

**25th JANUARY 2000**



**EUROBODALLA SHIRE COUNCIL**

*Good Government, better living*

**PLAN OF MANAGEMENT  
GUNDARY RESERVE  
MORUYA  
EDITION 2**

**ADOPTED**

**This Plan of Management was prepared by  
Eurobodalla Shire Council.**

**This plan is the adopted Plan of Management Edition 2  
for Gundry Reserve which is located between Campbell, Shore and Evans Streets in  
Moruya, west of the town centre.**

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

Recreation Coordinator (Our Reference 94.6040)  
Eurobodalla Shire Council  
PO Box 99  
MORUYA NSW 2537  
Phone: (02) 44 741000

EDITION 1: The Gundry Reserve Plan of Management was prepared in 1995 following extensive consultation with current and proposed future user groups. The plan was exhibited for public comment and finally adopted with minor amendments on 10<sup>th</sup> October 1995.

EDITION 2: This edition of the plan was prepared to incorporate additional parcels of community land, changes to proposed developments and changes to the Local Government Act, 1993 and regulations in relation to community land management.

# **GUNDARY RESERVE PLAN OF MANAGEMENT**

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# **GUNDARY RESERVE PLAN OF MANAGEMENT**

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## **GUNDARY RESERVE PLAN OF MANAGEMENT EDITION 2 ADOPTION NOTES.**

At Councils meeting of the 25<sup>th</sup> of January 2000 the above plan was adopted in the minute shown below.

### **MINUTE NO 17**

1. The Draft Plan of Management for Gundry Reserve Edition 2 dated 25/1/00 be adopted by Council
2. A letter be sent to Moruya Bowling and Recreation Club in reply to their submission outlining:
  - a) Council's Policy regarding toilet blocks on reserves; and
  - b) Gundry Reserve's current toilet block status.
3. A letter be sent to the adjoining neighbour in reply to their submission indicating:
  - a) Habitat for bird life will be addressed in the Landscape Masterplan for the Reserve.
4. Council address the provision of appropriate facilities in the long term development of the area.

(The Motion on being put was declared **CARRIED**.)

## **AMENDMENTS**

Due to the legislative requirements governing the preparation of this plan, any alterations to the text will be described in these notes and not altered in the document. They are as follows;

### 1. PAGE 1 – CATEGORY OF COMMUNITY LAND

Gundry Reserve has been categorised as " Sportsground " and " General Community Use " which is consistent with its current and proposed uses.

It is possible that some portion of the old works depot site to the west of the reserve may be, in the future, reclassified as community land and then be included in the Gundry Reserve.

### 2. PAGE 2 – PUBLIC CONSULTATION

The Draft Plan of Management for Gundry Reserve, Edition 2 was placed on public exhibition for a minimum of 28 days commencing December 3rd 1999. The Draft Plan was available for viewing at Council offices, Libraries, and the Batemans Bay Visitors Centre. Copies were available on request. Public submissions were received for a minimum of 42 days commencing December 3rd 1999 and closing at 4.30pm on January 14th 2000. All public submissions were considered by Council prior to the adoption of this Plan of Management for Gundry Reserve.

### 3. PAGE 3 – OWNERS APPROVAL

Eurobodalla Shire Council as the owner of the land adopted this Draft Plan for Gundry Reserve for exhibition to the public.

The approval of the Department of Land and Water Conservation has been gained for the inclusion of the crown land now known as Gundry Clubhouse in this Plan of Management.



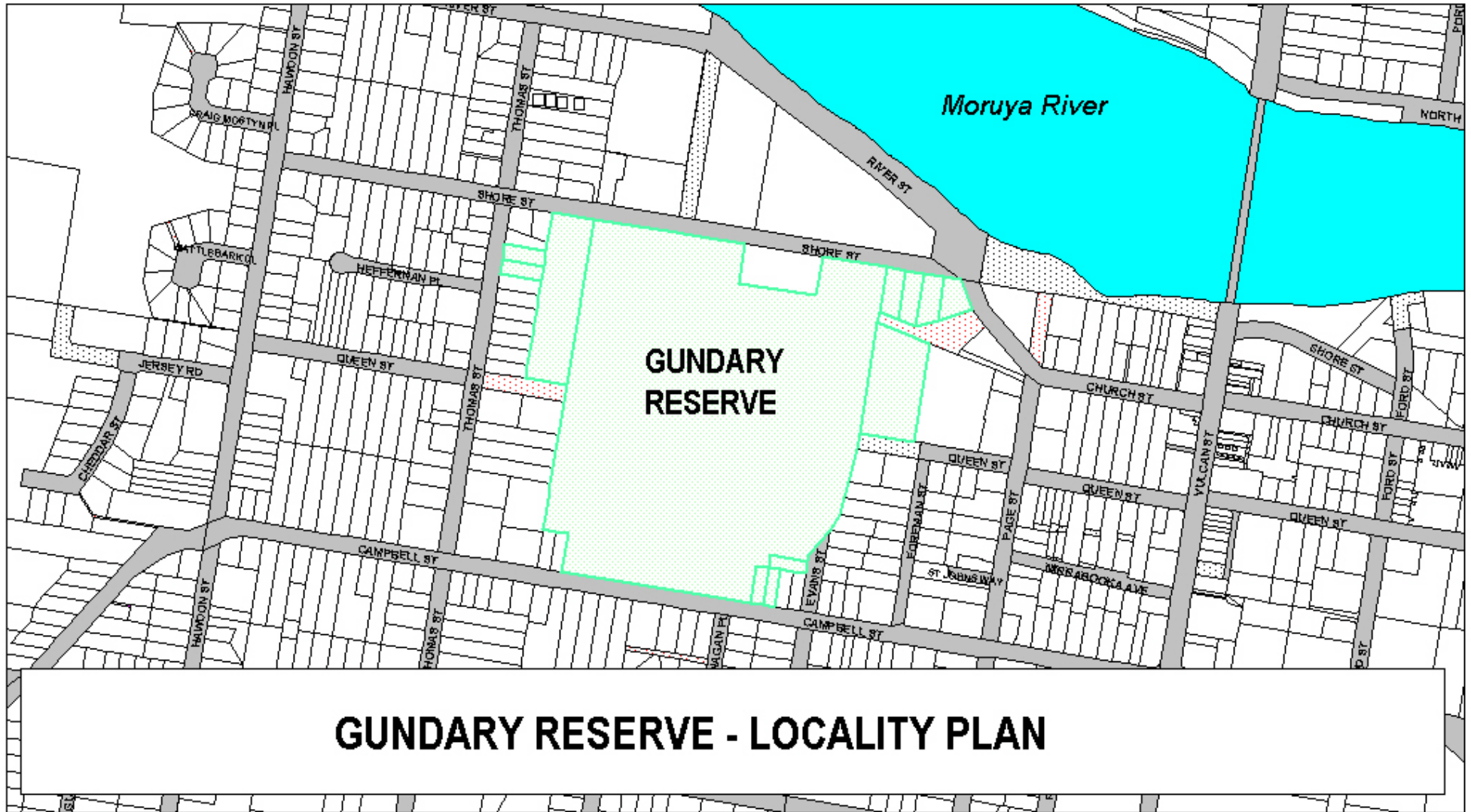
**PHOTO 1 – Gundry Clubhouse**



**PHOTO 2 – Gundry Skatepark**

# GUNDARY RESERVE PLAN OF MANAGEMENT

## LOCALITY PLAN



# GUNDARY RESERVE PLAN OF MANAGEMENT

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## GENERAL DESCRIPTION:

Gundry Reserve consists of a number of parcels of land bounded by Campbell Street, Shore Street and Evans Street, Moruya within 2 streets of the town centre. The land parcels concerned are listed in Table A and marked on Plan M3590/1 attached.

The land is generally flat open space and is flood prone being a conduit for stormwater drainage from Campbell Street, Thomas Street, Shore Street and Evans Street. The largest flow is via the Campbell Street stormwater drain which is fed from the catchment bounded by Turnbolls paddock, Bergalia Street and Hawdon Street. All water flows leave the Gundry Reserve via a drain under Shore Street and into the Moruya River. During concentrated periods of rain the Gundry Reserve can quickly flood and can do so on at least one or two occasions each year. The area was originally low lying swamp land and has gradually been filled to accommodate playing fields.

Of the original swampland, only the drainage lines retain some of the natural wetland habitat of the Reserve as indicated by the presence of wetland bird species and wetland related vegetation.

The reserve consists of playing fields, practice nets, carparking areas, public toilets, canteen/amenities block, Clubhouse, playground, skateboard ramp and half basketball court and pedestrian bridges across stormwater drains. The area marked for future sportsfield was gradually filled between 1985 and 1999 to create a level area. It is a major sports venue for the Shire, particularly for junior sports, and is well used throughout the year.

## PLAN CHANGES:

Eurobodalla Shire Council is reviewing the Plan for Gundry Reserve to incorporate additional parcels of community land and a parcel of crown land, changes to proposed developments and changes to the requirements of the Local Government Act in relation to community land management.

## PROPOSED NEW DEVELOPMENTS:

It is proposed that this plan authorise those developments as shown on Drawing M3590/2 attached for the long term improvement of community facilities within Eurobodalla Shire. The developments proposed in the previously adopted Plan of Management are:

- ❖ 2 additional lights
- ❖ new sportsfield
- ❖ multipurpose amenities building
- ❖ new carpark
- ❖ irrigation of fields with grey water
- ❖ pedestrian/cycleway circuit

The additional or changed developments in this Plan of Management are:

- ❖ changed location, increased width, and staging of cycleway
- ❖ expansion of basketball court and skate park
- ❖ proposed new carpark and vehicle access from Thomas Street
- ❖ adjusted position of Possible Athletics Track.

# GUNDARY RESERVE PLAN OF MANAGEMENT

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## CATEGORY OF COMMUNITY LAND:

Gundry Reserve has been categorised as “Sportsground” and “General Community Use” which is consistent with its current and proposed uses. The new parcels of land being added to the reserve are not yet categorised. It is proposed to categorise these parcels of land as part “General Community Use” and part “sportsground”. The boundaries of the categories are defined on the Categorisation Plan. A public hearing will be held into the proposed categorisation of the added parcels in accordance with S40A of the Local Government Act, 1993.

It is possible that some portion of the old works depot site to the west of the reserve may be, in the future, reclassified as community land and then be included in the Gundry reserve.

## PUBLIC CONSULTATION:

The Draft Plan of Management for Gundry Reserve, Edition 2, is proposed to be placed on public exhibition for a minimum of 28 days commencing December 3<sup>rd</sup> 1999. The Draft Plan will be available for viewing at Council offices, Libraries, and the Batemans Bay Visitors Centre. Copies will be available on request (please contact Council at the number included in the front inside cover of this document). Public submissions will be received for a minimum of 42 days commencing December 3<sup>rd</sup> 1999 and closing at 4.30pm on January 14<sup>th</sup> 2000. All public submissions will be considered prior to the adoption of this Plan of Management for Gundry Reserve.

## ADOPTION OF PLAN OF MANAGEMENT:

Edition 1 of the Gundry Reserve Plan of Management was adopted by Council on 10<sup>th</sup> October 1995. As per the public consultation process undertaken for Edition 1 of the Plan of Management, all public submissions will be considered in relation to Edition 2, prior to the adoption of the plan.

## IMPORTANT VALUES:

|   |                               |   |   |   |   |
|---|-------------------------------|---|---|---|---|
| 1 | Sporting Use                  | 5 | 5 | 4 | Major sporting venue for Moruya and district.                 |
| 3 | Drainage corridor             | 5 | 3 | 2 | Major drainage corridor for western Moruya.                   |
| 9 | Habitat                       | 3 | 1 | 1 |   |
| 6 | Buffer Zone                   | 4 | 3 | 1 |   |
| 4 | Informal Meeting Place        | 4 | 3 | 3 |   |
| 7 | Open space                    | 4 | 2 | 2 |   |
| 2 | Youth Destination             | 5 | 4 | 3 | Skatepark and Basketball Court                                |
| 5 | Sporting carnival venue       | 5 | 4 | 4 | Hockey, Soccer, future cycle events.                          |
| 8 | Public pathway / thoroughfare | 4 | 1 | 1 | Used as thoroughfare for residents on western side of reserve |

Values Rating: 1 = very low value; 2 = low value; 3 = medium value; 4 = very high; 5 = very high value



# **GUNDARY RESERVE PLAN OF MANAGEMENT**

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## **OBJECTIVES FOR MANAGEMENT:**

The Local Government Amendment (Community Land Management) Act 1998 requires that the core objectives of the category of the land be included in the Plan of Management. The core objectives for the categories of land covered by this Plan of Management appear below.

## **CORE OBJECTIVES:**

### *FOR LAND THAT IS CATEGORISED AS: SPORTSGROUND*

36F of the Local Government Act 1993 prescribes core objectives for management of community land categorised as a sportsground.

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

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

### *FOR LAND THAT IS CATEGORISED AS: GENERAL COMMUNITY USE – OPEN SLASHED*

S361 of the Local Government Act, 1993 as amended, prescribes 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).

## **OTHER OBJECTIVES:**

- To maintain and increase opportunities for recreation based on community needs and within budget constraints.
- To increase the quality of recreation opportunities.
- To support and encourage an active Management Committee in effectively managing Gundry Reserve for all users.

## **CLASSIFICATION OF LAND:**

The parcels of land (see Table A) making up the Gundry Reserve are classified as Community Land.

# **GUNDARY RESERVE PLAN OF MANAGEMENT**

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## **OWNER OF LAND:**

Eurobodalla Shire Council is the owner of the properties comprising the reserve (see table A), except for the parcel of land on which the old Pre-school building is located. This building is now known as Gundry Clubhouse. This parcel of land is owned by the Crown as Reserve 700015 for Community Purposes, however it is managed by Council in trust as a Moruya Community Reserve.

## **RESTRICTIONS:**

Restrictions apply regarding development conditions for flood prone areas (see Table A).

## **OWNERS APPROVAL:**

Eurobodalla Shire Council as the owner of the land adopted this Draft Plan for Gundry Reserve for exhibition to the public. Upon receipt of any public submissions to the plan, ESC will either adopt the Draft Plan as the Plan of Management for Gundry Reserve or will amend the plan, and will, in accordance with the Local Government Act, readvertise the amended plan for further public comment.

The approval of the Department of Land and Water Conservation has been gained for the inclusion of the crown land now known as Gundry Clubhouse in the Plan of Management.

## **LEASEHOLD DETAILS:**

There is no leasehold operating over the land.

## **MANAGEMENT COMMITTEE AGREEMENTS:**

There is a Management Agreement in accordance with Sections 355 and 377 of the Local Government Act with the Committee known as the "Gundry Reserve Management Committee" authorised to control and manage the Gundry Reserve and related facilities. It is proposed that all user groups interests continue to be represented by the Management Committee.

## **CONDITION OF COMMUNITY LAND:**

The land is generally flat, well maintained, mown grass sporting fields or slashed grassland totalling approximately 17ha. It is bounded by kerb & guttering, asphalt road and adjoining landholders fencing. Major drainage lines run through the reserve from the North, West and South draining East into Moruya River. There is some vegetation along drainage lines and road edges, however, the reserve is generally clear of vegetation cover. There is some evidence of soil salinity as indicated by white residues in wet areas (see Table B). The condition of the mown areas will vary in accordance with Council's adopted "Levels of Service" for mown areas.

# **GUNDARY RESERVE PLAN OF MANAGEMENT**

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## **USE OF COMMUNITY LAND:**

The land is currently used for the pursuit of both active and passive recreation. Sports occurring regularly on the reserve include; soccer, touch football, cricket, hockey, skateboarding, half court basketball, athletics and dog obedience training. Other passive recreational pursuits occurring include; walking, dog exercise, kite flying and playground use.

In addition to sporting activities, the reserve is used as a transitional zone for residents in the western section of Moruya to walk through to the CBD, or from the southern side of the reserve to walk to the bowling club or river. The old kindergarten building is now described as Gundry Clubhouse and is used by sporting clubs and the management committee for meetings, user group or community functions. This facility is hired out by the management committee on a needs basis. This building is located on Crown Land under the care and control of Council. Current user groups for the reserve are listed in Attachment 3.

## **PERMITTED PURPOSE:**

The Plan permits the use of the community land for the carrying out of sports and sports related activities, both active and passive, as indicated on Drawings M3590/1 and M3590/2 attached. This also includes any ancillary uses which enhance the enjoyment of the public using the reserve as are permitted with or without consent in Public Open Space Zone 6a1 in Council's Urban Local Environmental Plan 1999 and zone 1(a) Rural (Environmental constraints and agricultural) in Council's Rural Local Environmental Plan 1987. Such as, but not limited to, temporary refreshment stands, BBQ's and entertainment in relation to regionally significant sporting carnivals/events.

## **PERMITTED DEVELOPMENT:**

This Plan permits the development of the community land as shown on Drawing M3590/2 attached. These developments include: additional carparking, footpath/cycleways, cycletrack, lighting, basketball court and skateboard park additions, possible athletics track, possible velodrome, exercise furniture and irrigation of fields possibly with grey water.

## **SCALE AND INTENSITY OF USE AND DEVELOPMENT:**

It is expected that the intensity of the use of proposed new developments on Gundry reserve will be similar to use levels of existing facilities with the majority of activities occurring during daytime hours on weekends and late afternoon during some days of the week. Some activities will occur at night with artificial lighting, which may increase with proposed additional lighting.

For example, based on 1994 figures, the playing of Hockey attracted some 620 players using 3 fields during weekend daytime playing. A possible further 2 fields could potentially increase the usage by 60% to 1032 players, however it is considered that this would be unlikely other than peak period use such as intertown carnivals or similar events.

# **GUNDARY RESERVE PLAN OF MANAGEMENT**

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The proposed cycle track may increase use by approximately 30-100 people per race event which could be from 2 – 3 times per week. Many more people would attend regional competition events, which could occur from 1- - 12 times per year. The track may from time to time be used for criterion events such as the Commonwealth Bank Cycle Classic which could attract several thousand spectators with national and international television coverage.

An additional cricket field could potentially add an additional 24 players per week.

The possible Velodrome and Running track facilities, when developed, would reasonably be expected to attract levels of participation not dissimilar to other areas of the reserve.

It is not envisaged that all possible facilities, would be used all at once at full capacity. The scale and intensity of site use is therefore expected to increase as new facilities are developed, however, these developments would only be in response to a demonstrated need for the proposed facilities matched with user group funding.

One of the core objectives for this reserve is to maintain and increase opportunities for recreation. Intensity of use will therefore be encouraged to increase to ensure maximum use of this valuable sporting reserve.

## **WHAT ELSE IS IN THIS PLAN?:**

In addition to the general objectives outlined above, a number of Tables are attached which provide more specific details.

TABLE A: Lists the land covered by this Plan of Management.

TABLE B: This table contains a Management Outline. This addresses a range of management issues, looking at desired objectives and how to achieve these, as well as a plan for assessing the success in meeting these objectives.

TABLE C: Outlines the proposed facilities on the Reserve.

## **AMENDMENTS TO THIS PLAN:**

Amendments to the adopted plan will require readvertisement of a new amended plan.



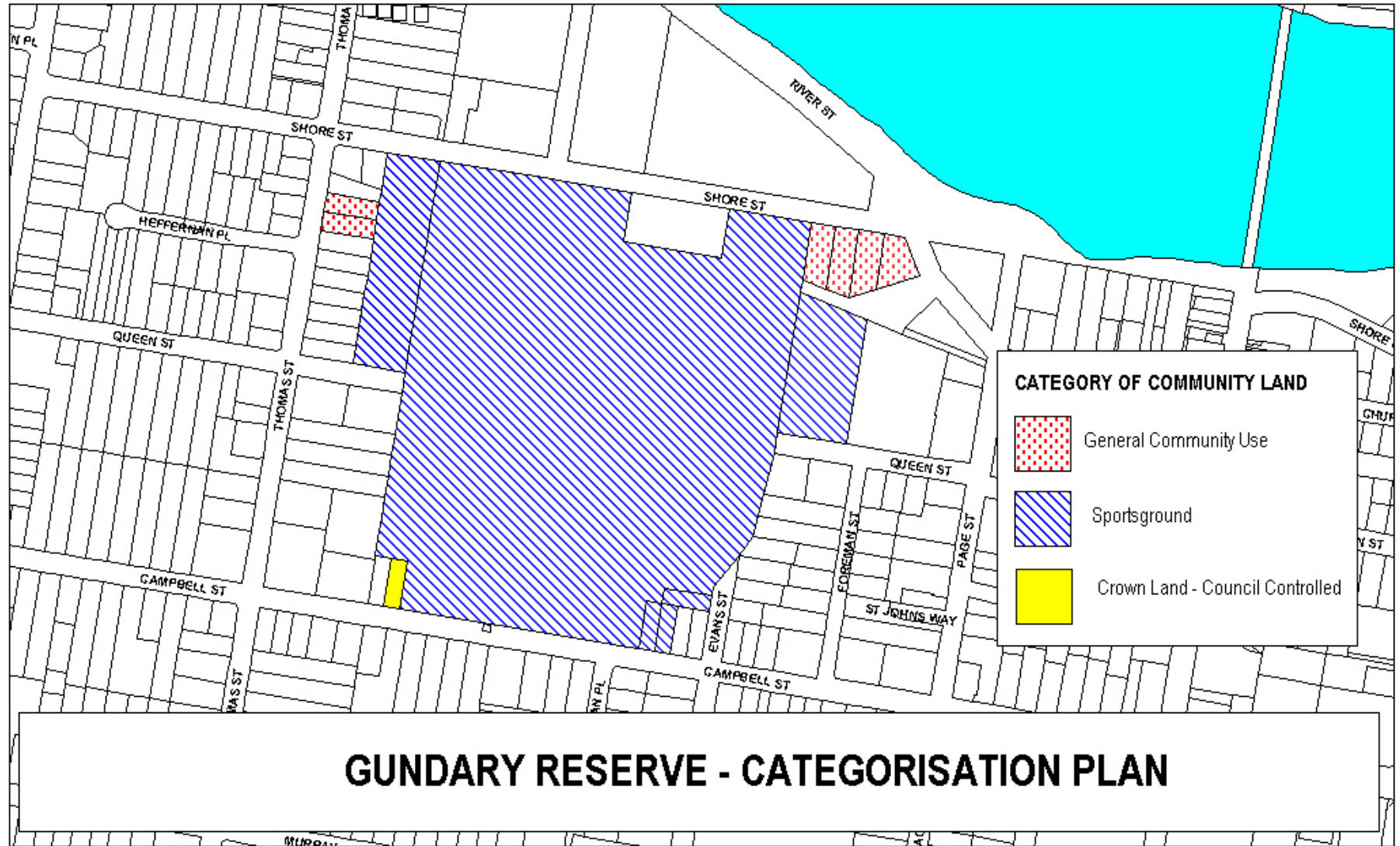
**PHOTO 3 – View from Gundry Clubhouse  
North-east across reserve**

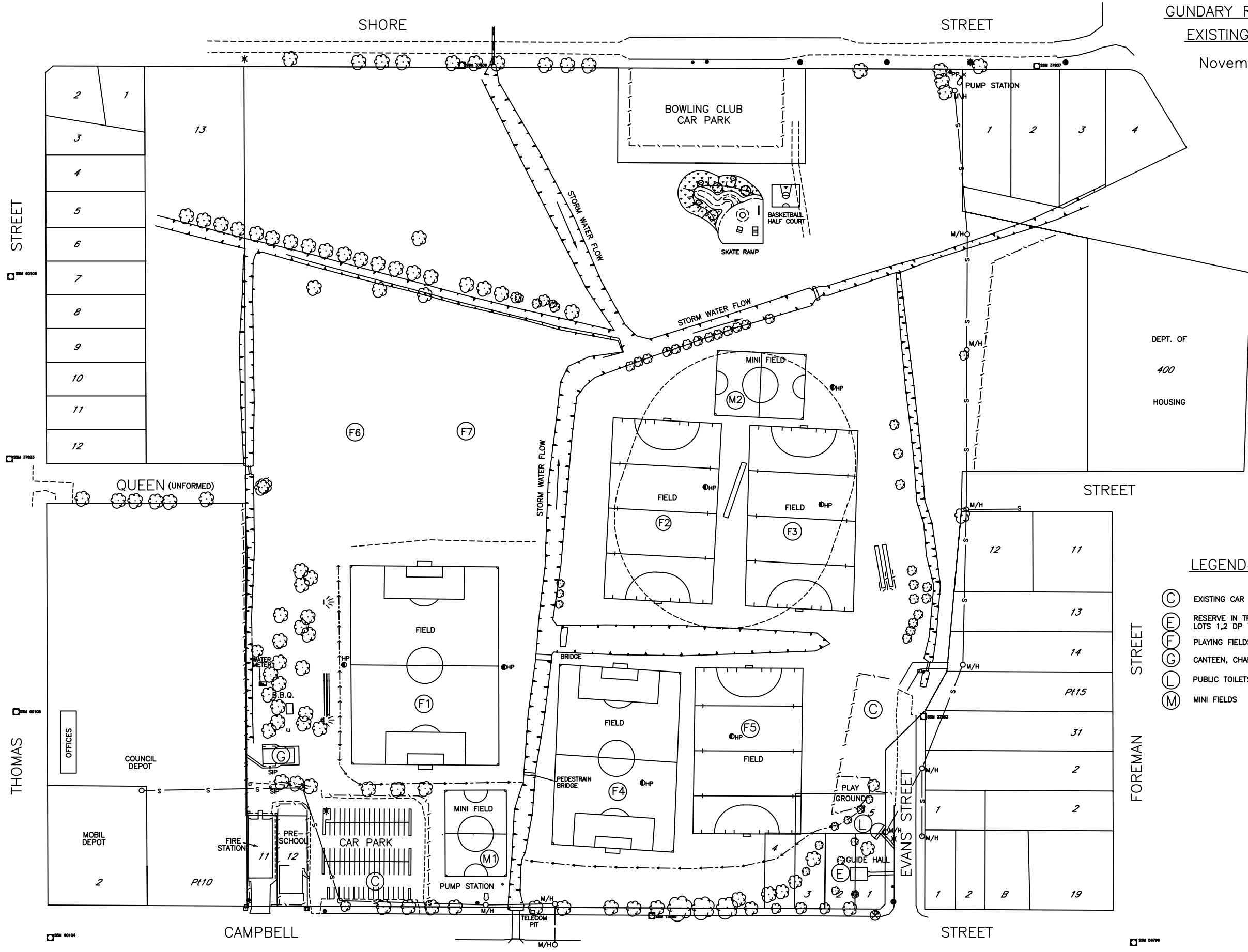


**PHOTO 4 – Touch football competition player.**

# GUNDARY RESERVE PLAN OF MANAGEMENT

## CATEGORISATION PLAN





- USER GROUPS**
- MORUYA CRICKET CLUB
  - MORUYA WOMEN'S TOUCH FOOTBALL
  - MORUYA SOCCER CLUB
  - EUROBODALLA SOCCER ASSOCIATION
  - EUROBODALLA MEN'S HOCKEY
  - MORUYA DOG OBEDIENCE SCHOOL
  - MORUYA MEN'S TOUCH FOOTBALL
  - MORUYA HOCKEY CLUB
  - EUROBODALLA SKATERS
  - MORUYA ST MARY'S SCHOOL
  - MORUYA PRIMARY SCHOOL
  - MORUYA HIGH SCHOOL
  - EUROBODALLA COAST HOCKEY ASSOCIATION
  - EUROBODALLA CYCLISTS & TRIATHLON CLUB INC.

**LEGEND OF EXISTING DEVELOPMENT**

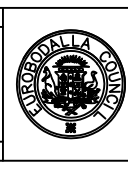
- (C) EXISTING CAR PARKS.
- (E) RESERVE IN TRUST OF GIRL GUIDES ASSOCIATION N.S.W. LOTS 1,2 DP 758710.
- (F) PLAYING FIELDS.
- (G) CANTEN, CHANGEROOMS & TOILETS.
- (L) PUBLIC TOILETS.
- (M) MINI FIELDS

|                  |                   |                |
|------------------|-------------------|----------------|
| ORIGIN OF LEVELS | FILE NUMBER       | JOB No.        |
|                  |                   | 3590A.DWG      |
| DATUM            | SURVEYED S FOSTER | DRAWN L PARKER |
| A.H.D.           | FIELD BOOK        | DESIGNED       |
|                  | LEVEL BOOK        | CHECKED        |

|                              |
|------------------------------|
| REDUCTION RATIO              |
| HORIZONTAL 1:1000            |
| 0 10 20 30 40 50 60 70 80 90 |

|   |
|---|
| APPROVED ON BEHALF OF EUROBODALLA COUNCIL |
| DIRECTOR OF WORKS AND FACILITIES          |
| DATE                                      |

|   |                   |   |   |   |   |   |   |    |       |      |
|---|-------------------|---|---|---|---|---|---|----|-------|------|
| No.   | AMENDMENT DETAILS | A | B | C | D | E | F | BY | APPR. | DATE |
|   |                   |   |   |   |   |   |   |    |       |      |
| DEVELOPMENT APPROVAL NOT REQUIRED. ENGINEERING REF. |                   |   |   |   |   |   |   |    |       |      |



|                              |  |
|------------------------------|--|
| EUROBODALLA SHIRE COUNCIL    |  |
| MORUYA                       |  |
| GUNDARY RESERVE              |  |
| PLAN OF MANAGEMENT - PLAN A: |  |
| EDITION 2                    |  |

|                  |        |
|------------------|--------|
| COUNCIL PLAN No. | M 3590 |
| SHEET No.        | 1      |
| No. OF           | 2      |
| MICROFILMED      |        |







# GUNDARY RESERVE PLAN OF MANAGEMENT

## TABLE A: LAND INCLUDED IN THIS PLAN OF MANAGEMENT

| Property No | Reserve Name                            | Area (ha) | Legal Definition            | Reserve Category                     | Reserve No | Street Name | Locality | S 94 Plan | Zoning | Restrictions |
|-------------|---|-----------|-----------------------------|--------------------------------------|------------|-------------|----------|-----------|--------|--------------|
| 5104.210    | UNNAMED – west of Gundry oval           | 1.01      | Lot/Por: 13<br>DP: 236961   | GENERAL COMMUNITY USE – OPEN SLASHED | EC:886     | SHORE ST    | MORUYA   | No        | Rta    | Flood: Yes   |
| 5104.300    | GUNDARY OVAL                            | 15.35     | Lot/Por: RES<br>DP: 752151  | SPORTING USE                         | EC:748     | SHORE ST    | MORUYA   | Yes       | OS 6a1 | Flood: Yes   |
| 5104.310    | UNNAMED – near River/Church St int      | 0.152     | Lot/Por: 1<br>DP: 758710    | GENERAL COMMUNITY USE – OPEN SLASHED | EC:755     | SHORE ST    | MORUYA   | No        | OS 6a1 | Flood: Yes   |
| 5104.320    | UNNAMED – near River/Church St int      | 0.152     | Lot/Por: 2<br>DP 758710     | GENERAL COMMUNITY USE – OPEN SLASHED | EC:756     | SHORE ST    | MORUYA   | No        | OS 6a1 | Flood: Yes   |
| 5104.330    | UNNAMED – near River/Church St int      | 0.152     | Lot/Por: 3<br>DP 758710     | GENERAL COMMUNITY USE – OPEN SLASHED | EC:757     | SHORE ST    | MORUYA   | No        | OS 6a1 | Flood: Yes   |
| 5105.20     | UNNAMED – corner of Church and Shore St | 0.155     | Lot/Por: 4<br>DP: 758710    | GENERAL COMMUNITY USE – OPEN SLASHED | EC:758     | CHURCH ST   | MORUYA   | No        | OS 6a1 | Flood: Yes   |
| 5107.920    | GUNDARY OVAL (part)                     | 0.83      | Lot/Por: pt 44<br>DP 758710 | SPORTING USE                         | EC:891     | SHORE ST    | MORUYA   | Yes       | OS 6a1 | Flood: Yes   |
| 5109.150    | UNNAMED                                 | 0.092     | Lot/Por: 5<br>DP 236961     | GENERAL COMMUNITY USE – OPEN SLASHED | EC:646     | THOMAS ST   | MORUYA   | Yes       | OS 6a1 | Flood: Yes   |
| 5109.160    | UNNAMED                                 | 0.092     | Lot/Por: 4<br>DP: 236961    | GENERAL COMMUNITY USE – OPEN SLASHED | EC:647     | THOMAS ST   | MORUYA   | Yes       | OS 6a1 | Flood: Yes   |
| 5114.160    | OLD KINDERGARTEN SITE                   | 0.0695    | Lot/Por: 12<br>DP: 758710   | GENERAL COMMUNITY USE – HALLS        | CR:R700015 | CAMPBELL ST | MORUYA   | Yes       | R1a    | Flood: Yes   |
| 5114.170    | GUNDARY OVAL – PART                     | 0.058     | Lot/Por: 4<br>DP: 758710    | SPORTING USE                         | EC:775     | CAMPBELL ST | MORUYA   | No        | OS 6a1 | Flood: Yes   |
| 5114.180    | GUNDARY OVAL – PART                     | 0.058     | Lot/Por: 3<br>DP 758710     | SPORTING USE                         | EC:776     | CAMPBELL ST | MORUYA   | No        | OS 6a1 | Flood: Yes   |
| 5210.540    | GUNDARY OVAL – PART                     | 0.092     | Lot/Por: 5<br>DP: 758710    | SPORTING USE                         | EC:777     | EVANS ST    | MORUYA   | No        | OS 6a1 | Flood: Yes   |

# GUNDARY RESERVE PLAN OF MANAGEMENT

TABLE B: OPERATING PLAN

| <u>MGT ISSUES</u>        | <u>OBJECTIVE AND PERFORMANCE TARGETS</u>  | <u>MEANS OF ACHIEVEMENT</u>  | <u>MANNER OF ASSESSMENT</u>  |
|--------------------------|---|--|--|
| Soils and drainage       | Maintain a surface runoff system that disposes of water quickly in heavy rainfall and reduces risk of flooding of surrounding roads. Construction must be suitable for submersion. Reduce potential for soil salinity.  | Prohibit access to flood prone areas during severe wet periods. Regular maintenance of surface drains. Soil and drainage issues considered in all planning and development for Gundry Reserve. Monitor drainage during heavy rainfall. Test levels of soil and / or water table salinity prior to development of in-ground irrigation system, and biennially thereafter. Additional planting, improve drainage and addition of Gypsum. | Minimum damage to playing fields after heavy rain and following submersion due to flash flooding. Surfaces suitable for submersion. No grass surface deterioration from salinity. Appropriate maximum levels of salinity in water table. |
| Parking & vehicle access | Adequate parking for users whilst minimising impact on the Reserve and surrounding residents. Parking in identified car parking zones. Parking area landscaping to enhance and improve the visual impact of reserve and to provide some shading for vehicles. | No parking within the park. Maintain vehicle barriers and fencing to parking areas. Access to parking areas safe and clearly signed. Landscape plans included for future development and improvements.   | Adequate parking for users and residents. Low impact on Reserve surfaces. Some shade for vehicles.   |
| Playing fields           | To provide a safe level grassed surface in a reasonable condition for sporting and recreational use. 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. 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.  |

## GUNDARY RESERVE PLAN OF MANAGEMENT

| <b><u>MGT ISSUES</u></b>             | <b><u>OBJECTIVE AND PERFORMANCE TARGETS</u></b>   | <b><u>MEANS OF ACHIEVEMENT</u></b>  | <b><u>MANNER OF ASSESSMENT</u></b>   |
|--------------------------------------|---|---|--|
| Play Equipment                       | To provide safe play equipment, suited to a range of ages and abilities which is accessible to all and which is easily supervised and accommodate the children's minders. | ESC to inspect the safety of the play 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. |
| Pedestrian access bridges            | Provide safe access over surface drains between playing fields.   | Maintain existing pedestrian bridges to good order. Inspection of condition following flooding and/or annually.   | Pedestrian bridges providing safe crossing of surface drains.  |
| Prohibited activities                | To minimise maintenance requirements and preserve the safe condition of the reserve   | Prohibit vehicle access, other than maintenance vehicles, to all areas of the reserve except marked parking areas and access roads. Notices erected and maintained listing prohibited activities.                         | No prohibited activities observed or reported.   |
| Outdoor furniture and BBQ facilities | Provide safe facilities maintained in a good condition and attracting a high level of use.  | Regular inspection or inspection on request. Maintenance as required. Provide wood for BBQ.   | Safe facilities in a good condition. Well utilised. Wood used.   |
| Public Toilets                       | Provide public toilets for 24 hour use by the public of a good condition.   | Regular cleaning. Maintain to a good condition.   | Public Toilets accessible to all, that are clean and in a good condition. Well utilised by the public.             |
| Landscape character                  | Preserve and enhance the landscape character to maximise the recreational and aesthetic value of the reserve and to minimise the impact on surrounding residents.         | Maintain fields and adjacent areas by regular mowing / slashing of cut grass. Prepare a landscape masterplan for reserve. Encourage Management Committee landscaping initiatives. Implementation of Landscape Masterplan. | Regular inspections. Keeping records of public comment.  |

## GUNDARY RESERVE PLAN OF MANAGEMENT

| <u>MGT ISSUES</u>             | <u>OBJECTIVE AND PERFORMANCE TARGETS</u>   | <u>MEANS OF ACHIEVEMENT</u>  | <u>MANNER OF ASSESSMENT</u>   |
|-------------------------------|--|--|---|
| Management and Administration | Manage the Reserve effectively and efficiently in order to provide a sporting recreation area of a reasonable standard which has a high level of use. Fair and equitable access for all appropriate activities subject to availability. Maximise use of existing facilities with consideration for impact on adjoining residents.                                | Establish and/or maintain an active Management Committee consisting of representatives from user groups. Maintain a clear Management Agreement between the Management Committee and ESC. Develop and maintain an Asset Register and a Maintenance Plan for Gundry Reserve. Maintain the Reserve in accordance with the Maintenance Plan.<br>Promote the use of the facility. | An active Management Committee which represents users and user groups in a fair and equitable manner and complies with Management Agreement requirements. Reserve and its facilities maintained in a good condition. High level of use of facilities. Complaints from adjoining residents < 2 pa. |
| Development & Improvements    | Compliance with appropriate zoning, development and building regulations. Facilities provided as planned by users within funding constraints. In harmony with existing facilities and landscape character. Align with Council adopted plans for local and regional sporting uses. Maximise use of existing facilities before expanding or adding new facilities. | Appropriate approvals obtained for development. Developments to align with long term concept plans for development.  | Development and improvements are in harmony with existing uses. High level of use of facilities.  |

## GUNDARY RESERVE PLAN OF MANAGEMENT

| <b><u>MGT ISSUES</u></b> | <b><u>OBJECTIVE AND PERFORMANCE TARGETS</u></b>   | <b><u>MEANS OF ACHIEVEMENT</u></b>  | <b><u>MANNER OF ASSESSMENT</u></b>  |
|--------------------------|---|---|---|
| Funding                  | <p>Sufficient funds for the maintenance of facilities to standards required.</p> <p>Sufficient funds for the capital improvements needed to meet community needs and expectations within budget constraints.</p> <p>Facilities and new developments are generally self funded with funds sought from the following sources where appropriate: fees and charges collected from users, Section 94 Plan, State and Federal Government Grants, Council funds within current guidelines.</p> | <p>Maintenance costs to be funded as per the Management Agreement with Management Committee. Management Committee 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. Council will provide loan funds to Management Committees for approved projects on a prioritised basis when funds are available for such purpose. Council to provide assistance in the preparation of applications for State and Federal Government Grants.</p> <p>Identification of Section 94 funds available for development of facilities at Gundry Reserve.</p> | <p>Costs are met as per Management Agreements. Loan repayments paid on schedule. Successful applications for State and Federal Grants.</p> <p>Allocation of Section 94 Funds as per Section 94 plan.</p> <p>Sufficient funds to maintain facilities to desired standard. Sufficient funds for capital improvements.</p> |
| Flood Lights             | <p>User funded flood lights, where appropriate, for night use.</p> <p>Minimise impact on surrounding residents.</p>   | <p>Sale of tokens for operation of lights.</p> <p>Maintenance of lights for year round use.</p> <p>Maintenance as required. Annual inspection.</p> <p>Consider impact on residents for any change to level of existing lights or addition of new lighting.</p>  | <p>Uninterrupted use of lights as required on insertion of token.</p> <p>Costs of power and maintenance recovered and contribution toward capital invested received.</p>  |
| Advertising Signs        | <p>Discreet use of Advertising Signs for sponsors in accordance with Council regulations.</p>   | <p>Council is consulted for all proposed Advertising Signs and where appropriate DA approvals be gained prior to the erection of any signs.</p> <p>Signage to be inward facing in conjunction with appropriate landscape treatment to minimise visual impact on reserve and surrounding residents.</p>  | <p>Only complying signs exist on reserve.</p> <p>No complaints about signage.</p>   |

# GUNDARY RESERVE PLAN OF MANAGEMENT

TABLE C: PLANS FOR PROPOSED FACILITIES

| <u>DESCRIPTION OF ITEM</u>   | <u>TYPE OF PLAN</u> | <u>TIME SCALE</u> | <u>COMMENT</u>  | <u>COMMENT ON FUNDING</u>  | <u>POSSIBLE SOURCE OF FUNDS</u> |                           |            |             |              |                                 |                    |
|--|---------------------|-------------------|---|--|---------------------------------|---------------------------|------------|-------------|--------------|---------------------------------|--------------------|
|  |                     |                   |   |  | (\$'000)                        |                           |            |             |              |                                 |                    |
|  |                     |                   |   |  | <u>Est Cost</u>                 | <u>Grants &amp; Other</u> | <u>ESC</u> | <u>S.94</u> | <u>Loans</u> | <u>Users &amp; Fund Raising</u> | <u>Total Funds</u> |
| Extension to skate park and basketball court.  | Proposed Plan       | 2000 to 2005      | Stage 2 – Increase in quality of skateboard facility and completion of basketball court to full size.                       | Seeking grant funds.   | 45                              |                           | 0          | 0           | 0            | 0                               |                    |
| Multipurpose amenities building:<br>Kiosk, Change Rooms, Toilets, Viewing platform and clubroom. | Proposed Plan       | 2000 to 2005      | Users desire a facility on Gundry Oval. The time frame would be subject to funding and availability of an appropriate site. | Dependent on user funds. It is estimated that the cost of construction of a new facility would be in the order of \$130,000.                         | 130                             | 0                         | 0          | 0           | 0            | 0                               | 0                  |
| Additional playing fields.   | In Progress         | 1998 to 2000      | Proposed 2 new north / south facing fields adjacent to existing fields. Site currently filled and graded.                   | Some funds may be available from Section 94 plan. The amounts available will depend upon priorities for maintenance/upgrading of existing fields etc | 10                              | 0                         |            | 0           | 0            | 0                               |                    |
| Playing Field Lighting for night training.   | Proposed Plan       | 2000 to 2005      | Double lights placed between field 1 and 4 so that longer term lights on Field 1 could be upgraded for night matches.       | Some funds may be available from Section 94 plan. The amounts available and timing will depend upon priorities and budgetary constraints.            | 20                              | 0                         |            | 0           | 0            | 0                               |                    |
| Car Parking Facilities.  | Proposed Plan       | 1'998 to 2000     | Formalise and extend existing car parking facilities.   | Some funds may be available from Section 94 plan. The amounts available and timing will depend upon priorities and budgetary constraints.            | 5                               | 0                         |            | 0           | 0            | 0                               |                    |

## GUNDARY RESERVE PLAN OF MANAGEMENT

| <u>DESCRIPTION OF ITEM</u>  | <u>TYPE OF PLAN</u> | <u>TIME SCALE</u> | <u>COMMENT</u>   | <u>COMMENT ON FUNDING</u>   | <u>POSSIBLE SOURCE OF FUNDS</u> |                           |            |             |              |                                 |                    |
|---|---------------------|-------------------|--|---|---------------------------------|---------------------------|------------|-------------|--------------|---------------------------------|--------------------|
|   |                     |                   |  |   | <u>Est Cost</u>                 | <u>Grants &amp; Other</u> | <u>ESC</u> | <u>S.94</u> | <u>Loans</u> | <u>Users &amp; Fund Raising</u> | <u>Total Funds</u> |
| Stage 1 – 800m pedestrian/cycle track   | Proposed Plan       | 2000 to 2005      | Bitumen Seal for combined footpath/cycleway. To be completed in stages as funds become available.  | \$40,000 currently available for stage 1. The track is intended to be 5m wide if funds permit.  | 40                              | 0                         | 0          | 10          | 25           | 15                              | 50                 |
| Stage 2 – 800m pedestrian/cycle track, upgrade to 5m width and concrete edges.                              | Proposed Plan       | 2000-2005         | Bitumen seal for combined footpath/cycleway.   | Upgrade when additional user funds become available.  | 25                              | 0                         | 0          | 0           | 0            | 0                               | 0                  |
| Stage – 3 Pedestrian / Running Track / cycleway on circumference of openspace area with exercise furniture. | Proposed Plan       | 2005-2015         | Bitumen Seal for combined cycleway.  | Upgrade when additional user funds become available.  | 30                              | 0                         | 0          | 0           | 0            | 0                               | 0                  |
| Irrigation of fields with grey water.   | Proposed Plan       | 2000 to 2005      | Establishment of underground irrigation system using grey water is under investigation as a means of reducing discharge into the Moruya River. | No estimates are available. This project would likely to be funded by ESC and the DPWS if it were to go ahead, as part of the overall Water and Sewerage Management Plan. | 25                              | 0                         |            | 0           | 0            | 0                               |                    |
| Additional parking area.  | Proposed Plan       | 2005 to 2015      | Will be developed in response to additional fields and increased site use.   | Some funds may be available from Section 94 plan. The amounts available and timing will depend upon priorities and budgetary constraints.                                 | 20                              |                           |            |             |              |                                 |                    |
| Upgrade of existing Field 1 surface to higher standard.   | Concept Plan        | 2000 to 2005      | Contouring for drainage improvements and topsoiling to improve surface.  | No funding details available.   | 30                              | 0                         |            | 0           | 0            | 0                               |                    |

# GUNDARY RESERVE PLAN OF MANAGEMENT

## ATTACHMENT 1: CAPITAL AND MAINTENANCE RESPONSIBILITY OF EXISTING FACILITIES

| <b>DESCRIPTION OF ITEM</b>                    | <b>MAINTENANCE RESPONSIBILITY</b>          | <b>COMMENT</b>   | <b>COMMENT ON FUNDING</b>             |
|---|--|--|---------------------------------------|
| Roads, carpark, footbridges & major drainage. | ESC  | To be maintained in conjunction with other Council assets in the area.   | To be funded by ESC.                  |
| Other cut grass areas.                        | ESC  | To be mown/slashed regularly.  | In accordance with Budget Allocation. |
| Canteen / amenities block.                    | ESC<br>Gundry Reserve Management Committee | These facilities are to be maintained according to the Management Committee Management Agreement.  |                                       |
| Playing Fields                                | ESC<br>Gundry Reserve Management Committee | ESC to provide regular slashing/mowing of playing fields. Management Committee to provide additional mowing for line marking if required.          | In accordance with budget allocation. |
| Seats & BBQ Facilities.                       | ESC<br>Gundry Reserve Management Committee | Regular inspection of condition. Provision of wood for BBQ in accordance with other Council owned BBQ facilities.                                  | In accordance with budget allocation. |
| Public Toilet Block                           | ESC  | ESC responsible for cleaning and maintaining Public Toilets.   | In accordance with budget allocation. |
| Playground and Skateboard Facilities          | ESC  | To be maintained in accordance with other Council owned playground equipment in the area.  | In accordance with budget allocation. |
| Floodlights                                   | ESC  | These facilities will be maintained by ESC from funds raised from users.   |                                       |
| Old Kindergarten Site                         | ESC<br>Gundry Reserve Management Committee | Management Committee conducts regular maintenance such as mowing, cleaning etc. ESC responsible for capital maintenance of building and surrounds. | In accordance with budget allocation. |
| Cycle Track                                   | ESC<br>Gundry Reserve Management Committee | Regular inspection of condition. To be maintained in conjunction with other Council assets in the area.  | In accordance with budget allocation. |



# GUNDARY RESERVE PLAN OF MANAGEMENT

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## ATTACHMENT 2: CONCEPT PLANS FOR POSSIBLE FACILITIES<sup>1</sup>

| <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> |
|---|---------------------|-------------------|--|---|-----------------|
| Athletics 400m Running Track                        | Concept Plan        | 2005 to 2015      | 6 Track grass surface                            | No funding details available.<br>Dependent on user funding  | 10              |
| Velodrome: 250m short Cycle Racing track            | Concept Plan        | 2005 to 2015      | Banked track with hotmix surface 10 meters wide. | No funding details available.<br>Dependent on user funding. | 65              |
| <b>Total estimated cost of Concept Plan (\$000)</b> |                     |                   |  |   | <b>75</b>       |

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<sup>1</sup> In order of priority/subject to flooding

## **GUNDARY RESERVE PLAN OF MANAGEMENT**

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### **ATTACHMENT 3: USER GROUPS USING THIS RESERVE**

| <b><u>ORGANISATION</u></b>                    | <b><u>FACILITIES USED</u></b>                    |
|---|--|
| EUROBODALLA COAST HOCKEY ASSOCIATION          | Fields 2, 3 & 5, Clubhouse, Canteen/Amenities    |
| EUROBODALLA CYCLISTS & TRIATHLON CLUB         | Overall reserve, clubhouse, Canteen/Amenities    |
| EUROBODALLA MEN'S HOCKEY                      | Fields 2, 3 & 5, Clubhouse, Canteen/Amenities    |
| EUROBODALLA SKATERS                           | Skateboard Park                                  |
| EUROBODALLA SOCCER ASSOCIATION                | Fields 1 & 4, Clubhouse, Canteen/Amenities       |
| MORUYA CRICKET CLUB                           | Cricket practice nets, field 3 and others        |
| MORUYA DOG OBEDIENCE SCHOOL                   | Field 1, Clubhouse, Canteen/Amenities            |
| MORUYA HIGH SCHOOL                            | Overall reserve                                  |
| MORUYA HOCKEY CLUB                            | Fields 2, 3 & 5, Clubhouse, Canteen/Amenities    |
| MORUYA MEN'S TOUCH FOOTBALL                   | Fields 2, 3, 4 & 5, Clubhouse, Canteen/Amenities |
| MORUYA PRIMARY SCHOOL                         | Overall reserve                                  |
| MORUYA SOCCER CLUB                            | Fields 1 & 4, Clubhouse, Canteen/Amenities       |
| MORUYA ST MARY'S SCHOOL                       | Overall reserve                                  |
| MORUYA WOMENS TOUCH FOOTBALL                  | Fields 2, 3, 4 & 5, Clubhouse, Canteen/Amenities |
| SOUTH COAST ASSOCIATION OF TRAIL HORSE RIDERS | Clubhouse  |
| SPECIAL OLYMPICS SOUTH COAST REGION           | Clubhouse  |