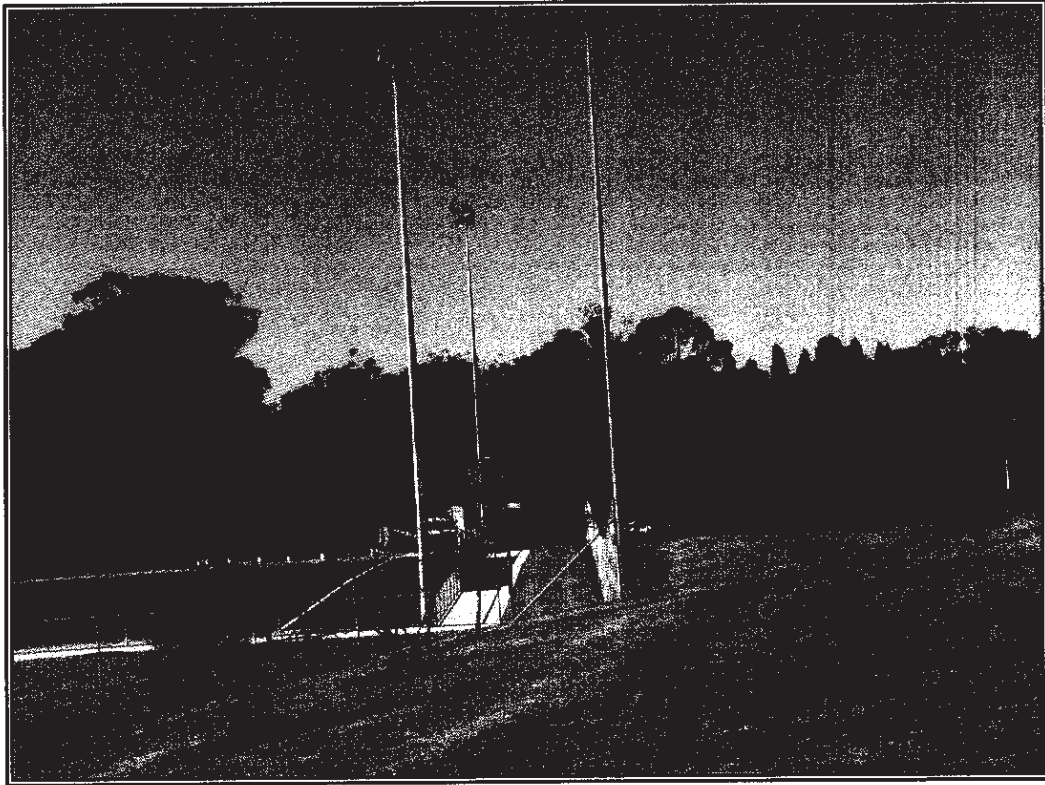


ANNEXURE 'A'

# *Welby Heights Fields*



## *Plan of Management*

# Plan of Management

## Welby Heights Fields

AMENDMENTS	ADOPTED
0	23 <sup>rd</sup> February 2005

# Ministerial Consent

As a condition of consent, the Council has agreed to the following conditions:

# ACKNOWLEDGEMENTS

## Wingecarribee Shire Council

Peter Bowmer

Peter Byrne

Mark Tawasha

Robert Lewis

Tom Zeider

## Department of Lands

Noel Perrin

# Plan of Management Welby Heights Fields

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## EXECUTIVE SUMMARY

This Plan of Management provides the framework for managing Welby Heights Fields. The Public Reserve has been identified by Wingecarribee Shire Council as having a high recreation value for the community, user groups and provides an area of usable open space within a rural environment.

Welby Heights Fields is a Crown Reserve for which Wingecarribee Shire Council has been appointed as Corporate Trustee to manage the Reserve for the Community and Crown Lands. This Plan of Management is subject to formal adoption by the Minister responsible for the administration of Crown Lands.

The Plan of Management aims to satisfy the requirements of the Local Government Act (1993), the Local Government Amendment (Community Land Management) Act 1998 and the Crown Lands Act (1989). It takes a values – based approach to land planning and management, identifying the Park's key values, role and purpose so that these assets may be protected and enhanced. Issues for the Reserve have also been identified, however it is recognised that issues change depending on community and user groups requirements.

As part of the process of preparing this Plan of Management, extensive community consultation has been carried out. User Group Consultation workshops, meetings with key stakeholders, and phone consultations have been carried out during the preparation of this Plan of Management.

The issues raised at the workshops have been addressed within the Actions Plan. A set of core objectives, as determined by the Local Government Act (1993), have been addressed within the action Plan.

A Master Plan for Welby Heights Fields has been developed in conjunction with this Plan of Management. The Master Plan is based on the values identified for the Reserve and the key actions.



*Recently constructed Synthetic Hockey Field*



## **1.0 INTRODUCTION**

### ***1.1 Location and Area Description***

Welby Heights Fields is also commonly known as Welby Heights Oval, this Plan of Management will outline the issues and values of this site, and include the development and management actions of the land for community purposes, over the next five years.

The Reserve is positioned in the township of Welby, which is approximately 3 kilometres west of the Mittagong Town Centre. The address of the Reserve is located at Joadja Street, Welby and is bounded by Currockbilly Street to the east and Meranie Street to the west.

Welby Heights Fields is one of many Wingecarribee Shire Council's high profile Reserves in terms of its Sporting and Recreational uses and Open Space. The Reserve has been classified as a Regional Hockey Facility within the Wingecarribee Shire.

The catchment area is made up of a variety of different land uses including residential areas, business areas and community land. Directly adjacent to Welby Heights Fields to the North is Welby General Cemetery and to the North East of Welby Heights Fields is the Bushland and Open Space area known as Mount Alexandria Reserve.

The land of the Reserve is described as having three distinct levels. The formation of the three tiers was a result of a Road upgrade in 1984, using material from the Reserve.

### ***1.2 Background Information***

The parcel of land currently known as Welby Heights Fields, prior to 1984 was described as a cleared green field site rarely used by the public due to the nature of the rough terrain.

The Reserve's land formation as described above was the result of the realignment of Bowral Road carried out in 1984. The project involved carving out material from the Reserve to be used in the Road upgrade, the end result created new playing fields within the Reserve.

To achieve the desired size of the sports fields, the Reserve incorporated a portion of Colo Street and part of the Reserve known as Mount Alexandria Reserve. Since the construction of the sports fields in 1984, Welby Heights Fields have been used for both competitive sports, and active and passive recreation.

Welby Heights Fields has minimal landscaping, consisting of a few scattered native and exotic trees and shrubs.

Welby Heights Fields are conveniently accessed by either the South Western Freeway or Old Hume Hwy which adjoins both Currockbilly Street and Meranie Street. The Reserve was officially named by Wingecarribee Shire Council in December 1987.

Welby Heights Fields have been used by the general public for passive and casual recreation, together with a number of sporting organisations for competitive competition. Welby Heights Fields were used for Hockey, Touch Football and Cricket competitions.

Welby heights Fields consist of an amenities building located on the southern side adjacent to Joadja Street (proposed to be demolished), 3 floodlights scattered around the Reserve, a newly constructed synthetic Hockey Field with dugouts, floodlights and a perimeter fence, a newly constructed 30 space car park along Meranie Street and grassed open space previously used as playing fields.

Welby Heights Fields is now a dedicated facility for Hockey and thus will be known as the home of Hockey. The future plan for Welby heights Fields is to include an additional synthetic Hockey Field, 130 space car park and passive recreational facilities.

Welby heights Fields is destined to provide a high level of competition Hockey. The future layout of the Reserve will be designed to accommodate both the Hockey competition and the needs of individual and passive users.

Welby heights Fields is used by the Rural Fire Service as the set down and resting site for the emergency helicopters, the floodlights are used by the helicopters to locate the Reserve at night or in heavy smoke situations.

### ***1.3 History of the Area***

There is little documented information available relating to Welby Heights Fields, thus a number of assumptions were made in an attempt to piece together the history of the site. The origin of Welby Heights Fields dates back more than 140 years.

In 1833, during the construction of the new line of Road from Sheffield (now known as Mittagong) to Berrima an Iron Ore seam was discovered. Fitzroy Iron Works was created in 1848 and commenced to mine the iron ore.

In order to house the labour required to mine the iron ore, in 1861 Fitzroy Iron Works established Fitzroy Village (now known as Welby), an assumption is made that Welby Heights Fields was incorporated as part of Fitzroy Village and in 1868 Fitzroy Iron Works subdivided a further 145 acres and established the new Sheffield Village (now known as Mittagong)

In 1884 to 1886 Mittagong Land Company Limited purchased Fitzroy Iron Works and during their ownership subdivided and sold most of the land. An assumption is made at this point that Mittagong Land Company Limited dedicated a portion of their land as Public Open Space

Welby heights Fields is made up of 3 parcels of land, the first parcel was registered R 252 and was notified on the 3rd August 1886, the second parcel of land was a portion of a road closure of Colo Street and Currockbilly Street notified 30th January 1987, the land was merged with R252 and the third parcel of land was registered as R530067 notified 7th May 1886.

In 1992 the Department of Lands formed Welby recreation Reserve Trust for the Reserve known as Welby heights Fields and Wingecarribee Shire Council became the Corporate Trustee.

From 1886 to 1984 the site was a cleared green field site, perhaps used for passive recreation only due to the rough surface of the Reserve, until the construction of the playing fields in 1984 were the Reserve was used for passive and competitive recreation.

### ***1.4 Definition of a Plan of Management***

The Local Government Act (1993), the Local Government Amendment (Community Land Management) Act 1998 and the Crown Act (1989) requires that all public land owned by Council or the Crown be classified as either community land or operational land. Generally speaking, Community Land refers to any property which is retained for use by the general public, whilst operational land need not be retained for public use. State and Local Government must prepare a plan of management for all community land, this is to ensure that an endorsed framework guides the operation and development of these community resources.

Plans of Management are public documents, and as such require stakeholders to be involved in their formation. A process of research and community consultation provides opportunities for community participation and involvement, establishing a sense of ownership in stakeholders and contributing to the ongoing success of the plans.

Until a Plan of Management for Community Land is adopted, the nature and use of the land cannot be changed and Council cannot carry out new development or improvements to the land.

Plans of Management assist Council to budget and source funds for the future maintenance, improvement and development of community land. Each plan provides Council with a current survey of its resources, a guideline for expenditure and plans for the development of the site.

This Plan of Management has been prepared in order to achieve a balanced, responsible and sustainable use of the land and to ensure that it addresses the needs of local user groups and the broader community. It identifies appropriate outcomes for Welby Heights Fields and provides a way of achieving these outcomes through a series of clear management objectives and supporting strategies and actions.

Welby Heights Fields Plan of Management supersedes any other Plan of Management for this site.

### ***1.5 Purpose of this Plan of Management***

This Plan of Management has been prepared by Wingecarribee Shire Council under the provisions of the Local Government Act (1993) which requires Councils to prepare Plans of Management for all land under Council ownership or control classified as Community Land.

This Plan of Management aims to provide a clear, concise and practical framework for the management of Welby Heights Fields. It aims to be performance oriented in order to contribute towards Council achieving its strategic goals, vision, mission and strategic outcomes. As a means of achieving these aims, the Plan uses a values-based approach to land planning and management. This approach facilitates strategies which will protect and enhance values, whilst identifying the issues which may pose a threat to these values. It ensures the longer-term objectives of sustainable management.

The primary purpose of this Plan is to provide the community, users and Wingecarribee Shire Council with a clear statement on the future use and management of Welby heights Fields. The efficient and appropriate management of this land is essential if its value to the community is to be maintained and enhanced.

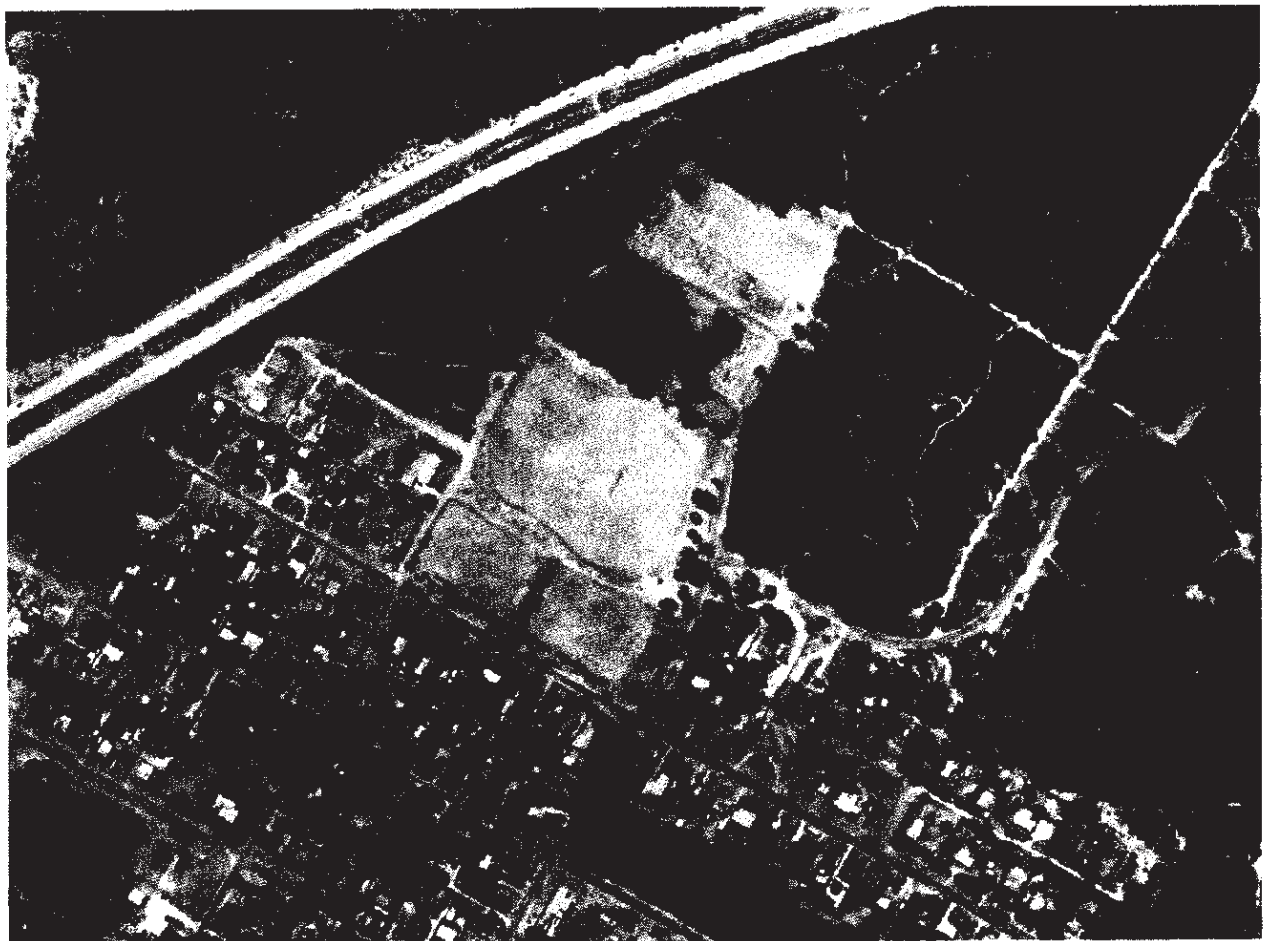
The plan of management will be consistent with Council's other policies and plans, ensuring a strategic vision and approach to open space across the Wingecarribee LGA.

The plan will comply with the Local Government Act (1993), the Local Government Amendment (Community Land Management) Act 1998, the Crown act (1989) and other relevant legislation in relation to the preparation of plans of management.

This Plan of Management will cover the development and management actions of the land for community purposes, over the next five years. An annual review of this Plan of Management will be performed and documented.

### ***1.6 Land Status and Ownership***

The area of land known as Welby Heights Fields is shown in Figure 1. It is identified as being Part Reserve 252 - Lot 1, Section 22, Deposition Plan 759070 and Part 7009, Deposition Plan 1055630 and part Dedication 530067 – Plan No. 33-2061.



**Figure 1 Aerial Photo of Welby Heights Fields**

Figure 2, shows a status Plan for Welby Heights Fields and the surrounding area. The boundary of Welby Heights Fields is represented on the plan by the red line. The Reserve is made up of parts from three different parcels of land, represented by a portion of the dark green area which forms part of dedication No. 530067, Gazetted on 07/05/1886, the yellow parcel of land was an addition to Reserve No. 252, Gazetted on 30/01/1987 and the light green parcel of land, known as Reserve No. 252 was Notified on 03/08/1885

Welby Heights Fields is classified 6(a) Open Space Existing and 6(c) Open Space Special Purpose in the Wingecarribee LEP 1989. A plan from the LEP appears on page 15 of this plan, showing zoning of the site and surrounding land and zonings.

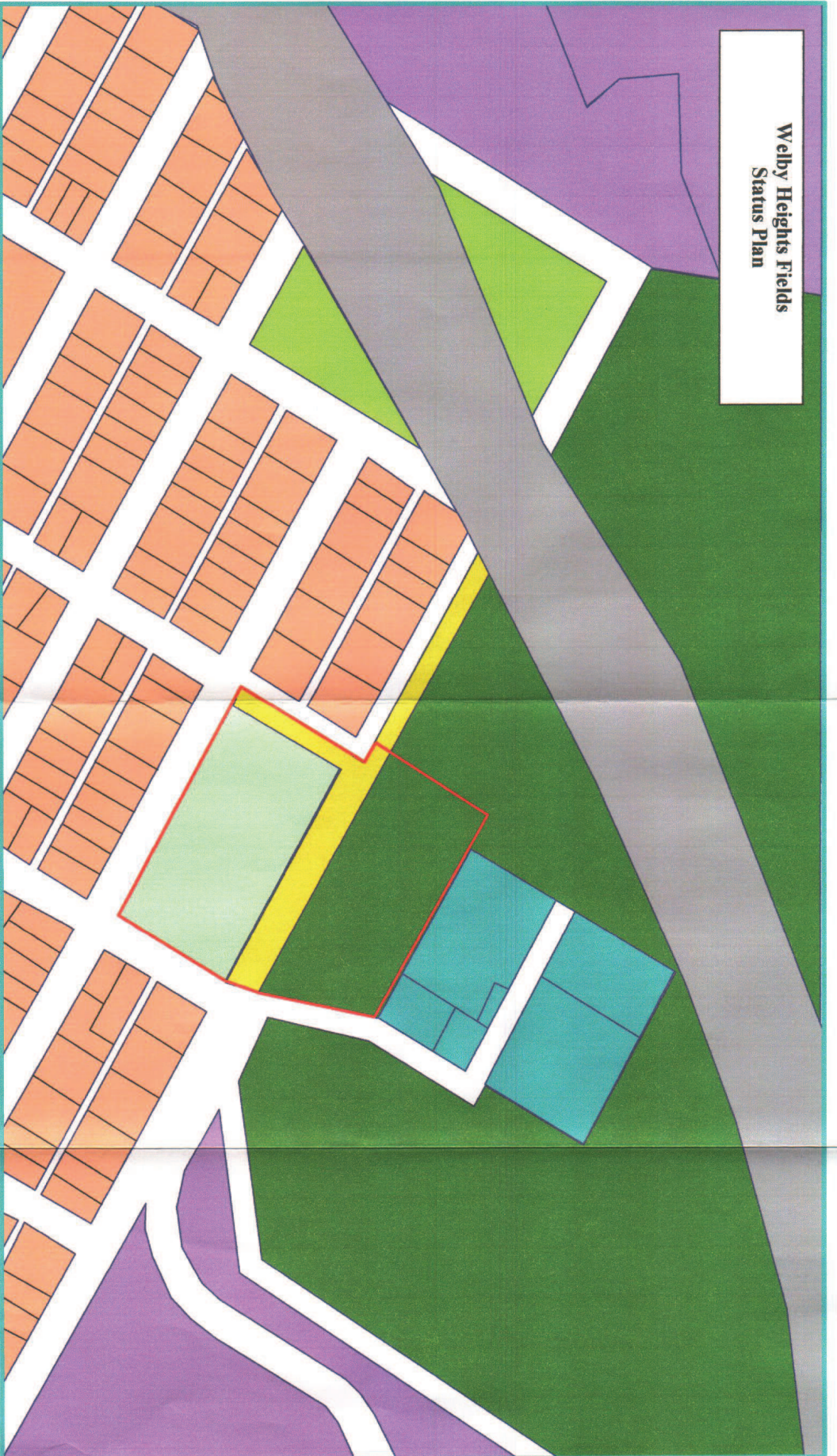
The site is classified as Crown Land reserve and dedicated for the purpose of public recreation. It must be used and managed in accordance with the principles of Crown land management, as set out in Section 11 of the Crown Lands Act 1989 and keeping with the purposes of the reserve and dedication. Further use of the reserve must be consistent with the policies established through case law for the management of Crown reserves. Division 6 Section 112 – 115 of the act allows for the development of Plans of Management and covers their adoption.

Welby Heights Fields has been gazetted as Welby Recreation Reserve Trust with Wingecarribee Shire Council appointed as Corporate Trust Manager responsible for the direct care and control of the land in accordance with Crown Land Act (1989).







The main entrance to the Reserve is located off Meranie Street, a site location plan is shown in Figure 4.

**FIGURE 2**  
**STATUS PLAN**

# Welby Heights Fields Status Plan



## Legend

-  Cemetery, Dedicated 13/01/1882
-  Parts of Dedication No. 530067 for Public Recreation Gazetted, 07/05/1886
-  Reserve No. 252 for Public Recreation Notified, 03/08/1885
-  Addition to Reserve No. 252, Gazetted 30/01/1987
-  Residential Lots
-  Welby Heights Field Boundary

N

Any information (financial or otherwise), representation, statement, opinion or advice expressed or implied in this publication is made in good faith, but on the basis that the council of the shire of Margaret River, its agents and its employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking (or the case may be) action in respect of any information, representation, statement, or advice referred to above.

Figure 3 LEP Zoning Plan

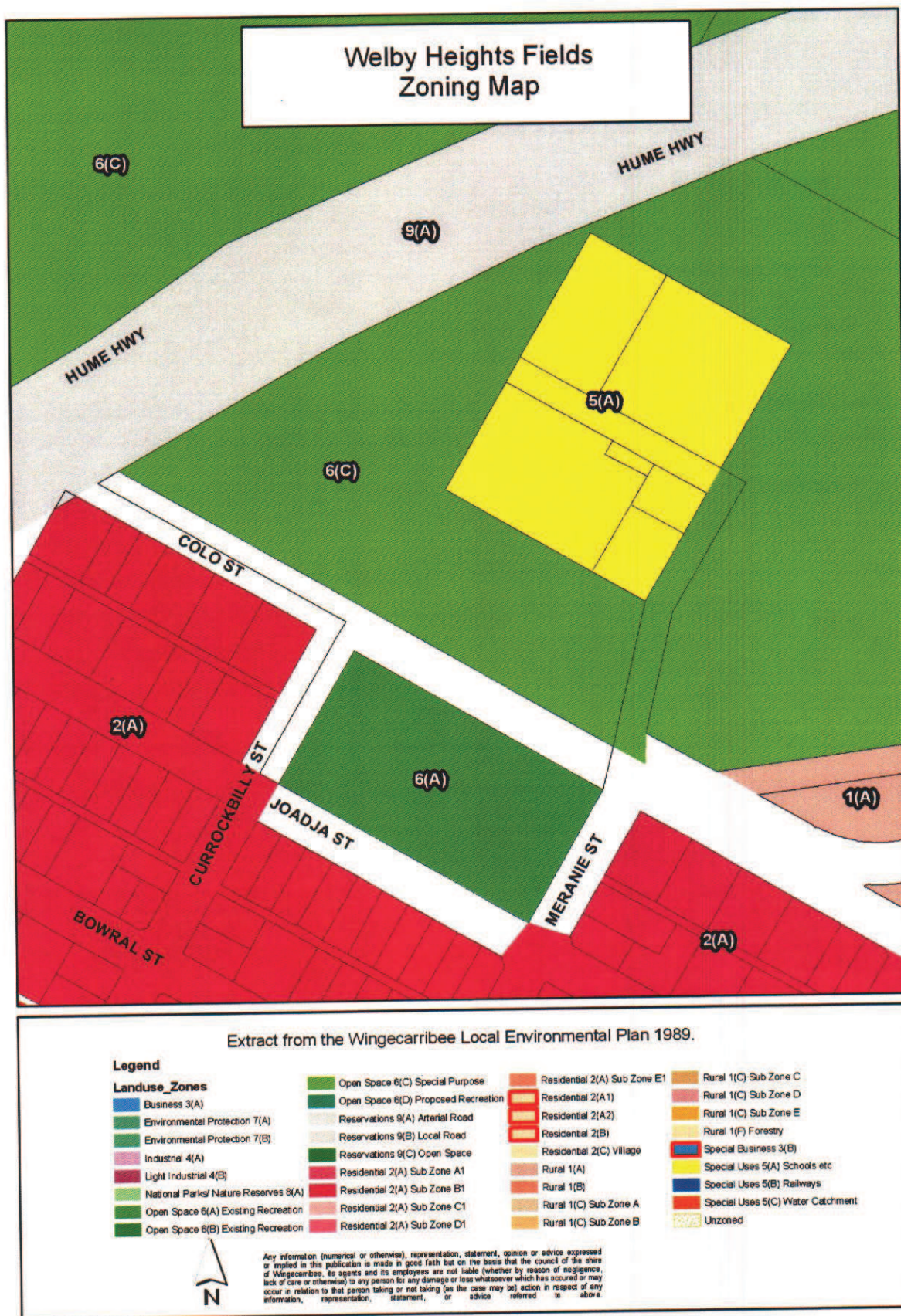
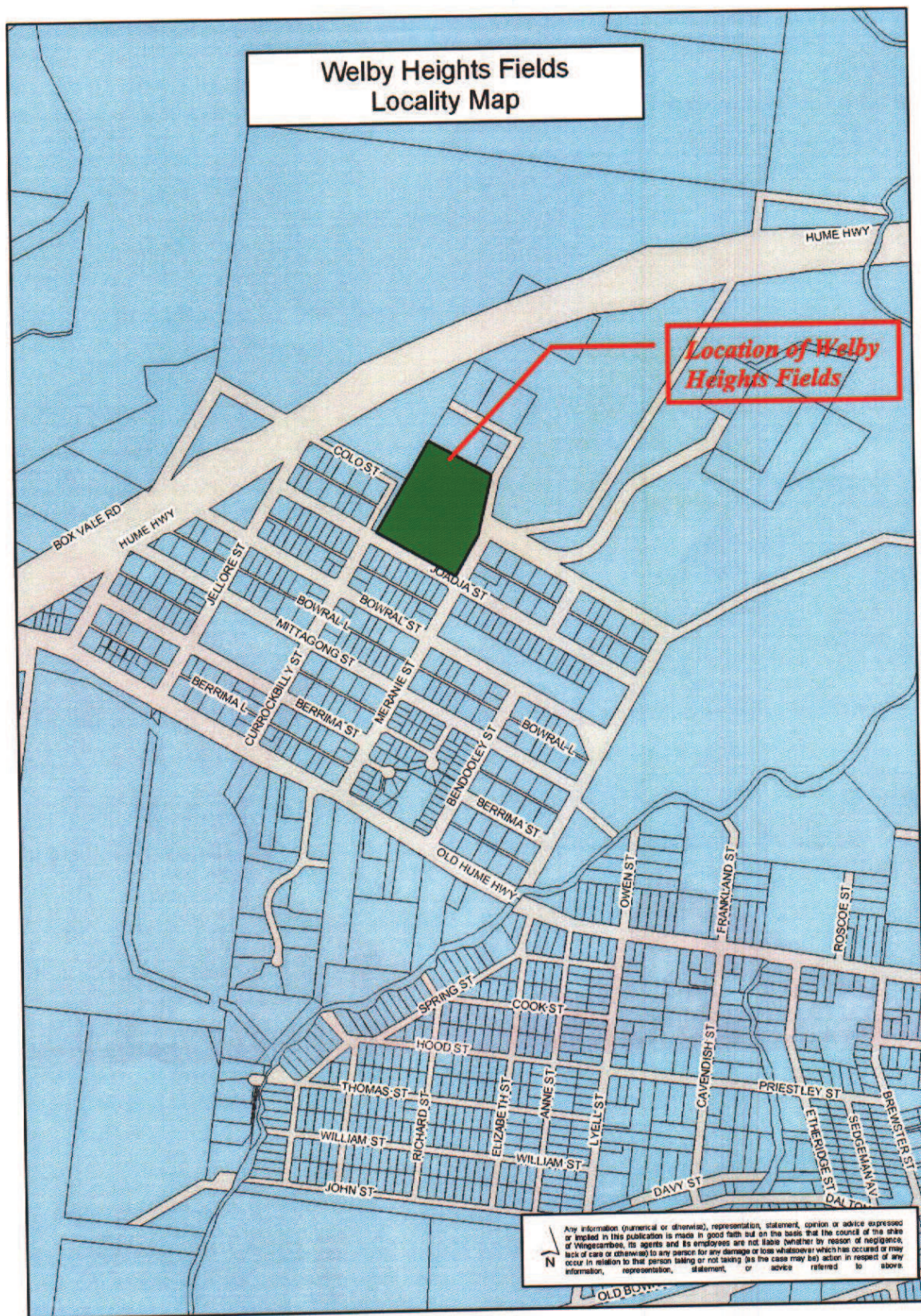




Figure 4 Location Plan



## 2.0 SITE ANALYSIS

### 2.1 *Current Facilities and Condition*

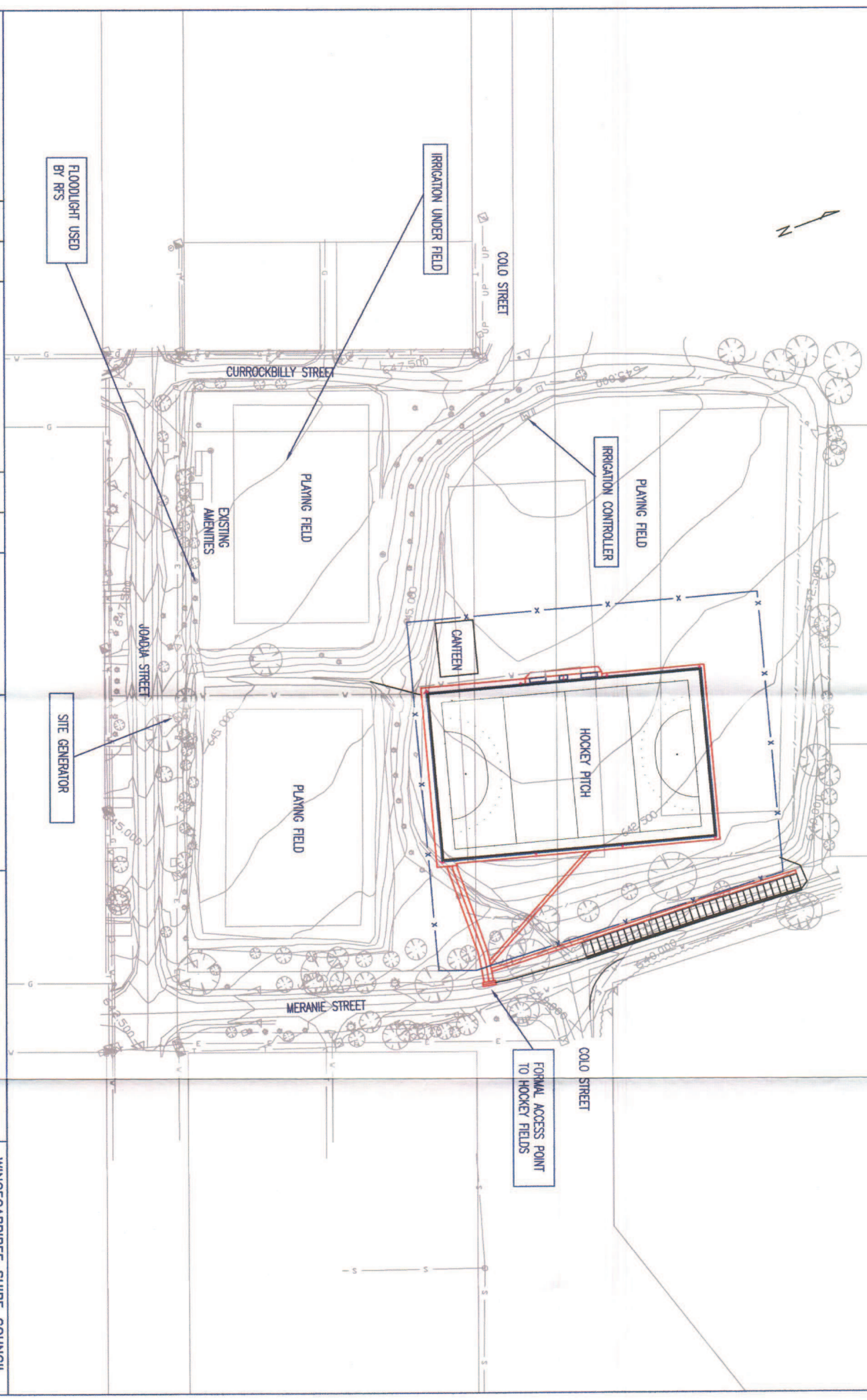
Welby Heights Fields is a major sporting oval, which is used for both competitive sports, and active and passive recreation. Welby Heights Fields is a dedicated Hockey complex that operates all year round.

The site consists of:

- One newly constructed synthetic Hockey Field with dug outs;
- Cyclone wire boundary and security fence;
- Mound to be used as a grassed spectator area in the future;
- 9 floodlight towers with 40 2000w lights;
- Amenities building (to be demolished) when new club house is constructed;
- 30 newly constructed car spaces;
- Newly constructed canteen and toilets to be replaced with the new clubhouse and amenities;
- Minimum amount of landscaping, consisting of scatted trees and shrubs;
- One floodlight to the west of the existing building to be used by Rural Fire Services during bush fires;
- Disused floodlight to be relocated in the near future by the AFL Club;
- A generous amount of open space,
- Gravel access road used as the main entrance to the Hocky field.

Figure 5 shows a site plan of the Reserve.

**FIGURE 5**  
**SITE PLAN**



AMENDMENTS		AMENDMENTS		Design Speed	These drawings have been taken to the site of the work and compared with the situation and are recommended.	DESIGN AUTHOR	DATE	Dolan AHD	Surveyed and Plan Made by	Designed and Checked by	WINGECARRIBEE SHIRE COUNCIL
DRAWN	DATE	DRAWN	DATE								
				Design Speed	the work and compared with the situation and are recommended.	DESIGN AUTHOR	DATE	Dolan AHD	Surveyed and Plan Made by	Designed and Checked by	WINGECARRIBEE SHIRE COUNCIL
				Pavement Width							
				Formal Width							
				Pavement Depth							
				X Adopted for design purposes only							

Ratio 75:1  
 SCALE 1:1750 FULL SIZE A1  
 20m

WINGECARRIBEE SHIRE COUNCIL  
 WEIPI HEIGHTS OVAL  
 SITE PLAN

The following table describes existing areas, current uses, and the condition of the infrastructure on the Reserve. Refer to the site plan in section 2.1 for the location of these facilities.

**Table 1 Condition Assessment**

Site Location	Area Description	Current Facility	Condition
1	Synthetic Hockey Field No. 1	Sand-based synthetic Turf hockey field.	Excellent
2	Floodlights located at No.1 synthetic hockey field.	9 steel collum floodlights, 4 floodlights with 5 sets of 2000w metal halide units and 5 floodlights with 4 sets of 2000w metal halide units.	Excellent
3	Dugout located at No. 1 synthetic hockey field.	3 powder coated metal dugouts located on the boundary of No. 1 synthetic hockey field.	Excellent
4	Car park area	30 space car park located on Meranie St on the western side of the Reserve.	Excellent
5	Cyclone wire boundary fence around No.1 synthetic hockey field.	1.0 meter high cyclone wire boundary fence on the perimeter of hockey field.	Excellent
6	Cyclone wire security fence around No.1 synthetic hockey field.	1.8 meter high cyclone wire security fence surrounding the synthetic hockey field.	Excellent
7	Existing amenities and toilet	Building with metal awning located on the southern side of the Reserve adjacent to Joadja St.	Poor
8	Access Road	Gravel access road leading up to No. 1 synthetic hockey field from Meranie St on the western side of the Reserve.	Fair
9	Existing floodlights	4 disused steel floodlights each with 4 2000w metal halide units.	Fair
10	Colour bond canteen with toilets	Colour bond canteen with toilets currently under construction next to No. 1 synthetic hockey field.	Excellent
11	Street furniture	Number of timber and concrete seats and steel bins.	Poor
12	Open Space grassed area	Grassed area used for passive and active recreation.	Poor
13	Irrigation system	Irrigation system located south eastern side of Reserve in front of existing amenities building.	unknown

**Interpretation of building/site condition**

- Excellent* these assets are in 'as new' condition and require little maintenance or upgrade.
- Good* these assets are well maintained for their age but require on-going maintenance.
- Fair* these assets are suitable for their current use but need repairs, renovations or upgrade.
- Poor* these assets are in poor condition and need urgent maintenance and require significant repairs and upgrades.
- Unknown* these assets are in unknown condition and need to be assessed



*Newly constructed canteen and toilets*



*Dugouts located on boundary of Synthetic Hockey field*

## **2.2 Users and Facilities**

In June 2004, a draft report detailing Wingecarribee Open Space, Recreation, Cultural and Community Facilities Needs Study was prepared by Parsons Brinckerhoff. The study identified the need for improved sporting facilities as well as the concept of a “home” for a particular sport. Welby Heights Fields received community support for the “home” of Hockey. The master plan accompanying this Plan of Management is the realisation of that Needs Study.

It is envisaged that the main users of the reserve will be an organised sporting club and local residents, living within the surrounding area of the site. The open space and associated facilities will cater for both active and passive recreation. The users of the Hockey facilities will be only organised competitors such as schools and sporting clubs for competition and training. The Reserve will also cater for casual or informal users such as ball games, cycling etc.

Welby heights Fields is also used by the Rural Fire Service as the set down and resting site for emergency helicopters during bush fires.

The infrastructure and development of the site has already commenced with the construction of a sand based synthetic turf hockey field and associated works.

The construction of the remainder of the master plan may not occur for some years depending on funding. This plan of management recommends staging of the works, however the staging is dependent on availability of funding, demand and use of the facilities and review of the needs assessment for the community and user groups of the Reserve.

### **2.3 Access and Circulation**

In accordance with Council's obligation to ensure equality, the Reserve and its facilities will be accessible to all members of the community, regardless of age, sex, socio-economic status or mobility.

#### ***Entrances***

The entrances to the Reserve, for both vehicles and pedestrians will be clearly visible and signposted. The cycleway and a combination of low level planting and trees will define the boundary of the Reserve from the street.

#### ***Pedestrian Access***

Pedestrian access to the site will be via formal and informal entrance points along Meranie Street, Joadja Street and Currockbilly Street.

The Reserve provides formal movement through the site for pedestrians, cyclists and other users, a shared cycleway which extends throughout the Reserve is shown on the masterplan. The design of the cycleway should be generous enough to accommodate a variety and number of users at any one time.

#### ***Disabled Access***

Disabled users may access the site by either car or bus ( parking spaces are reserved specifically for this user group), or enter the site via non-vehicular entries. The design of the cycleway is to be in accordance with the Australian standards regarding 'Access and Egress'. As previously mentioned, the cycleway should be generous and suitably robust to accommodate a variety of users, simultaneously for example: wheelchairs, pedestrians, cyclists, and prams.

#### ***Vehicular Access***

There are two entrance points along Meranie Street for vehicular access, the first access point is the formal access point into the site the second access is for all emergency and maintenance vehicles.

The site will provide car parking for 160 vehicles and 5 bus bays, which will accommodate the needs of this district hocky complex.

## 2.4 Flora

Welby Heights Fields is located between the local cemetery and a residential area. Records indicate that the site had been a cleared green field site for some time.

The Reserve has minimal landscaping features, there are a number of indigenous and exotic species of trees and shrubs scattered throughout the Reserve.

A number of advanced trees located within the Reserve hold significant value to the area and should be protected and retained.

A review of the Reserve indicates that a number of trees and shrubs have been randomly selected and planted over the years in an attempt to improve shade and aesthetic nature of the Reserve.

Some of the trees and shrubs planted are struggling to survive given the soil profile and the recent water restrictions imposed.



*Eucalyptus Piperita on site*



*Pinus Patula on site*

As mentioned above the reserve is situated in front of the local cemetery, which consists of a heavily populated mature tree buffer zone.

This mature tree buffer zone contributes to the scenic view of the Reserve when viewed from Joadja Street

The Masterplan includes substantial landscaping to provide shade and inturn highlight the aesthetic nature of the Reserve. The landscape design provides a natural sound barrier and would also filter any spill lighting from the hockey fields.



## 2.5 Fauna

During the assessment of the Reserve for this plan of management a variety of different native birds and parrots were seen within the tree and larger shrubs.

The heavily populated tree zone on the boundary of the cemetery at the rear of the Reserve attracts many different species of wildlife. Additional to the birds and parrots the understorey vegetation would also be populated.

## 2.6 Topography and Soil

The Reserve has a three tiers land formation which is a result of works carried out in 1984 by cut and fill to form the playing fields. The Reserve has a two meter drop between the proposed casual playing field and the proposed car park and a further three meter drop between the proposed car park and the existing synthetic hockey field, with an over all fall of five meters from Joadja Street to the cemetery.

The soil type present on the site is wet, soft silty clay and stone. The upper 500mm layer is possibly filled and it is likely that the vicinity was initially a rock outcrop prior to the formation of the playing fields.



*Various locations with Sandstone rock protruding through the surface of the Reserve*

The profile of the soil is not an ideal composition for the formation of playing fields or gardens. Any playing fields or garden beds proposed for the Reserve would require substantial preparation.

## 2.7 Views and Vistas

Due to the nature of the topography, clear views exist across the site from Joadja Street to the rear of the Reserve facing the cemetery. The proposed landscape scheme will enhance the vista defined by the tree planting.

### 3.0 LEGISLATIVE AND STATUTORY REQUIREMENTS

This Plan of management consists of Community and Crown land and must therefore satisfy the:

- Local Government Act, 1993; and
- Local Government Amendment (Community Land Management) Act, 1998; and
- Crown Lands Act, 1998.

#### 3.1 *Principles of Community Land Management*

Under legislative requirements of the Local Government Act 1993 and the Local Government Amendment (Community Land Management) Act, 1998, s36 (a) – (n), Councils must prepare and adopt Plans of Management for all Community Land. A plan may apply to one or more areas of Community Land, providing all the Act's requirements are fulfilled.

The Act states that the Plan must identify the following:

- a The category of land;
- b The objectives and performance targets of the plan with respect to the land;
- c The means by which Council proposes to achieve the plan's objectives and performance targets;
- d The manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets.

As this is a Plan of Management that applies to just one area of community land it must also:

- a) include a description of:
  - i. The condition of the land, and of any buildings or other improvements as at the date of adoption of the Plan of Management; and
  - ii. The use of the land and any such buildings or improvements as at that date, and
- b) must:
  - i. Specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
  - ii. Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
  - iii. Describe the scale and intensity of any such permitted use or development.

### **3.2 Council Dealings with Community Land**

- (a) Council has no power to sell, exchange or otherwise dispose of Community Land, except for the purpose of enabling that land to become, or to be added to, a Crown Reserve or land reserved or dedicated under the National Parks and Wildlife Act 1974;
- (b) Council may grant a lease or license on Community Land, but only in accordance with the Local Government Act 1993;
- (c) A Council may grant any other estate in Community Land to the extent permitted by the Local Government Act 1993

### **3.3 Leases or Licences on Community Land**

#### **3.3.1 Granting a Lease or Licence Community Land**

Leases and licenses are a method of formalising the use of Community Land and facilities. Leases or licences can be held by groups such as sporting clubs, schools, commercial organisations or individuals providing facilities and/or services for public use.

The Local Government Act 1993 allows Council to grant leases or licences over all or part of Community Land. The use of land under a lease or licence must be compatible with the Local Environment Plan or Council requirements and provide benefits and services or facilities for the users of the land. Terms and conditions of a lease should reflect the interests of Council and the public and ensure proper management and maintenance.

**Note:** *As the status is Crown Land reserve / dedication, any lease or licence must be granted in accordance with provisions of the Crown Lands Act 1989 and with the consent of the Minister for Lands.*

#### **3.3.2 Conditions of Granting a Lease or Licence**

The following conditions must be met when granting a lease or licence over Community Land:

- The lease or licence must not be granted for a period exceeding 21 years;
- A lease or licence for a period greater than five years may only be granted by tender, unless it is granted to a non-profit organisation; and
- The Plan of Management must expressly authorise a lease or licence.

Council must:

- Give public notice of the proposal;
- Exhibit notice of the proposal on the land to which the proposal relates;
- Give notice of the proposal to such persons who appear to own or occupy land adjoining the Community Land; and

- Give notice of the proposal to any other person (owner or occupier of land in the vicinity of the Community Land), if in the opinion of the Council the subject to the proposal is likely to form the primary focus of the person's enjoyment of Community Land.

### ***3.3.3 Events Exempt from Lease or Licence***

#### **Casual Uses**

Casual uses of a public reserve for events of no more than three consecutive days will not be required to arrange a formal lease or licence with Council, provided that:

- The activity is permissible under the objectives identified for that land category,
- No significant damage to the reserve is anticipated as a result of the proposed activity,
- There is no anticipated disruption to adjacent properties as a result of the activity or event,
- The use or occupation does not involve the erection of any permanent buildings or structures,
- There is no interference with other users,
- Council obtains proof of suitable insurances,
- The organisers, in consultation with Council, make arrangements for the provision of extra toilets, waste collection, traffic management, security, and any other requirements deemed necessary by Council.

### ***3.4 Crown Land Management***

The overriding constraint in preparing a Plan of Management for Crown Land is the requirement that the plan must conform to the requirements of the Crown Lands Act 1989. The Act stress the conservation of natural resources and their management in an ecologically sustainable manner, while at the same time, providing appropriate opportunities for public use.

Section 11 of the Crown Lands Act 1989 provides a set of principles for Crown Land management 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, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity; and
- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

Furthermore, when preparing a plan of management for Crown Land, the trust manager must comply with the following requirements of the Crown Lands Act 1989:

- Direction of the Minister or request by Trust for plan of management preparation;
- Drafts circulated for comment;
- Exhibition of Plan; and
- Plan exhibition notices provided.

With the following outcomes:

- The Minister shall consider timely comment;
- Ministerial adoption of the Plan;
- Trust must follow the Plan; and
- All operations must be in accordance with it.

#### ***3.4.1 Crown Land, the Reserve System and Trust Management***

The Crown Lands Act 1989 governs the planning, management and use of Crown Land, including provisions to reserve or dedicate lands for a prescribed public purpose and for leasing and licensing. The collection of Crown land which has been set aside for a public purpose is called the Crown reserve system.

The Department of Land, together with reserve trusts appointed by the Minister, is responsible for the administration and management of the Crown reserve system.

#### ***3.4.2 The use of Crown Land***

Uses and activities on land reserved for public purposes are broadly defined by the public purpose of the reservation, in conjunction with any conditions and provisions within the specific land use in the Wingecarribee Local Environmental Plan 1989.

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

- Improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation;
- Land reserved or dedicated for public recreation must be open to the public generally as a right. The public may only be restricted from access to parts of the reserve and buildings thereon, if it is necessary for the public's enjoyment of the reserve to be excluded, eg a workshop, equipment storage or operational facilities;
- Right of access does not mean entirely free access. Reasonable entry fees and charges may be imposed as well as other legal constraints to entry, such as those relating to health and safety;

- Use of the reserve must be consistent with the public purposes for which the land is dedicated or reserved.
- A lease or license must be consistent with the reason or purpose of the land's reservation or dedication.

### ***3.5 Strategic Documents used in the Preparation of this Plan***

The following Council documents have been used to assist and guide the strategic outcomes of this Plan, ensuring consistency in values, principles and policies:

- Wingecarribee Local Environmental Plan 1989
- Wingecarribee Open Space, Recreation, Cultural and Community Facilities Needs Study Draft Report, 2004
- State of the Environment Report 2001-2002
- Wingecarribee Shire Council Open Space and Recreation Facilities Section 94 contributions plans (July 1993)
- Wingecarribee Social Plan – 1999 – 2004

### ***3.6 Other Relevant legislation and Policies***

The Plan must also be in accordance with the provisions contained within relevant legislation and policy guidelines, including the following:

- Environmental Planning and Assessment Act 1979;
- Disability Discrimination Act 1992;
- Rural Fires Act 1997;
- Threatened Species Conservation Act 1995;

## **4.0 LEGISLATION RELATING TO WELBY HEIGHTS FIELDS**

### **4.1 *Councils role in managing Welby Heights Fields***

Welby Heights Fields is classified as “Community Land”. All public land must be managed in accordance with the Local Government Act 1993, including the Local Government Amendment (Community Land Management) Act 1998. The Act requires that Councils must classify public land as “operational” or “community” and that Plans of Management must be prepared for Community Land. The ways in which Community Land can be used and managed are strictly governed in accordance with an adopted Plan of Management and any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land.

### **4.2 *Categories of Community Land***

Community Land must be categorised in accordance with the Local Government Amendment (Community Land Management) Act 1998. A category describes the land and each category has a set of core objectives. All current and intended uses of the land must comply with the core objectives and the objectives are defined and addressed within the Action Plan (Section 9).

The Local Government (General) Regulation 1999 provides guidelines for each of the categories, as described below:

#### **4.2.1 *General Community Use***

Land should be categorised as general community use if the land:

- May be made available for use for any purpose for which Community Land may be used, whether by the public at large or by specific sections of the public; and
- Is not required to be categorised as a natural area, or does not satisfy the guidelines for categorisation as a sportsground, a park or an area of cultural significance.

#### **4.2.2 *Park***

Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities for use mainly for recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

#### **4.2.3 *Sportsground***

Land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

#### **4.2.4 *An Area of Cultural Significance***

Land described as an area of Aboriginal, aesthetic, archaeological, historical, technical or research, or social significance.

#### **4.2.5 Natural Area**

Land which, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore. Community Land that has been declared critical habitat or which is directly affected by a recovery plan or threat abatement plan under the Threatened Species Act 1995 or the Fisheries Management Act 1994 must be categorised as a natural area.

##### ***Natural Area: Bushland***

Land that contains primarily native vegetation and that vegetation is:

- The natural vegetation or a remainder of the natural vegetation of that land; or
- Are still representative of the structure and/or floristics of the natural vegetation in the locality.

##### ***Natural area: Wetland***

Land that includes marshes, mangroves, backwaters, billabongs, swamps, sedgeland, wet meadows or wet heathlands that form a water body that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary.

##### ***Natural area: Watercourse***

Land described as:

- Any perennial or intermittent stream, flowing in a natural, artificially improved or rediverted channel; or
- Associated riparian land or vegetation, including land which is protected under the relevant legislation.

##### ***Natural area: Foreshore***

Land that is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.

##### ***Natural area: Escarpment***

Land that includes features such as a long cliff-like ridge or rock and includes significant or unusual geological, geomorphological or scenic qualities.

### **4.3 Categorisation of Land within Welby heights Fields**

The Local Government Act requires Community Land to be categorised.. A combination of categories may be used for the one parcel of land. Accordingly this Plan of Management has identified the following categories:

- General Community Use
- Park
- Sportsground



#### 4.4 Leases, licences and Hiring

This Plan of Management expressly authorises the following activities, uses, leases and licences of the Welby Heights Fields facilities:

Facility	Activity	Purpose	Agreement	Maximum Permissible Term	Advertise
Welby Heights Fields – entire facility (current and in the future)	Organised sport	Public recreation (playing of sport) and ancillary activities	Lease / licence agreement	20 years	Yes
Synthetic Hockey fields	Organised sport	Public recreation (playing of sport)	Lease / licence agreement	20 years	Yes
Club House and Amenities building	Organised sport	Public recreation (playing of sport) and ancillary activities	Lease / licence agreement	20 years	Yes
Grassed playing fields	Organised sport	Public recreation (playing of sport)	Lease / licence agreement	20 years	Yes

##### 4.4.1 Hire Arrangements

This Plan of Management shall authorise short or long term hire of playing fields and facilities at Welby Heights Fields, as long as they comply with Wingecarribee Shire Council Hire Agreement Policy. The terms and conditions of any hiring agreements must be negotiated and approved by Council.

#### 4.5 Easements

This Plan of Management expressly authorises the granting of easements over the land for the purpose of providing pipes, conduit or other connections under the surface of the ground. This is limited to easements that connect premises adjoining Community Land to existing water, sewer, drainage or electricity facility of Council or other public utility provider that is situated on Community Land.

The granting of easements above, on or under the surface of Community Land or to land that is not Community Land is not within the authority of this Plan of Management. This includes but is not limited to:

- Piping to a natural watercourse,
- Piping to a facility through Community Land to a facility on land under private ownership,
- Private access, vehicular or pedestrian.

#### ***4.5 Authorised Development***

In accordance with the Local Government Amendment (Community Land Management) Act 1998 the Plan of Management must expressly authorise any proposed developments on the land. This authorisation in a plan of management gives 'in principle' support for an activity to proceed to the development assessment stage. This plan does not grant consent. Any proposed developments that are consistent with the plan are still subject to the normal development consent processes of Council.

## **5.0 PREPARATION OF THIS PLAN OF MANAGEMENT**

### **5.1 *The Planning Process***

The planning process for this Plan of Management is based on a number of principles. These are:

- Using community values as a basis for management;
- Adopting a consultative approach, incorporating input from stakeholders; including Council officers, government authorities and the local community to ensure the plan reflects the visions and values of all;
- Providing site specific analysis information to add value;
- Providing practical recommendations which are achievable in the short term;
- Incorporating the Landscape Master Plan.

The process undertaken to prepare this Plan of Management follows the guidelines as set out in “Public Land Management” – Department of Local Government, 2000 and the Crown Lands Act 1989.

### **5.2 *Community Consultation***

Wingecarribee Shire Council actively seeks the involvement of the community in the preparation of its plans of management to ensure the plans address community desires, values and needs and to ensure they comply with the Local Government Act, 1993, and the 1998 amendments. The main advantages of involving the community in the process are that it:

- Creates a sense of ownership with the Reserve;
- Taps into the large amount of local knowledge about the site; and
- Advises and keeps the community informed.

Community consultation is a vital component in the preparation of this Plan of Management as well as in the Public Exhibition/ submission period following release of the Draft. The purpose of this community consultation is to identify the values attached to this Community Land being Crown Reserve / Dedication and to provide a forum in which to collect and understand related community issues.

#### ***Methods of Communication:***

Flyers advertising community workshops and outlining the role of the Plan of Management were distributed to sporting groups and letterbox drops to residents in streets surrounding the Reserve.

Meetings with those interested individuals or groups, as well as community consultation workshops were conducted. Two such workshops were held, one primarily for sporting issues, and the other for recreational and other issues. These workshops and invitations for the community to comment on issues relating to the Plan of Management were also advertised in the local paper.

#### ***Community Comments:***

The community presented their views in a variety of different formats. The Community Consultation Workshop involved open discussions on the views and value of the plan. Comments were also gathered from the community in the form of letters and by phone.

## 6.0 BASIS FOR MANAGEMENT

### 6.1 Council's Management Goals

Wingecarribee Shire Council recognises the importance of planning towards the future and provides a management framework to meet the challenges of today and the future. Council's Management Plan 2003-2006 outlines Council's visions and mission statement.

Wingecarribee Shire Council's **Vision** statement is:

*"To make the Shire a better place in which to live."*

Council's Management Plan 2003-2006 also expresses the following goals within the plan:

- *Rationalise and upgrade existing community facilities, ensuring the continuing availability of basic infrastructure to meet community needs;*
- *Adopt an innovative approach to the provision of basic infrastructure needs including parks.*

### 6.2 Council's Strategic Direction

Wingecarribee Shire Council has one relevant strategic objective:

*"Maintain the richness and diversity of its existing natural, historical and built environment to improve the lifestyle it affords residents and visitors."*

This Plan of Management aims to meet this strategic objective through actions for the future development and management of Welby Heights Fields.

### 6.3 Community Values

The local community and user groups of Welby Heights Fields feel strongly that the Reserve is a valued asset for passive recreation and the development and enjoyment of sporting activities.

#### **Recreational Values**

Welby Heights Fields is highly valued for sport and recreation. The Reserve is utilised by the local community and a wider regional catchment. A strong sense of value has risen from the community and user groups regarding this Reserve.

The Reserve is valued as the only location in the Southern Highlands to offer a sand-based synthetic turf hockey facility for local, regional and state level competition.

### **Access/Visual Values**

Welby Heights Fields is seen as a necessity in the development and enjoyment of competitive and passive recreation. The local community and user groups feel that the development and future use of the Reserve will be an essential contribution to maintaining a healthy lifestyle and add to their quality of life.

The community has developed a strong sense of community ownership of this Reserve, with the desire to protect its sporting and recreational values, together with enhancing the visual and aesthetic nature of the landscape.

### **6.4 Roles of the Area**

Welby Heights Fields is of regional significance because of its location, ability to expand for future demand and the quality of the dedicated facility, which it provides for the community.

Welby Heights Fields plays a significant role for competitive sports within Wingecarribee Shire. The Reserve is a major site for weekend competition and weeknight training. Local school groups utilise this facility for regular and high profile competition.

Welby Heights Fields has developed itself as the “home of Hockey” in the Wingecarribee Shire.

## 7.0 COMMUNITY ISSUES

### *Parking, Access and Traffic*

The community support the proposed masterplan, the local residence feel that the existing newly constructed parking and the proposed car park are a necessity, however locals would prefer that additional crown land be cleared and the proposed car park relocated to allow larger open space for passive and competitive recreation.

The proposed cycleway was seen as a positive attribute to the future development of the Reserve and was seen to enhance recreational activity as well as increasing user numbers of the Reserve especially if linked to the Shires cycleway network.

It was strongly expressed that the car park and the boundary of the Reserve should be fenced to protect park user, ensuring the quality of the assets and minimise anti-social behaviour.

Equally expressed was the desire to light the car park to protect the assets and once again minimise anti-social behaviour.

### *Maintenance and Landscaping Issues*

User groups and local residents have commented on the condition of the overall Reserve, ground maintenance during the week and especially after competition could be improved. Although conditions of the ground are mostly contributed to the water restrictions, in the past ground maintenance could have been at a higher standard.

The community unanimously supported the development of sport in the area and commented that the introduction of the synthetic surface would attract youth to sporting activities, however with increased demand on the Reserve came increased noise level and overspill of lighting. The locals stated that they would like to see an improvement in landscaping not only for aesthetic reasons which were an important consideration, but also to reduce the noise level and minimise the effects of overspill lighting.

### *Development Issues*

Local residents and user groups feel that, the development of Welby Heights Fields is a positive move in the right direction. The recent construction of the synthetic surface would improve the sport in the Shire and more importantly being a vehicle to get the youth off the streets.

It was felt that the development of the second synthetic field and the realisation of the masterplan would be highly appreciated from competitive sporting users and passive recreational users.

***Bush Fires and Emergency Issues***

The Reserve has been used by the Rural Fire Services as a set down point and resting area for fire fighting helicopters during bush fires. All users of the Reserve agreed that any future development of the Reserve would need to accommodate the requirements of the Rural Fire Services as a helicopter resting area.

The Rural Fire services have reviewed the masterplan and the future development of the site. The rural Fire services have supported the future development of the site and have commented that the future developments would not restrict the site as a resting area during any bush fires.

However the Rural Fire Services have requested that the floodlight to the west of the existing building remain as this is used as a security lighting to protect the helicopters while on the ground during the night. The light is occasionally used to locate the Reserve during night time activities.

## 8.0 CORE OBJECTIVES

The following Section outlines Council's objectives for the future management of Welby Heights Fields outlined here provide the basis for the strategies developed in this Plan of Management. These strategies combine the objectives as outlined in the Local Government Act, with those of the Council and the community.

The Local Government Act (1993) and the Local Government Amendment (Community Land Management) Act 198 establishes a set of core objectives for each category. These objectives are significant in ensuring any activities and uses of the site are consistent with the desired activities and uses for that category of land. Wingecarribee Shire Council has the responsibility to manage and develop the land in accordance with these core objectives.

### 8.1 *Core Objectives as listed in the Act*

#### 8.1.1 *General community use objectives*

The core objectives for community land categorised for 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).

#### 8.1.2 *Park objectives*

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

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



### **8.1.3 Sportsground objectives**

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.

## 9.0 STRATEGIES and ACTION PLANS

The following tables set out a number of actions required to implement the identified Management Strategies and Performance Targets for each Management Unit within the Welby Heights Fields.

The future of Welby Heights Fields is dependant on the implementation of this Plan of Management. As there are a number of developments required to transform this site into a facility to enhance the sporting and recreational activities thus attracting additional users, a staged implementation is required. These actions are the means of achieving the objectives of the Plan of Management. The actions will be developed and reviewed annually.

Unless otherwise noted, the responsibility for the implementation of these actions is with the Director of Technical Services.

The following actions table outlines the direction for the management and development of Welby Heights Fields and has the following objectives:

- To formulate performance targets;
- To ensure consistency with core objectives for community land categories;
- To develop actions that will define the way that Council will achieve it's performance targets;
- To provide a means of assessment, which is the way that Council measures its performance;
- To assign priorities for each of the performance targets; and

Within this action plan, each has been given a priority, which can be linked to the following time frame:

- **High** – commenced within the next 2 years
- **Medium** – commenced in 2 – 5 years
- **Low** – commenced after 5 years

It should be recognised however that the commencement and completion of the actions would be dependent on the available resources and funds.

### 9.1 Amenities and Facilities

The proposed facilities listed in the tables below are authorised for development. The inclusion of developments in this Plan of Management allows Council to program the works but does not give any commitment to their construction.

No.	Objective and Performance Target	Action	Priority	Performance Indicator
1	Provide quality active and passive recreational facilities	Prepare Environmental Impact Study and a Traffic Management Study on the effects of the proposed Master Plan to the surrounding environment and infrastructure, and make any changes to the Master Plan prior to commencing the detailed construction drawings.	High	Works completed
2		Prepare detailed civil and landscape construction drawings as per the Masterplan prior to any maintenance or embellishment commences.	High	Works completed
3		Construction of a second synthetic Hockey Field and associated electrical, hydraulic and civil works.	High	Works completed
4		Construction of car park, casual basketball courts, bus parking bays and associated electrical and civil works.	High	Works completed
5		Replace existing colour bond canteen/toilets with the construction of Clubhouse and Amenities building.	Medium	Works completed
6		Demolish existing toilet and storage building after construction of Clubhouse and Amenities.	Low	Works completed
7		Construction of cycleway and BBQ/picnic area	Medium	Works completed

No.	Objective and Performance Target	Action	Priority	Performance Indicator
8		Construction of playground and children recreation area adjacent to field No.1	Medium	Works completed
9		Installation of fencing and access gates/restrictions to Reserve boundary and access points.	High	Works completed
10		Upgrade onsite electrical power requirements	Medium	Works completed
11	Provide quality active and passive recreational facilities	Upgrade irrigation system to casual playing field, grassed open space and formal garden areas.	Low	Works completed
12		Formalise grass spectator areas.	Low	Works completed
13		Upgrade and construct formal entrance statement to Reserve and Hockey Field entrance statement.	Medium	Works completed
14		Construct and upgrade landscaping including installation of formal gardens, shrub planting, feature trees and proposed trees.	Medium	Works completed
15		Upgrade and re-establish all grassed open space areas including casual playing field.	Low	Works completed
16		Upgrade and formalise emergency and maintenance entrance.	Low	
17	Ensure the centre is a safe environment for all users and the community.	All new structures to include vandalism proof designs and materials.	High	Minimal vandalism to new structures

## 9.2 Management and Maintenance

No.	Objective and Performance Target	Action	Priority	Performance Indicator
1	Establish appropriate management structure for Welby Heights Fields.	Develop a management structure and processes for the Reserve for any proposal to lease or provide a licence for the use of the entire site.	High	Appropriate management structure determined and implemented.
2	Improved promotion of the site and facilities available.	For any management body formed, develop a business / marketing plan for the site and activities and/or services offered to user groups and the wider community.	High	Increase in user groups.
3		Place directional signage on street signs and install an entrance statement sign.	Medium	Increased awareness of the Reserve.
4	Provide overall site maintenance.	Develop and prepare a maintenance plan for the Reserve to include: <ul style="list-style-type: none"> <li>• Review maintenance standards and requirements</li> <li>• Review existing maintenance plans</li> <li>• Lawn &amp; landscape maintenance</li> <li>• Facilities and equipment maintenance</li> </ul>	High	Maintenance plan prepared and implemented.
5		Zero tolerance of graffiti.	High	Graffiti removed within 24 hours.
6		Conduct regular safety audits, assessing the area for personal safety risks.	Medium	Regular safety audits undertaken.
7		Develop an asset management plan for the site	High	Development and implementation of the plan
8		Mowing of grassed areas and open space to a satisfactory standard	High	Conduct biannual customer satisfaction surveys.

No.	Objective and Performance Target	Action	Priority	Performance Indicator
9		Weed spraying of grassed areas and open spaces	High	Conduct biannual customer satisfaction surveys.
10		Landscape maintenance of all shrubs, trees and formal gardens	High	Conduct regular inspections as per asset management plan
11		Maintenance of infrastructure on Reserve- cycleway, playgrounds, basketball courts, irrigation, building etc.	High	Conduct regular inspections as per asset management plan
12	Maintenance and upgrade to have a minimal impact on Park users.	Any maintenance and upgrade work to be coordinated to ensure minimal impact on Park users.	High	The Reserve is available for sporting and passive use.

### 9.3 Access and Circulation

No.	Objective and Performance Target	Action	Priority	Performance Indicator
1	Improve accessibility at the Reserve.	All new developments and facilities to be accessible, in accordance with Australian Standards and the Disability Discrimination Act, to all facilities when undergoing improvements or renovations.	High	Improved accessibility to Site
2	Ensure that all members of the community have access to the Reserves facilities.	All facilities must be available for use by groups and individuals of the general community.	High	Increased number of users of the facility per annum.

## 10.0 MASTER PLAN

The Masterplan for Welby Heights Fields has been developed as a result of community consultation and identifying the key issues with the Reserve, together with Councils future direction as outline in the draft Wingecarribee Open Space, Recreation, Cultural and Community Facilities Needs Study and Strategy.

### *10.1 Scope of works*

The cost estimates for the works proposed through this Plan of Management are detailed over page. The construction details and specifications is to be defined during the detailed design phase, the costs listed in table 2 are therefore only indicative costs. With this in mind, price may vary.

**FIGURE 6**  
**MASTERPLAN**





Cycleway

CEMETERY

# WELBY HEIGHTS OVAL PLAN OF MANAGEMENT

Scale 1:500 @ A1

Prepared by: WINGECARRIBEE SHIRE COUNCIL  
August 2004

30 Space Carpark

COLO STREET

Emergency and  
Maintenance Entrance








Hockey Field  
Entrance Statement

Formal Entrance to  
Carpark

Formal Entrance  
Statement

JOADJA STREET

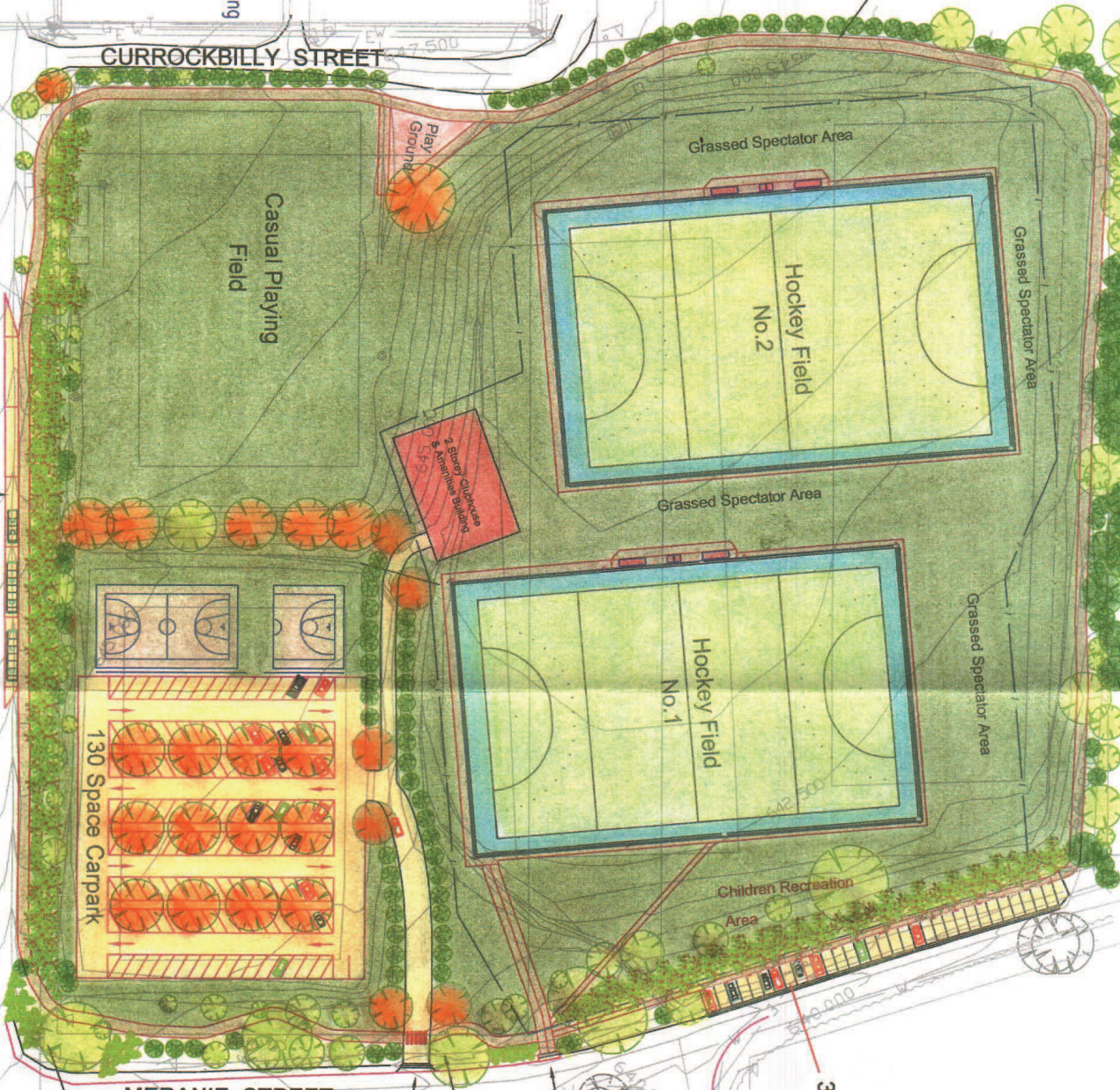
## LEGEND.

-  Existing trees
-  Proposed trees
-  Proposed feature trees
-  Proposed shrubs
-  Lawn area
-  Proposed cycleway
-  Proposed hockey field fencing

COLO STREET

CURROCKBILLY STREET

JOADJA STREET



Bus Parking

Table 2 Estimated cost for proposed works

No.	Item	Estimated Cost
	Prepare detailed civil and landscape construction drawings including any surveys and studies.	\$15,000
	Construction of second synthetic Hockey Field and associated electrical, hydraulic and civil works.	\$1,100,000
	Construction of car park, casual basketball courts, bus parking bays and associated electrical and civil works.	\$60,000
	Replace existing colour bond canteen/toilets with the construction of Clubhouse and Amenities building.	\$350,000
	Demolish existing toilet and storage building after construction of Clubhouse and Amenities.	\$15,000
	Construction of cycleway and BBQ/picnic area	\$80,000
	Construction of playground and children recreation area adjacent to field No.1	\$40,000
	Installation of fencing and access gates/restrictions to Reserve boundary and access points.	\$30,000
	Upgrade onsite electrical power requirements	\$50,000
	Upgrade irrigation system to casual playing field, grassed open space and formal garden areas.	\$20,000
	Formalise grass spectator areas.	\$15,000
	Upgrade and construct formal entrance statement to Reserve and Hockey Field entrance statement.	\$20,000
	Construct and upgrade landscaping including installation of formal gardens, shrub planting, feature trees and proposed trees.	\$80,000
	Upgrade and re-establish all grassed open space areas including casual playing field.	\$60,000
	Upgrade and formalise emergency and maintenance entrance.	\$10,000
<b>Total Estimate</b>		<b>\$1,945,000</b>

## 11.0 APPENDIX

### *11.1 Funding and Grant Sources*

#### **Wingecarribee Shire Council's Section 94 Plan**

Council's Section 94 plan for its established areas, allow for Council to collect funds from new developments to be spend on embellishing local and district open space and community facilities.

#### **NSW Department of Sport and Recreation**

The Department of Sport and Recreation offers two levels of grants to local Councils – known as

- Local Capital Assistance Program.
- Regional Capital Assistance Program.

These programs provide funding for recreational infrastructure – both indoor and outdoor. In the past it has funded schemes as diverse as floodlighting, turf resurfacing, building upgrades and provision of other such sports facilities.

#### **Private Corporation Grants**

A number of grants are available to local communities working in conjunction with Councils, and generally have an environmental focus. Applications for these grants would be lent considerable weight by involving the local community (local schools, action groups and special interest groups) in the planning and execution of the programs. Examples of such grants are:

- The BP Conservation Program
- The Readers Digest Environmental Awards.

## *11.2 References*

Wingecarribee Shire Council Open Space and Recreation Facilities Section 94 Contributions plans (July 1993)

Wingecarribee Social Plan – 1999 – 2004

Wingecarribee Shire Council Parks, Gardens & Reserves Management Plans (July 1995)

Wingecarribee our Future – Strategic Plan, October 2002

Wingecarribee Local Environmental Plan 1989

Wingecarribee Open Space, Recreation, Cultural and Community Facilities Needs Study Draft Report, 2004

State of the Environment Report 2001-2002

Wingecarribee Shire Council's Management Plan 2003-2006