

Plan of Management
Small Park
July 2020

Adopted

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EXECUTIVE SUMMARY

This Plan of Management is intended to guide Council in the management and use of Small Park, Ulmarra. It is a statutory document that aims to satisfy the requirements of both the *Local Government Act 1993* and the *Local Government Amendment (Community Land Management) Act 1998*.

Small Park, being Lot 1 DP 1155085, is located at 50 Coldstream Street, Ulmarra. It is vested to, and managed by Clarence Valley Council as Community land categorised as 'General Community Use'.

Small Park is used and managed for passive and active recreation including organised sporting activities.

This PoM also permits the development of a primitive camping ground on the park provided it complies with Legislative requirements and Council resolution 6b.19.017. A Small Park Camping Management Strategy has been drafted in association with this PoM to regulate activities associated with visitors using the RV camping area.

Council's Open Spaces and Facilities section is responsible for management and ongoing operations and maintenance of the grounds and public infrastructure on Small Park.

1.0 Introduction

1.1 Overview

This Plan of Management (PoM) has been prepared in consultation with the community to provide a framework for the long-term management of community and recreation facilities constructed on land classified as 'community' land at Small Park, Ulmarra.

1.2 Need for this Plan of Management

The *Local Government Act 1993* (LG Act) requires all Council-owned land to be classified as either 'community' or 'operational' land. Land classified as 'Community' land is to be managed and used in accordance with an adopted PoM.

Consequently, the purpose of this PoM is to:

- ensure compliance with the *Local Government Act 1993* (LG Act), *Environmental Planning and Assessment Act 1979* (EPAA), *Clarence Valley Council Local Environment Plan 2011* (CVLEP) and other relevant Legislation and policies.
- provide direction in the development, use and management of facilities and land on Small Park; and
- contribute to the Council's broader strategic goals and vision as set out in the community strategic plan - *The Clarence 2027* and the *Ulmarra Riverside and Village Precinct Plan 2019*.

1.2.1 Previous Plans of Management

Small Park was categorised as General Community Use and managed under the *Clarence Valley Community Land, Crown Reserves and other Public Places Generic Plan of Management 2014-2023* (CV Generic PoM).

Council proposes to develop a 'primitive camping ground' under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* for recreational vehicle users within the park. The RV camping area will allow for a total of eight vehicle-based campsites. RV camping is outside of the management objectives for the parks and reserves listed under the CV generic

PoM. Consequently, this site specific PoM is required to outline management principles and permitted activities associated with the development of a primitive camping ground at Small Park.

The use and management of the RV camping area will be guided by the Small Park RV Camping Management Strategy developed as part of this PoM.

1.3 Land Description

Small Park is located at 50 Coldstream Street, Ulmarra and is approximately 500m to the east of the Ulmarra Village centre and covers an area of approximately 4.047 ha (10 acres) (Figure 2.1).



Figure 2.1: Small Park Locality Plan

Small Park is public land vested in Council in pursuance of the provisions of section 37AAA of the *Crown Lands Consolidation Act 1913*.

The park (being Lot 1 DP 1155085, County Clarence, Parish Ulmarra) is owned and managed by Clarence Valley Council and is:

- classified as Community land
- categorised as General Community Use; and
- zoned RE1Public Recreation under the *Clarence Valley Local Environmental Plan 2011*.

The park consists of flat fertile alluvial floodplain soils, and has been identified as flood prone land underlain by Class 3 acid sulfate soils. It is also located in the coastal zone listed under the *State Environment Planning Policy (Coastal Management) 2018 (CMSEPP)*.

There are a number of community facilities constructed on the land for the purpose of public recreation.

Small Park is bordered by a timber mill located on the western boundary, low density residential land situated on part of the eastern boundary, with the surrounding lands comprising predominantly primary production agricultural lands.

1.3.1 Land Tenure History

The following is a brief history of the land tenure.

Date	Detail
20 October 1892	A survey was undertaken of the proposed land to be resumed for public recreation (appendix 1: Plan of Proportion marked Pub Rec)
10 January 1893	Land parcel originally owned by Thomas Small (in possession of John Lee Jr.) resumed for the establishment of a public recreation ground at Ulmarra under the " <i>Lands for Public Purposes Acquisition Act</i> " (NSW GG, 1893c) (Also see appendix 2: Parish of Ulmarra Map 1894, for more details)
14 July 1893	Land parcel resumed for public recreation on 10 January 1893 by Government Gazette notice and hereafter described, to be a public park within the meaning of the "Public Parks Act 1884," and that it be known by the name "Small Park, Ulmarra" (NSW GG 1893b).
14 July 1893	The Council of the Municipal District of Ulmarra was appointed trustees of Small Park (NSW GG 1893a)
16 February 1898	By-laws for the management of Small Park, Ulmarra were passed by the Council of the Municipal District of Ulmarra on 4 November 1896 and were then approved by Governor JH Curruthers. (NSW GG 1898)
20 January 1978	Land parcel was vested in The Council of the Shire of Ulmarra (NSW GG 1978)
10 September 2010	Certificate of title over the land parcel was issued to Clarence Valley Council (See appendix 3: Certificate of Title).

1.3.2 Surrounding Land Context

Ulmarra Village is a historic river port on the Clarence River and lies approximately 17km north-east of Grafton, 30km south-west of Maclean, and 48km south west of Yamba by road. The Woolgoolga to Ballina Pacific Highway Upgrade that is due for completion in 2020 will bypass the Ulmarra Village diverting the majority of travellers from passing through the Village. The existing Pacific Highway between Glenugie and Maclean will become a local road and be renamed 'Big River Way' when the new highway is open.

The *Ulmarra Riverside and Village Precinct Plan 2019* was developed after the *Ulmarra Bypass Community Economic Development Plan 2018* process highlighted the strengths, weaknesses, opportunities and threats to Ulmarra village on completion of the Bypass. The Precinct Plan outlines future opportunities to revitalise Ulmarra, which include heritage tourism and interpretation, improved streetscape amenity, and improved riverfront and pedestrian access providing links between the riverfront, village centre, Small Park and surrounds (see appendix 4: *Ulmarra Riverside and Village Precinct Plan 2019 – Opportunities Map*)

2.0 Basis of Management

2.1 Role of Community Land

Classification as 'Community' land reflects the importance of the land to the community. Generally, it is land intended for public access and use, or where other restrictions applying to the land create some obligation to maintain public access (such as dedication under s94 of the EPA Act). This gives rise to the restrictions in the Act, intended to preserve the qualities of the land. As such, community land:

- cannot be sold;
- cannot be leased, licenced or have any other estate granted over the land for more than 30 years (ministerial consent required for periods over 21 years); and
- must have a plan of management prepared for it.

2.2 Management of Community Land

The management of Community land is governed by the categorisation of the land (by way of a PoM), and the core objectives established for the category of Community land. In essence, categorisation establishes the public purpose(s) for which the Community land will be used.

Small Park is categorised as General Community Use under s36l of the LG Act.

The guidelines for categorising land as 'General Community Use' and the core objectives for the management of the land are set out in Table 2.1.

Table 2.1: Guidelines for, and core objectives of community land categorised as General Community Use

(1) Guidelines	(2) Core objectives
<p>Land should be categorised as general community use under section 36 (4) of the Act if the land:</p> <p>(a) 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</p> <p>(b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.</p>	<ul style="list-style-type: none"> ▪ 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: <ul style="list-style-type: none"> (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).

(1) cl106, *Local Government (General Regulation) 2005*

(2) s36I, *Local Government Act 1993*

Note: Council must manage Community land according to these core objectives. Any activities or uses of the land should be consistent with the core objectives for that category of land. Additional objectives which support the above core objectives are included in Section 6 Management Strategies and Performance Measures.

3.0 Legislative Framework

This section describes the legislative and policy framework applying to the land covered under this PoM.

3.1 Local Government Act 1993

Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005* (Table 3.1).

The *Local Government Act 1993* (LG Act) requires all Council owned land to be classified as either 'Community' or 'Operational' land. Community land is defined as land that must be kept for the use of the general community, and must not be sold. Community land is required to be managed in accordance with a PoM, and any other laws regulating the use of the land.

Table 3.1: Requirements of the *Local Government Act 1993* for land classified as community

Requirement of the <i>Local Government Act 1993</i>	Relevant Section(s)
All public land must be classified.	s25, s26
Community land must be used and managed in accordance with: <ul style="list-style-type: none"> ▪ the plan of management applying to the land ▪ any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land 	s35
The PoM must	
<ul style="list-style-type: none"> ▪ consider the core objectives and guidelines for land categorised as 'General Community Use' 	s36[6], s36l[a][b], & cl106 LG Regs;
<ul style="list-style-type: none"> ▪ specify the core objectives and performance targets for management of the land; the means by which Council proposes to achieve the plan's objectives and performance targets; and the manner in which its achievement the plan's objectives and performance targets is measured. 	s36[3][b], [c] & [d]
<ul style="list-style-type: none"> ▪ include a description of the condition of the land, and of any buildings or other improvements on the land; and the use of the land and any such buildings or improvements as at that date of adoption of the Plan. 	s36[3A][a]

Requirement of the <i>Local Government Act 1993</i>	Relevant Section(s)
<ul style="list-style-type: none"> specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and for which any further development of the land will be permitted, whether under lease or licence or otherwise; and describe the scale and intensity of any such permitted use or development. 	s36[3A][b] s46, s46A, s47, s47A & s47B
Council must exhibit the draft PoM for 28 days and give at least 42 days for the making of submissions.	s38
Any amendments to a draft PoM must be publicly exhibited in the same way, until the Council can adopt the draft PoM without further amendment.	s40

3.2 Zoning and Planning Controls

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the principle legislation regulating land use in NSW. Part 4 of the EP&A Act outlines the factors that must be considered when a development application is assessed.

The EP&A Act includes other provisions including that a public authority may become the determining authority for development (activity) that is permissible without consent under Part 5 of the Act.

The purpose of Part 5 of the Act is to ensure public authorities fully consider environmental issues before they undertake or approve activities that do not require development consent. As such, it has commonly been used to assess activities such as roads, railways, dredging and construction of facilities on public land, which do not require consent. If these activities are judged by the relevant public authority to significantly affect the environment, then an environmental impact statement will need to be prepared and considered by this authority.

State Environmental Planning Policies (SEPPs)

State Environmental Planning Policies address issues of State significance across the state.

Coastal Management SEPP 2018

The Coastal Management SEPP applies to the coastal zone defined in the Coastal Management Act, it includes strong protections for coastal wetlands and littoral rainforests and encourages appropriate development in environmentally sensitive areas.

Infrastructure SEPP 2007

Under the *Infrastructure SEPP 2007* certain types of developments do not require consent under Part 4 of the EP&A Act 1993. It includes provisions for exempt development and for development without consent on parks and other public reserves. Under Division 12, Clause 65 (3)(a)(b)&(c) of the SEPP, development can

be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council. A review of environmental factors (REF) under Part 5 should be undertaken.

Clause 66 provides and sets out exemptions for certain works within parks and other public reserves.

North Coast Regional Plan 2017

The *North Coast Regional Environmental Plan 2017* developed by the Department of Planning, Industry and Environment provides for regional planning to develop policies for protection of the natural environment and to guide development considering social, economic and environmental aspects of the north coast.

Clarence Valley Local Environmental Plan 2011

The *Clarence Valley Local Environmental Plan 2011 (CVLEP)* is a statutory document prepared under the EP&A Act. It controls development at a local level and sets out through land use zoning, how land is to be used. Each zone has objectives and specifies if developments are permitted with consent, without consent or prohibited. All land, whether privately owned, leased, or publicly owned is subject to the controls set out in the CVLEP.

Small Park is zoned - **'RE1 Public Recreation'** under CVLEP (Figure 3.1).

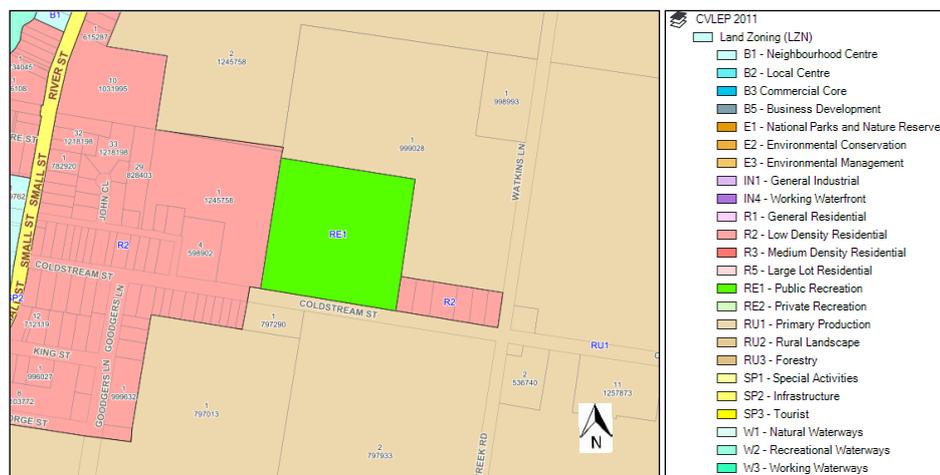


Figure 3.1: CVLEP Site Zoning RE1 – Public Recreation

The objectives of this zone are to:

- enable land to be used for public open space or recreation purposes.
- provide a range of recreational settings and activities and compatible land uses.
- protect and enhance the natural environment for recreation purposes.

The proposed future development of part of the land for a primitive camping ground is consistent with the objectives of this zoning and supports the goals outlined in the *Ulmarra Bypass Community Economic Development Plan 2018*, the *Ulmarra Riverside and Village Precinct Plan 2019* and *North Coast Destination Management Plan 2018*.

Small Park is identified as being underlain by Class 3 acid sulfate soils. Any future work and or development that have the potential to affect these soil conditions must undertake procedures outlined in the CVLEP clause 7.1.

Small Park is also located in the Floodplain Risk Management area. All future work and or development on site that has the potential to be affected by flood risk or impact flood behaviour must abide by clause 7.3 of the CVLEP. In the event of a flood, evacuation will be managed in accordance with the SES Flood Safe Guide for Ulmarra and Tucabia.

The development of the site with public recreation-based facilities and uses appropriate to the current and future needs of the local community and wider public will contribute to the physical, cultural, social and intellectual welfare and growth of persons.

Development in Environmental Protection, Recreation and Special Use Zones Development Control Plan

The Environmental Protection, Recreation and Special Use Zones Development Control Plan (DCP) applies to the subject land. The DCP needs to be considered when a development application is being prepared or assessed. The DCP contains a range of provisions that would apply to development on the subject land.

3.3 Other Relevant Legislation and Policies

3.3.1 Legislation relevant to RV Camping Area development and management

Legislation and Policies that are directly related to the development and ongoing management of a primitive camping ground at Small Park include:

Local Government Act 1993 Section 68 Approvals

Clarence Valley Council controls a range of activities by approval under Section 68 of the *Local Government Act 1993*. The operation of camping grounds is subject to an operational approval issued under the Act in accordance with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2005*.

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

The *Local Government (Caravan Parks, Camping Grounds and Moveable Dwelling) Regulation 1995* regulates the approval to operate caravan parks, camping grounds and manufactured home estates, and sets out the requirements for the design, construction and installation of moveable dwellings and associated structures. Moveable dwellings include mobile homes, tents and caravans. Clause 132 of the Regulation outlines requirements and conditions that apply to the operation of a 'primitive' camping ground.

State Environment Planning Policy No 21 – Caravan Parks

The Caravan Parks (SEPP 21) requires that "development for the purposes of a caravan park may be carried out only with the development consent of the [local government] council". Note that the definition of 'caravan park' includes a camping ground.

Small Park RV Camping Management Strategy

The Small Park RV Camping Management Strategy (attached as part of this PoM) outlines the management framework in relation to the requirements under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* and Code of Conduct for RV Camping at Small Park.

3.3.2 Other relevant legislation and policies

In addition to the requirements of the LG Act, EP&A Act and SEPPs other key legislation and Government policies relevant to the ongoing development and management of Small Park include:

Commonwealth legislation

The Federal **Telecommunications Act 1997** provides for telecommunication facilities being permitted on community land without authorisation in a Plan of Management.

- *Disability Discrimination Act 1992*

State Government Legislation and Policies

- *Biosecurity Act 2015*
- *Companion Animals Act 1998*
- *NSW Government Flood Prone Land Policy*
- *Protection of the Environment Operations Act 1997*
- *Prevention of Cruelty to Animals Act 1979*

Clarence Valley Council Plans and Policies

- Asset Management Policy (Minute #14.132/15)
- Clarence Valley Onsite Waste Water Management Strategy 2013
- Clarence Valley Cultural and Sports Trust Policy (Minute #6c.19.038)
- Clarence Valley Open Spaces Strategic Plan
- Clarence Valley Sports Facilities Plan
- Commercial Recreational Activities on Public Land Policy (Minute #15.180/18)
- Donated Facilities on Public Land Policy (Minute #15.180/18)
- Keeping Animals Policy (Minute #13.061/15)
- Mobile food vehicles, temporary food stalls & hawking Policy (Minute #15.091/16)
- Mobile signs, articles, merchandise and entertainment on public land Policy (Minute #14.194/15)
- Smoke Free Public Recreation Areas Policy (Minutes #13.072/15)
- Sports Management Policy (Minute #15.007/17)
- Tree Management Policy (Minute #15.203//18)
- Ulmarra Bypass Community Economic Development Plan
- Ulmarra Riverside and Village Precinct Plan.

4.0 Condition of the Land, and improvements

4.1 The Land

In general, Small Park is a level land parcel on the floodplain comprising rich alluvial soils of high productivity that have been identified to be underlain by Class 3 acid sulfate soils. The grounds have been highly modified through clearing of the native vegetation and levelling to provide for recreation purposes. Large Camphor laurels (*Cinnamomum camphora*) exist on the sites which were originally planted to provide shade for recreational users. *C. camphora* is listed under the North Coast Regional Strategic Management Plan as a species of concern in the North Coast Local Land Services Region. Strategic plantings with local native species have been undertaken throughout the site to provide shade for park users and enable the staggered removal of *C. camphora*.

4.2 Public Facilities and Infrastructure

Numerous public facilities and infrastructure have been constructed across the site to facilitate a range of recreation activities for multiple user groups (Figure 4.1). Council's asset register provides a database record of the condition and expected renewal of facilities and infrastructure owned and managed by Council. The asset register condition report (2019) for the following facilities and infrastructure can be found at Appendix 5.

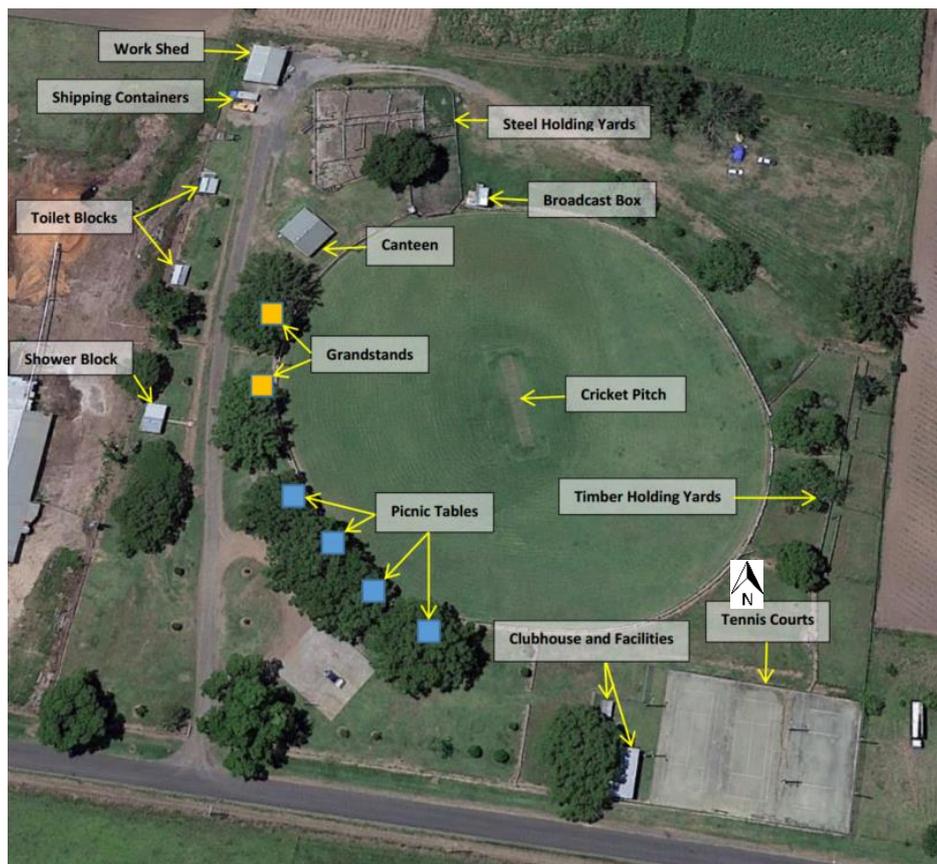


Figure 4.1: Existing Facilities and infrastructure on Small Park

The following is a general overview of the existing facilities and infrastructure and grounds and their condition at the time of the adoption of the plan.

4.2.1 Canteen Building

The canteen building is located on the north-western side of the main arena/oval and occupies approximately one hundred and twenty square metres of the park area (Figure 4.2). The enclosed area is approximately 10 x 6 metres, with concrete flooring, Colorbond walls and roof with three lockable roller windows for use as the canteen and bar service area.



Figure 4.2: Canteen Building

The canteen was constructed in approximately 2012 with funds raised from previous Ulmarra Show and Campdraft Society events to provide a canteen and bar facility for competitors and spectators attending future events held at Small Park. The earth mound was constructed by Council to be above a one in fifty year flood. Currently the Society has sole access to the building.

In general the building is in good condition and appears structurally sound with no planned work required for renovation or upgrades in the immediate future. (See Appendix 5 for Council's Asset Register Condition Report).

4.2.2 Workshed Building

The Workshed is located on the north-western boundary of the park and occupies approximately one hundred and twenty square metres of the park area (Figure 4.3). The enclosed area measures approximately 10 x 12 metres and consists of concrete flooring and Colorbond walls, with two large roller doors. The internal fitout of the shed on adoption of the plan consists of a large open area, a bathroom, kitchenette, lockable storage room and mezzanine floor, benches and shelving for storage.



Figure 4.3: Work Shed Building and Shipping Containers

The work shed was constructed by Council in 2013 for the purpose of a Council site depot for staff that undertook the maintenance and operations within Ulmarra and surrounding villages, and storage for Council's park maintenance machinery and equipment. A shipping container was placed on site to provide additional storage.

With the development of Rushforth Works Depot and changes to staff working arrangements the work shed became surplus to Council need. The Work shed and shipping container is currently under a lease agreement between Council and the Clarence Valley Woodworkers Association.

In general the building is in good condition and appears structurally sound with no immediate requirements for renovation or replacement by Council. (See Appendix 5 for Council's Asset Register Condition Report). The Clarence Valley Woodworkers Association is currently looking to modify and renovate the internal building to make it more functional for their requirements.

A second shipping container is currently used by the cricket association for storage of recreational equipment. No formal lease or licence agreement for its use has been made.

4.2.3 Showground Broadcast Box

The Showground broadcast box building is located on the northern side of the main arena/oval and occupies approximately thirty square metres of the park area (Figure 4.4).



Figure 4.4: Broadcast box

The current broadcast box was constructed from a modified shipping container in 2014/2015 by the Ulmarra Show and Campdraft Society to replace the previous structure that was destroyed by a storm. It was built to provide a weatherproof platform to oversee and broadcast results of events held at Small Park. Currently the Society is the only park users with access to the broadcast box.

In general the building appears to be in good condition and structurally sound, however did not obtain development consent for its construction on the park. Council's Asset Register does not have any details and/or a condition report for the broadcast box.

4.2.4 Public Amenities

The public amenities located at Small Park consist of a shower block, a female toilet block and a male toilet block. The buildings are located along the western boundary of the park and occupy approximately one hundred square metres of the park area (Figure 4.5 and 4.6).



Figure 4.5: Public Amenities – Ladies (L) Gents (R)

The female toilet block was constructed in the 1950/1960's and male toilet block in the 1960's. The female toilets are constructed of timber with an iron roof while the male toilets are constructed of concrete blocks with an iron roof. The female toilets consist of four toilets and one hand basin, while the male toilets consist of two toilets, two change rooms, a urinal and one hand basin.



Figure 4.6: Shower Block (Ladies [L]; Gents [R])

The shower block was constructed in the 1960's using concrete blocks, and iron roof sheeting. The internal structure of the shower block consists of 4 shower cubicles (two female and two male), the rear section of the building contains a laundry originally used by long term visitors that resided in the now demolished residence and that attended events.

The overall condition of the amenities buildings and internal components are in poor condition. All buildings appear structurally sound however are dated and do not meet current building standards and the

requirements under the *Disability Discrimination Act 1992* (DDA). The onsite sewerage management septic system (OSM) has failed and plumbing requires ongoing maintenance and repair. (See Appendix 5 for Council's Asset Register Condition Report).

The public amenities require renovation or replacement to meet the needs of users and reduce ongoing maintenance. The OSM requires replacement and an approval to operate prior to the implementation of a primitive RV camping area at Small Park. Planning for renewal of the OSM is in progress, the renewal works will be completed as part of the Ulmarra Village and Riverfront Precinct redevelopment project.

4.2.5 Park Furniture

The park furniture located at Small Park consists of four picnic tables and six grandstands (Figure 4.7). Both the picnic tables and grandstands are located on the west to north-western side of the arena/oval. Each picnic table occupies approximately eight square metres of the park area and seats approximately four to six people. Each grandstand occupies approximately twelve square metres of the park areas and accommodates approximately twenty-four spectators per grandstand.



Figure 4.7: Example of the park furniture at Small Park

The picnic tables were repurposed by Council in 2012/2013 from Grafton City to provide seating for visitor to the park. They are constructed from steel and timber materials and secured in location on a concrete slab. The grandstands were constructed in the 1960/1970's and refurbished by the Ulmarra Show and Campdraft Society from timber donated by Jones Saw Mill in the 1990's to provide the visitors with a raised seated viewing area to observe events occurring in the central oval/arena. They are constructed from steel and timber materials and are not secured into the ground.

In general, the picnic tables are in moderate condition. The grandstands are in poor condition and currently don't meet safety regulations. The park furniture will be upgraded to meet user demands and to meet Australian Standard and *Disability Discrimination Act 1992* requirements as required. Council's Asset Register does not have details and/or a condition report for the park furniture located at Small Park.

4.2.6 Tennis Courts, Clubhouse and Amenities

The tennis complex occupies approximately two thousand and forty square metres of the park area. There are three tennis courts, a club house, amenities block, storage shed and sand shed associated with the tennis complex at Small Park. They are located on the south-eastern corner of the park and can be accessed directly from Coldstream Street or through the internal access road in Small Park.

The tennis courts, clubhouse and associated structures were constructed to provide the Ulmarra community with tennis facility. The courts are surfaced with synthetic grass, with the middle court being in very good condition having undergone resurfacing works in 2019 through external funding (Figure 4.8).



Figure 4.8: Tennis Complex

The court to the left (western side) is in poor condition and gets minimal use. The court on the right (eastern side) is in moderate condition. The eastern court will require future resurfacing to meet user demands and player safety. The western court requires removal. The court surface is maintained by the Ulmarra Tennis Club.

The club house was originally built in the 1950/1960's using asbestos sheeting. The asbestos was covered with Colorbond cladding to reduce hazard to users and to reduce ongoing maintenance by Council in 2016

(Figure 4.9). Internally the building consists of an open area used for storage with a kitchenette. In general the clubhouse is in good to moderate condition and appears structurally sound with no immediate requirements for renovation or replacement.



Figure 4.9 Tennis Court Club House

The toilet block was constructed using concrete blocks in the 1960's and is in poor condition. It requires an upgrade to components to meet Australian Standards, DDA requirements and to reduce ongoing maintenance (Figure 4.10).

The storage shed was constructed in the 1960's and is in poor overall condition however meets the needs of the club for storage. There are no immediate plans for renovation or replacement.

The sand shed was constructed in the 1960's to provide sand storage for court maintenance. It is in poor overall condition and is no longer required for ongoing court maintenance and can be removed or retrofitted to serve another purpose.



Figure 4.10: Amenities (middle), storage shed (L) and sand shed (R)

The complex is fenced with post and chain mesh which is in moderate overall condition with no immediate requirement for renovation or replacement.

(See Appendix 5 for Council's Asset Register Condition Report).

4.2.7 Showground Arena and Cricket Oval

The showground arena/cricket oval is located in the centre of the land parcel and occupies approximately twelve thousand, three hundred and sixty square metres of the total park area (Figure 4.11). It contains a mix of kikuyu and couch grasses.



Figure 4.11: Showground arena and Cricket oval (drone image)

The grounds were originally cleared in the late 1800's for the purpose of public recreation, and are currently used for organised sporting activities and passive and active recreation.

The arena is in very good condition being levelled and reconstructed by Council after the annual campdraft each year. (See Appendix 5 for Council's Asset Register Condition Report).

There is a three pitch turf cricket wicket located in the centre of the main arena which is in good condition. It is curated by the clubs on behalf of the Clarence River Cricket Association during the cricket season. Being a living (green) asset the cricket wicket is not currently listed under Council's Asset Register.

4.2.8 Infrastructure

The infrastructure located on Small Park is to enable the safe access and use of the grounds and facilities for public recreation. Infrastructure includes internal gravel and bitumen roads; perimeter fencing constructed of timber post and rail paling, with steel gates; internal main arena fencing with part steel and timber post and rail; timber holding yards, steel arena yards and loading ramps; water supply with numerous taps; and refuse bins. The park electrical consists of three power supply meters, one supplies power to the tennis complex to the clubhouse and court lighting. The second supplies power to the RV camping for the three mushrooms and one pole for general lighting. The third supplies power to the works shed, canteen,

amenities blocks, and a number of poles for yard lighting. There is minimal general area lighting within Small Park and the arena is not currently illuminated.

See Figure 4.12 for an example of the existing infrastructure at Small Park





Figure 4.12: Infrastructure (left to right)

1. (1. & 2. example of the western boundary fencing & 3. Front boundary fencing)
2. (1. Internal Bitumen road and bollard fence, 2. Arena fencing – old timber post and rail & 3. Arena fencing – new steel post and rail)
3. (1. Steel holding yards, 2. Drone image of steel holding yards & 3. Garbage service)
4. (1. Arena lighting, 2. Power outlet – camping area & 3. Water supply)
5. (1. Timber yard fencing & 2. Drone image of timber yard fencing)

The timber showground arena fencing and perimeter timber rail fencing are in an overall poor condition. Part of the arena fencing has been replaced by new steel post and rails which is in very good condition. The timber section of the arena fencing requires replacement. The western boundary post and barb wire fencing has fallen down and requires replacement.

The steel arena yards and loading ramp have been constructed in the last five years. They are in very good condition with no need for renovation or replacement. The timber holding yards are in very poor condition and have sections that are broken and/or rotted. The yards are used during campdraft events therefore require repair or replacement to meet demands.

The internal bitumen road is in moderate condition. There is no immediate need for major works; repairs will be undertaken as required.

Small Park electrical supply ranges from very good to moderate in condition. Power poles and components will be replaced by Council when necessary.

The power poles and components supplying the:

- tennis courts and facilities are in moderate overall condition;
- arena are in good to fair condition;
- amenities are in good condition; and
- proposed camping area are in very good condition being replaced within the last eighteen months.

The water connects and components supplying water to Small Park are in good to moderate condition. The installation of the network occurred across a number of years with no plans being available.

There are two fixed garbage bins located within Small Park, being located on security bin stands. The bin stands are in moderate condition. Waste collection increases significantly during events to accommodate this service an additional number of 240lt bins are stored on site being located temporarily around the facility as required. The bins are operating assets and replaced as required.

(See Appendix 5 for Council's Asset Register Condition Report).

4.2.9 Primitive RV Camping Area

Primitive RV Camping of self-contained vehicles for casual and overnight stays began at Small Park in 2008 in the front left hand section of the park (figure 4.13). Council has resolved to provide a 'primitive' RV camping area for a maximum of eight RV campers at one time at Small Park to provide ongoing economic, recreational and social opportunities for the Village of Ulmarra. This was also one of the actions highlighted by the community in the Ulmarra Bypass Community Economic Development Plan (adopted by Council in 2018)



Figure 4.13: RV Camping area (drone image)

The camping area is in good condition. The existing large camphor laurel trees provide shade and amenity to campers, and local native tree species have been strategically planted to provide shade when mature. There are 3 'mushroom' power outlets and water supply taps available at multiple locations around the camping area.

Council's Asset Register does not have details and/or a condition report for the RV Camping area located at Small Park

5.0 Development and Use

This section provides an overview of land use at Small Park, and the current and permitted future use and development of the land.

5.1 Land Use

This section provides an overview of the land use history, the current use of the land and issues raised relevant to future development of the park.

5.1.1 Land Use History

The Clarence Valley is known to have a rich Aboriginal history and interactions between Aboriginal people and the European settlers have been documented since the 1840's. However pre-contact Aboriginal history is poorly documented. In contrast the European involvement at Small Park has been well documented especially its history as a Showground since the early 1900's.

Aboriginal Heritage

The traditional lands and waters of Bundjalung, Gumbaynggir and Yaegl people lie within the Clarence Valley local government boundaries.

Research suggests that the Yaegl people occupied coastal lands from Black Rock, west to Ulmarra and possibly as south as Corindi, however occupation boundaries are approximate and probably varied seasonal and over time (Australian Museum Consulting 2014, pg.15).

The wide range of sub environments within the coastal zone of the northern rivers including river valleys, coastal ranges, sandy forefore dunes, forested areas, and swamplands provided a rich and abundant source of food for the local aboriginal people ((Belshaw 1978) in Australian Museum Consulting, 2014 pg.16).

Alteration of this landscape through clearing, draining of the swamps and the breaking up lands into smaller fenced blocks during European settlement impacted traditional aboriginal settlement patterns and restricted access to traditional food sources in the Clarence area (Byrne 1985). During this period there were numerous conflicts between aboriginal people and settlers, however from the late 1880's Aboriginal reserves and settlements were developed throughout the Clarence region and local aboriginal people also found work on local farms (Australian Museum Consulting 2014 p.32-37).

Due to the depositional environment of the floodplains, aboriginal sites and objects are likely to be covered by alluvium to some extent (Australian Museum Consulting 2014) and through the ongoing reworking of

lands for agriculture and levelling for recreation purposes artefacts that may have been present are likely to be displaced or damaged.

European Heritage

Since the proclamation of Small Park for public recreation in 1893 the park has been used for numerous recreation purposes and has played an important role for social gatherings for the Ulmarra and wider community. The historical uses include livestock agistment, light horse cavalry practice drills, coursing matches, social games and sports days; school and Sunday school's picnics and sports/athletics carnival days; cricket, tennis, football, and rugby league matches; agricultural shows; rodeos; circus'; and general recreation activities.

Small Park was opened by a cricket match between local Ulmarra residents (later the Ulmarra Cricket Club) and the Murrayville 'ironbarkers' in November 1895; the day included other running events and a luncheon accompanied by the brass band, with 300 attendees. (Watkins 2018, p.80). Cricket continues its long history at Small Park with Tucabia Copmanhurst Cricket Club playing their home games at the Park.

The Ulmarra Pastoral and Agricultural Society (UPAS) have a long involvement at Small Park with their inaugural show being held in April 1904_(Trustum 2004, p.151) (Figure 5.1).

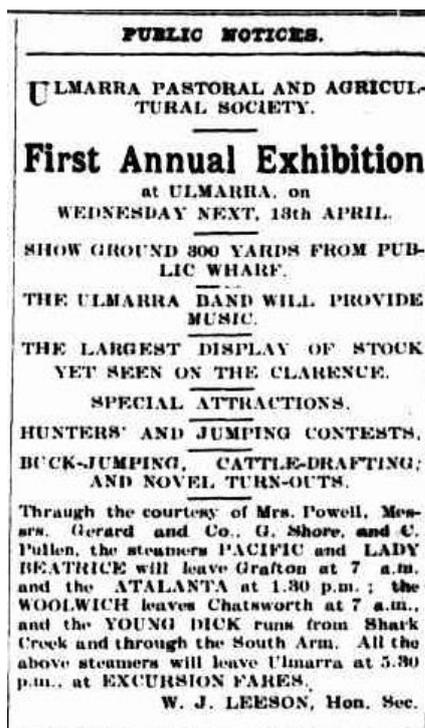


Figure 5.1: Ulmarra Pastoral and Agricultural Society First Annual Exhibition Public Notice (Source: Clarence and Richmond Examiner, Saturday 9 April 1904, p.1)

By 1914 the Show was looked upon as the leading stock show of the River, and the second day of the show was declared a public holiday in the Grafton, Ulmarra and Maclean municipalities and the Harwood and Orara Shires (Clarence and Richmond Examiner 1914a, p.4).

The same year (1914) at the UPAS April committee meeting it was decided that UPAS approach Ulmarra Council with a request that they be included as joint trustee over Small Park, and the land be secured as a permanent showground (Clarence and Richmond Examiner 1914b, p.2). In March 1914 Mr W.M. Thomas District Surveyor met the Ulmarra Mayor and Aldermen, and the Committee of the UPAS regarding having Small Park converted into a Showground, and it was agreed that a lease suitable to both parties be submitted to him (The Grafton Argus 1914, p.2). In January 1915 the draft of a lease proposed to be given by Ulmarra Council as Trustees over Small Park to the Ulmarra Pastoral and Agricultural Society was given consent by the Minister for Lands (The Grafton Argus 1915, p.2). In August 1916 a lease was signed between Ulmarra Council and the UPAS over Small Park for showground purposes (The Daily Examiner 1916).

Over the following years the show had varying success and UPAS introduced different displays and events such as the rodeo in 1979 to increase attendance. The UPAS held their last meeting on 25 February 1983 and the last show in 1984 which ended an 80 year legacy (Trustum 2004, p.155 &158). The Society was revived in 1995 under the Ulmarra Show and Campdraft Society Inc, who currently use the park for campdrafting and dog trial events.

Tennis has also had a long history at Small Park with the first tennis court being completed by Ulmarra Borough Council in March 1905 (The Grafton Argus 1905, p.2), and its official opening held Saturday 20 May 1910 by Ulmarra Tennis Club (The Grafton Argus 1910, p.5). Tennis is still a primary recreation activity held at Small Park with Ulmarra Tennis Club still using and maintaining the existing courts and facilities.

5.1.2 Current Use

Small Park is currently used for both organised sports, and active and passive recreation activities. It also provides amenity for the local community and travellers wanting a quiet shady place for picnicking, camping and reflection outside the usual coastal destinations.

The main user groups that use the park and facilities on a regular basis include the Ulmarra Show and Campdraft Society, Clarence River Cricket Association (Seniors), Clarence River Junior Cricket Association, Lower Clarence Cricket Association (Seniors and Juniors), Tucabia Copmanhurst Cricket Club, Ulmarra Tennis Club, Clarence Valley Woodworkers Association and RV Campers.

Ulmarra Show and Campdraft Society Inc

The Ulmarra Show and Campdraft Society are a not-for-profit organisation that currently has fifteen financial members with additional volunteers including the Ulmarra Public School P & C and the Tucabia Copmanhurst Cricket Club assisting during events held at Small Park. The Society was formed for the purpose of providing the local and wider community an opportunity to compete in high level horse and cattle

drafting events, and competitive working dog trials locally. The Society is affiliated with the Australian Bushman's Campdraft and Rodeo Association Ltd the largest rodeo and campdraft association in Australia.

The Society currently holds an annual campdraft competition at Small Park for one weekend in June each year that attracts over 220 competitors and spectators. A working dog trial is held two weekends later that attracts over 50 Competitors and spectators. Attendance at both events is made up of local and interstate competitors and spectators.

The Society currently has sole use of the broadcast box and canteen. The Broadcast box, canteen, oval, grounds, steel and timber holding yards and amenities are used during each of the events held at Small Park.

The Society intend on adding barrel racing to the campdraft weekend schedule when suitable lighting is installed to provide a safer event for younger competitors. They also intend adding Ranch Sorting and Team Penning to their annual event schedule which only requires the use of the steel and timber holding yards for each competition.

The Ulmarra Tennis Club

The Ulmarra Tennis Club under various management committees has been associated with tennis at Small Park since the early 1900's. The club has twenty-five financial members with between eight and twelve people attending Wednesday night social tennis matches. The Ulmarra Tennis Club is responsible for general maintenance of the tennis complex.

The club proposes to add Wednesday afternoon youth coaching to the existing activities, and Saturday competition tennis if another court was resurfaced. There is also the potential for students attending Ulmarra Public School to use the facilities as part of their sports curriculum if enough courts are suitably surfaced.

Cricket

The Tucabia Copmanhurst Cricket Club is part of the Clarence River Cricket Association that holds most of their games at Small Park. They currently have one premier team and two third grade teams that use the oval at the park every weekend when conditions allow during the cricket season from October to March. The Clarence River Junior Cricket Association also has one under seventeen year old team that plays a number of their matches at Small Park. The Lower Clarence Cricket Association is also associated with the grounds for a number of games per season. Each team is made up of twelve people, with scorers, umpires, support people and spectators involved in each game. The Clarence River Cricket Association curator prepares the cricket wicket a month prior to first game at Small Park and maintains it throughout the cricket season.

The Clarence Valley Woodworkers Association

The Clarence Valley Woodworkers Association currently hold a lease agreement over the work shed and one shipping container at Small Park for the purpose of club activities and storage.

The Association's purpose is to provide skill development and woodworking education to members and school based groups over sixteen years of age. Woodworking machinery and equipment are available for use at their weekly workshops that are generally inaccessible to the general public and individuals. The workshops also allows for a social interaction between members and people with a common interest.

The Association currently have approximately seventy-four members. A workshop is held in the workshed each Thursday between 9am and 3pm. If demands increase a second workshop will take place on Saturdays.

The Association organise an annual woodwork exhibition and competition during the Jacaranda Festival. Their exhibition is one of the biggest single club woodcraft exhibitions in Australia with over 2300 handmade items displayed. The display items maybe stored at Small Park prior to the exhibition.

Camping

Historically camping at Small Park has been associated with shows and horse sport events, and is currently associated with the annual Campdraft and dog trial events.

Council at the request of the Clarence Valley Ramblers Motorhome Group resolved to trial the use of Small Park, Ulmarra as a site for casual and overnight staying by fully self-contained motor homes in February 2008. This trial was extended indefinitely by Council in April 2009, including the trial of an honesty box system to collect payment of camping fees.

Council resolved in August 2019 to formerly establish a primitive camping ground at Small Park under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* for the use by RV camping vehicles. The RV camping area will operate outside of scheduled events and festivals.

5.1.3 Key User Group Issues

The following issues were raised through consultation with user groups.

- The boundary fencing has fallen down in places and requires replacement with suitable fencing to minimise risks to users
- The septic system has failed and requires replacement
- The current configuration and condition of the workshed and amenities does not meet current user demands
- The current lighting in the oval and tennis complex requires upgrading to meet user demands
- A lack of suitable storage facilities to meet the needs of Ulmarra Show and Campdraft Society

- The current height of the centre of the oval poses a safety risk to riders during campdraft and barrel race events
- A lack of water points in the north eastern corner of the park to meet Ulmarra Show and Campdraft Society needs during events
- The timber holding yards are in disrepair and require repair or replacement to meet Ulmarra Show and Campdraft Society needs during events
- Grandstand seating does not meet safety requirements and Ulmarra Show and Campdraft Society needs during events
- Vehicles accessing the rear of the park pose a safety risk to campers during major events. An alternative access track maybe required.
- Currently only one of the three tennis courts has a satisfactory surface for playing which does not meet user demands.
- Facilities and amenities located in the tennis complex does not meet safety standards and/or demands
- Potential conflicting access issues between users with the implementation of RV camping on site
- There is the potential for impacts to competing users and the community during events and RV camping
- Operational issues with facilities and grounds maintenance.

5.2 Permitted and Future Use

This Plan permits the continued use of the grounds and facilities for organised sports, and passive and active recreational activities and associated events suitable to the land categorisation as General Community Use under the *Local Government Act 1993* and its zoning as RE1 Public Recreation under the CVLEP.

The grounds and facilities of Small Park are permitted to be used by the existing user groups for the current uses. There is the potential for conflicts to arise between the existing user groups due to specialised and limited facilities, the addition of new events and activities, and the introduction of the primitive RV camp ground at the park. It is recommended that the existing groups consult with each other prior to undertaking any additional activities to ensure conflicts are minimised. Any new activity proposed for the land and facilities are required to obtain Council approval.

5.2.1 Permitted Development of the Land

The land may be developed and managed to enable the park to be used for public open space or recreation purposes; provide a range of recreational settings and activities and compatible land uses; and to protect and enhance the natural environment for recreation purposes.

Consequently, this PoM authorises, within the requirements of relevant legislation, future development of the land for the purpose of effecting:

- Alterations, additions and improvements to the existing land, buildings and infrastructure to provide improved facilities for the uses permitted by this Plan including alterations, additions or improvements to enhance recreational uses such as organised sports and passive and active recreation including skate parks and community gardens; and educational, cultural, leisure, health; and social activities,
- Alterations to internal roads and car park layouts to improve access and parking associated with future use and development.
- Rationalisation of the facilities to improve effectiveness and utilisation for multiple user groups; and
- commercial opportunities.

Future development may include:

- Extension(s), renovations and improvements to the existing buildings pursuant to SEPP, and Council's Planning instruments, Development Control Plans and policies;
- Upgrades to the existing public facilities and car parking to accommodate appropriate community and recreational use; and
- Development of other infrastructure to meet the needs of the community as identified in Council's Community Strategic Plan - *The Clarence 2027*, Council's *Cultural and Community Facilities Plan (2009)*, *Council's Open Spaces Strategic Plan 2012*, *Council's Sports facilities Plan 2011* and, *Ulmarra Bypass Community Economic Development Plan 2018* and *The Ulmarra Riverside and Village Precinct Plan 2019*.

This PoM permits the rationalisation of buildings and facilities under lease and or licence agreements as long as all proposed works obtain written and/or development approval from Council.

This PoM also permits improvements of the grounds and facilities of Small Park by user groups as long as written consent from Council is obtained prior to undertaking any works.

5.2.2 Permitted use of the land for Recreational Vehicle (RV) camping

This PoM also permits the development of a 'primitive camping ground' suitable to accommodate a maximum of eight (8) recreational camping vehicles on the south-western boundary of the park as outlined in Appendix 6 – Small Park RV Camping Area Map.

The management of the RV camping area will be guided by the RV Camping Management Strategy developed for this area of the park. The site will primarily cater for RV travellers seeking overnight rest stops.

Note: Camping associated with events on the park are outside the scope of the RV Camping Strategy and are to be managed in accordance with the requirements of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* and the conditions detailed in the licence issued for the event.

6.0 Tenures and Approvals

6.1 Authorisation of Leases, Licences or Other Estates

The LG Act requires that any lease or licence of community land must be authorised by a PoM. In addition, the lease or licence must be for purposes consistent with the categorisation and zoning of the land. The maximum period for leases or licences on community land permitted under the LG Act is 30 years¹. Section 46A[3] states a lease or licence for a term exceeding 5 years may be granted only by tender in accordance with Division 1 of Part 3, unless it is granted to a non-profit organisation.

If a lease or licence is anticipated, then public notice should be given in accordance with the requirements of the Act. Where a lease arrangement has been entered into with Council for community land, subleasing the land must be in accordance with the requirements of Section 47C of the LG Act and Clause 119 of the *Local Government (General) Regulation 2005*.

It is intended to enter into a licence and/or lease agreement between Council and sporting or community groups for the management and maintenance of facilities at Small Park on adoption of the PoM. This PoM authorises Council to grant new leases, licences or any other estates for community land covered under this PoM for purposes and uses which are identified or consistent with those in Table 6.1.

¹ Requires Ministerial consent. The maximum term for which a council may grant a lease or licence of community land, including any options for renewal is 21 years.

Table 6.1: Purposes for which long-term leasing, licensing and other estates may be granted

Type of Arrangement Authorised	Facilities covered	Purposes for which long-term leasing, licensing and other estates may be granted
Lease	Community buildings, facilities and land	<p>Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the area to support the activity.</p> <p>Sympathetic, compatible uses may include:</p> <ul style="list-style-type: none"> – commercial retail uses associated with the facilities (e.g. sale or hire of sporting goods and woodworking items). – educational purposes, such as sporting lessons, and workshops – cultural purposes, including concerts, dramatic productions, and galleries – recreation purposes, including sporting events, fitness classes; dance classes, and games – kiosk, café and refreshment purposes – sporting facilities management
Licence	Community buildings, facilities and land	<p>Sympathetic, compatible uses may include:</p> <ul style="list-style-type: none"> – organised and active sporting events (including camping associated with events), such as horse sports, shows, cricket, tennis – educational purposes, including mobile libraries and, organised sports lessons, and workshops – recreation purposes, including sporting events, fitness classes; dance classes, and games – cultural purposes, including concerts and dramatic productions – community gardens – café, kiosk and refreshment purposes – tourism-based activities (including hot air ballooning) – markets
Other Estates	Community buildings, facilities and land	<p>This PoM allows Council to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the <i>Local Government Act 1993</i>.</p> <p>Estates may also be granted across community land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the Council or other public utility provider that is situated on community land.</p>

Note: The grant of a lease or licence is an important step in using community land, but there may be other requirements relevant to any proposed use. For example, the refurbishment of a kiosk may also require development consent under the *Environmental Planning and Assessment Act 1979*. Any interested person should check carefully to make sure they are aware of all relevant requirements.

Arrangements for which short-term casual licence under clause 116 of the *Local Government (General) Regulation 2005* may be granted include:

- Public speeches, delivering a public address, meetings, seminars and presentations, including educational programs
- Functions and Events (including weddings, corporate functions, launches, community gatherings, private celebrations and similar activities)
- Displays, exhibitions, fairs, fashion parades, shows and circuses
- Concerts and other performances, including both live performances and film (cinema and TV)
- Broadcasts associated with any event, concert, or public speech
- Engaging in an appropriate trade or business, auctions, markets, events and similar activities
- Playing of a lawful game of sport and associated activities
- The playing of a musical instrument, or singing, for fee or reward
- Stock grazing.

Fees for short-term casual bookings will be charged in accordance with Council's adopted Fees and Charges at the time.

6.2 Existing lease agreements

There is a current lease agreement held by Clarence Valley Woodworkers Association over the Council works shed and one shipping container located on part of Lot1 DP1155085. The terms and conditions of the lease are outlined in the lease agreement. Schedule 5 of the lease outlines the permitted use over the building being for the purpose of club activities and storage. The current lease agreement is for a five year term and is due to expire on 31 December 2025.

This PoM also authorises existing leases and licence agreements until the end of their current term. The leased or licensed areas may be renewed or changed in future. The leased or licensed areas may also be reconfigured in the future to reflect changes in the use of the land and/or facilities and the needs of the community.

6.3 Approvals for activities on the land

Section 68 of the *Local Government Act 1993* specifies a range of activities where approvals are required to be obtained from Council. These are often in addition, or ancillary to, standard development application (DA) requirements and are known as 'section 68 approvals'.

Section 68, Part D specifies activities requiring approvals on 'community land', which include:

- Engage in a trade or business
- Direct or procure a theatrical, musical or other entertainment for the public
- Construct a temporary enclosure for the purpose of entertainment
- For fee or reward, play a musical instrument or sing
- Set up, operate or use a loudspeaker or sound amplifying device
- Deliver a public address or hold a religious service or public meeting

6.4 Management Agreements

Land and facility management agreements generally relate to the management of Council land and facility assets by individuals and businesses on behalf of Council. They are a legally binding commitment between Council and the third party.

Land management agreements may include:

- co-management agreements with local landcare and/or traditional owner groups
- land management (native vegetation) focused incentive funding (e.g. Crown Reserves Improvement Fund; Local Land Services; Green Corp; etc)
- the Biodiversity Offset Scheme initiatives, and future Green Corp/Green Army initiatives or the like
- covenants in support of carbon credits under various state and national schemes

Facility management agreements may include:

- co-management or section 355 agreements with sports clubs and/or community groups
- contractual arrangements to manage specific facilities (sports centres; holiday parks; etc)
- "fee for service" agreements to maintain facilities and/or public amenities.

Land and facility management agreements need to consider and be consistent with:

- the category core objectives and the public's use and enjoyment of the reserve

- future land use options for the reserve
- the funding required for ongoing maintenance responsibilities under the agreement.

7.0 Management Objectives and Performance Targets

The *Local Government Act (1993)* requires a plan of management to identify objectives and performance targets for the subject land, including specific actions and assessment criteria (s.36[3]). These criteria, including the priority placed by Council on the action, the timeframe in which individual actions need to be completed by and the Council Section tasked with its implementation are set out in the following matrices.

The management objectives, performance targets and performance measures for the permitted use, development and activities associated with the categorisation of 'general community use' and CVLEP zoning as 'RE1 – Public Recreation' at Small Park are outlined in Table 7.10.

Terms used in the matrices are defined as follows:

Objective	The end towards which Council efforts are directed. <i>Supporting Core Objectives:</i> The <i>Local Government Act 1993</i> requires Community land to be used and managed in accordance with the Core [Management] Objectives – refer Table 3.1
Strategies/Actions (for achieving objectives)	The tactic to be employed in achieving the objective
Performance Measures	How Council proposes to assess the extent to which stated actions have been implemented and achieved.
Priority	<u>Category 1:</u> These actions are those that can be implemented immediately or very soon after the adoption of the plan of management. They are policy or procedural matters and require minimal or no capital/non-recurrent funding <u>Category 2:</u> These actions are those that require funding and are principally concerned with improving public safety, maintenance and improvement matters and protecting or conserving the values of Council's network of parks and reserves. The timing of their implementation would be dependent on the availability of funds from Council <u>Category 3:</u> These actions are capital improvement items or items requiring a significant injection of funds. The timing of their implementation would be dependent on appropriations made by Council or from other sources
Timeframe	The timing by which the action is anticipated to be completed within the date of adoption of the plan: <i>Short-term:</i> 1 to 3 years <i>Mid-term:</i> 3 to 7 years <i>Long-term:</i> 7 to 10 years <i>On-going:</i> continuous implementation
To be actioned by	The (work) section of Council responsible for implementing the action.

Table 7.1: Management objectives, Actions and Performance Measures ‘General Community Land’

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
1. 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	<ul style="list-style-type: none"> ▪ Consult, liaise and engage with the community to determine range of community recreation facilities and services to be provided on the land 	<ul style="list-style-type: none"> ▪ Key stakeholders are identified and encouraged to participate in the decision-making process ▪ Community views and needs are considered and incorporated into the development of specific community facilities and services 	#1 On-going	<ul style="list-style-type: none"> ▪ Community Development
	<ul style="list-style-type: none"> ▪ Consider and strategically plan the range of facilities and services to be provided on the land 	<ul style="list-style-type: none"> ▪ Concept plans are developed to ensure best use of available land prior to further development ▪ Range of facilities proposed complement suite of services (to be) provided on the land 	#1 On-going	<ul style="list-style-type: none"> ▪ Community Development ▪ Strategic Planning ▪ Open Spaces and Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Ensure community facilities and services are multi-purpose and flexible to a range of appropriate uses where feasible 	<ul style="list-style-type: none"> ▪ A range of compatible community, social, recreation and other activities are provided for and managed in consultation and partnership with user groups and the community 	<p>#2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Community Development ▪ Open Spaces and Facilities
	<ul style="list-style-type: none"> ▪ Facilities and structures built on the land have regard for environmental sustainable design and minimise the potential for and the actual occurrence of vandalism 	<ul style="list-style-type: none"> ▪ Facilities and structures are built to relevant Australian Standards and CPTED principles are incorporated into design and construction ▪ Energy and water sensitive urban design principles are incorporated into facilities and structures ▪ A reporting system is developed and implemented to respond promptly to damage or vandalism ▪ Vandalism issues are rectified within reasonable timeframes 	<p>#3</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Finance and Asset Planning Unit ▪ Open Spaces and Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Design, build, renovate and provide safe multi use facilities, structures and recreation areas to meet current and anticipated needs of users 	<ul style="list-style-type: none"> ▪ Facility and structure designs address expected usage; Australian Standards; accessibility requirements; and Crime Prevention through Environmental Design (CPTED) ▪ Lighting is installed, renewed, upgraded or removed to meet user needs at the generally and tennis complex. Lighting to be energy efficient ▪ Perimeter and internal fencing is renewed, upgraded or removed to reduce risks to users and the community ▪ Sporting infrastructure is renewed, upgraded or removed to meet Australian Standards and user needs as required ▪ Public amenities are renewed, upgraded or removed to meet user needs, Australian Standards and Disability access requirements 	<p>#2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Finance and Asset Planning Unit ▪ Development Planners ▪ Community Development ▪ Strategic Planning ▪ Open Spaces and Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Provide and maintain safe vehicular and pedestrian access to facilities and structures suitable for all abilities 	<ul style="list-style-type: none"> ▪ CPTED principles are incorporated into design and construction of facilities and structures ▪ Pedestrian and vehicular access routes are regularly audited to ensure facilities and car parking areas are universally accessible and safe and adhere to Disability Discrimination Act requirements ▪ Access and safety issues are prioritised and rectified within reasonable timeframes 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Finance and Asset Planning Unit ▪ Development Planners ▪ Community Development ▪ Open Spaces and Facilities
	<ul style="list-style-type: none"> ▪ Develop and maintain a cyclical or preventative building and ground maintenance program that reflects the usage needs 	<ul style="list-style-type: none"> ▪ Maintenance plans are developed and implemented in accordance with Council's Asset Management plan noting that some responsibility may be passed onto tenants ▪ Maintenance of facilities, infrastructure and sporting fields to be undertaken in a cost effective and competitive manner to relevant service levels ▪ User satisfaction is regularly measured to identify and correct maintenance issues that arise 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Finance and Asset Planning Unit ▪ Open Spaces and Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Formulate and implement risk management plans for the park, facilities and structures 	<ul style="list-style-type: none"> ▪ Facility inspections and audits are undertaken at regular intervals ▪ Risk management issues are prioritised and rectified within reasonable timeframes 	#1-2 On-going	<ul style="list-style-type: none"> ▪ Finance and Asset Planning Unit ▪ Community Development
<p>2. 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—</p> <p>(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</p>	<ul style="list-style-type: none"> ▪ Leases, licenses and other estates granted over the land or facilities on the land are granted in accordance with the provisions of this Plan of Management, relevant legislation and Council policies 	<ul style="list-style-type: none"> ▪ Uses that involve lease, license or other estates on the buildings or land are considered in order to maximise community benefits ▪ Annual and periodic review of leases, licences or other estates issued are undertaken to ensure efficiency, equity and consistency with this plan of management, Council policy and with the <i>Local Government Act 1993</i> 	#1 On-going	<ul style="list-style-type: none"> ▪ Corporate Governance ▪ Community Development ▪ Property

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
to public utilities).	<ul style="list-style-type: none"> ▪ Ensure any user wanting to undertake activities not covered under the original development consent(s) is required to submit a development application for Council's consideration 	<ul style="list-style-type: none"> ▪ All applications for use of the land are assessed against the community benefit of proposal, relevant legislation and the provisions of Council's LEP prior to approval for use being given 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Corporate Governance ▪ Community Development ▪ Property
	<ul style="list-style-type: none"> ▪ Enable the rationalisation of buildings and facilities under lease and or licence agreements as long as all proposed works obtain written and/or development approval from Council. 	<ul style="list-style-type: none"> ▪ All costs incurred for the improvements are the responsibility of the lessees ▪ All improvements are restored to the satisfaction of council upon termination of the lease/licence 	<p>#1-2</p> <p>Ob-going</p>	<ul style="list-style-type: none"> ▪ Property ▪ Open Spaces and Facilities
	<ul style="list-style-type: none"> ▪ Enable short term and casual licence agreements for various activities subject to council approval 	<ul style="list-style-type: none"> ▪ Licences have been approved for appropriate activities with conditions 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces & Facilities
3. Development and use of facilities and structures are within available financial resources of Council.	<ul style="list-style-type: none"> ▪ Ensure costs to develop, redevelop and maintain assets are sustainable within resources available to the Council and the community 	<ul style="list-style-type: none"> ▪ Full life cycle costs are considered and budgeted for ▪ Maintenance and operational costs are reduced 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Finance and Asset Planning Unit

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> Funding allocations and fees and charges are considered in the preparation of Council's Annual Operational Plan 	<ul style="list-style-type: none"> Facilities operated and maintained at minimal cost to Council Costs are passed on to users where reasonable 	#2 On-going	<ul style="list-style-type: none"> Finance and Asset Planning Unit Community Development
4. Enable land to be used for public open space or recreation purposes.	<ul style="list-style-type: none"> Provide accessible facilities and open space for the recreational, physical, and social benefits of the community 	<ul style="list-style-type: none"> Accessible facilities and open space are provided and maintained to allow and encourage social and physical activities 	#1-2 On-going	<ul style="list-style-type: none"> Open Spaces and Facilities
5. Provide a range of recreational settings and activities and compatible land uses	<ul style="list-style-type: none"> Provide for a range of passive and active recreation opportunities compatible to the land categorisation and zoning 	<ul style="list-style-type: none"> Recreation opportunity for the park are outlined through consultation with key stakeholders Public facilities and grounds are provided and maintained to meet relevant service levels and seasonal requirements 	#1-2 On-going	<ul style="list-style-type: none"> Community Development Open Spaces and Facilities
	<ul style="list-style-type: none"> Enable suitable land to be used for community gardens where compatible with current use 	<ul style="list-style-type: none"> Vacant unused land provided for community garden use when required 	#2 On-going	<ul style="list-style-type: none"> Open Spaces and Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Provide a smoke free environment during organised sporting events 	<ul style="list-style-type: none"> ▪ compliance is met under section 6A(1)(c) of the <i>Smoke Free Environment Act 2000</i> 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces and Facilities
<p>6. Provide and maintain a primitive RV camping area for fully self-contained travellers</p>	<ul style="list-style-type: none"> ▪ Ensure the development and operation of the primitive RV camp ground complies with relevant legislation, policies and guidelines 	<ul style="list-style-type: none"> ▪ The primitive RV camping area at Small Park has been approved as a deferred commencement. (Council resolution 6b.19.017) ▪ The primitive RV camping area is designed, operated and maintained in accordance with the relevant requirements of Subdivision 9 of Part 3, Division 3 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 ▪ Section 68 approval has been granted prior to operation of camp ground ▪ A septic system is installed and an approval to operate is granted prior to operation of the RV camping area 	<p>#1</p> <p>Short-term</p>	<ul style="list-style-type: none"> ▪ Community Development ▪ Development Planners ▪ Open Spaces and Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Facilities and services are supplied and maintained to meet needs of RV campers 	<ul style="list-style-type: none"> ▪ Suitable toilet, water and waste management services are provided. ▪ Camping area and facilities are maintained at relevant service levels 	#1 On-going	<ul style="list-style-type: none"> ▪ Open Spaces and Facilities
	<ul style="list-style-type: none"> ▪ Ensure that potential user conflicts in association with RV camping are minimised 	<ul style="list-style-type: none"> ▪ The primitive RV camping area will operate outside of scheduled events ▪ A camping management strategy (CMS) and code of conduct (CoC) has been developed and supplied to campers ▪ An RV camping supervisor is appointed to ensure compliance with the CMS and CoC 	#1 On-going	<ul style="list-style-type: none"> ▪ Open Spaces and Facilities
	<ul style="list-style-type: none"> ▪ Provide and maintain directional and emergency signage in accordance with Australian Standards and Council policy 	<ul style="list-style-type: none"> ▪ Appropriate signage, is installed prior to the operation of the RV Camping area ▪ Signage meets Australian Standards and Council policy 	#1 Short-term	<ul style="list-style-type: none"> ▪ Open Spaces and Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Ensure that all wastewater and chemical toilet contents are not disposed of on site by RV campers 	<ul style="list-style-type: none"> ▪ Small Park Camping Management Strategy (CMS) and Code of Conduct (CoC) is supplied to all campers ▪ Compliance with the CMS and CoC is monitored and enforced 	<p>#1</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces and Facilities ▪ Environmental Services
7. Protect and enhance the natural environment for recreation purposes	<ul style="list-style-type: none"> ▪ Implement weed control program in accordance with best practice management and Council's Biodiversity Management Strategy 	<ul style="list-style-type: none"> ▪ Weed control meets objectives of the <i>Biosecurity Act 2015</i> and the North Coast Regional Strategic Weed Management Plan ▪ Regular monitoring in undertaken and control programs implemented in accordance with Council's Biodiversity Management Strategy ▪ Emergent Camphor laurel <i>Cinnamomum camphora</i> are controlled ▪ Existing Camphor laurel <i>Cinnamomum camphora</i> trees are removed when plantings have matured. 	<p>#1-2</p> <p>On-going</p>	<ul style="list-style-type: none"> ▪ Open Spaces and Facilities

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Ensure suitable local native species are used for shade tree and landscape planting 	<ul style="list-style-type: none"> ▪ Local native plant species are used for future plantings in accordance with Council's Biodiversity Management Strategy ▪ Maintenance of plantings are undertaken to meet maintenance standards 	#1-2 On-going	<ul style="list-style-type: none"> ▪ Open Spaces and Facilities
	<ul style="list-style-type: none"> ▪ Ensure future development does not impact on potential acid sulfate soils 	<ul style="list-style-type: none"> ▪ All works that have the potential to impact acid sulfate soils have complied with the CVLEP clause 7.1 ▪ Soil tests and analysis are undertaken prior to development in accordance with the CVLEP when required ▪ An acid sulfate soils management plan is developed in accordance with the CVLEP when required 	#1-2 On-going	<ul style="list-style-type: none"> ▪ Open Spaces and Facilities ▪ Development Planners

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
8. Consider constraints such as flooding when designing new facilities and undertaking construction and renovation works	<ul style="list-style-type: none"> ▪ Ensure all new and renovated facilities and structures are designed in accordance with Council DCP 	<ul style="list-style-type: none"> ▪ Potential flood impact assessment undertaken prior to renovation and development of new facilities and structures ▪ All development and work on site complies with CVLEP clause 7.3 and relevant DCP provisions when applicable 	#1-2 Mid-term	<ul style="list-style-type: none"> ▪ Finance and Asset Planning Unit ▪ Development Planners ▪ Open Spaces and Facilities
	<ul style="list-style-type: none"> ▪ Provide new and renovated facilities and infrastructure that has considered potential flood impacts 	<ul style="list-style-type: none"> ▪ Development and construction of facilities and infrastructure have been undertaken in accordance with Ulmarra's Floodplain Risk Management Plans ▪ All development on site have complied with CVLEP clause 7.3 and relevant DCP provisions when applicable 	#2-3 Long-term	<ul style="list-style-type: none"> ▪ Finance and Asset Planning Unit ▪ Development Planners
9. Maintain and protect cultural heritage	<ul style="list-style-type: none"> ▪ Ensure that the heritage significance of a structure is assessed prior to any demolition, alteration or renewal works are undertaken regarding the structure 	<ul style="list-style-type: none"> ▪ A heritage assessment is undertaken to determine the heritage significance of the item prior to any works being undertaken ▪ All development and work on site complies with CVLEP clause 5.10 – Heritage Conservation 	#1 On-going	<ul style="list-style-type: none"> ▪ Open Spaces and Facilities ▪ Strategic Planning

Objectives	Strategies/Actions for achieving objectives	Performance Measures	Priority & Timeframe	To be actioned by
	<ul style="list-style-type: none"> ▪ Undertake all reasonable steps to ensure the effect of any works or development on any Aboriginal object known or reasonably likely to be located at the place is mitigated 	<ul style="list-style-type: none"> ▪ Compliance with section 86 of the <i>National Parks and Wildlife Act 1994</i> and the <i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (2010)</i> are met ▪ The relevant traditional owners authorities and authorities are notified if an aboriginal object is uncovered ▪ All development and work on site complies with CVLEP clause 5.10 – Heritage Conservation 	#1 On-going	<ul style="list-style-type: none"> ▪ Open Spaces and Facilities ▪ Strategic Planning

8.0 Plan Review and Change

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities.

The performance of this PoM will be reviewed on a regular basis to ensure the land and buildings are well maintained and provide a safe environment for the public. Strategic reviews of this PoM will occur at 5 and 10 year intervals.

The Appendices to this PoM may be updated from time to time, reflecting significant changes to the condition of the community land, or to reflect changes in the legislation.

The community will have an opportunity to participate in reviews of this PoM as part of the Council meeting cycle.

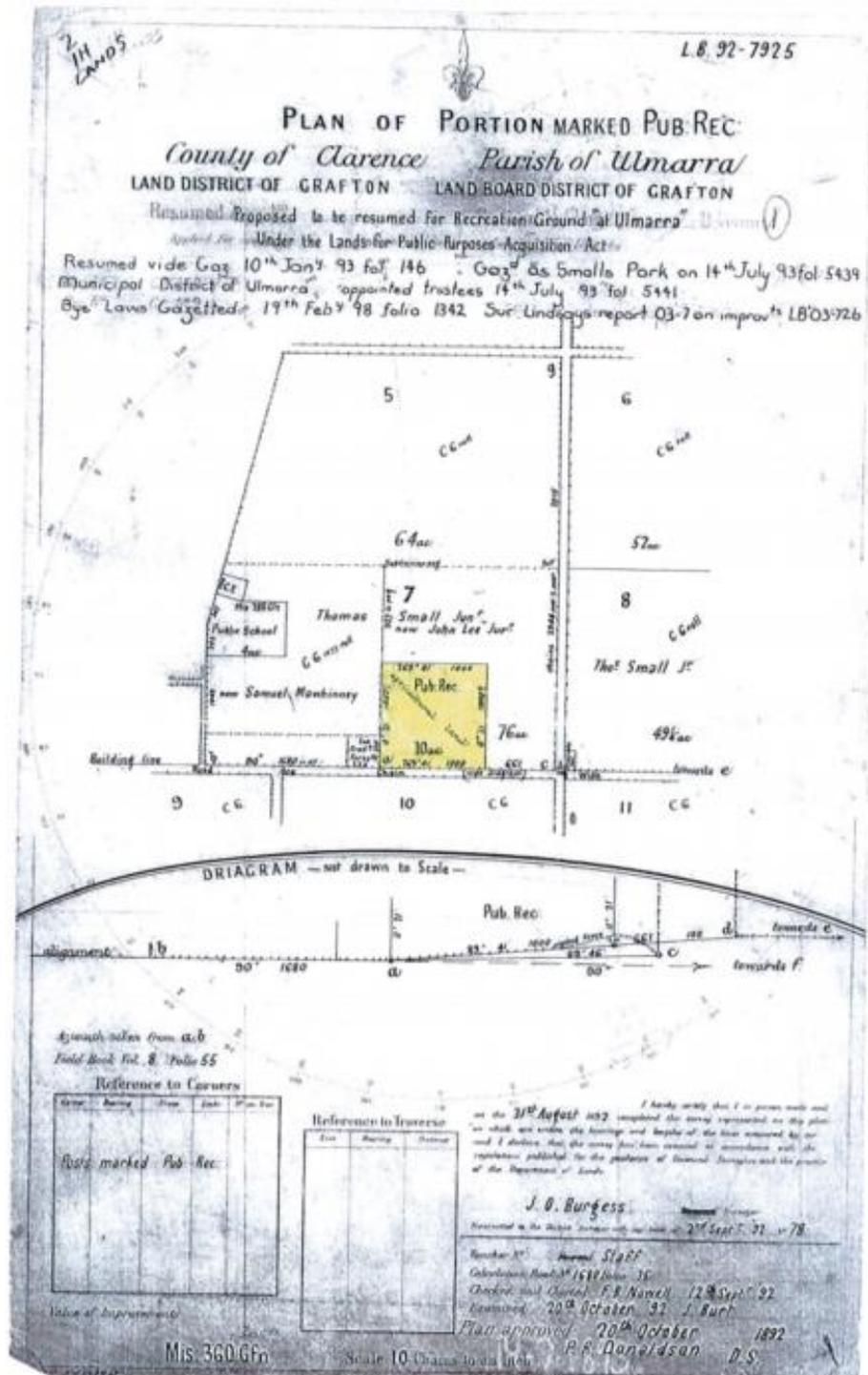
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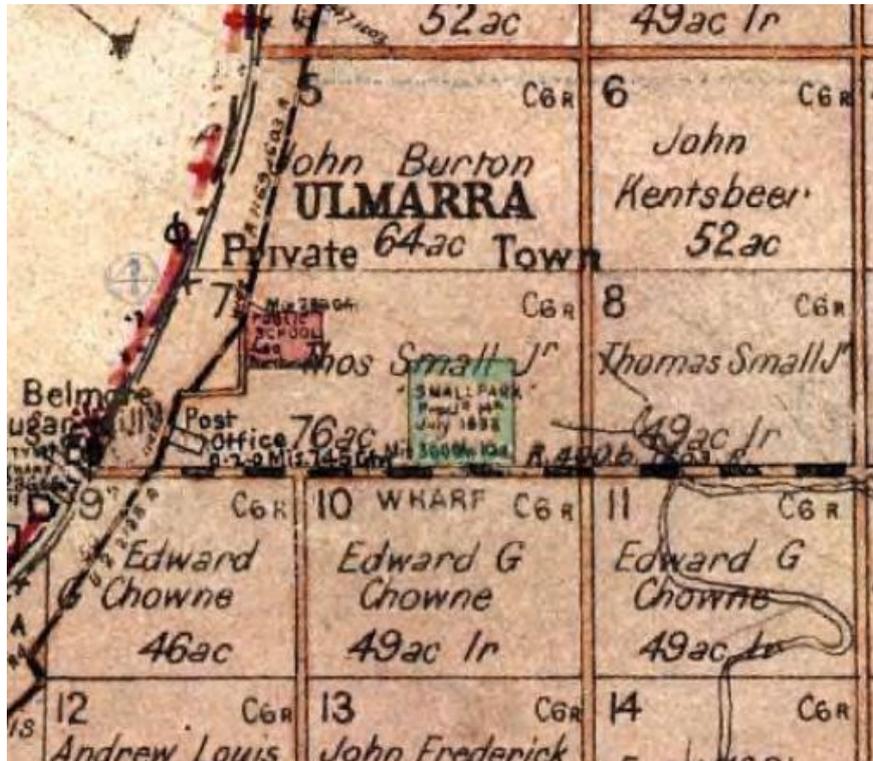
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Appendices

Appendix 1: Plan of Proportion marked Pub Rec



Appendix 2: Parish of Ulmarra Map 1896



Special Leases, Permissive Occupancies, Small Reserves, Roads Sold, &c								
Clarence Symbol	Papers or Plans	Purpose	Locality	Applicant	Area			Remarks
					A	S	F	
	So. Le. 1312 Mis. 98, 168 & 3	Wharf on Piles	Clarence River opposite Por 7	North Coast S. N. Co.	0	0	0	Granted from 1 st Jan 98 to 31 st Dec 1901
	Mis. 98-2835	do	do	do	0	0	0	1 st Jan 97 to 31 st Dec 01 3 rd March 98 to 1 st Dec 02
	So. Le. 78 & now 1672 Mis. 88-1793	Boat Jetty	Clarence River opposite Por 9	North Coast S. N. Co.	0	0	0	Granted 1 st Jan 97 to 31 st Dec 97
	Mis. 93-10102	Bathing House	do	Wm. J. E. Mathon	156	2	9	Terminated 1 st Dec 94
	So. Le. 1177	Agriculture	Por 165 East of Rd	R. W. Davison	28	0	0	Issued 4 th Oct 95. Term extd to 30
	R. 44230	Rubbish Depot	Part of Por 136	Public Works Dep	0	0	1	Notified 8 th Aug 91
	Mis. 574 Dep Mis. 288 Gfn	Public School	Within Por 7 Ulmarra West	Education Dept	4	0	0	Purchased 22 nd Dec 92
	Mis. 380 Gfn	Public Park	do	Trustees	40	0	0	Resumed 10 th Jan 93
	C. 11 157	Unnecessary Rd	Between Por 37 & 38	John Finlayson	1	2	0	Sold as per name
	C. 12	do	do	Wm Small	1	2	0	do
	C. 282	do	do	James Fry	0	3	24	do
	C. 12 415	do	do	John M. Phee	3	1	24	do
	C. 8 a	Part do	do	Wm Taylor	2	1	0	do
	C. 12 a	do	do	Wm Small	2	1	0	do
	Mis. 4956 A	School	Within Por 53 a	Education Dep	2	0	0	Proposed to resume
	C. 8-1577 R.	do	Part Rd between Por 38 & 37 - Closed.	The Minister for Public Instruction	0	1	24	at 10 th Oct 90 Pun. 10 th Oct 90 Res. 14-508.

Appendix 3: Certificate of Title

BOX 1W
(AF751263)



TODAY'S TITLE REFERENCE	
1/1155085	
EDITION	DATE OF ISSUE
1	10/9/2010
CERTIFICATE AUTHENTICATION CODE	
K62D-XL-JTPW	



NEW SOUTH WALES
CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

David White
REGISTRAR GENERAL



ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S 14) REAL PROPERTY ACT.

LAND

LOT 1 IN DEPOSITED PLAN 1155085
AT ULMARRA.
LOCAL GOVERNMENT AREA: CLARENCE VALLEY.
PARISH OF ULMARRA COUNTY OF CLARENCE
TITLE DIAGRAM: DP1155085

FIRST SCHEDULE

CLARENCE VALLEY COUNCIL (CA155375)

SECOND SCHEDULE

- LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- RESERVATIONS AND EXCEPTIONS OF MINERALS AND RIGHTS TO MINE. SEE GOVERNMENT GAZETTE 20.1.1978 FOLS 227-8
- THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE.
- EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 20 METRES VIDE 20.1.1978 FOLS 227-8

**** END OF CERTIFICATE ****

DOC #	
DOC LOG	
G	15 SEP 2010
CLARENCE VALLEY COUNCIL	

SCANNED

WARNING: BEFORE DEALING WITH THIS LAND, SEARCH THE CURRENT FOLIO OF THE REGISTER

3611922

Appendix 4: Ulmarra Riverside and Village Precinct Plan 2019 – Opportunities Map (pg. 11)



CLouston associates
18/08/2019 14:00:00@A3

Opportunities

SK 11

Appendix 5: Asset Register Report for Facilities and Infrastructure on Small Park

Asset Register Condition Table

Grade	Condition	Description
1	Very Good	Asset is new or near new. All components are in excellent condition, No damage to any major or minor components. Only planned maintenance required.
2	Good	All components are in good condition, no major damage to major components, and minor damage to minor components. Only minor maintenance required, plus planned maintenance.
3	Fair or Moderate	All components are still in good working condition but showing signs of wear and tear. No major damage to major components, minor damage to minor components. Significant maintenance required.
4	Poor	Major components require repair work, minor components may need replacing. Minor damage to major components and significant damage to minor components. Significant renewal/rehabilitation required.
5	Very Poor	Asset is unserviceable. Significant damage to major components. Physically unsound and/or beyond rehabilitation.

Asset Name	Component	Component Type	Condition ¹	Renewal Date
Canteen	Sub-Structure	Concrete	1	2038
Canteen	Structure	Metal Cladding	1	2031
Canteen	Fit-Out	Fibre Cement	1	2028
Canteen	Roof	Metal Decking	1	2031
Canteen	Serv - Elect	Electrical	1	2030
Canteen	Serv - Hydr	Hydraulic System	1	2030
Workshed	Sub-Structure	Concrete	1	2157
Workshed	Structure	Metal Cladding	1	2145

Workshed	Roof	Metal Decking	1	2132
Workshed	Serv - Elect	Electrical	1	2113
Workshed	Serv – Hydro	Hydraulic System	1	2122
Shower Block	Sub-Structure	Concrete	2	2107
Shower Block	Structure	Concrete Block	2	2119
Shower Block	Roof	Metal Decking	3	2073
Shower Block	Serv – Elect	Electrical	2	2065
Shower Block	Serv – Hydr	Hydraulic System	2	2073
Male Toilets	Sub – Structure	Concrete	3	2076
Male Toilets	Structure	Concrete Block	2	2091
Male Toilets	Fit-Out	Timber Panel/Hardboard	2	2043
Male Toilets	Roof	Metal Decking	2	2066
Male Toilets	Serv – Elect	Electrical	2	2055
Male Toilets	Serv – Hydr	Hydraulic System	2	2060
Female Toilets	Sub – Structure	Concrete	3	2076
Female Toilets	Structure	Timber	2	2059
Female Toilets	Fit-Out	Timber Panels/Hardboard	2	2043
Female Toilets	Roof	Metal Decking	2	2066
Female Toilets	Serv – Elect	Electrical	2	2055
Female Toilets	Serv – Hydr	Hydraulic System	2	2060
Tennis Court x 3	Tennis Court	Standard	3	2016
Tennis Clubhouse	Sub-structure	Timber	3	2070

Tennis Clubhouse	Structure	Metal Cladding	1	2119
Tennis Clubhouse	Roof	Metal Decking	1	2101
Tennis Clubhouse	Serv – Elect	Electrical	2	2065
Tennis Clubhouse	Serv-Hydr	Hydraulic System	2	2073
Tennis - Toilets	Structure	Concrete block	3	2082
Tennis - Toilets	Roof	Metal Decking	3	2056
Tennis - Toilets	Serv – Elect	Electrical	2	2055
Tennis - Toilets	Serv - Hydr	Hydraulic System	2	2060
Main Arena	Saleyards	Saleyards	3	2036
Perimeter Fencing	Timber paling	Fences	4	2021
Tennis Court Fencing	Post and Chain Link	Fences	2	2036
Internal Road	Bitumen	Hardstand and internal roads	3	2031
Sports Lighting	Sports Field	Lighting	3	2028
Tennis Court Lighting	Sports Field	Lighting	4	2025
Steel Yards and Ramps	Saleyards	Saleyards	2	2047
Holding Yards and Ramps	Saleyards	Saleyards	3	2040

Appendix 6: Small Park – RV Camping Area Map

