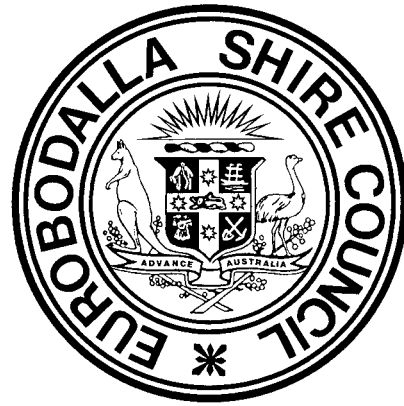


19th January 1999

Eurobodalla Shire Council



PLAN OF MANAGEMENT

Hanging Rock Recreational Reserve

Edition 1

ADOPTED

This Plan of Management was prepared by Eurobodalla Shire Council's Technical Services Division at the request of Department of Land and Water Conservation.

This plan is Edition 1 of the Plan of Management for Hanging Rock Recreational Reserve which is identified as part of Crown Reserve 66122 for Recreation and Resting Place and the whole of Crown Reserve 89980 for Community Centre.

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

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TABLE OF CONTENTS

TABLE OF CONTENTS	3
1.0 INTRODUCTION	4
<i>1.1 BACKGROUND</i>	4
<i>1.2 ABOUT THE PLAN OF MANAGEMENT</i>	4
2.0 THE STUDY AREA	5
<i>2.1 DESCRIPTION</i>	8
<i>2.2 EXISTING NATURAL ENVIRONMENT</i>	8
<i>2.3 EXISTING FACILITIES, USES AND MANAGEMENT ARRANGEMENTS</i>	9
<i>2.4 NATIVE TITLE</i>	9
<i>2.5 FINANCE</i>	10
3.0 BASIS FOR MANAGEMENT	10
<i>3.1 ROLE OF HANGING ROCK RECREATIONAL RESERVE</i>	10
<i>3.2 VALUES</i>	10
<i>3.3 OBJECTIVES FOR MANAGEMENT</i>	11
<i>3.4 ISSUES & STRATEGIES</i>	11
MANAGEMENT ACTIONS	12
<i>4.1 STRATEGIC PLAN</i>	12
<i>4.2 THE ACTION PLAN</i>	17
<i>4.3 MONITORING STRATEGIC PERFORMANCE</i>	19
<i>4.4 THE OPERATING PLAN</i>	19
<i>4.5 MONITORING OPERATING PERFORMANCE</i>	19
EXISTING CONDITIONS PLAN	20
CONCEPT PLAN	21
TABLE A: LAND INCLUDED IN THIS PLAN OF MANAGEMENT	22
TABLE B: OPERATING PLAN	23
TABLE C: PLANS FOR PROPOSED FACILITIES	29
ATTACHMENT 1: CAPITAL & MAINTENANCE RESPONSIBILITY OF EXISTING FACILITIES	33
ATTACHMENT 2: CONCEPT PLANS FOR POSSIBLE FACILITIES	35
ATTACHMENT 3: USER GROUPS USING THIS RESERVE	36
ATTACHMENT 4: PRINCIPLES OF CROWN LAND MANAGEMENT	37
ATTACHMENT 4: DRAFT PLAN OF MANAGEMENT - A HISTORY	38

1.0 INTRODUCTION

1.1 BACKGROUND

Eurobodalla Shire Council has been continually approached by a variety of local sporting and community groups seeking to utilise Crown land along the foreshore of Corrigans Beach at Batehaven to satisfy the specific needs of their individual group. To avoid ad hoc development of this foreshore area and ensure that the land is developed to its full potential in a way that will best meet the need of all user groups, it was resolved that a Plan of Management should be prepared for the whole site.

Council has been progressively developing a plan for that section of the foreshore known locally as Hanging Rock Reserve (see History Appendix A1). This process has involved consultation with all existing and proposed user groups, the general community and the Department of Land and Water Conservation. During this time a number of sporting and community proposals have been considered for development on the reserve, including the relocation of the old Court House building for use as a museum; construction of a performing arts centre and neighborhood centre; development of a new community centre with larger library; and an indoor sporting complex.

In 1992 two concept plans were exhibited by Council, for public comment and the outcome of this process has now become the basis for this draft Plan of Management.

A Plan of Management for the southern section of the foreshore of Corrigans Beach, incorporating Corrigans Beach parkland and the Glenhaven Caravan Park is presently being prepared as a separate Stage 2 document. When the draft of this plan has been finalised it will also be exhibited for public comment.

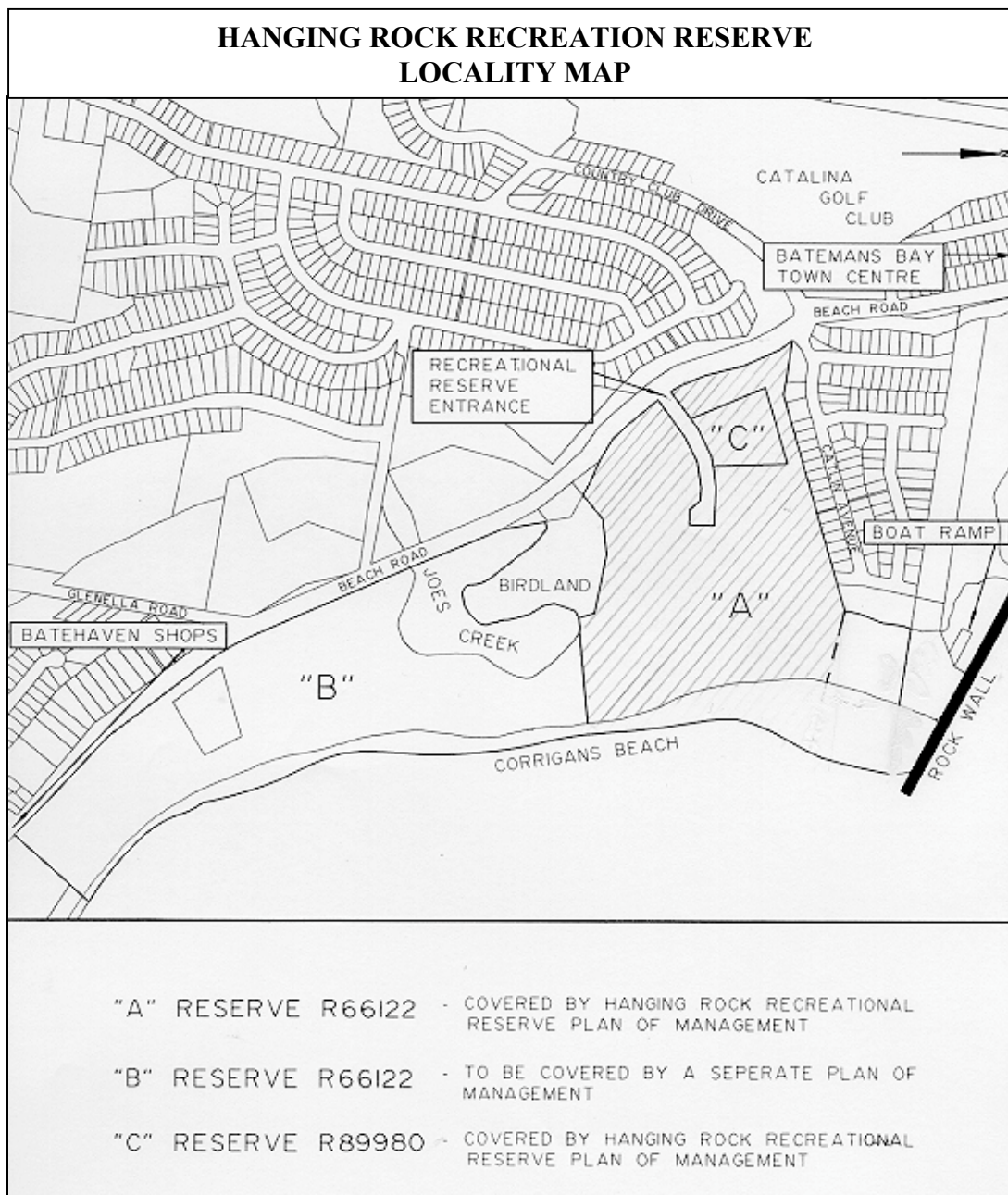
1.2 ABOUT THE PLAN OF MANAGEMENT

This Plan constitutes a Plan of Management which was prepared by Eurobodalla Shire Council and was exhibited for public comment by the Department of Land and Water Conservation under the provisions of the Crown Lands Act, 1989. All comments received were considered jointly by Eurobodalla Shire Council and the Department of Land and Water Conservation, and where appropriate, the plan was amended. The final plan was referred for adoption by the Minister for Land and Water Conservation, as a statutory Plan of Management under section 114 of the Crown Lands Act, 1989.

The main function of the plan will be to provide the Trust Manager (Eurobodalla Shire Council), the land owner (Department of Land and Water Conservation) and all users of the reserves with a working document, which sets out a statutory framework for future use, development and management of the area over the next 10-15 years. The strategies and actions outlined in the plan will be subject to a program of ongoing review and monitoring. Any proposed changes to the adopted Plan of Management will require the approval of the Minister for Land and Water Conservation. If the proposed alterations are regarded by the Department of Land and Water Conservation as being significant they would generally be exhibited for public comment.

The general aim of the Plan is to provide a strategy for the management of Hanging Rock Reserve that not only meets community expectations, but complies with current government policy, legislation and statutory planning requirements and will enable the area to be utilised sustainably for the benefit of all users. The principles of Crown land management as set down by the Crown Lands Act, 1989 (as detailed in Attachment 4) and the NSW Government's Coastal Policy 1997 provided the main basis for making decisions about the future use and management of this area.

2.0 THE STUDY AREA





From Beach road the Basketball stadium, carpark and Tennis Courts & Clubhouse can be seen filtered through a mature stand of casuarinas. Amongst the trees at the left is a possible site for an acknowledgement of Aboriginal Heritage.



Pictured above is the main entrance from Beach Road to the Hanging Rock Recreation area. In the background the Rugby Union Oval and clubhouse amenities building can be seen.



Pictured above are from the left, the dunal revegetation area, access path to Corrigans Beach, the Sailing Clubhouse building, and in the foreground, the carpark area.



Pictured is the Rugby Union oval in the foreground. The proposed new multiuse amenities building and kiosk will be located to the left of the existing Rugby Union Clubhouse building and will be shared by Australian Rules, Soccer and Rugby Union ovals.



A slightly elevated view of some of the twelve courts in the Tennis Court Facility.

2.1 DESCRIPTION

The Study Area comprise about 11.4 hectares and is located within the coastal zone on the eastern side of Beach Road at Corrigans Beach, Batehaven approximately 4 kilometers south of the Batemans Bay town centre (see Locality Map). The site known locally as Hanging Rock Reserve covers the northern section of Crown Reserve 66122 for Public Recreation and Resting Place and the whole of Crown Reserve 89980 for Community Centre as shown on the Locality Map. Both reserves are part of the NSW Crown Reserve System which is administered by the Department of Land and Water Conservation under the Crown Lands Act, 1989. Eurobodalla Shire Council has been appointed as the corporate trust manager of both reserves.

The majority of the site is cleared flat land, which has been developed as a regional sporting complex. A wide variety of sporting groups and local schools utilise the complex throughout the whole year with organised competitions being conducted by the local tennis, basketball, cricket, rugby union, Australian rules and soccer clubs.

The community centre reserve, which covers an area of 1.2 hectares, was created in December 1976 to enable the construction of a community centre for Batemans Bay. However, since that time a new Community Centre has been built within the Batemans Bay Central Business District and the old building is now essentially used as a basketball stadium. The Batemans Bay town library is also located on this reserve.

Hanging Rock Reserve provides access to the northern section of Corrigans Beach and the major regional boat ramp for Batemans Bay. It is also the headquarters of the Batemans Bay Sailing Club.

“Table A” contains property numbers and zoning details for the lands included in this Plan. Under Council’s Interim Development Order (IDO) No 3, four parcels of the land are zoned as Open Space 6(a) and two parcels are zoned for Special Uses 5 (a).

2.2 EXISTING NATURAL ENVIRONMENT

The site is basically flat land, which is extensively cleared of vegetation, apart from a vegetated dunal strip running along the beach and some small sections of screen/landscape plantings and stands of native casuarinas.

The site consists of areas of fill and the current dunal forms were shaped from sand dredged from the river mouth and boat harbour in the 1980s. This area was planted into in a major dunal stabilisation and revegetation project in the late 1980s.

The dune stabilisation plantings mainly consist of coastal wattle (*Acacia longifolia*), willow wattle (*Acacia saligna*), tea tree (*Leptospermum laevigatum*) with ground covers of spinifex (*Spinifex sericeus*), pigface (*Carpobrotus glaucescens*), American Pennywort (*Hydrocotyle bonariensis*) and sea rocket (*Cakile* spp.).

2.3 EXISTING FACILITIES, USES AND MANAGEMENT ARRANGEMENTS

Plan “M2385/P Sheet 1” shows the current boundaries of both the recreation reserve and the community centre reserve, together with all existing facilities located within the study area.

The recreation reserve contains tennis courts, football fields and cricket ovals, with five separate clubhouse / amenity buildings that are utilised by the various user groups listed on Attachment 3.

Within the present boundaries of the community centre reserve Council has established the Batemans Bay town library. A basketball stadium/community hall building is also sited on this reserve and is utilised for a variety of sporting and community activities.

A cycle/walkway runs along the western boundary of Hanging Rock Reserve adjacent to Beach Road and provides a linkage to the southern section of Corrigans Beach.

Since the rock training wall located at the northern end of Corrigans Beach was extended in 1989, there has been a significant build up of sand along the northern section of the beach. The level of accretion being experienced in this area accounts for the differing high water marks shown on plans.

To protect the sporting complex from dynamic coastal processes and storm surges, the man made dunal mounds at the northern section of Corrigans Beach have been fenced, vegetated and stabilised. These works have also resulted in the establishment of a new wildlife habitat and also provides an important buffer between beach and sporting complex activities.

To authorise and formalise the various user groups’ use and management of the sporting facilities established on Hanging Rock Reserve, six separate Management Committees have been established by Council. These committees were formed in accordance with Section 355 and 377 of the Local Government Act, 1993 and operate under written management agreements which detail their roles and responsibilities. Attachment 1 lists the current capital and maintenance responsibilities shared between Council and the Management Committees for the major facilities on the reserve.

2.4 NATIVE TITLE

It is the view of the Department of Land and Water Conservation that any Native Title interest which may have existed in the land contained within the Study Area has been extinguished. This decision is based on the fact that the whole area has been the subject of a “public work” as defined in the Native Title Act, 1993 (i.e. the whole of the area developed as Hanging Rock Reserve is reclaimed land).

However, it should be noted that the land within the study area is part of a large unresolved Native Title Determination Application (No. NC 96/29) which has been lodged with the National Native Title Tribunal on behalf of the Walbunja clans. This claim covers land and sea along the coastal strip from Jervis Bay to Narooma. A determination regarding this claim is expected to take a considerable amount of time.

2.5 FINANCE

2.5.1 OPERATING COSTS

The facilities on the reserve have been funded by a variety of sources. Eurobodalla Shire Council's funds the general mowing of the reserve and maintenance of roadways, carparks, underground services and signage. This work is mainly undertaken by the Parks & Reserves maintenance staff. Finance of other general maintenance of the structures and other facilities on the reserve are generally undertaken at the cost of users via the Management Committees.

2.5.2 CAPITAL IMPROVEMENTS

Major capital expenditures on new developments have in the past been funded by Council (Crown Reserve Funds) and users of the Reserve via the Management Committees. In some cases grants from Council and the State and Federal Governments have been successfully won.

2.5.3 SOURCES OF FUNDS

Management Committees raise funds via the charging of fees for use and also conduct other fund raising activities. The Fees and charges are set by Council in April each year and advertised for public comment during May for adoption in June.

These fees and charges are set on a partial cost recovery basis. The fees for 1998/99 are set out in Appendix 1.

3.0 BASIS FOR MANAGEMENT

3.1 ROLE OF HANGING ROCK RECREATIONAL RESERVE

The main function of Hanging Rock Reserve is as a regional sporting complex. However, it is also an important coastal recreation area which provides access to a popular swimming beach and regional boat ramp, and is presently the headquarters of the Batemans Bay Sailing Club. The reserve has also been developed with facilities, which provide for the educational, cultural and social need of the local community.

It is the vision of Eurobodalla Shire Council to continue to develop Hanging Rock Reserve into a quality multi-use sporting complex and educational access centre, which will meet the needs of the local community over the next 15 years. Part of this vision involves expanding the current community building to provide for improved library and educational facilities.

3.2 VALUES

From consultation with local sporting and community groups and the general public it has been established that the study area is valued by the community as an important meeting place for recreational, social, educational and cultural activities. The vegetated dunal buffer and foreshore area was also identified as having important scenic and environmental qualities, which need to be preserved.

As well as providing a scenic backdrop for the sporting complex, the vegetated dunal strip enhances the visual amenity from the beach and provides a natural buffer between sporting and beach activities.

The established vegetation also plays an important role in trapping sand, which would otherwise blow onto the sporting grounds and is valuable in providing additional habitat for native flora and fauna.

3.3 OBJECTIVES FOR MANAGEMENT

The management objectives of this Plan of Management are: -

- To provide a major multi-use recreational area based on community needs and within budgetary constraints.
- To increase the quality of recreational opportunities.
- To provide community facilities for both learning and recreation.
- To protect and enhance native vegetation, foreshore and dunal areas around Joes Creek and Corrigans Beach.
- To ensure that the area is effectively managed and sustainably developed for the benefit of all users.
- To encourage the active involvement of all users groups in the management of the area by representation on the appropriate Management Committees.
- To protect and enhance the natural and scenic qualities of the area.
- To provide a safe environment for all users of the study area.
- To minimise land use conflicts between user groups.

3.4 ISSUES & STRATEGIES

Issues are matters that arise periodically and have the potential to impact on the public use and enjoyment of the area.

The main issues and a summary of proposed developments for the Hanging Rock Recreational area are listed in the Strategic Plan on the following pages. A detailed list of proposed developments in the study area are listed in Table C.

The Operating Plan for the reserve which addresses the day to day issues which may arise are detailed in the Operating Plan in Table B attached. The Operating Plan identifies objectives and performance targets, the means for achieving these and the manner of assessing performance.

MANAGEMENT ACTIONS

4.1 STRATEGIC PLAN

STRATEGIC PLAN	
ISSUES / DESIRED OUTCOMES	STRATEGIES / ACTIONS
FUTURE USE OF THE RESERVE FOR COMMUNITY CENTRE	
<ul style="list-style-type: none"> the site is no longer required for siting of the Batemans Bay Community Centre. use of the site for sporting activities such as basketball is not in accordance with the gazetted purpose of this reserve. 	<ul style="list-style-type: none"> It is proposed that the whole of the Reserve for Community Centre be revoked and that the Basketball Stadium site and Tennis Courts clubhouse site be added to the Reserve for Recreation and Resting Place and that the remainder of the area be gazetted as a Reserve for Community Use (refer to the proposed boundard of the new Reserve for Community Use M2385/P Sheet 2).
UNIVERSITY ACCESS CENTRE / TAFE LECTURE ROOMS / LIBRARY	
<ul style="list-style-type: none"> It is proposed to expand the present library facility and also develop a University Access Centre and TAFE lecture rooms on the reserve. The University of Wollongong and the Illawarra Institute of Technical and Further Education will be providing a share of the capital development costs of the new building and will be a long term tenant. The public will be able to gain access to these Univeristy Access Centre/TAFE lecture room facilities through enrollment in education courses. The expanded Batemans Bay Library will remain a public library for the use of the general public. 	<ul style="list-style-type: none"> Given the nature of and period of occupation a long term lease would be the most appropriate means of formalising the arrangement. Propose that the University Access Centre / TAFE lecture rooms be occupied by way of long term lease agreements with the two parties being the University of Wollongong and the Illawarra Institute of Technical and Further Education. The terms and conditions and period of the two proposed lease agreements are to be investigated. These two proposed lease agreements are to be separately advertised and Crown consent sought.
DEVELOPMENTS AND IMPROVEMENTS	
<p>Any proposed developments listed below in this Plan must meet the following objectives:</p> <ul style="list-style-type: none"> Ensure all proposals are not in conflict with the Objectives for Management (Section 3.3), are in accordance with the gazetted public purpose of the reserve and the principles of Crown Land Management (Appendix A) and take into account the guidelines in the NSW Coastal Policy. Owners consent gained for all developments and improvements Compliance with appropriate zoning, development and building regulations. Facilities provided as planned by users within funding constraints and align with any Council adopted plans for local and regional recreational uses and form part of a shire wide pool of recreation assets designed to meet community needs. Maximise use of existing facilities before expanding or adding new facilities and facilities are not duplicated unnecessarily. That the recreation areas are well patronised and facilities enjoyed by the community. 	<ul style="list-style-type: none"> Relevant building approvals and owners approval sought for each development. Development to align with Landscape Plan. Monitor usage levels of existing facilities.

STRATEGIC PLAN**ISSUES / DESIRED OUTCOMES****STRATEGIES / ACTIONS****POSSIBLE DEVELOPMENT/ UPGRADING OF SPORTING FACILITIES**

<ul style="list-style-type: none"> • Enlarge existing basketball stadium and expand into an indoor sports centre. 	<ul style="list-style-type: none"> • Timing will be subject to the needs of users and funding.
<ul style="list-style-type: none"> • Replace existing rugby union and Australian rules amenities buildings with single central building which incorporates meeting rooms, public toilets, change rooms, viewing grandstand area and a general equipment storage area. • In order to meet the requirements of the Crown Lands Act the meeting room area proposed must be a multiuse area that allows reasonable access to all users. 	<ul style="list-style-type: none"> • Stage 1 Public Toilets and kiosk to be undertaken in 1998/99. • Stage 2 Change Rooms to be undertaken in 1999/2000. • Stage 3 Viewing grandstand area and meeting rooms timing will be subject to available funding. • The meeting room and amenities area will be a multiuse facility and it is envisaged that it will be managed by a Management Committee with representatives of all sporting field user groups on the Reserve.
<ul style="list-style-type: none"> • The possible construction of a skateboard park with suggested site marked on the Plan (M2385/P page 2) • Other sites located off this reserve are also being investigated for this facility. 	<ul style="list-style-type: none"> • Consult with skateboard park committee, local police, Sailing club, Australian Rules Management Committee over the proposed site if located within the area covered by this plan.
<ul style="list-style-type: none"> • Upgrade existing soccer amenities building and install lighting 	<ul style="list-style-type: none"> • Timing will be subject to the needs of users and funding.
<ul style="list-style-type: none"> • Construct a shared pedestrian/cycleway circuit through the reserve with exercise furniture located along the route 	<ul style="list-style-type: none"> • Established placement and exact location of pedestrian/cycleway in Landscape plan.
<ul style="list-style-type: none"> • Extend the boundaries of the present cricket ovals 	
<ul style="list-style-type: none"> • Construction of netball courts 	<ul style="list-style-type: none"> •
<ul style="list-style-type: none"> • Upgrade and expansion of existing tennis facilities. • New court 12 will require the removal of several mature casuarinas which are currently some of the few larger trees on the reserve. • First floor addition to Tennis clubhouse facility including clubrooms and viewing area (10-15 year timeframe). 	<ul style="list-style-type: none"> • Add new court No 12. • Resurface courts as required. • Plant new trees to replace those removed (placement to be identified in the Landscape Plan). • Construct brick practice area and wall and new half court. • Consider upgrade of a court to Championship use with grandstand seating. Possibly combined with first floor addition to clubhouse facility.
<ul style="list-style-type: none"> • To improve the condition of the playing fields. • Install under ground irrigation system for all sporting fields • There may be economies of scale and thus financial benefits in looking at the irrigation of playing fields as an option for the reuse of grey water in conjunction with other users in the Batemans Bay area. 	<ul style="list-style-type: none"> • Explore funding opportunities and options for the establishment of irrigation of the reserve using grey water.

STRATEGIC PLAN**ISSUES / DESIRED OUTCOMES****STRATEGIES / ACTIONS****FUNDING OF PROPOSED DEVELOPMENTS AND IMPROVEMENTS**

- It is Council policy that where possible proposed developments and improvements be funded by Management Committees who represent the user groups and to encourage applications for State and Federal Government Grants.
- Some Council funds may be available from Section 94 or Crown Reserve funds for assistance with development of some facilities.

- Council to make loan funds available to Management Committees for developing facilities according to this plan in accordance with Council loan fund policy and guidelines.
- Management Committees be encouraged to fund developments from user fees and charges and other fund raising initiatives as well as the provision of voluntary labour and materials.
- Council to provide assistance in the preparation of applications for State and Federal Government Grants.

COASTAL HAZARDS

- The Coastal Hazard Buffer Zone as shown on the Plan (M2385 Sheet 1) indicates the area to be restored and maintained.
- All existing areas within the buffer must be maintained and protected along the dunal area. Degraded sections must be restored and re-planted. The Acacia monoculture needs to be addressed to ensure the long term viability of the dune stabilisation works.
- Control vehicle and pedestrian access to the beach.

Landscape plan to :

- Assess Acacia monoculture and strategy to increase species diversity in Landscape Plan.
- Develop plan for restoration and revegetation of degraded sections.
- Define pedestrian access to Corrigans beach through Dunal Protection area.
- Assess drainage and pollution controls.

Proposed Works

- Rehabilitation of sand pit area to and replanting with grasses to stabilise.

VEHICLE ACCESS, PARKING AND SIGNAGE

- Need for controlled vehicle access.
- Further car parking spaces required as use grows.
- Vehicle access to the reserve is from Beach Road into the middle of the reserve.
- Traffic congested on Beach Road will require a review of traffic access to the Reserve in the next 10-15 years and an upgrade of the existing entrance and possible opening up of access to the reserve from Tuna Street, off Catlin Avenue.
- Improve overall landscaping and signage

- Install vehicle barriers where necessary.
- Formalise existing informal parking areas as required.
- Establish Tuna Street carpark, close Tuna Street access and possibly build new access road when demand increases and funding becomes available.
- Timing of any proposals to introduce alternative vehicle access arrangements to the Reserve will be driven by traffic congestion. On current estimates this could become necessary by 2008-2013.
- Full public consultation will be undertaken to ensure the best vehicle access solution is found given the potential impact on a residential area.
- Examine signage in Landscape Plan for the Reserve.

STRATEGIC PLAN**ISSUES / DESIRED OUTCOMES****STRATEGIES / ACTIONS****HANGING ROCK HISTORICAL VALUES**

- | | |
|--|---|
| <ul style="list-style-type: none"> • The Hanging Rock Recreational Reserve may have derived its name from a large Rock of that name which was removed from an adjacent Road Reserve for safety reasons in 1997. • The Rock was a strong visual feature of the area and its removal was felt by many in the community and in particular by the local Aboriginal Community. • When the Rock was removed it was removed in pieces and has been kept in order that it can be used in some way and if appropriate for the construction of some form of acknowledgement of Aboriginal Culture and Heritage. | <ul style="list-style-type: none"> • Consult with the local Aboriginal Community to investigate the type of proposal preferred and encourage the Community to become involved in the design, construction and placement of the physical structure. • Seek the consent of the DLWC for the final design and location any proposed structure. • If appropriate seek heritage or other funding sources for the project. |
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FUTURE USE OF SAILING CLUB BUILDING & SURROUNDING AREA

- | | |
|---|---|
| <ul style="list-style-type: none"> • The Sailing Club is considering relocation. The sailing clubhouse was constructed by the Sailing Club from their own resources, however if vacated the building will revert to control of Council as Trust Manager for the land. • Proposed development of the Sailing Club building has DA approval and Council funding allocated (\$30,000 for 1998/99) for extension but would not go ahead if sailing club relocate. | <ul style="list-style-type: none"> • If the Sailing Club moves location, the Clubhouse and storage building will become vacant and available for other users on the reserve. A possibility is as a multiuse facility for users such as future Netball Club, Playgroup, youth or general community use. |
|---|---|

SECURITY

- | | |
|--|--|
| <ul style="list-style-type: none"> • Vandalism on the Recreational Reserve has been a particular problem in the past. • The Rugby Club sought and gained Council DA approval and DLWC consent for a resident caretakers caravan and annex to be installed at the rear of the Rugby Club Amenties block in late 1991. Since that time two resident caretakers have occupied the caravan. • Security issue has been successfully managed with a resident caretaker arrangement. | <ul style="list-style-type: none"> ◆ Due to a number of considerations including construction of a new toilet block on the site and changes in legislation/legal interpretation for permanent caravans and caretaker status a review of the security arrangements on the reserve is required.
<i>Actions to be undertaken include:</i> • Explore options for other measures to improve security on the reserve including the possibility of working more closely with the Batemans Bay Police, local residents and the Management Committees in securing the area. • Ensure any agreements are ratified by Council and Department of Land and Water Conservation. |
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TENNIS COURT FACILITIES

- The Batemans Bay Tennis Courts Management Committee manages the facilities by delegation from Council.
- The tennis courts facility has expanded to a regionally significant venue of a very good standard of facility through the considerable efforts and skill of the Batemans Bay Tennis Courts Management Committee and the members of the Batemans Bay Tennis Club Inc.
- The Management Committee structure may no longer be the most suitable structure for Management of the facility given
 - a) the size and significance of the operations at the facility
 - b) the delegation of the day to day management of the facility to a coach/manager
 - c) possible commercial nature of any coach/manager arrangement.
- The Facility is now in a more mature stage of capital development with 11 of the 12 possible courts constructed and surfaces generally of a high standard. Over half of the courts are under lights and the clubroom amenities and facilities have been significantly improved in recent years. The operation of the facility has been generating surplus funds, which have been reinvested in the capital development of these facilities. Plans are in place for further development including the addition of the new court No 12 and construction of a brick practice wall. Longer term plans include addition of a 1st level to the existing Clubrooms/Amenities building and upgrading of court 4 to championship status with tiered seating.
- The facility may reach a point of generating more funds than required for development. The determination of the optimum timing of expansion and upgrading of facilities will need to be established.
- The objectives of this Plan of Management could be compromised if surplus funds generated by the facility are applied to ‘overimproving’ the tennis facility before it is actually needed or if the facility’s earnings potential is limited by increasing benefits to members or keeping prices too low. These matters need to be considered in future management of the facility.
- Consideration may be given to applying surplus funds to other tennis facilities in the region if the approval of DLWC was gained and/or applying any surplus funds toward other ancillary assets on the reserve such as landscaping plans, landscaping works, parking and signage.

- All of the above considerations need to be taken into account in any future management options.
- Proposed Actions*
- Explore options for the future management of the Tennis Court facility which ensure the continued unimpeded enjoyment of the facility by the community whilst ensuring any commercial components are subject to public competition.
- Any future options need to incorporate the following features:*
- Provide the major users of the facility, Batemans Bay Tennis Club Inc and its members, continued access to the courts for competitions and tournaments.
 - Fees and charges for the facility to be in alignment with other facilities in the shire.
 - Provide public access to the courts.
 - Any commercial operations (for profit) must be subject to public competition unless very good reason exists in the best interests of the community and with the agreement of DLWC.
 - Management Committee and Council to develop a strategic asset plan for the tennis court facilities addressing expansion requirements, current and predicted usage levels, asset replacement and maintenance requirements and a schedule for development triggered by usage levels.
- Options authorised by this Plan of Management include:*
- (A) Leasing the Tennis Court Facilities for a term not exceeding five years, in the first instance to the Batemans Bay Tennis Club Inc. Subsequent leasing to be decided by Council as Trust Manager in consultation with DLWC and the users of the facilities.
- OR
- (B) If the Management Committee arrangement remains in place and the Management Committee and Council as Trust Manager decide that it would be in the best interests of the Tennis Court Facilities and users for an exclusive Coach/Manager of the facility then this plan also authorises Council to enter into a Lease or Licence for the 'Exclusive Tennis Coaching Rights' at the facility for a period not exceeding five years. This would be required to be subject to public competition. Council would require the participation and extensive consultation of the Management Committee as representative of the users of the facility for this process. Funds received from any lease or licence would be available for further development of the Tennis Court Facilities and some contribution toward other facilities on the reserve.

4.2 THE ACTION PLAN

The table below lists all the major strategic actions to be undertaken over the next few years in order to effect the major elements of this Plan of Management. All proposed development referred to are incorporated into a Site Plan (M2385 Sheet 2) of proposed facilities.

Item	ACTION	Target Date
4.1.1	<p>Reserve For Community Centre</p> <p>⇒ DLWC and Council to survey the proposed new boundaries of the new Reserve for Community Use.</p> <p>⇒ DLWC to revoke the entire Reserve for Community Centre and simultaneously Gazette the new reserve for Community Use and the redefined boundaries of the Reserve for Recreation and Public Resting Place including the Basketball Stadium site and the whole of the Tennis Courts facilities site.</p>	<p>1998/99</p> <p>1998/99</p>
4.1.2	<p>Reserve and Boundary Definition</p> <p>⇒ DLWC and Council to negotiate an agreeable new boundary for the accreted land and the Reserve Boundary be redefined by Gazettal.</p> <p>⇒ DLWC to gazette the redefined boundaries of the Reserve for Recreation and Public Resting Place (preferable in conjunction with the gazettal of the additions listed in 4.1.1 above).</p> <p>⇒ Adjust boundaries for future entrance upgrade and possible roundabout.</p>	<p>1998/99</p> <p>1998/99</p> <p>1998/99</p> <p>To be established</p>
4.1.3	<p>Develop a Landscape Plan with a strategy for implementation.</p> <p>⇒ Seek Council allocation and grant funding for preparation of landscape plan.</p> <p>The Landscape Plan to incorporate</p> <p>⇒ The plan to address entranceway and signage and to clearly identify permanent natural areas, parkland/playing field areas and existing and future built areas with a transition landscaping plan for future built/field areas.</p> <p>⇒ A strategy for staged implementation and funding sources.</p> <p>⇒ Coastal Protection Buffer Zone:</p> <ul style="list-style-type: none"> ▪ Assess Acacia monoculture and develop strategy to increase species diversity. ▪ Define pedestrian access to Corrigans beach through Dunal Protection area. ▪ Develop plan for restoration and revegetation of degraded sections including fencing and pathways. <p>⇒ Vehicle access barriers</p> <p>⇒ Parking areas with plantings recommendations for shade and screening.</p> <p>⇒ Consideration of security issues (consult with Batemans Bay Police Community Safety officer)</p> <p>⇒ Consult user groups in design and encourage community involvement in implementation of landscaping initiatives.</p>	<p>1999/01</p>

Item	ACTION	Target Date
4.1.4	<p>University Access Centre/TAFE Lecture Rooms and Expanded Library</p> <ul style="list-style-type: none"> ⇒ Finalise architectural plans and submit DA and BA for Council approval and DLWC consent. ⇒ Investigate and prepare proposed lease agreements with University of Wollongong and Illawarra Institute of TAFE and submit to DLWC. ⇒ DLWC to advertise proposed lease agreements prior to gaining Ministerial Consent. ⇒ Leases to be signed prior to commencement of construction. ⇒ Construction of new centre to begin ⇒ Opening of new centre 	<p>1998/99</p> <p>1998/99</p> <p>1998/99</p> <p>1998/99</p> <p>1998/99</p> <p>1999/00</p>
4.1.5	<p>Central Amenities/ Clubrooms</p> <ul style="list-style-type: none"> ⇒ Finalise architectural plans and submit DA and BA for Council approval and DLWC consent. ⇒ Gain DLWC Consent for Stage I prior to commencement of construction. ⇒ Stage 1 Public Toilets and Kiosk area ⇒ Stage 2 Changeroom facilities ⇒ Stage 3 Upper level Multiuse Clubrooms and grandstand viewing area. 	<p>1998/99</p> <p>1998/99</p> <p>1999/00</p> <p>To be established.</p>
4.1.6	<p>Tennis Court Facilities</p> <ul style="list-style-type: none"> ⇒ Eurobodalla Shire Council and the Batemans Bay Tennis Courts Management Committee to establish best future Management Option and take action to bring into effect. ⇒ Eurobodalla Shire Council in consultation with the Batemans Bay Tennis Courts Management Committee to develop a Strategic Asset Plan for the asset replacement/upgrade and development of the Tennis Court facilities. ⇒ Gain DLWC Consent for any lease or licence over the facilities or rights to use. 	<p>1998/00</p> <p>1998/99</p> <p>as appropriate</p>
4.1.7	<p>Landscape Works</p> <ul style="list-style-type: none"> ⇒ Eurobodalla Shire Council to rehabilitate sandpit site. ⇒ Eurobodalla Shire Council to carry out restoration and revegetation of Coastal Buffer Zone prior to construction of Netball Courts. 	<p>1998/99</p> <p>1998/01</p>
4.1.8	<p>Hanging Rock Historical Significance</p> <ul style="list-style-type: none"> ⇒ Eurobodalla Shire Council to Consult with the local Aboriginal Community including the Walbunja Clan for their input to the development of an acknowledgement of Aboriginal Culture on the Reserve. ⇒ DLWC consent for the design and proposed location ⇒ Funding sources to be established. ⇒ Construction to be completed by 1/1/2000. 	<p>1998/99</p> <p>1998/99</p> <p>1999/00</p> <p>1999/00</p>

A detailed list of all the Proposed development and improvement works are also listed in Table C and shown on Plan M2385/P Sheet 2. The actual timing of these works will depend on the needs of users and the availability of funding. Each development has been approved in concept via this Plan of Management but will be subject to the gaining of relevant Council approvals and DLWC consent for the actual construction when development is required.

4.3 MONITORING STRATEGIC PERFORMANCE

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

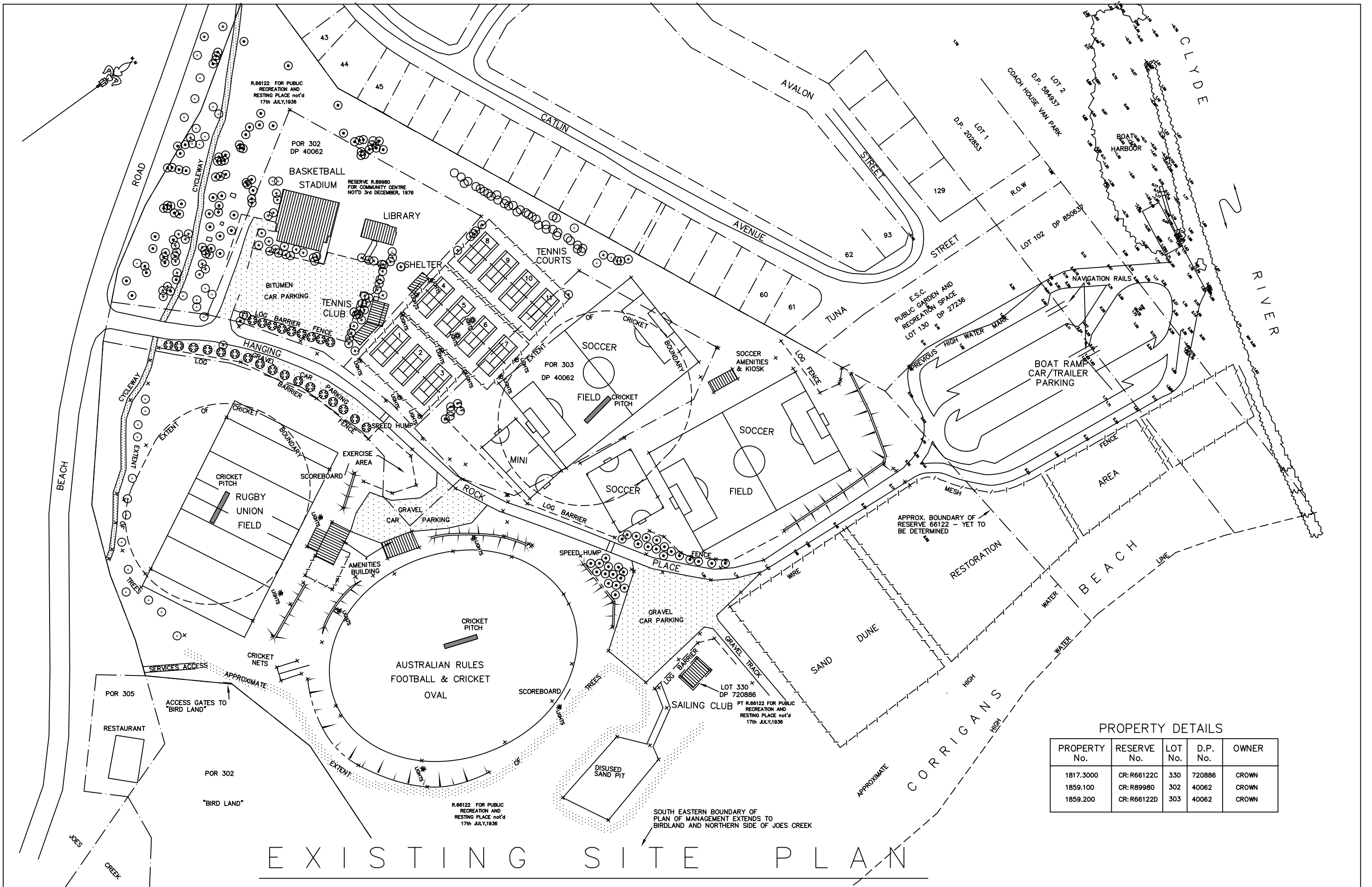
- Construction of new or expanded facilities carried out according to this plan and on schedule or as need arises.
- Increased use of facilities.
- Minimal coastal storm damage to the reserve and its facilities.
- Regrowth and vegetative cover in Coastal Protection zone.
- Minimal conflict in use of existing facilities
- No conflict in land use for future facilities.

4.4 THE OPERATING PLAN

The operating plan for the Reserve is set out in Table B attached. This plan covers all the major operating issues that have arisen or may arise and the objectives for these and the means for achieving these objectives.

4.5 MONITORING OPERATING PERFORMANCE

The success of the operating plan will be measured by a number of indicators which are set out in Table B alongside each operating issue.

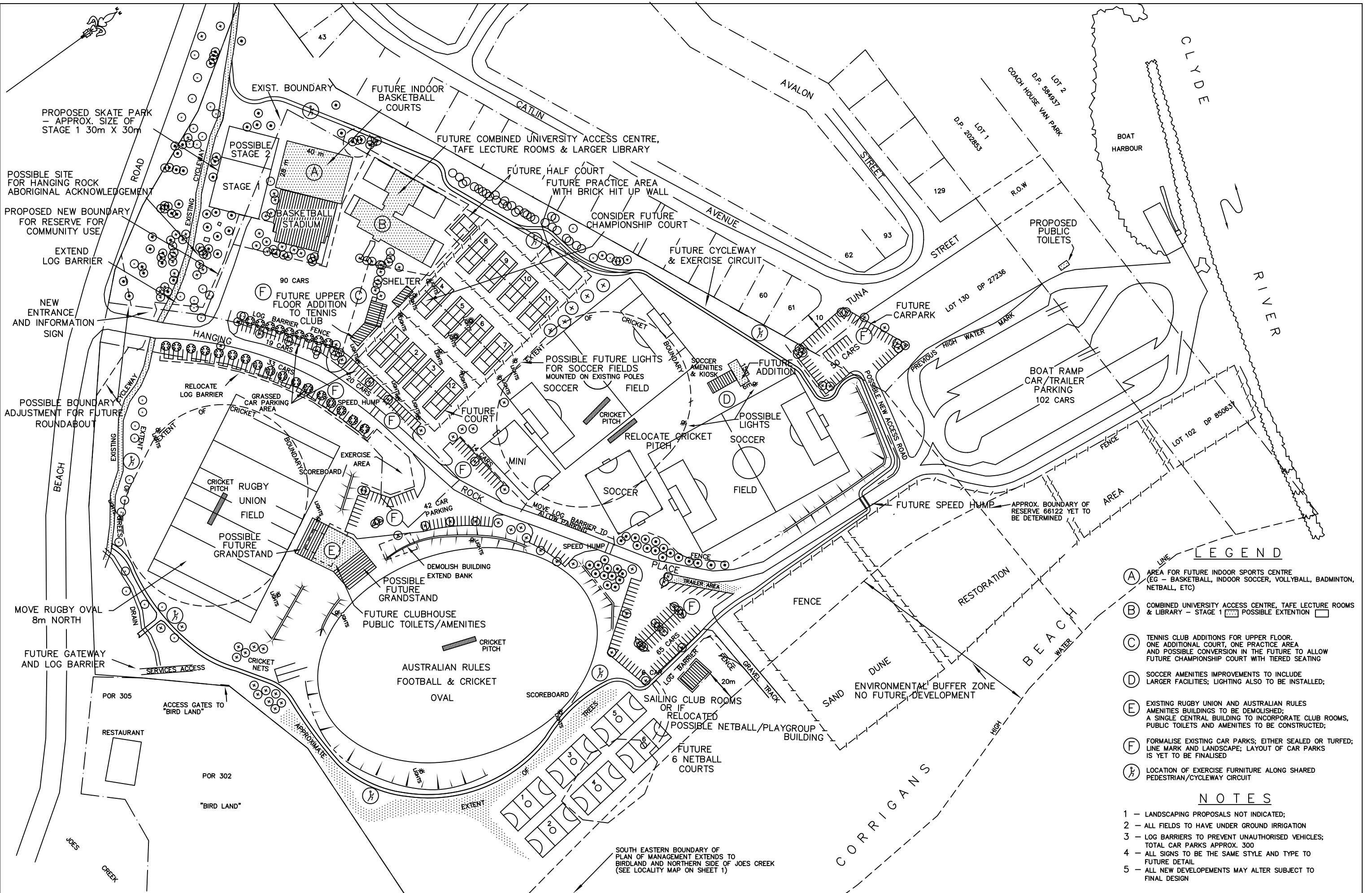


PROPERTY DETAILS

PROPERTY No.	RESERVE No.	LOT No.	D.P. No.	OWNER
1817.3000	CR:R66122C	330	720886	CROWN
1859.100	CR:R89980	302	40062	CROWN
1859.200	CR:R66122D	303	40062	CROWN

EXISTING SITE PLAN

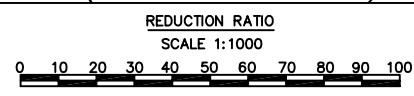
ORIGIN OF LEVELS	FILE NUMBER 91.3047	JOB No.	DESIGNED FOR _____ K.P.H.	REDUCTION RATIO SCALE 1:1000	APPROVED ON BEHALF OF EUROBODALLA SHIRE COUNCIL	No. AMENDMENT DETAILS	BY APPR. DATE		EUROBODALLA SHIRE COUNCIL BATEMANS BAY HANGING ROCK RECREATIONAL RESERVE BEACH ROAD EXISTING SITE PLAN - OCT. 1998	COUNCIL PLAN No. M 2385/P	
DATUM	SURVEYED	DRAWN	FORMATION WIDTH	0 10 20 30 40 50 60 70 80 90 100	W.SHARPE FOR SHIRE ENGINEER (SIGNED ON ORIGINAL)	A PLAN GENERALLY UPDATED JUNE 1997	GA		SHEET No.	1	No. OF
A.H.D.	FIELD BOOK	CHECKED	PAVEMENT WIDTH		DATE 4 - 8 - 92	B PLAN GENERALLY UPDATED OCTOBER 1998	GA		No. OF	2	



- LEGEND**
- (A) AREA FOR FUTURE INDOOR SPORTS CENTRE (EG - BASKETBALL, INDOOR SOCCER, VOLLYBALL, BADMINTON, NETBALL, ETC)
 - (B) COMBINED UNIVERSITY ACCESS CENTRE, TAFE LECTURE ROOMS & LIBRARY - STAGE 1 POSSIBLE EXTENTION
 - (C) TENNIS CLUB ADDITIONS FOR UPPER FLOOR, ONE ADDITIONAL COURT, ONE PRACTICE AREA AND POSSIBLE CONVERSION IN THE FUTURE TO ALLOW FUTURE CHAMPIONSHIP COURT WITH TIERED SEATING
 - (D) SOCCER AMENITIES IMPROVEMENTS TO INCLUDE LARGER FACILITIES; LIGHTING ALSO TO BE INSTALLED;
 - (E) EXISTING RUGBY UNION AND AUSTRALIAN RULES AMENITIES BUILDINGS TO BE DEMOLISHED; A SINGLE CENTRAL BUILDING TO INCORPORATE CLUB ROOMS, PUBLIC TOILETS AND AMENITIES TO BE CONSTRUCTED;
 - (F) FORMALISE EXISTING CAR PARKS; EITHER SEALED OR TURFED; LINE MARK AND LANDSCAPE; LAYOUT OF CAR PARKS IS YET TO BE FINALISED
 - (h) LOCATION OF EXERCISE FURNITURE ALONG SHARED PEDESTRIAN/CYCLEWAY CIRCUIT

- NOTES**
- 1 - LANDSCAPING PROPOSALS NOT INDICATED;
 - 2 - ALL FIELDS TO HAVE UNDER GROUND IRRIGATION
 - 3 - LOG BARRIERS TO PREVENT UNAUTHORISED VEHICLES; TOTAL CAR PARKS APPROX. 300
 - 4 - ALL SIGNS TO BE THE SAME STYLE AND TYPE TO FUTURE DETAIL
 - 5 - ALL NEW DEVELOPMENTS MAY ALTER SUBJECT TO FINAL DESIGN

ORIGIN OF LEVELS	FILE NUMBER 91.3047	JOB No.	DESIGNED FOR K.P.H.
DATUM	SURVEYED	DRAWN	GA/DB
A.H.D.	FIELD BOOK	CHECKED	
	LEVEL BOOK		
			NORMAL CROSSFALL
			PAVEMENT DEPTH



APPROVED ON BEHALF OF
EUROBODALLA SHIRE COUNCIL

W.SHARPE
SHIRE ENGINEER
(SIGNED ON ORIGINAL)
DATE 4 - 8 - 92

No.	AMENDMENT DETAILS	BY	APPR.	DATE
A	CHANGE COMMUNITY CENTRE AREA (INDOOR SPORTING COMPLEX DELETED) AS PER COUNCIL RESOLUTION ON 13.7.93	J.C.		25.11.93
B	COMMUNITY CENTRE MODIFIED	D.B.		14-11-96
C	PLAN UPDATED AS PER COUNCIL RESOLUTION ON.....	G.A.		10-11-98
D	PLAN UPDATED	G.A.		

DEVELOPMENT APPROVAL IS / NOT REQUIRED 2385P2



EUROBODALLA SHIRE COUNCIL
BATEMANS BAY
HANGING ROCK RECREATIONAL RESERVE
BEACH ROAD
PLAN OF MANAGEMENT

COUNCIL PLAN No.	M 2385/P
SHEET No.	2
No. OF	2

TABLE A: LAND INCLUDED IN THIS PLAN OF MANAGEMENT¹

Property No	Reserve Name	Area (ha)	Legal Definition	Reserve Category	Reserve No	Street Name	Locality	S.94 Plan	Zoning	Restrictions
1817-3000	“HANGING ROCK RESERVE” (SAILING CLUB)	0.0019	Lot/Por:330 DP 720886	SPORTING USE	CR:R66122C	BEACH RD	BATEMANS BAY	No	IDO 3 O/S 6(A) Draft Urban LEP 1996 Open Space 6a1	Restrictive C1 Policy – Yes Flood – Yes
1817.3200	“HANGING ROCK RESERVE” (RUGBY UNION OVAL)	1.184	Lot/Por: RES DP 758064	SPORTING USE	CR:R66122 G	BEACH RD	BATEMANS BAY	No	IDO 3 O/S 6(A) Draft Urban LEP 1996 Open Space 6a1	Restrictive C1 Policy – Yes Flood – Yes
1817.3210	“HANGING ROCK RESERVE” (OVERALL)	5.67	Lot/Por: RES DP 755902	SPORTING USE	CR:R66122 A	BEACH RD	BATEMANS BAY	No	IDO 3 O/S 6(A) Draft Urban LEP 1996 Open Space 6a1	Restrictive C1 Policy – Yes Flood – Yes
1817.3250	“HANGING ROCK RESERVE” (AUSTRALIAN RULES OVAL)	2	Lot/Por: RES DP: 755902	SPORTING USE	CR:R66122B	BEACH RD	BATEMANS BAY	No	IDO 3 O/S 6(A) Draft Urban LEP 1996 Open Space 6a1	Restrictive C1 Policy – Yes Flood – Yes
1859.100	“HANGING ROCK RESERVE” *COMMUNITY CENTRE	1.275	Lot/Por: 302 DP: 40062	SPORTING USE	CR:R89980	HANGING ROCK PL	BATEMANS BAY	No	IDO 3 Spec Uses 5 (A) Draft Urban LEP 1996 Open Space 6a1	
1859.200	HANGING ROCK (PART)	1.32	Lot/Por: 303 DP: 40062	SPORTING USE	CR:R66122 D	HANGING ROCK PL.	BATEMANS BAY	No	IDO 3 Spec Uses 5 (A) Draft Urban LEP 1996 Open Space 6a1	Restrictive C1 Policy – Yes Flood – Yes

¹ All zoning controls were under review as at the date of this plan.

TABLE B: OPERATING PLAN

TABLE B: OPERATING PLAN			
<u>MGT ISSUES</u>	<u>OBJECTIVE AND PERFORMANCE TARGETS</u>	<u>MEANS OF ACHIEVEMENT</u>	<u>MANNER of ASSESSMENT</u>
Landscape character	The landscape character is maintained in keeping with the landscape plan so that the Reserves built areas demonstrate a consistent character and amenity.	Consult with Landscape Plan prior to carrying out major maintenance or new works on the reserve.	The land is aesthetically in keeping with the Regional significance of the sporting facilities. Consistent and appropriate landscaping and structures.
Management and Administration – General	<p>Manage the reserves effectively and efficiently in order to provide a sporting recreation area of a reasonable standard which has a high level of use.</p> <p>Comply with the relevant statutory and regulatory obligations and ESC guidelines.</p> <p>Maintain the land and facilities in a safe condition.</p> <p>Ensure fair and equitable access for all appropriate activities subject to availability.</p> <p>Facilities meet all appropriate regulations for their purpose of use.</p> <p>Maximise use of existing facilities.</p> <p>Consult with the community in managing the land.</p> <p>Multiple use of facilities.</p>	<p>Manage the land in alignment with the adopted Plan of Management.</p> <p>Maintain an Asset Register and a Maintenance Plan for the land.</p> <p>Maintain the land in accordance with the Maintenance Plan.</p> <p>Maintain condition of environment and facilities so as to maximise public safety.</p> <p>Establish and/or maintain, where beneficial, active Management Committee(s) and ESC which delegates the day to day management of facilities.</p> <p>Promote use of the facilities.</p> <p>Where appropriate, an attempt should be made to contact the Management Committee(s) of a facility prior to commencement of any substantial works outside normal scheduled maintenance.</p> <p>Encourage multiple use of facilities.</p>	<p>Compliance with any relevant Acts and Regulations and ESC guidelines.</p> <p>The land and facilities maintained in a good condition.</p> <p>Good safety record.</p> <p>Reserves maintained within budgetary constraints.</p> <p>Active Management Committee(s) which represent users and user groups in a fair and equitable manner and comply with Management Agreement requirements.</p> <p>Cooperation between Council and the community in managing the land.</p>

TABLE B: OPERATING PLAN

<u>MGT ISSUES</u>	<u>OBJECTIVE AND PERFORMANCE TARGETS</u>	<u>MEANS OF ACHIEVEMENT</u>	<u>MANNER of ASSESSMENT</u>
Management and Administration – Sporting Fields and Amenities	<p>Sporting use facilities and areas meet community needs within budgetary constraints. Facilities be maintained to meet community needs in line with a user pays policy and Council budget constraints.</p> <p>Accessible and safe sporting recreation areas of a reasonable standard which have a high level of use.</p> <p>Management Committees maintain facilities and amenities in accordance with desired standards.</p>	<p>Maintain grassed areas by regular slashing/mowing to required standard as set by Council policy.</p> <p>Promote the use of the facilities.</p> <p>Support and encourage Management Committees to maintain facilities in accordance with desired standards and Management Committee Agreements.</p>	<p>Public Comment.</p> <p>High level of use of facilities.</p> <p>Facilities maintained to desired standard.</p>
Funding	<p>Sufficient funds for the maintenance of facilities to standards required.</p> <p>Maintenance of facilities is funded by users and Council funds according to Management Committee agreements.</p>	<p>Council and/or Management Committee(s) to recommend implementation of fees and charges, where considered appropriate, for use of facilities at a level to cover maintenance costs, loan repayments, or provision for future development.</p>	<p>Costs are met as per Management Agreements.</p> <p>Loan repayments paid on schedule.</p> <p>Sufficient funds to maintain facilities to desired standards.</p>
Soils, drainage and waterways	<p>Minimise soil erosion on the land.</p> <p>Waterways and wetlands healthy and clean of pollutants.</p> <p>Minimal flood damage to developed land.</p>	<p>Where appropriate, maintain surface runoff systems that dispose of water quickly in heavy rainfall and reduces risk of flooding of surrounding roads.</p> <p>Quality of stormwater runoff from maintained recreational surfaces (eg sporting fields) meets State and Federal Government guidelines and Council requirements.</p> <p>Restrict access to flood prone areas during severe wet periods.</p> <p>Monitor drainage during heavy rainfall.</p> <p>Monitor quality of stormwater runoff in identified sensitive areas.</p>	<p>Minimum damage to playing fields after heavy rain and following submersion due to flash flooding.</p> <p>Surfaces suitable for submersion in flood zones.</p> <p>Meet standards for quality of stormwater run off.</p> <p>Minimal damage to land and adjacent lands from soil erosion.</p>

TABLE B: OPERATING PLAN

<u>MGT ISSUES</u>	<u>OBJECTIVE AND PERFORMANCE TARGETS</u>	<u>MEANS OF ACHIEVEMENT</u>	<u>MANNER of ASSESSMENT</u>
Pesticides, Herbicides and Fertilisers	Storage, handling, use and disposal of pesticides, herbicides and fertilisers to be carried out in accordance with the requirements of relevant Acts, the EPA, Dept of Primary Industries and/or Council requirements. Minimal impact on environment.	Develop and maintain an operating plan for the storage, use and disposal of pesticides, herbicides and fertilisers that meets the guidelines. Encourage minimal chemical and fertiliser usage to limit impact on environment. Choose the safest product with regard to health and the environment.	Safe and responsible chemical and fertiliser usage. Minimal impact on the environment.
Noxious Weeds and Feral Animals	Maintain the land free of noxious weeds and feral animals in accordance with Council guidelines.	Manage the eradication of any declared noxious weeds. Take effective steps to keep the land free of foxes, rabbits and other feral animals.	No evidence of noxious weeds on the land. Minimal evidence of feral animals on the land. Compliance with EPA, Department of Primary Industries and ESC.
Fuel, Oil & Other Hazardous materials	Storage, handling, use and disposal of fuel oil and other hazardous materials to be carried out in accordance with the requirements of the relevant Acts, the EPA, Dept of Agriculture and/or Council requirements. Minimal impact on environment.	Develop and maintain an operating plan for the storage, use and disposal of fuel, oil and other hazardous materials that meets the guidelines.	Safe and responsible chemical usage.
Signs	Only approved signs be erected on public reserves.	Council is consulted for all proposed signs and where appropriate DA approvals be gained prior to the erection of any signs.	Only approved signs exist on public reserves.
Prohibited activities	To minimise maintenance requirements and preserve the safe condition of the reserve.	Notices erected and maintained listing prohibited activities.	No prohibited activities observed or reported.

TABLE B: OPERATING PLAN

<u>MGT ISSUES</u>	<u>OBJECTIVE AND PERFORMANCE TARGETS</u>	<u>MEANS OF ACHIEVEMENT</u>	<u>MANNER of ASSESSMENT</u>
Occupation and conduct of activities by way of Lease and Licence for periods greater than 12 months.	That all non Management Committee occupation and activities be formalised where appropriate by way of Lease or Licence. Public access to the Reserve in accordance with Crown policy. The Lease or Licence reflects the intent of this Plan of Management.	All such proposals are referred to DLWC for comment after consideration by the Trust but prior to the Trustees approval. All Leases or Licences are conditioned to reflect the intent of the Plan of Management. Consent to all new agreements address any reasonable and relevant objection to a past Lease or Licence. All Leases and Licences are subject to public competition upon expiry.	No Lease or Licence upon the Reserve is approved by the Trustee without DLWC consent. An expression of interest is called for each renewal.
Occupation and conduct of activities for periods of less than 12 months.	That all non Management Committee activities for periods of less than twelve months be formalised where appropriate by way of a temporary Licence.	Temporary Licences are only granted for the purposes prescribed under clause 34 of the Crown Lands Act.	No Temporary Licence is granted for a purpose other than those prescribed under clause 34 of the Crown Lands Act.
Occupation and conduct of activities by Management Committees.	That all Management Committee occupation and activity reflects the intent of this Plan of Management.	Establish clear Management Agreements.	Compliance with the Management Agreements.
Encroachment on Crown Land	Encroachments be identified and dealt with promptly according to Council Policy.	Regular inspection of the Land for encroachments and in response to complaints. Respond to encroachments according to Council Policy.	Public Comment. Encroachment matters resolved promptly. Clearing of vegetation
Clearing of vegetation	No clearing of vegetation without prior consultation with Council	Refer to Council for approval for any proposed clearing of vegetation.	No unauthorised clearing of vegetation.
Facilities: Parking & vehicle access	Parking in identified car parking zones where possible to limit impact of erosion or other damage to the Reserve. Vehicle access limited to formal roads and parking areas (except for service vehicles).	Access to parking areas safe and clearly signed. Log barriers and formalised car parking areas defining authorised vehicle areas.	Low impact on land surfaces. Some shade in formal parking areas.
Facilities: Exercise Equipment	To provide safe equipment in identified exercise areas within Council resources and according to Council policy and guidelines.	ESC to inspect the safety of the equipment at regular intervals or on request and repair any damage promptly.	All equipment and surfaces below equipment are in good condition. Achievement of high use levels of all equipment.

TABLE B: OPERATING PLAN

<u>MGT ISSUES</u>	<u>OBJECTIVE AND PERFORMANCE TARGETS</u>	<u>MEANS OF ACHIEVEMENT</u>	<u>MANNER of ASSESSMENT</u>
Facilities: Public Toilets	Provide one public toilet on the Reserve and open other amenities areas to meet increased demand during specific events. The facilities are to be of a good condition and are to be in accordance with Council Business Plans as determined by Council policy and priority lists.	Regular cleaning. Maintain to a good condition.	Public Toilets accessible to all, that are clean and in a good condition.
Facilities: Flood Lights	User funded flood lights, where appropriate. Minimise impact on surrounding residents.	Fees & charges levies to recover costs of power and maintenance – sale of token where appropriate. Maintenance of lights for year round use. Maintenance as required. Annual inspection. Consider impact on residents for any change to level of existing lights or addition of new lighting.	Uninterrupted use of lights as required. Costs of power and maintenance met by users. Floodlights in safe and good order.
Facilities: Playing fields	To provide a safe level grassed surface in a reasonable condition for sporting and recreational use. Improve condition of playing fields. Line marking and field boundaries as per user group requirements within established playing field zones.	Regular mowing/slashing of cut grass areas. Regular inspection of condition of fields with surface maintenance identified and carried out as funds become available. Develop strategy for underground watering system and grass improvement program. Line marking by user groups as required. Goal posts and field equipment established and maintained by user groups as required.	Fields are maintained to a reasonable condition. High level of use. Public comment. Responsible user of fertilisers.

TABLE B: OPERATING PLAN

<u>MGT ISSUES</u>	<u>OBJECTIVE AND PERFORMANCE TARGETS</u>	<u>MEANS OF ACHIEVEMENT</u>	<u>MANNER of ASSESSMENT</u>
Development & Improvements	<p>Owners consent gained for all developments and improvements.</p> <p>In accordance with the gazetted public purpose of the reserve.</p> <p>Compliance with appropriate zoning, development and building regulations.</p> <p>Facilities provided as planned by users within funding constraints.</p> <p>In harmony with existing facilities and landscape character.</p> <p>Align with any Council adopted plans for local and regional recreational uses.</p> <p>Maximise use of existing facilities before expanding or adding new facilities.</p>	<p>Appropriate approvals obtained for development.</p> <p>Developments to align with long term concept plans for development.</p>	<p>Development and improvements are in harmony with existing uses.</p> <p>High level of use of facilities.</p>
Cohesive Development and multiple use facilities	<p>That the recreation areas are well patronised and facilities enjoyed by the community.</p> <p>Facilities are shared between a range of user groups.</p> <p>Facilities are not duplicated unnecessarily.</p> <p>Facilities are part of a shire wide pool of recreation assets designed to meet community needs.</p>	<p>That alternative uses are sought and developed where possible for all facilities in idle times.</p> <p>An attitude of sharing of facilities be fostered amongst user groups and the community.</p>	<p>High levels of use.</p> <p>Multiple use of facilities where appropriate.</p>
Resident Caretaker	<p>Approval of DLWC and Council be obtained prior to commencement of a Resident Caretaker on the reserve.</p> <p>That there only be one current Resident Caretaker agreement.</p> <p>That the occupation of a resident caretaker on the land meets all statutory and legal obligations and guidelines.</p>	<p>Owners and Council approvals sought for any new Resident Caretakers.</p> <p>Establish a clear Resident Caretaker agreement.</p>	<p>Only one approved Resident Caretaker on the Reserves.</p> <p>All statutory and legal obligations and guidelines are met.</p>

TABLE C: PLANS FOR PROPOSED FACILITIES

TABLE C: PLANS FOR PROPOSED FACILITIES

DESCRIPTION OF ITEM	TYPE OF PLAN	TIME SCALE	COMMENT	COMMENT ON FUNDING	POSSIBLE SOURCE OF FUNDS							
					(\$'000)							
					MAP REF	Est Cost	Grants & Other	ESC	S 94	Loans	Users & Fund Raising	Total Funds
Tennis Court brick practice wall (20m long and 3m high) adjacent Court 8.	Proposed Plan	1998/00		To be funded by the Batemans Bay Tennis Courts Management Committee	7	0	0	0	0	7	7	
One new Tennis Court No 12 next to court 3.	Proposed Plan	2000-2005	Removal of a number of mature trees will be required.	To be funded by the Batemans Bay Tennis Courts Management Committee and Grant Funds to be sought.	35	0	0	0	0	35	35	
Tennis Courts Clubhouse Additions upper floor.	Proposed Plan	2005-2010	The Management Committee plan to seek any available Grant funds and will request a loan from Council for a maximum of 40% of the costs of extensions.	To be funded by the Batemans Bay Tennis Courts Management Committee	90	0	0	0	35	55	90	
Championship Court with tiered seating.	Proposed Plan	2005-2010	May require removal of one court and/o combination with future upper level clubhouse additions.	To be funded by the Batemans Bay Tennis Courts Management Committee.	50	0	0	0	0	50	50	
University Access Centre and expanded Library with TAFE Lecture Rooms	Proposed Plan	1998-2000	Planned to be operating by January 2000.	To be funded by the joint partners in the facility: University of Wollongong, NSW TAFE and Eurobodalla Shire Council (from Section 94 funds and general funds).	1300	730	469	101	0	0	1300	

TABLE C: PLANS FOR PROPOSED FACILITIES

DESCRIPTION OF ITEM	TYPE OF PLAN	TIME SCALE	COMMENT	COMMENT ON FUNDING	POSSIBLE SOURCE OF FUNDS							
					(\$'000)							
					MAP REF	Est Cost	Grants & Other	ESC	S 94	Loans	Users & Fund Raising	Total Funds
University Access centre expansion (200sq m).	Concept Plan	2003-2005	To be undertaken if required.	Funding to be established.	100	0	0	0	0	0	0	
Central Amenities Building: Stage 1: Public Toilets and Kiosk.	Proposed Plan	1997-2000	Working party formed between Council and Management Committees to establish a strategy for the staging and funding of this project.	To be funded by Grant funds, Council (according to budget allocations) and user groups.	250	125	0	0	0	125	250	
Central Amenities Building Stage 2: Changerooms.	Proposed Plan	2010-2015	Grant funding to be sought.	To be funded by Grant funds, Crown Reserves and user groups.	80	40	0	0	0	40	800	
Central Amenities Building Stage 3: Demolish the AFL and Rugby Clubrooms and construct upper level multiuse clubrooms and grandstands.	Proposed Plan	2010-2015	Grant funding to be sought.	To be funded by Grant funds, Crown Reserves and user groups.	250	0	0	0	0	0	0	
Indoor Multiuse Sports Centre (Basketball, soccer, volleyball, badminton, netball etc).	Proposed Plan	2005-2010	A 1120sq m building on Reserve R89980. Grant funding to be sought.	Funding sources to be determined.	550	0	0	0	0	0	0	
Soccer Amenities Additions	Proposed Plan	1998-2000	Existing amenities building to be extended by the addition of a 90sq m area. Grant funding to be sought.	To be funded by Grant funds and user groups.	50	0	0	0	0	50	50	
Soccer Fields Lighting Stage 1	Proposed Plan	1998-2000	Addition of lights facing soccer fields on existing Tennis Court Light Poles.	To be funded by the user group.	5	0	0	0	0	5	5	

TABLE C: PLANS FOR PROPOSED FACILITIES

DESCRIPTION OF ITEM	TYPE OF PLAN	TIME SCALE	COMMENT	COMMENT ON FUNDING	POSSIBLE SOURCE OF FUNDS							
					MAP REF	Est Cost	Grants & Other	ESC	S 94	Loans	Users & Fund Raising	Total Funds
Soccer Fields Lighting Stage 2	Proposed Plan	1998-2000	New flood lights on western side of soccer fields.	To be funded by the user group.	20	0	0	0	0	20	20	
Currently approved first floor addition to Sailing Clubhouse building.	Proposed Plan	1998-2000	May not be acted upon as Sailing Club are considering relocation.	To be funded by the Sailing Club and Crown Reserve funds.	60	30	0	0	0	30	60	
Formalise existing car parks. Either sealed or turfed. Line mark and landscape.	Proposed Plan	2000-2010	Total car capacity of 450.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation	60	0	0	0	0	0	0	
Install underground irrigation on all fields.	Proposed Plan	200-2005	Utilise grey water if feasible.	Grant funding to be sought, ESC according to Open Space Plan and user groups via Management Committee.	30	0	0	0	0	0	0	
Construct pedestrian/cycleway circuit with exercise furniture to meet existing cycleway.	Proposed Plan	2002-2010	Grant funding to be sought.	Funding sources to be established.	80	0	0	0	0	0	0	
Six new Netball courts on eastern side of Australian Rules Oval.	Proposed Plan	2000-2010	To be built in stages on a needs basis.	Funding to be established.	100	0	0	0	0	0	0	
New entrance and information sign and upgrade all signs to similar type and style.	Proposed Plan	2000-2005		To be funded by Grant funds, Crown Reserve and ESC in accordance with budget allocation.	30	10	10	0	0	0	20	

TABLE C: PLANS FOR PROPOSED FACILITIES

DESCRIPTION OF ITEM	TYPE OF PLAN	TIME SCALE	COMMENT	COMMENT ON FUNDING	POSSIBLE SOURCE OF FUNDS (\$'000)							
					MAP REF	Est Cost	Grants & Other	ESC	S 94	Loans	Users & Fund Raising	Total Funds
Possible site for Skateboard Park and lighting with landscaping and signage (unless a better site is located).	Proposed Plan	1998-2000	Grant funding to be sought. Location subject to further investigation.	Funding sources to be established.	70	0	0	0	0	0	0	
Extend Australian Rules Football Oval to conform to regulation size.	Proposed Plan	1998-2000		To be funded by the Batemans Bay Australian Rules Oval Management Committee.	10	0	0	0	0	10	10	
Landscape Plan addressing new entrance, carpark formalisation, clearly defining open space parkland and active sporting areas.	Proposed Plan	1998-2000	Grant funding to be sought.	8	8	0	0	0	0	0	8	

ATTACHMENT 1: CAPITAL & MAINTENANCE RESPONSIBILITY OF EXISTING FACILITIES

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<u>DESCRIPTION OF ITEM</u>	<u>MAINTENANCE RESPONSIBILITY</u>	<u>COMMENT</u>	<u>COMMENT ON FUNDING</u>
Playing Fields.	ESC	Eurobodalla Shire Council carries out mowing of fields and surrounds on a regular basis according to maintenance schedules and budget allocations	
Tennis Courts and Clubhouse	Batemans Bay Tennis Courts Management Committee	Future additions to be funded by the Batemans Bay Tennis Courts Management Committee.	Funding of maintenance to be by the Batemans Bay Tennis Courts Management Committee.
Basketball Stadium & Community Hall	Hanging Rock Community Centre Management Committee ESC	The facility is available for hire as a community hall throughout the year outside regular basketball competition use.	The Hanging Rock Community Centre Management Committee is responsible for funding internal maintenance costs of the building from funds raised from users. ESC is responsible for funding major external maintenance of the building.
Australian Rules Amenities building and Floodlights	Batemans Bay Australian Rules Oval Management Committee	This oval is utilised by many other users who make bookings through the Management Committee.	Funding of maintenance to be by the Batemans Bay Australian Rules Oval Management Committee from funds raised from user groups.
Rugby Union Amenities building and Floodlights	Batemans Bay Rugby Union Oval Management Committee	This oval is also utilised by other sporting groups who approach the Oval Committee for bookings of the facility.	Funding of maintenance to be by the Batemans Bay Rugby Union Oval Management Committee.
Amenities/Meeting Rooms (near Sailing Club launching site)	Batemans Bay Sailing Club Management Committee	This facility is utilised by the Batemans Bay Sailing Club. The Sailing Club is however seeking an alternative location for their base and the building may become available for other user groups such as Playgroup, youth and Netball Court users.	Funding of maintenance to be by the Batemans Bay Sailing Club Management Committee or if vacated, the user groups.

ATTACHMENT 1: CAPITAL AND MAINTENANCE RESPONSIBILITY OF EXISTING FACILITIES

<u>DESCRIPTION OF ITEM</u>	<u>MAINTENANCE RESPONSIBILITY</u>	<u>COMMENT</u>	<u>COMMENT ON FUNDING</u>
Library Building	ESC		Funding of maintenance to be by ESC according to budget allocation.
Amenities and Kiosk building on soccer fields.	Batemans Bay Soccer Club	A new management committee is to be formed to manage the soccer fields and facilities.	Funding of maintenance to be by the Soccer Club and later the Management Committee via charges to user groups.
Other cut grass areas	ESC	To be mown/slashed regularly.	In accordance with Budget Allocation.
Public Pathway and cycleway on Beach Road boundary of Reserve.	ESC	This pathway/cycleway provides a well used pedestrian and cycle access along the busy beach road consists of formed concrete.	ESC to maintain this pathway/cycleway according to budget allocations.
Sewer Pump Station	ESC		ESC funding in accordance with other sewer assets in the area.
Picnic tables in open space areas.	ESC		Funding of maintenance to be by ESC according to budget allocation.
Public Toilets	ESC	ESC responsible for cleaning and maintaining Public Toilets. The Basketball Stadium public toilets are to be replaced by new public toilets in amenities building between Rugby and Australian Rules ovals. Thereafter the Basketball Stadium toilets will only be open for public use during a major event at the cost of the event organiser.	Funding of maintenance by ESC according to budget allocation.
Roads, carparks & major drainage	ESC	To be maintained in conjunction with other Council assets in the area.	To be funded by ESC.

ATTACHMENT 2: CONCEPT PLANS FOR POSSIBLE FACILITIES

<u>DESCRIPTION OF ITEM</u>	<u>TYPE OF PLAN</u>	<u>TIME SCALE</u>	<u>COMMENT</u>	<u>COMMENT ON FUNDING</u>	<u>Est Cost</u>
Joes Creek Nature Trail and Cycleway extension to southern parts of Reserve and Corrigans Beach. Including boardwalks for sensitive areas and observation and / or picnic shelters.	Concept Plan	2005-2010	Identified in the Batemans Bay – Batehaven Foreshore Masterplan 1989. The full or partial adoption of this concept to be subject to further investigation.	Grant funding would be sought for this project.	80
Children’s playground	Concept Plan	2000-2005	The possibility of siting a playground in this area subject to further investigation. Possible site at exercise area. Exercise equipment could be utilised along future cycle/walkway.	ESC from budget allocation, Grant funding to be sought.	25
Total estimated cost of Concept Plans (\$000)					<u>105</u>

ATTACHMENT 3: USER GROUPS USING THIS RESERVE

ORGANISATION	FACILITIES USED
Batehaven Cricket Club – Juniors	Rugby Union Oval
Batehaven Cricket Club – Seniors	Rugby Union Oval
Batemans Bay Amateur Basketball Association	Basketball Stadium/Community Centre
Batemans Bay Australian Rules Club	Australian Rules Oval
Batemans Bay High School	Rugby Union Oval, Basketball Stadium
Batemans Bay Junior Cricket Club	Rugby Union Oval and Soccer fields
Batemans Bay Playgroup	Rugby Union Oval Amenities Building
Batemans Bay Rugby Union Club – Juniors	Rugby Union Oval
Batemans Bay Rugby Union Club – Seniors	Rugby Union Oval
Batemans Bay Sailing Club	Sailing Club Clubhouse/Storage
Batemans Bay Soccer Club	Soccer fields and Rugby Union field for training
Batemans Bay Soccer Club	Soccer Fields and Rugby Union Oval for training under lights
Batemans Bay Tennis Association	Tennis Courts and Tennis Clubhouse and car park
Bay Bombers Softball Club – Training	Rugby Union Oval
Cavaliers Cricket Club	Australian Rules Oval
Exercise Group	Basketball Stadium/Community Centre
Golden Oldies Rugby	Rugby Union Oval
Seven a Side Cricket Club	Rugby Union Oval, Soccer fields, AFL Oval
SK8 (Skate Board Users) of BB	Proposed Skateboard Park
South Coast Rugby Zone Representative Fixtures	Rugby Union Oval
St Bernards Primary School	Rugby Union Oval, Basketball Stadium/Community Centre
Sunshine Bay Primary School	Rugby Union Oval, Basketball Stadium
Walla Rugby	Rugby Union Oval

ATTACHMENT 4: PRINCIPLES OF CROWN LAND MANAGEMENT

The Principles of Crown Land Management which are listed in Section 11 of the Crown Lands Act, 1989 are as follows:

- ⇒ Environmental protection principles be observed in relation to the management and administration of Crown Land.
- ⇒ The natural resources of Crown Land (including Water, soil, flora, fauna and scenic quality) be conserved wherever possible.
- ⇒ Public use and enjoyment of appropriate Crown land be encouraged.
- ⇒ Where appropriate, multiple use of Crown land be encouraged.
- ⇒ Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity.
- ⇒ Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

ATTACHMENT 4: DRAFT PLAN OF MANAGEMENT - A HISTORY

Origins The history of this Plan of Management dates back to the mid 1970's when the first of the sporting facilities came into existence. From these early days many different organisations showed an interest in locating to this reserve and Council, where possible, tried to satisfy their needs. A Development Control Plan (M862) was adopted for the area in June 1977. In the following five years many changes were made to this Plan, the most significant being the deletion of a retirement village complex and addition of a second soccer field, extra tennis courts and a library.

By 1982 the bulk of the major sporting fields were set in place. In the early 1990s requests for space for new facilities such as a community centre and theatre as well as requests for expansion and upgrade of existing facilities on the Reserve resulted in a series of meetings and reports to Council.

Plan Exhibited During much of 1992 Council consulted with as many existing users and potential users as possible and by the end of October 1992 Draft Plans of Management (Proposals A and B) for Hanging Rock Sporting Complex were ready for Public Exhibition. Essentially Proposal A was for a continuation of the area to be used as a sporting venue, Proposal B introduced a mix of sporting and cultural activities.

The response to this public exhibition was considerable with some 284 submissions being received. Looking at the views expressed in the submissions it was obvious that the community was evenly divided on its choice, but it was shown that the people of Batemans Bay wanted a Community Centre.

1993 Plan Council resolved on July 13, 1993 that Proposal A, with possibly the addition of a future Community Site in substitution for the future Sporting Complex, be adopted by Council for the Plan of Management of the Hanging Rock Recreational Reserve. That it be submitted to Department of Conservation and Land Management for their approval. It was proposed that a site be provided for a Community Centre unless a better site was identified in further investigations.

DLWC Supported The Plan was sent to the Department of Land and Water Conservation and they indicated support for the Plan but required Council to prepare documentation detailing future management objectives and strategies for the Reserve along with the strategies for implementation of the proposed developments. The Draft could then be submitted for DLWC to advertise to the public.

Developments Undertaken Since the adoption of the Plan by Council there have been a number of works undertaken in accordance with that Plan with the approval of the DLWC as follows:

The Batemans Bay Tennis Courts Clubhouse was extended in 1995/6 at a cost of \$96,000 funded by the Tennis Courts Management Committee and a loan from Council repayable over 5 years.

The Australian Rules Football Oval was extended and top dressed in 1993. The project was funded by the Australian Rules Oval Management Committee via an interest free loan from Council. The basketball stadium floor was replaced at a cost of \$55,000 in 1996. Council extended a five year loan of \$50,000 to the

Management Committee to assist in the project with repayments being met by user groups through the Management Committee.

Other works include the erection of an electronic scoreboard by the Rugby Oval Management Committee in 1995 and in 1997 the Tennis Courts Management Committee sought and gained approval to pave the viewing / seating area adjacent to Court 4 and to erect a shade structure.

1997

This Draft Plan of Management is the finalisation of the original Proposal A into a formal Plan of Management Document as requested by DLWC with a number of revisions. This Draft includes a number of modifications to the developments on the Reserve proposed in the original Proposal A.

The main revisions are

- a) retention and expansion of the Batemans Bay Library with the addition of the University Access Centre /TAFE lecture rooms;
- b) possible addition of a skateboard ramp;
- c) deletion of the proposed Community Centre site (now built on an alternative site); and
- d) delete Tennis Clubhouse ground floor additions (now completed).
- e) add proposed first floor additions to Sailing Clubhouse.

Inclusion of all of Reserve R66122 north of the Joes Creek boundary requires the addition of this area into the plan.