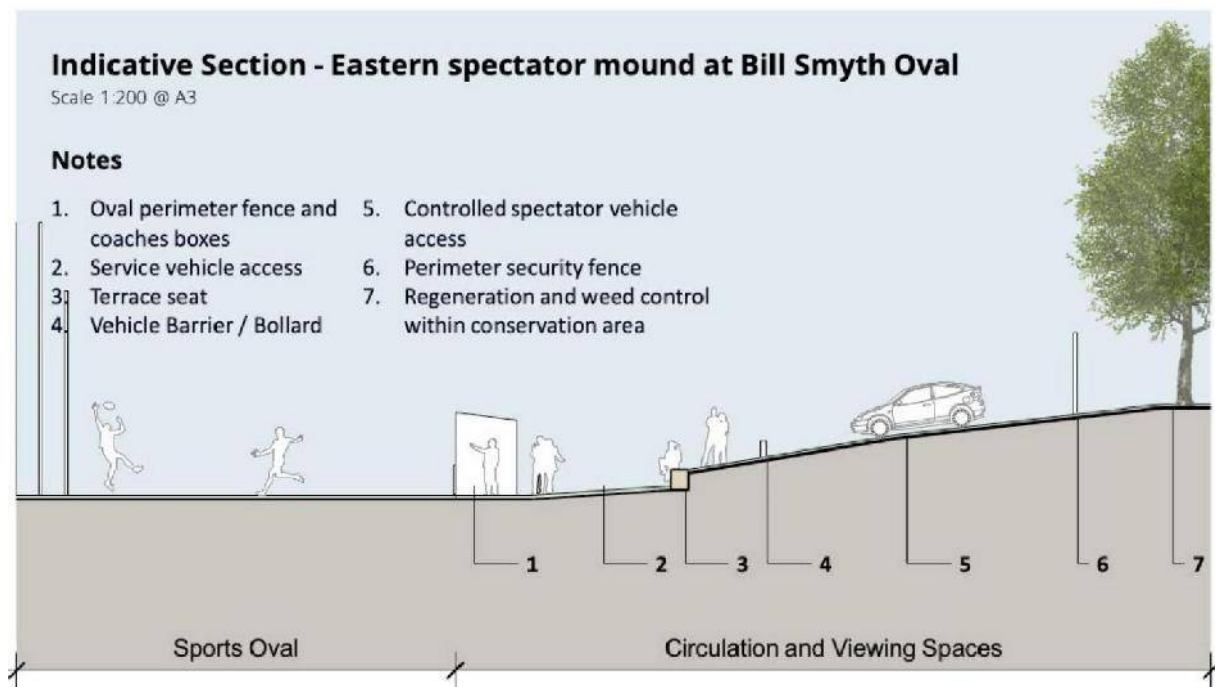
In addressing these issues, much of the existing oval footprint would be retained, with improvements being focused on useability and ensuring the needs of user groups are being met.

Key works include:

- Establishing a second playing field on the Reserve south of the existing oval, suitable for senior rugby league competition.
- Establishing a second sporting amenities facility to service the second field and upgrading and extending the existing sporting amenities building.

- Improved player and spectator facilities including mounds and associated facilities (including scoreboards) around the respective fields, including the appropriate management of vehicle access for safety and security.
- Relocating the netball court use to be closer to the tennis courts and sporting amenities buildings.
- Repurposing of the former netball court area as a player warm up space and social/spectator space, including removal of the existing court and returfing to a suitable standard.
- Retention of all tennis facilities, including space / potential for an additional court to be constructed on demand.
- Provision of parking spaces and access arrangements to suit new facilities, including the provision of landscape works and street trees to provide shade and amenity and a limited number of field facing spaces for car viewing opportunities (noting the vehicle access around the fields would remain available, albeit could be controlled when necessary given the compact nature of the new facilities).
- Incorporation of interpretative information regarding the Aboriginal Heritage Conservation Area and vegetation around the southern perimeter of the site, including a potential Indigenous art works.

How these areas would be envisaged in plan form are generally described in Precinct landscape master plan drawings shown in Appendix A. An indicative cross section of Bill Smyth oval in sporting use mode is also provided in Figure 19.



**Figure 19: Bill Smyth Oval - Indicative sporting use cross-section**

### 5.4.3 Wagonga Inlet Foreshore and Ken Rose Park

The Wagonga Inlet foreshore area, extending from the Swimming Centre in the south through to the Narooma Bridge in the north, provides for expansive and spectacular views to the east. Much of the area is a relatively narrow and linear space, located between the Narooma Easts Holiday Park and the waters' edge. On the northern end is Ken Rose Park, with relatively new / upgraded facilities including parking areas, amenities and picnic facilities.

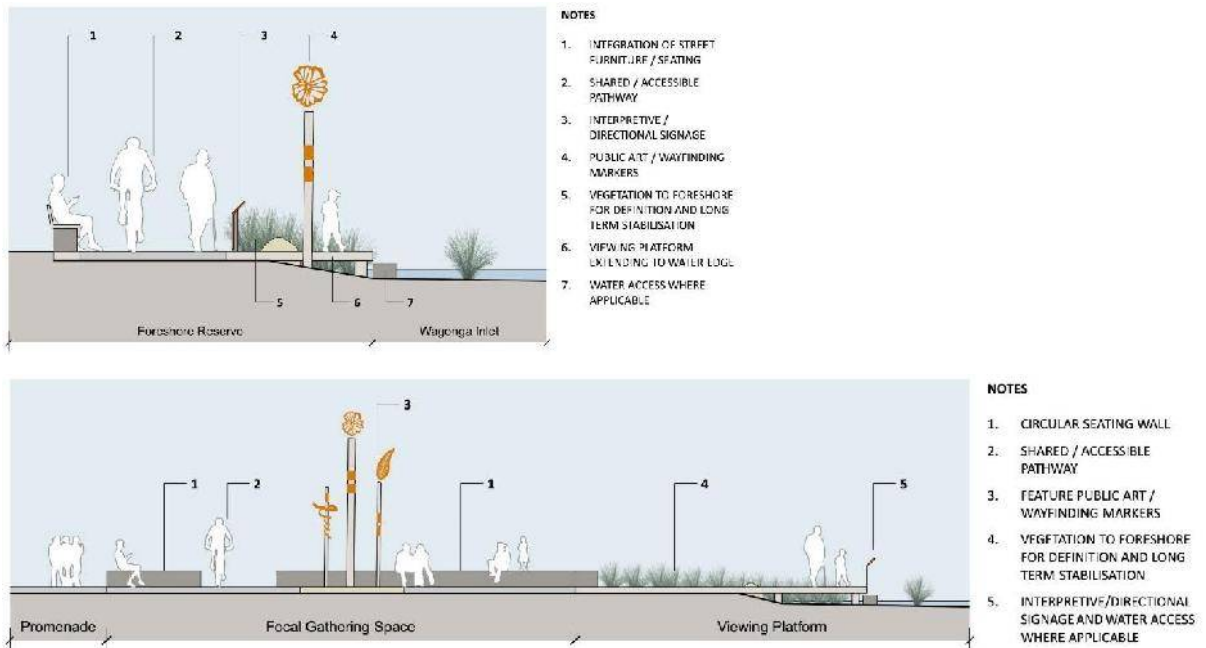
The foreshore area contains a consistent shared path, which is well used, and extends further to the north and south, as well as connecting to the western side of the Wagonga Inlet foreshore - effectively creating a Narooma Flat loop pathway system. To the west of the Narooma East Holiday Park is the Princes Highway and the main Narooma Flat retail strip. As a consequence, the Holiday Park can be seen as a barrier between the foreshore and the retail area - albeit the park is relatively open and no physical pedestrian barriers are in place.

Whilst much of the area would be retained as existing, some key changes would be expected to help break down the expansiveness of the area, provide regular intervals of rest, and to reinforce the Narooma Flat loop opportunities. Key works include:

- Reinforce the feeling of entry to the Precinct from the north by establishing a more substantial entry statement, either through themed artwork, landscaping or a combination thereof.
- Provide a pedestrian promenade through the Holiday Park from Field Street, enabling visitors to directly access the retail strip and foreshore, and creating a 'mid loop connection'.
- Create a new focal point at a mid-point along the foreshore area, aligned with the access from Field Street, providing seating and a viewing platform over the foreshore, with information and directional signage provided to help orientate visitors. (It is noted that with a long-term lease in place, the progression of this will need to be agreed by the current operator though is considered to have the potential to be beneficial to all parties.)
- Install large picnic shelter near the Swimming Centre where the foreshore space is comparatively wider and has a degree of separation from the Holiday Park, creating a space for family gatherings and establishing a new, though low key, foreshore picnic area.
- Opportunities also existing to provide more regular seating, smaller shelters / shade structures and exercise opportunities along the linear pathway.
- Erosion control and revegetation opportunities should be identified and align with relevant Coastal Management Plans and Flood Risk Management Planning outcomes for the area as and when these become available.
- Provide for safe pedestrian movement along the eastern edge of the Princess Highway and into the Holiday Park. It is that the area is constrained by the presence of the Avenue of Remembrance plantings, and careful design to incorporate this avenue wherever possible and feasible will be needed.

Whilst separated from the foreshore itself and formally not part of this Plan of Management, improvements to the parking and pedestrian movement / access arrangements along the Princes Highway would also be envisaged, along with improved traffic arrangements at the Field Street intersection to enable safer pedestrian movements.

How these areas would be envisaged in plan form are generally described in the Precinct landscape master plan drawings shown in Appendix A. A cross section of the foreshore generally and of the area through the Holiday Park / Field Street connection is also presented in Figure 20 below.



**Figure 20: Wagonga Inlet Foreshore - General cross section (top) / Holiday Park foreshore (bottom)**

## 6. AUTHORISED USES - LEASES, LICENCES AND OTHER ESTATES

Based on the Precinct areas as described in the previous section, the following uses / user groups are authorised under this Plan of Management.

### 6.1.1 Swimming Centre / Leisure Centre / Visitor Information Centre and NATA Oval

This Plan of Management authorises Council to enter into the most appropriate management arrangement for the Swimming Centre, Leisure Centre, Visitor Information Centre and NATA Oval areas, including the adjoining foreshores within the NATA Oval Reserve, with consideration of:

- Current and future benefit to the relevant sports, where applicable, and the local community and visitors to the area more broadly.
- Capacity to respond to the respective facility:
  - Long term asset maintenance requirements
  - Staffing needs and associated considerations
- Potential financial cost to Council of the facilities in their entirety or by segregation of the respective aspects of the facility.

Council may enter into leases or licenses with community or commercial operators, including but not limited to the following uses and facilities:

- Café and/or food related outlet/s
- Tourist kiosk or similar
- Community health and wellbeing related facilities
- Hire of goods, including but not limited to, e-bikes, kayaks and other goods and services generally associated with the enjoyment of the Reserve and adjoining waterways
- Swimming Centre facility, or parts thereof
- Leisure Centre facility, or parts thereof
- Visitor Information Centre facility, or parts thereof
- Meeting rooms or any other related building facilities
- Electric vehicle charging stations

Leases or licences may only be granted where they are consistent with the core objective for the General Community Use or Park categories (or Natural Area should such areas be included) of the land and are purposes nominated by the *Local Government Act 1993* (section 46(1)(b)), being public recreation activities or activities supporting the physical, cultural, social and intellectual welfare or development of persons.

### 6.1.2 Bill Smyth Oval facilities

This Plan of Management authorises Council to enter into the most appropriate management arrangement for the Bill Smyth Oval Reserve and its areas with consideration of:

- Current and future benefit to the relevant sports, where applicable, and the local community and visitors to the area more broadly.

- Capacity to respond to the respective facility:
  - Long term asset maintenance requirements
  - Staffing needs and associated considerations where relevant
- Potential financial cost to Council of the facilities in their entirety or by segregation of the respective aspects of the facility.

Council may enter into leases or licenses with community or commercial operators, including but not limited to the following uses and facilities:

- Food and drink related facilities
- Associated administration building facilities
- Overnight camping that is temporary in nature and associated with events on, or in the vicinity of the Reserve

Leases or licences may only be granted where they are consistent with the core objective for the General Community Use or Park categories of the land (or Natural Area should such areas be included) and are purposes nominated by the *Local Government Act 1993* (section 46(1)(b)), being public recreation activities or activities supporting the physical, cultural, social and intellectual welfare or development of persons.

## 7. IMPLEMENTATION ACTION PLAN

This section provides an ongoing management framework for the implementation of this Plan of Management and associated landscape master plan. This framework is identified through the Action Plan presented overleaf, which includes the minimum requirements of the *Local Government Act 1993*.

References to various elements included within the Action Plan are further explained below:

**Management Objectives:** Refers to the objectives identified in Section 5.2 of the Plan of Management.

**Performance Targets:** Provides performance targets that can be used to measure outcomes. This is in accordance with s.36(3)(b) of the *Local Government Act 1993*.

**Means of achievement of objectives:** Refers to options available to undertake actions that seek to meet the objectives. This is in accordance with s.36(3)(c) of the *Local Government Act 1993*.

**Manner of assessment of performance:** Refers to the ways that performance or success of the management process will be measured. This is in accordance with s.36(3)(d) of the *Local Government Act*



## Narooma Sport and Leisure Precinct Plan of Management - Implementation Action Plan

| Management Objective                         | Performance Targets  | Actions - means of achieving objectives  | Manner of assessment of performance  |
|--|--|--|--|
| 1. Maintain and grow tourism and events uses | <ul style="list-style-type: none"> <li>i. Increase visitation rates to the area</li> <li>ii. Increase the number of events undertaken within or adjoining the Precinct</li> </ul>  | <ul style="list-style-type: none"> <li>A. Maintenance of current facilities prior to new development by Council</li> <li>B. Development of new facilities that meet user requirements and in accordance with the intent of the landscape master plans</li> <li>C. Provision of event specific infrastructure to facilitate future use opportunities in and around NATA Oval</li> </ul>   | <ul style="list-style-type: none"> <li>i. Tourism data for the area</li> <li>ii. Number of events held within or adjoining the Precinct</li> <li>iii. Water and electricity services provided for event purposes within NATA Oval</li> </ul> |
| 2. Maintain and grow formal sporting use     | <ul style="list-style-type: none"> <li>i. Increase number / membership of sporting groups training / playing at the Bill Smyth Oval Reserve</li> <li>ii. Increase the range of offerings and number of users of the Leisure Centre</li> <li>iii. Swimming Centre remains a viable facility for Council</li> <li>iv. Increase number of sporting user groups utilising the Precinct as a whole</li> </ul> | <ul style="list-style-type: none"> <li>A. Maintenance of current facilities prior to any new development by Council</li> <li>B. Development of new facilities, including second field at Bill Smyth Oval (subject to approvals), that meet user requirements and are in accordance with the intent of the landscape master plan</li> <li>C. Leisure Centre activities are reviewed in conjunction with the Swimming Centre and opportunities identified to increase use over time</li> <li>D. NATA Oval remains suitable for dog training and dog off-leash use</li> </ul> | <ul style="list-style-type: none"> <li>i. Number of user groups that utilise the Precinct</li> <li>ii. Membership of sporting organisations</li> <li>iii. Number of sporting events / classes held per annum</li> </ul>                      |

| Management Objective   | Performance Targets  | Actions - means of achieving objectives  | Manner of assessment of performance   |
|--|--|--|---|
| 3. Facilitate increased passive recreation and public access | <ul style="list-style-type: none"> <li>i. Effective access arrangements and wayfinding around foreshore and to the Highway are achieved via a Narooma Flat loop walk and mid-loop connection</li> <li>ii. Facilities, such as seating and picnic facilities, are provided to enable passive enjoyment of open space areas</li> </ul> | <ul style="list-style-type: none"> <li>A. Narooma Flat loop walk and mid-loop connection on Field Street is identified, including appropriate directional, locational and information signage</li> <li>B. Street and park furniture are provided in accordance with the intent of the landscape master plan</li> <li>C. Opportunities to improve access across the Princes Highway, particularly at Field Street are identified and implemented</li> <li>D. Compliance with the <i>Disability Discrimination Act</i> 1992 is maintained through new works</li> </ul>   | <ul style="list-style-type: none"> <li>i. Narooma Flat loop walk, including all associated signage is implemented</li> <li>ii. Highway crossing points are improved in conjunction with Transport for NSW, including at Field Street</li> <li>iii. Street and park furniture has been implemented in accordance with the landscape master plan</li> </ul> |
| 4. Improve usage of underutilised infrastructure             | <ul style="list-style-type: none"> <li>i. New and existing facilities are able to be integrated through careful site planning and detailed design</li> <li>ii. Ongoing operation of the site is well co-ordinated, promoted and meets public and user needs</li> </ul>   | <ul style="list-style-type: none"> <li>A. A feasibility study / business case is undertaken to review future opportunities associated with the Swimming and Leisure Centres to identify future use directions, use of existing space and re-development of Swimming Centre buildings / infrastructure</li> <li>B. Determine future opportunities for the Visitor Information Centre building based on the outcomes of the 2020 Visitor Information Centre Review and appropriate expression of interest processes</li> <li>C. Ongoing review and design work involves relevant user groups and stakeholders and is regularly reported to a Working Group to be established for the project</li> <li>D. Improvements are made to NATA Oval to refocus from an open 'sporting' oval, to a more park-like look and feel including features as described in the landscape master plan</li> </ul> | <ul style="list-style-type: none"> <li>i. Feasibility studies / business cases are developed</li> <li>ii. Ongoing use of the Visitor Information Centre building</li> <li>iii. A Working Group is established to facilitate information gathering and feedback from key users</li> <li>iv. NATA Oval infrastructure and features are improved</li> </ul>  |

| <b>Management Objective</b>                             | <b>Performance Targets</b>   | <b>Actions - means of achieving objectives</b>   | <b>Manner of assessment of performance</b>  |
|---|--|--|---|
| 5. Define role and responsibilities with user groups    | <ul style="list-style-type: none"> <li>i. User groups have clear and defined roles established under site user agreements</li> <li>ii. User agreements reflect the scale of those roles and responsibilities</li> </ul>  | <ul style="list-style-type: none"> <li>A. On-site user groups have current, clear and appropriate agreements with Council, including integration of service level agreements</li> <li>B. Communication with and between user groups will be facilitated by Council to best meet the needs of groups and the broader community</li> </ul>   | <ul style="list-style-type: none"> <li>i. User group agreements are in place for each user and appropriately managed by Council</li> <li>ii. Effective management reporting opportunities are in place via effective communication</li> </ul>   |
| 6. Integrate signage, public art and wayfinding devices | <ul style="list-style-type: none"> <li>i. Effective and consistent signage palette and plans are in place through detailed design</li> <li>ii. Signage is consistent with branding of Council and the site as applicable</li> <li>iii. Signage is effective in the communication of upcoming events and activities that are occurring at the site over time</li> </ul> | <ul style="list-style-type: none"> <li>A. Signage and wayfinding designs and layouts are developed in accordance with the Eurobodalla Tourism Wayfinding and Signage Strategy and in conjunction with detailed design - including a whole of site approach</li> <li>B. Signage, branding and public art opportunities are integrated with new works or as funding opportunities arise and in accordance with the landscape master plan</li> <li>C. Where applicable, signage is maintained and updated to communicate regular events and activities</li> </ul> | <ul style="list-style-type: none"> <li>i. Signage palette and plans are available to guide implementation over time</li> <li>ii. Signage meets design requirements and able to facilitate the communication of upcoming events and activities</li> <li>iii. Public art opportunities are delivered as integral components of various areas</li> </ul> |

| <b>Management Objective</b>                                     | <b>Performance Targets</b>   | <b>Actions - means of achieving objectives</b>   | <b>Manner of assessment of performance</b>   |
|---|--|--|--|
| 7. Integrate, protect and enhance natural and cultural features | <ul style="list-style-type: none"> <li>i. Use of areas reflects and responds to their natural assets and constraints</li> <li>ii. Natural and cultural elements of the site are retained and integrated into use activities wherever possible</li> </ul> | <ul style="list-style-type: none"> <li>A. Appropriate detailed assessments are undertaken of natural areas to ensure proposed uses or developments are appropriate and managed in ways that respond to natural area needs - e.g. environmental sensitivity, erosion control, fire mitigation activities and weed control</li> <li>B. Where terrestrial biodiversity environments are identified in the LEP, mechanisms are put in place to maintain biodiversity, protect and enhance these areas</li> <li>C. Areas of cultural and heritage significance are recognised and appropriate consultation undertaken with relevant user groups as required</li> <li>D. Maintain or reduce energy, water and waste consumption</li> </ul> | <ul style="list-style-type: none"> <li>i. Environmental assessment is undertaken prior to development or disturbance of natural areas in accordance with relevant legislation</li> <li>ii. Environmental Management Plans / Coastal Management Plans / Landcare management plans are in place for recognised areas of high environmental value at Bill Smyth Oval and foreshore areas</li> <li>iii. Aboriginal cultural and other interpretation opportunities are realised</li> <li>iv. Water and energy use are monitored and waste audits undertaken</li> </ul> |

| Management Objective                     | Performance Targets   | Actions - means of achieving objectives  | Manner of assessment of performance  |
|--|---|--|--|
| 8. Manage user group leases and licences | i. User groups activities occur within the context of site user agreements with Council | <ul style="list-style-type: none"> <li>A. Council will ensure that use of the site is conducted in accordance with appropriate user agreements</li> <li>B. Council, in conjunction with respective user groups and relevant legislation, will determine the appropriate user agreements to be used.</li> <li>C. User agreements will include but are not limited to:               <ul style="list-style-type: none"> <li>i. Sporting and recreational groups, including competition sports, and other as applicable</li> <li>ii. Commercial entities and activities including events, retail and food outlets, and other uses such as electric vehicle changing stations, equipment hire and the like</li> <li>iii. Community groups and related activities, such as the Montague Arts and Craft Society and Narooma Dog Training Club</li> <li>iv. Camping and overnight stays in designated camping areas in support of event activities</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>i. Regular site users are captured within a user agreement, either with Council or another identified site user under subservient agreements</li> <li>ii. Legislative requirements are met</li> </ul> |

## 8. PLAN ADMINISTRATION AND MANAGEMENT

Council will administer this Plan of Management in conjunction with its other Plans of Management for individual sites and generic plans that incorporate a range of Categorised lands. Funding for ongoing development of the Precinct, generally in accordance with the landscape master plan drawings in Appendix A will be subject to the considerations of Council and the competing pressures for project funding.

Efforts have been made to secure external funding for the project and these opportunities will continue to be pursued. This will include both State and Federal programs, with funding opportunities and efforts to be co-ordinated with user groups as required.

It is intended that the Plan of Management will be reviewed within 10 years of the date of endorsement by Council.

## Appendix A – PRECINCT LANDSCAPE MASTER PLANS

# Narooma Sport & Leisure Precinct

## Plan of Management

### Landscape Master Plans



#### DRAWING SCHEDULE

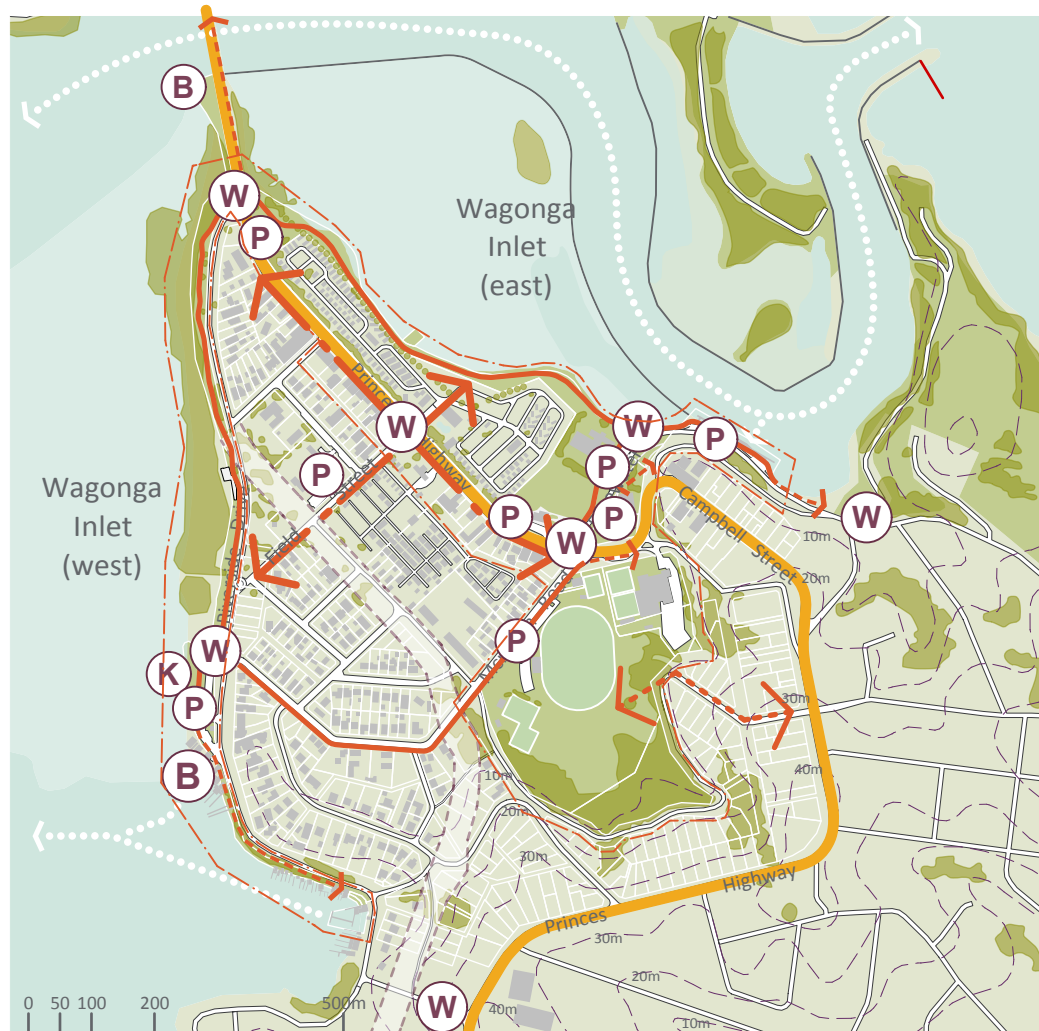
- |  |  |
|--|--|
| 01 Title Sheet   | 06 Detail Plan 2:<br>Bill Smyth Oval           |
| 02 Analysis Plan   | 07 Detail Plan 3:<br>Foreshore to Field Street |
| 03 Existing Site Plan  | 08 Detail Plan 4:<br>Ken Rose Park             |
| 04 Site Master Plan  | 09 Landscape Character Images                  |
| 05 Detail Plan 1:<br>Nata Oval, Swimming Centre, &<br>Leisure Centre |  |



November 2020







### Legend

- Primary vehicle route (Princes Hwy)
- Shared path
- Other pedestrian routes
- Informal pedestrian route
- Watercraft routes
- Public parking (off-street)
- Kayak Launch
- Boat Ramp
- Key wayfinding intersections

## Circulation & Wayfinding



### Legend

- Drainage swales
  - Localised drainage issues
  - 10m contours
  - Steep batter
  - Significant Vegetation
  - Heritage Significance
1. Narooma Bridge (not listed)
  2. Forsters Bay Boat Sheds (Narooma Marina)
  3. Smyth's Oval Aboriginal Heritage Conservation Area
  4. Old Sea Pool (not listed)
  5. Narooma Wharf (pylon)
  6. Light from Montague Island
  7. Old ferry approaches and crossing

## Environment & Heritage



### Legend

- Core Activity Nodes
- A. Narooma Marina
- B. Waterfront Commercial/Marina
- C. Quota Park
- D. Wagonga Inlet Foreshore (west)
- E. Ken Rose Park
- F. Retail Core
- G. Community Precinct (Information Centre, Leisure Centre, NATA Oval, Indoor Pool)
- H. Narooma Wharf
- I. Club Narooma
- J. Bill Smyth Oval
- Connections
- Significant Views

## Activity Nodes

# Analysis Plans



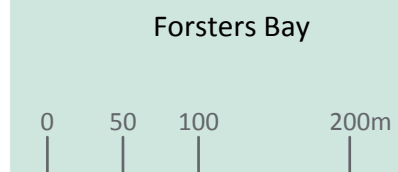


### Legend

- Plan of Management Area
- Heritage Conservation Area

### Notes

- |  |  |
|--|--|
| <b>A</b> Narooma Bridge                                | <b>K</b> Narooma Leisure Centre                |
| <b>B</b> Ken Rose Park                                 | <b>L</b> Narooma Wharf                         |
| <b>C</b> Wagonga Inlet Foreshore Reserve (east & west) | <b>M</b> Rotary Park                           |
| <b>D</b> Tourist Park                                  | <b>N</b> Australia Rock                        |
| <b>E</b> Retail Core                                   | <b>O</b> Club Narooma (Bowling Club)           |
| <b>F</b> Skate Park                                    | <b>P</b> Bill Smyth Oval                       |
| <b>G</b> Narooma Library                               | <b>Q</b> Aboriginal Heritage Conservation Area |
| <b>H</b> Narooma Visitors Centre                       | <b>R</b> Quota Park                            |
| <b>I</b> NATA Oval                                     | <b>S</b> Boat Ramp and Commercial Wharves      |
| <b>J</b> Narooma Swimming Centre                       | <b>T</b> Narooma Marina                        |



## Existing Site





### Legend

- Plan of Management Area
- Heritage Conservation Area
- Project Area Detail Plans
- 1 Detail Plan 1  
NATA Oval, Swimming Centre and Leisure Centre
- 2 Detail Plan 2  
Bill Smyth Oval
- 3 Detail Sheet 3  
Foreshore to Field Street
- 4 Detail Sheet 4  
Ken Rose Park

*Note: All proposed developments are subject to detailed design and required approvals.*

### Notes

- |  |   |
|--|---|
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">A</span> Ken Rose Park                          | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">F</span> Narooma Swimming Centre               |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">B</span> Wagonga Inlet Foreshore Reserve (east) | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">G</span> Narooma Leisure Centre                |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">C</span> Tourist Park                           | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">H</span> Club Narooma (Bowling Club)           |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">D</span> Narooma Visitors Centre                | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">I</span> Bill Smyth Oval                       |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">E</span> NATA Oval                              | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">J</span> Aboriginal Heritage Conservation Area |





**Detail Plan 1 - NATA Oval, Swimming Centre & Leisure Centre**





### Legend

- Plan of Management Area
- Heritage Conservation Area
- Existing Trees
- + Proposed Trees
- Proposed Plant Beds
- Existing Buildings and Structures
- Proposed Buildings and Structures
- Existing Lighting
- Proposed Lighting
- Entry Signs & Scoreboards

- Fencing and Barriers
- Spectator Seating
- Perimeter Security Fence
- Existing Security Fence to be removed

### Proposed Developments

- A** Pedestrian entry with signage to provide a physical and visual street presence on Highway.
- B** Replace existing former amenities building and water tanks with storage building.
- C** Cricket practice nets. Three synthetic pitches within chain mesh fencing. 12m bowlers run-up area south of nets with fencing at edge of car park.
- D** Formalised car parking (approx 68 spaces). Includes car spectator viewing, and overflow parking / vehicle access to Club Narooma as a more integrated component of the site.
- E** Expansion of existing amenities building to include additional change rooms, first aid room, bar and storage.
- F** Upgraded spectator seating / mounding.
- G** Reduce existing oval (160 x 115m fence to fence) by 5m on the southern end to accommodate second sports field to the south. Distance of 6.5m between fields.
- H** Coaches box, interchange bench, and officials box. Alternative location is western boundary.
- I** Install safety barrier (eg log/stone) with minimal ground work requirements to separate vehicles parking on hill from spectators.
- J** Bush regeneration and weed control within Aboriginal Heritage Conservation Area. Native vegetation within conservation area improved and expanded to offset disturbance from new sports field. Interpretive information also included regarding species and history.
- K** Extension of car parking along McMillan Road (45 spaces).
- L** New netball court location. Acrylic surface, fenced with lighting, and line marking / reverse goals for basketball.
- M** Extension of car parking to new multi-sports field also offering spectator viewing. Approx 55 spaces.
- N** Future use space for possible tennis court expansion or overflow parking / amenities access.
- O** Future use / warm up / overflow parking area.
- P** New multi-sport amenities building including covered terrace/seating overlooking field for spectators.
- Q** Large chainmesh fence at south end of new field and between fields (access gates at each end connecting with existing security fence). Also location for new scoreboards (facing each field), club branding, and spectator seating at base. Service vehicle access to also run between fields (6.5m distance between field fences).
- R** New multi-use sports field (116 x 68m with 5m surround) replacing existing training area. Field aligned as to have minimal impact on adjacent vegetation and conservation area. Field to include new lighting, perimeter spectator seating, drainage, and irrigation (subject to design and approvals).
- S** Movable spectator terrace seating.
- T** Restoration and regeneration of existing netball court area to allow for team warm-ups and informal use. Picnic facilities and alternative location for interpretive information regarding the Aboriginal Heritage Conservation Area.
- U** Informal pedestrian trail to Barker Parade retained.
- V** External accessible toilet (ie, single unisex) on the outside of the tennis club building.

**Detail Plan 2 - Bill Smyth Oval**





### Proposed Developments

- A** Formalise on-street parking and provide pathway and beautification along Tourist Park side of Highway to assist access and character of retail area. Detail design to integrate parking, pathways with existing Avenue of Remembrance planting.
- B** Improve pedestrian safety and priority with upgraded intersection at Field Street. May include widened pedestrian blisters, pedestrian refuge and/or formalised Highway crossing on western side of intersection aligned to new boulevard. Subject to approval by Transport for NSW.
- C** Upgrade boundary corners of intersection with consistent treatment of granite seating wall and native planting. Major wayfinding marker at southeast corner providing interest and directive information for visitors.
- D** New east-west pedestrian boulevard through Tourist Park from Field Street intersection to foreshore shared path to improve public access and safety. Consider including lighting, furniture, planting, directional signs and interactive/interpretive elements.
- E** Retain existing row of Norfolk Island Pine trees.
- F** Provide focal point at termination of boulevard. Could include a viewing platform, seating and interactive / interpretive information and feature.
- G** Existing on-site Tourist Park visitor parking to be formalised and made available for day users of Tourist Park facilities. Subject to agreement between Council and Tourist Park operator.

### Legend

- |  |                                   |  |   |
|--|-----------------------------------|--|---|
|  | Existing Trees                    |  | New streetscape and boulevard pavement        |
|  | Proposed Trees                    |  | Themed interpretive and interactive landmarks |
|  | Proposed Plant Beds               |  | Fencing and Barriers                          |
|  | Existing Buildings and Structures |  | Granite Stone Feature / Retaining Wall        |
|  |                                   |  | Plan of Management Area                       |

**Detail Plan 3 - Foreshore to Field Street**





## Proposed Developments

- A** New vertical gateway sign for Narooma Flat to provide entry statement / town gateway presence and engage with passing vehicles, cyclist, and pedestrians on shared path with interpretive and directional information for wayfinding purposes.
- B** Existing 'The Federation Arch' to be retained or readapted.
- C** New native planting gardens around perimeter of park to define park, control pedestrian circulation at edge of highway, and improve street appeal. Potential to retain timber bollards within beds and incorporate local vegetation consistent with streetscaping around Bluewater Drive roundabout.
- D** Existing Norfolk Pines to be retained and protected
- E** Provide low level plant beds around perimeter of amenity building to soften blank walls facing street and add bench seats to shared path edge.
- F** Maintain informal beach access. Stabilisation and protection of foreshore edge to be in accordance with Coastal Management Plan. Potential to include interpretive mud flat ecology information at access point.
- G** Retain street verge width for future highway works / widening.
- H** Consolidate Ken Rose Park sign with directional / community / regulation information. Remove existing cluttered signage.
- I** Potential new pedestrian path to link Ken Rose Park to highway footpaths, car park, and shared path.
- J** Plant bed with screen planting as a buffer between park and Tourist Park.
- K** Retain maintenance access to bin enclosure.

## Legend

- |  |                            |  |                                   |
|--|----------------------------|--|-----------------------------------|
|  | Proposed Trees             |  | Concrete Paths                    |
|  | Existing Trees             |  | New signs / entry markers         |
|  | Proposed Native Plant Beds |  | New furniture                     |
|  | Existing Norfolk Pines     |  | Existing Buildings and Structures |
|  |                            |  | Plan of Management Area           |

# Detail Plan 4 - Ken Rose Park



**SPORT & RECREATION**

**SWIMMING CENTRE AREA**

**PATHS & BOARDWALKS**

**INTERPRETIVE FEATURES**

**FURNITURE**

**VEGETATION & MATERIALS**



**Overview**

Consistency of materials and landscape will reinforce a cohesive and legible precinct. Palettes would be low-key in approach, utilising local / natural materials and plants that connect with the coastal surrounds. Key material and plant species recommended are outlined below and are in keeping with previous streetscape upgrade works within the area.

**Indicative Material List**

- GRANITE**  
Local stone and also used on training walls in inlet
- HARDWOOD TIMBER**  
Reflecting the maritime use on boats and wharves, as well as the saw mill history of the area
- CONCRETE**  
Robust cost effective material for coastal conditions
- STEEL (WEATHERED)**  
Reflecting maritime use and weathered character of the coast line

**Indicative Plant List**

| <i>Botanical Name</i>                    | <i>Common Name</i> |
|--|--------------------|
| <b>Native Tree</b>                       |                    |
| <i>Banksia integrifolia</i>              | Coastal Banksia    |
| <i>Lophostemon confertus</i>             | Brushbox           |
| <i>Ficus Rubiginosa</i>                  | Port Jackson Fig   |
| <i>Cupaniopsis anacardiodes</i>          | Tuckeroo           |
| <i>Eucalyptus botryoides</i>             | Bangalay           |
| <i>Eucalyptus robusta</i>                | Swamp Mahogany     |
| <b>Native Understory &amp; Grasses</b>   |                    |
| <i>Banksia integrifolia prostrate</i>    | Coastal Banksia    |
| <i>Xerochrysum bracteatum</i>            | Golden Everlasting |
| <i>Goodenia ovata prostrate</i>          | Hop Goodenia       |
| <i>Lomandra confertifolia 'seascape'</i> | Mat rush           |
| <i>Lomandra 'tanika'</i>                 | Fine leaf mat rush |
| <i>Melaleuca hypericifolia</i>           | Bottlebrush        |
| <i>Scaevola albidia</i>                  | White carpet       |
| <i>Themeda australis</i>                 | Kangaroo grass     |
| <i>Westringea fruticosa</i>              | Coastal Rosemary   |
| <i>Macrozamia communis</i>               | Burrawang          |
| <b>Foreshore</b>                         |                    |
| <i>Ficinea nodosa</i>                    | Knobby Club Rush   |
| <i>Carex appressa</i>                    | Tall Sedge         |
| <i>Poa spp.</i>                          | Tussock Grass      |
| <i>Atriplex cinerea</i>                  | Grey Saltbush      |
| <i>Carpobrotus glaucescens</i>           | Pigface            |
| <i>Lomandra longifolia</i>               | Mat-rush           |



## Appendix B – CONSULTATION SUMMARY BY SITE

# NAROOMA SPORT AND LEISURE PRECINCT PLAN OF MANAGEMENT

## CONSULTATION SUMMARY BY SITE

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### CONSULTATION ACTIVITIES

Consultation associated with the drafting of the Narooma Sport and Leisure Precinct Plan of Management was undertaken over two periods in April and in June 2019. Information gathered during 2016-18 consultation activities for the Recreation and Open Space Strategy 2018 was also incorporated.

A number of consultation techniques were used to provide opportunities for direct and indirect stakeholders engagement. This included:

- A workshop with community and business stakeholders including Narooma Men's Shed, Narooma Dog Training Club, Club Narooma (bowling club), Montague Arts and Craft Society / Visitors Centre operations, Macauley Family Investments, Narooma Rotary, Narooma School of Arts, Narooma Historical Society, Community Aquatics (pool operations contractors)
- A workshop and multiple meetings with sporting user groups associated with Bill Smyth Oval, including Narooma Devils Rugby League Club (Junior / Senior), Narooma Lions AFL Football Club, Narooma Netball, Narooma Tennis Club and Southern Eurobodalla Cricket
- Street "pop-up" stall for general community input and intercept discussions and survey
- Community survey (online and hard copy) which received a total of 143 responses
- Face to face meeting/s with the following external groups / organisations:
  1. Narooma Business Chamber
  2. Bill Smyth Redevelopment Committee
  3. Narooma Oyster Festival
  4. Montague Arts and Craft Society
  5. Wagonga Local Aboriginal Land Council
- Telephone discussions with the following external groups / organisations:
  1. Narooma Easts Holiday Park
  2. Narooma Dog Training Club
  3. Wagonga Local Aboriginal Land Council
  4. Narooma Wharf users / charter boat operators
  5. National Parks and Wildlife Service (Narooma)
  6. NSW Roads and Maritime Service (Wollongong Office)
  7. Business operators at Narooma Marina/ Commercial Wharf area
  8. Narooma Public School
  9. Narooma High School
- Face to face meetings with a range of internal Council groups including recreation planning, tourism and events, coastal and flood management, planning and sustainability, heritage, facilities, infrastructure, and community / arts. This included information conveyed at a meeting between Council and NSW Crown Lands (now the Department of Planning, Industry & Environment).
- Briefing session of Eurobodalla Shire councillors

The outcomes of the comprehensive consultation approach is summarised by site below, presenting the existing situation, key issues that were consistently raised, and what was most important to the community moving forward with the creation of the Plan of Management and associated master planning of the area.

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## **KEN ROSE PARK AND FORESHORE**

### **Existing use**

Ken Rose Park is a relatively accessible vehicle stopping point on the foreshore immediately after the Prices Highway bridge. The site contains parking and amenities for travellers, including a recently upgraded toilet block and picnic tables.

Adjoining the Park, there is potential to modify Riverside Drive at its connection to the Highway. This would see the "straightening up" of the intersection to increase safety and to provide additional manoeuvring space for southbound vehicles via a turning lane to Riverside Drive and/or Ken Rose Park.

### **Key issues of note**

- Provides a first impression / is a strategic entry, wayfinding /orientation site to Narooma
- Difficult to engage with passing visitors in vehicles given highway context
- Insufficient car park space for effective large vehicle manoeuvring within Ken Rose Park
- Relatively isolated area with limited useable space and few adjoining facilities / attractions
- Highway impedes east - west pedestrian / cyclist movement
- High quality setting within linear reserves more generally

### **What's important and how do we move forward?**

As the gateway to Narooma, there is a need to consider how people arrive, engage with the location and the subsequent relationship between this Precinct and others. Connectivity to the rest of the study area is very important and wayfinding can be improved to assist in encouraging those that do stop, to further explore both the immediate and broader location / attractions.

A key issue will include overcoming the vehicle orientated movement network, potentially utilising the reconfiguration of the Riverside Drive to continue to improve pedestrian crossings opportunities and safety (noting the recent construction of a pedestrian refuge).

Ken Rose Park, whilst remaining a valuable piece of visitor infrastructure, risks competing with the main "hubs" of the Narooma Flat area - the Retail Core and the NATA Oval / Swim Centre / Visitor Information Centre areas. In this context, the use of the area may be just as valuable in establishing a gateway landmark with associated landscaping improvements that are consistent with recent Narooma Flat upgrades (such as granite walls and local native planting palette) to create a visual connection to the area, whilst encouraging visitors to stop in Precincts further along the Highway.

The foreshore park / reserve areas play a valuable role in connecting users to the adjoining waterfronts. These are generally peaceful and attractive areas where more simple pathways, fitness equipment and interpretive / way finding information may be the extent of necessary infrastructure for users as they move between Precincts.

A Federation Arch in the northern section of the park was erected in 2001 to mark the centenary of Federation. This acts as an arrival marker, though at a scale that is more in keeping with pedestrians and cyclists rather than those arriving by vehicle on the adjoining highway.

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## **NATA OVAL / SWIM CENTRE / LEISURE CENTRE / VISITOR INFORMATION CENTRE AREA**

### **Existing use**

Whilst all in close proximity, the range of facilities remain quite separate and segregated, with uses that include:

*NATA Oval:* The site includes a large fenced dog off-leash area, and is also used for informal recreation. Formal use of the space includes the dog training group (use the area on Saturday afternoons and for special events), as well as hosting events such as monthly markets, annual Carols by Candlelight and other one-off events in recent years.

Previously a cricket ground, the original community vision and intent of this space was as a 'village common', though this broader use is somewhat compromised by the dog off-leash use with subsequent dog waste and style / extent of fencing being a conflict point with some events and general use. Establishing an alternative location for the dog training and off-leash facilities may have the potential to broaden the appeal and permeability of the space to a wider range of users and events should a suitable alternative be available.

*Narooma Visitors Centre:* Currently operated by the Montague Arts and Craft Society (MACS) who hold a lease and exhibit some of their art products onsite. The site is located adjoining the Highway and is easily identifiable by the 'iconic' replica lighthouse section of the building which houses the museum. The building also contains public toilets, which are in need of improvement.

A Council Review of Visitors Information Services in 2014 highlighted the increased running costs for the Centre as a consequence of the move from traditional foot traffic to digital engagement. This effect on reach and revenue across the sector still continues to be the case with visitation rates estimated at only approx. 5% of passing visitors.

There is potential to consolidate the visitor information function within other centrally located Council run facilities such as the Swimming Centre, thereby opening up the use of the space for other identified needs in the community such as arts, events or community uses, whilst retaining the street presence of the lighthouse landmark. It should be noted however, that any decisions around this would be subject to a more detailed review of the service, which would need to align with the Reserve purpose.

*Narooma Leisure Centre:* The space was originally an outdoor roller rink before becoming an indoor sporting facility which has had a new roof and internal works recently completed. External landscape and parking improvements also occurred with the recent streetscape upgrade project. An agreement with the PCYC allows use of office space and to run sporting and like programs.

The core use of the site is for sports with social netball, yoga and fitness classes currently being undertaken at times in the facility. The facility also caters for futsal, volleyball and basketball (not currently operating) and for school sport activities (though they are no longer using the venue). Council has attempted to increase activation of the site through specialised vinyl flooring and multipurpose line marking however it remains underutilised.

The centre is also a hireable space for events (e.g. travelling science shows) and occasional exhibition space (e.g. orchid club displays), however the sporting nature and amenity of the facility makes it less appealing for such events. The facility is however considered to be well equipped to deliver its sporting function should demand increase.

*Narooma Swimming Centre:* This facility is currently the only covered pool in the shire, with an outdoor splash pad recently constructed. The Swimming Club license allows for utilisation of the Club rooms which has external access. Located in a prime foreshore location, the configuration of the facility does not connect well with the surrounding area, with the back of house infrastructure presenting to Bluewater Drive and in close proximity to the foreshore.

Other matters of note with respect to the Swimming Centre include:

- The outdoor space to the south-west is underutilised
- The Visitor Centre currently refers users to the pool for the showers due to a lack of this amenity in their building
- The facility is well placed in proximity to the wharf and foreshore to increase its tourism function.

### **Key issues of note**

Whole of Precinct:

- Key strategic central Precinct in Narooma Flat and broader town
- Dedicated car park spaces including for large vehicles / RVs
- Quality setting adjoining foreshore reserve and Inlet, though relatively disconnected facilities, with poor wayfinding to adjoining areas and engagement with the foreshore

NATA Oval:

- Underutilised, but substantial centrally located public open space
- Conflicts and restrictions on usage due to existing infrastructure and designation of dog off leash area
- Potential for Village Green function to be revitalised to facilitate increased connectivity and multi-purpose community / visitor use

Visitor Information Centre:

- Well located and highly visible from highway with 'iconic' lighthouse street presence
- Visitor function impacted by trends to digital engagement
- Current lease expires in two years
- Space has adaptive use potential and recently upgraded setting

Narooma Leisure Centre:

- Sporting specific facility with specialty flooring, suitable for social and informal sporting activity
- Underutilised facility, with limited potential for alternative uses

Narooma Swimming Centre:

- Well located on foreshore with high potential for connection to surrounding area

- Aging and poorly orientated building infrastructure could be significantly improved
- Potential to act as an integrated space for visitation, foreshore activation and interaction with charter boat operators

### **What's important and how do we move forward?**

The Precinct's location is of strategic importance and has the potential to be a hub for community and visitor focus that links and guides users to the wider Narooma Flat area, and the variety of visitor attractions beyond (a hub and spoke model). All facilities in the area are relatively underutilised in some way and have potential for improved connectivity and expanded use.

*NATA Oval:* As a previously identified Village Green space, the current use and interaction with surrounding facilities means that despite being well located, utilisation is not necessarily meeting this regular and broader use opportunity. For example, a permanent space that is readily adaptable for event purposes could be located on the site, making the area a focus for both regular and irregular events over the longer-term.

Increasing connectivity through the space will also assist in creating this additional vitality, including between the foreshore, tourist / caravan park, Visitors Centre and beyond to the town centre. Shade trees and pathway connections could be improved through connect with surrounds on all sides and providing better definition of the space.

*Narooma Visitors Centre:* This facility would connect well with the public art theming suggested to commence in at Ken Rose Park with the lighthouse section being readily identifiable from the highway. Basic facilities, such as toilets and parking, are also important from a visitor and events perspective.

The provision of a dedicated museum and art gallery space could be possible within the current building (pending Visitor Information Centre Review process). Other options may also be considered, as long as they align with the overall Reserve purpose. The end of the current operational lease for the Visitors Centre (in two years) would be an opportune time to confirm future directions.

*Narooma Leisure Centre:* The facility is considered to be fit for purpose for relatively small indoor sport uses. Current demand is however low, and this could be increased within the capacity of the existing facility.

The specific nature of fit out for sports, including the synthetic flooring that can easily be damaged, is somewhat restrictive to other uses. A focus on the area for indoor sports and health services may therefore be the more logical option, with a focus on growing demand as the population also grows - particularly in younger age groups as predicted over the next 20 years.

However, this should not stop the facility being used for occasional appropriate events - particularly youth orientated events or as a smaller venue as part of a town or Flat wide event complimenting the neighbouring NATA Oval event space. Minor improvements of benefit to the facility include upgrades to signage and the entrance area.

*Narooma Swimming Centre:* As the only pool facility of its kind currently in the LGA, the Swimming Centre plays an important role for both the Narooma and broader community. There is however potential to change the configuration and to 'open up' the facility to the adjoining foreshore to create greater connectivity and activation. For example, a focal point could be created with café and

public plaza at northern side of the building, creating an interface between the Wharf, car parking areas and the foreshore - Narooma's greatest asset.

Wayfinding would need to be improved to assist in encouraging visitors to stop and explore the area. Well-placed signage, artworks, and improved line of sight to the foreshore area would all assist - particularly at and from the intersection of Bluewater Drive and the Highway.

More play and fitness elements could also be incorporated in the area, with other suggestions including making e-bikes / e-scooter rental available to encourage people to move explore the area.

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## **BILL SMYTH OVAL**

### **Existing use**

The Bill Smyth Oval Precinct contains a single oval shaped match field (AFL), within which is a rectangular field also used for rugby league. The oval is surround by a post and rail fence and a smaller rectangular practice field is also located outside this area to the south. A shared sporting amenities building and parking area are predominantly used for league and AFL games.

Tennis courts and a smaller tennis club room is located on the south-western part of the site, whilst a single netball training court is located to the east. All these areas are on a similar level, with the southern edge of the Precinct rising up in elevation and being largely vegetated throughout. Much of this southern elevated area is identified as an Aboriginal Heritage Conservation Area by Council's LEP. Part of the eastern portion of the Crown reserve is also used by Club Narooma for car parking.

As mentioned above, the league and AFL teams share the single-field facility for training and games with more than 400 members between the Clubs. This current shared usage of the field involves the installation and removal of league goal posts by volunteers which has been identified as a health and safety issue.

The current sporting amenities building is about 12 years old with two basic change rooms, central kitchen and referees' room. Three storage areas and public toilets (female and male) are also present. Funding has recently been sourced to improve the facilities with the lack of modern male and female change rooms being highlighted as an issue as the number of female participants increases.

Security fencing was installed in 2016 with a primary purpose of being able to control access to the oval to enable fee paying games that raise revenue for the clubs (e.g. on Grand Final Day).

The netball court is located on the far eastern side of the site away from the main sporting amenities and associated facilities. With no amenities in that locality, change rooms / toilets are not available. It is noted the netball team trains at Bill Smyth Oval, but competitions are centralised for the region at Broulee. The Tennis Club has five courts in total, two of which can be lit for night games. The area is generally self-contained with a small and basic tennis club building and toilets.

Other onsite buildings include a small pump station building located to the immediate west of the tennis courts, and storage building / water tank that was associated with the Croquet Club facilities that are no longer in use (now understood to be played in Dalmeny). The croquet lawn area is currently being utilised for car parking to the adjoining Club Narooma / bowling club.

In addition to its dominant sporting use, the Bill Smyth site is one of the three main areas in the wider network that has been used for major events such as a blues music festival. The site is well positioned to be further utilised for events in the future.

The vegetation south of Bill Smyth Oval approximately delineates an Aboriginal Heritage Conservation Area, as listed in Schedule 5 of Part 3 of Council's LEP. According to the heritage listing information:

*The remnant bushland surrounding of Smyths Oval, Narooma, is highly valued by the local Aboriginal community due to its association with pre and post contact heritage values. The area contains archaeological evidence of natural resource collection and tool manufacturing.*

*Oral histories indicate the area was utilised as a camping place in the early contact period. During this period, intergenerational social bonds were forged between families camped on the hill above the flat lands. Whilst cultural traditions were practised and transmitted to younger generations of Aboriginal custodians.*

Further, Council's Aboriginal Heritage Study 2005 - 2008 states:

*The rise above Smyth's Oval contains cultural heritage values associated with resource collection and ceremonial exchange. The area is also known as a historical Aboriginal camping area. As children Ted Thomas and others camped on the Narooma Flatlands. In the area of Bill Smyth Oval, Narooma, there is a scarred tree and ochre quarry [Chris Griffiths' consults 16.3.2006]."*

Careful consideration of this area and its relationship to the broader Precinct takes on even further importance from this perspective.

#### **Key issues of note**

- Centrally located and well-utilised facility with good connections to wider Narooma Flat area
- Need for a stand-alone Rugby League field to address field congestion and the need to regularly relocate goal posts
- Inadequate shared amenities building in regard to size and quality given the level of use and rising participation of female players
- Aboriginal Heritage Conservation Area and vegetation around the southern perimeter of the site requires careful consideration
- Configuration of space and existing courts / fields could be improved to accommodate current and future user needs

#### **What's important and how do we move forward?**

Alongside the protection of the identified Aboriginal Heritage Conservation Area, the need for an additional lit competition Rugby League field at the southern end of Bill Smyth Oval is a critical request that has been made by the Bill Smyth Oval Redevelopment Committee (which has representation from all user clubs excluding tennis). This would enable the area to be better managed to meet key club requirements.

The Cricket Club (currently at Dalmeny) may also be interested in exploring Bill Smyth as a venue, though given the differences in their seasonal play, this may not alleviate the situation at Bill Smyth, but may be an option to be further explored. Player and spectator facilities (mounding, portable



grandstands and benches) may also be required, noting the popularity of viewing games from vehicles at the present time.

Lighting across the site is an issue for existing fields and courts being currently 100 lux (50 lux at training) with Council having received a grant to enable upgrades. There are also facility-wide requirements for additional change rooms to cater to increasing participation of women, storage space and improved kitchen facilities. The Netball Club, which has no storage or amenities, has also requested an additional court.

The Redevelopment Committee has also been vocal in regard to their desire for a 2nd storey conversion on the existing building for a social space. There has been an ongoing conversation regarding design and feasibility in light of potential barriers to that avenue of redevelopment including ongoing operational costs, appropriateness of double storey design and utilisation.