



## **SMALL VILLAGE SPORTSGROUNDS – GRIFFITH**

**RESERVES 66466 (BEELBANGERA) & 55908 (YOOGALI)**

# **PLAN OF MANAGEMENT**



Plan of Management Report prepared by  
Melva Robb  
Consultant  
Griffith City Council  
GRIFFITH NSW 2680

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<b>RESPONSIBLE OFFICER</b>	Corporate Property Officer & Native Title Coordinator				
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## 1.0 EXECUTIVE SUMMARY

The Small Villages Sportsground Plan of Management has been prepared by Council to reflect the respective features of Sportsgrounds within the Villages of Beelbangera and Yoogali comprising: -

- Bill Raymond Recreation Reserve – Crown Reserve 66466 (Beelbangera – Lot 20 DP751743), gazetted purpose Public Recreation by Government Gazette 11 December 1936 and Rural Services by Government Gazette 10 February 2023, referred to as Site 1.
- Henderson Oval – Crown Reserve 55908 (Yoogali – Lots 426-429 DP 751709), gazetted purpose Public Recreation by Government Gazette 15 December 1922, referred to as Site 2.

The Plan of Management examines the current character, current use and future needs of the lands and their relationship to the surrounding properties and communities within which they are located. The Plan establishes a clear direction for future development, planning and resource management of the land by Council.

The Plan of Management (PoM) is required in accordance with Section 3.23 of the *Crown Land Management Act (CLMA) 2016* and Section 36 of the *Local Government Act (LGA) 1993*.

The lands at Bill Raymond Recreation Reserve and Henderson Oval are categorised in this PoM, as: -

- Sportsground

The categorisation of the lands is consistent with the Reserves' purpose of Public Recreation and the land continues to be used for organised and informal sporting and recreational activities.

In relation to Bill Raymond Recreation Reserve (R66466) Council is altering the category of part of the reserve from **Sportsground** to **General Community Use**, which applies to the footprint of the Rural Fire Services shed only.

## 2.0 INTRODUCTION

Figure 1 – Locality diagram



Griffith City is a thriving regional capital with a vibrant lifestyle and diverse economy; embracing community, heritage, culture and the environment.

Located in the Riverina, Griffith is 584km from Sydney, 458 km from Melbourne and 358km from Canberra; and is the largest regional centre in the Western Riverina region. Griffith is located in the heart of Wiradjuri Nation – the largest nation of Aboriginal and Torres Strait Islander people in Australia.

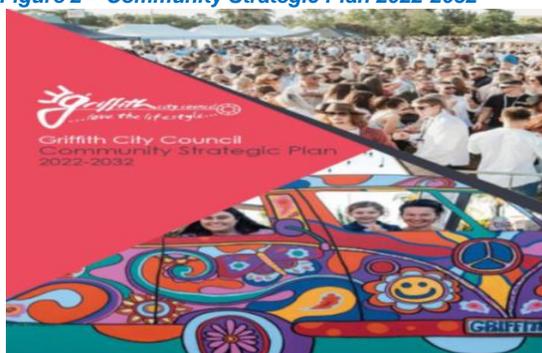
Griffith City Council is responsible for the care and control of many parcels of community land. With the introduction of the *CLMA 2016* on 1 July 2018, Council will manage the Crown Reserves, for which it is appointed as Crown Land Manager, under the provisions of the *LGA Act 1993*.

### 2.1 Corporate Objectives

Griffith City Council has a positive future being acknowledged as a predominant major regional centre. Council's Mission Statement is –

1. To respond to the needs of the community and deliver in an economical manner those services which are the responsibility of Local Government.
2. To provide Local Government administration that is dedicated, accountable and committed to the improvement of the quality of life and the economic well-being of the citizens of the City of Griffith.

Figure 2 – Community Strategic Plan 2022-2032



The Community Strategic Plan '**Community Strategic Plan 2022-2032**' endorsed 22 March 2022 identifies the community's priorities and aspirations for the future and provides strategies for achieving these goals. The Community Strategic Plan is made up of four themes. The four themes applicable to this plan are:

**Figure 3 – Community Strategic Plan – Themes**

<p><b>1. Leadership –</b></p> <p>a. An engaged and informed community through the provision of clear, accessible and relevant information; and seeking direction from community stakeholders.</p> <p>b. Working together to achieve our goals through the development of community, government and non-government partnerships to secure external funding for projects and programs that benefit the community.</p> <p><b>2. Love the Lifestyle –</b></p> <p>a. Griffith is a great place to live making our community safer; providing and promoting a range of sporting and recreational facilities and services that are accessible; and improving the aesthetics of the City and Villages by providing quality places and improved public realm.</p> <p><b>3. Growing our City –</b></p> <p>a. Promotion of Griffith as a desirable visitor destination.</p> <p>b. Providing and managing assets and services through the providing, renewing and maintaining a range of quality infrastructure, assets, services and facilities; and mitigating against the impact of natural disasters.</p> <p><b>4. Valuing our Environment</b></p> <p>a. Enhancing the natural and built environment through encouraging respectful planning, balanced growth and sustainable design; and delivering projects to protect and improve biodiversity, biosecurity and sustainability; and improve sustainable land use.</p> <p>b. Use and manage our resources wisely through the responsible management of Griffith's water resources; the reduction of energy consumption and greenhouse gas emissions; and the promotion of renewable energy sources.</p>
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## 2.2 Land to which this plan applies

The land to which this PoM applies is: -

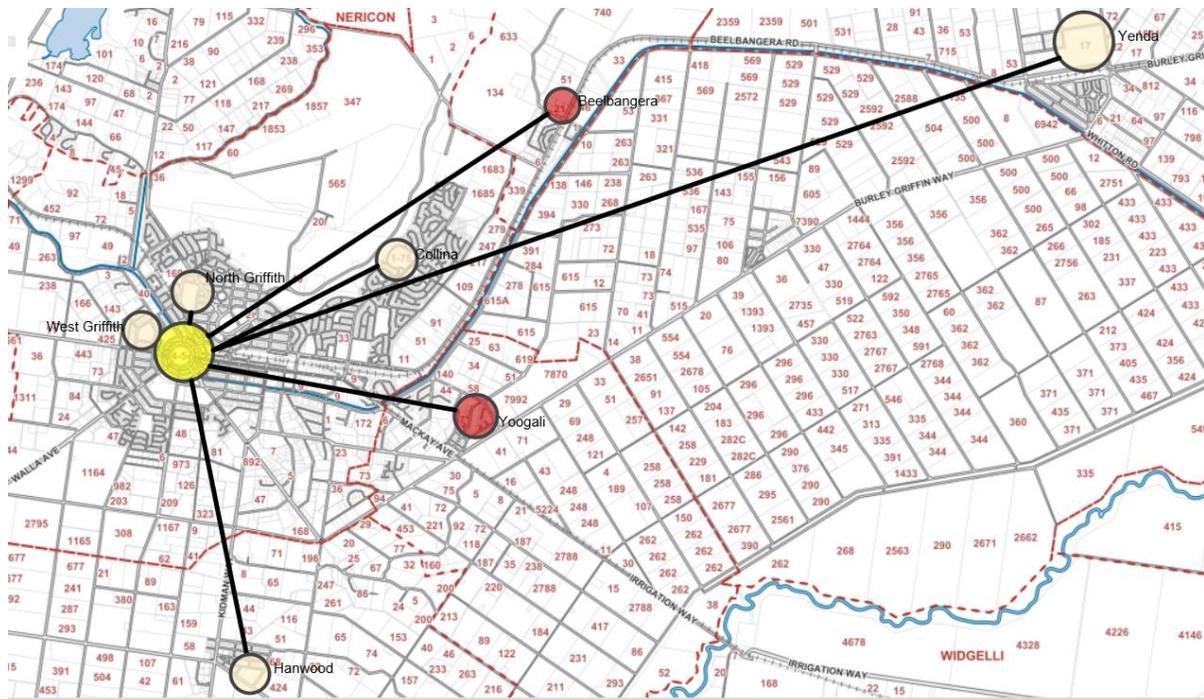
1. **Reserve 66466** known as "*Bill Raymond Recreation Reserve*" (Site 1 located at 21 Beelbangera Road) comprises Lot 20 DP 751743, Parish of Wyangan, County of Cooper of 4.4427 hectares on the northern edge of the Village of Beelbangera (9 km north-east of Griffith) (refer Figures 8-9 pgs.19-21).
2. **Reserve 55908** known as "*Henderson Oval*" (Site 2 located at 31-37, 39-45, 47-53, 55-65 Gorton Street) comprises Lots 426-429 DP 751709, Parish of Jondaryan, County of Cooper of 3.4652 hectares within the Village of Yoogali (5.5km south-east of Griffith) (refer Figures 10-12 pgs. 22-24).

The respective lands provide an integral area for sporting activities within the Villages as an adjunct to local schools of Beelbangera Public School and Yoogali Public School, respectively; areas of passive recreation to local community members; and organised sporting clubs, i.e. Griffith Senior and Junior Cricket Association utilise the Bill Raymond Recreation Reserve. St Mary's School, Yoogali has sufficient sporting grounds and is located further from Henderson Oval than the Public School. Figure 4 highlights Griffith in yellow and the Villages of Beelbangera and Yoogali in red.

Henderson Oval has previously been utilised for formal soccer games.

Henderson Oval is currently under-utilised due to the nature of play equipment on-site.

**Figure 4 – Villages of Beelbangera and Yoogali proximity to Griffith**



### 2.3 Owner of the land

Bill Raymond Recreation Reserve (R.66466) and Henderson Oval (R.55908) are owned by The State of New South Wales (as Crown land) and managed by Griffith City Council as Crown Land Manager under the *CLMA 2016*.

Reserve 66466 was reserved from sale and lease generally for the purpose of Public Recreation on 11 December 1936 with the addition of Rural Services added on 10 February 2023 to cover that part of the reserve occupied by Rural Fire Services. The Council of the Shire of Wade was appointed Trust Manager in the Government Gazette of 19 February 1937.

Reserve 55908 (reserve from sale) was notified for Public Recreation on 15 December 1922. The Council of the Shire of Wade was appointed Trust Manager (replacing individuals) in the Government Gazette of 17 June 1949.

Council of the Shire of Griffith was further proclaimed as City of Griffith (Griffith City Council) by Government Gazette of 1 July 1987. Griffith City Council was reappointed Trustee of the reserves on 16 December 1994.

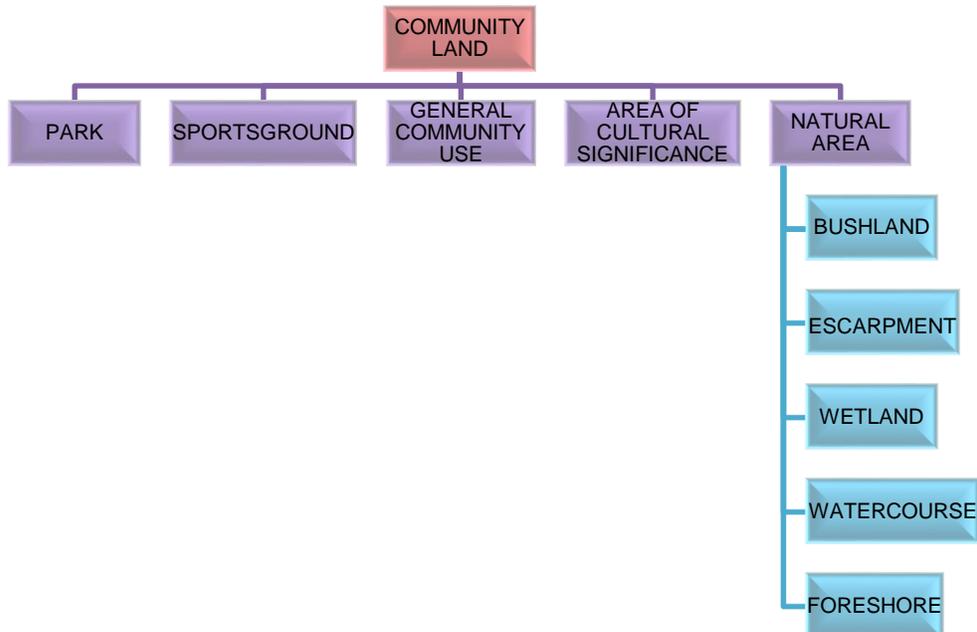
The management and use of the land are subject to the provisions contained in the *CLMA 2016* and is not subject to any condition, restriction or covenant imposed by the owner.

## 2.4 Categorisation of the reserves

With the introduction of the *CLMA 2016*, Council is to manage dedicated or reserved Crown land under their control as community land under section 3.21 of the Act.

Under section 3.23(2) of the *CLMA 2016*, Council Crown Land Managers must assign to all Crown land under their management, one or more initial categories of 'Community Land' referred to in section 36 of the *LGA 1993*. The category is to relate most closely to the purpose(s) for which the land is dedicated or reserved.

For the purpose of section 3.23 of the *CLMA 2016*, the PoM for Small Village Sportsgrounds is a 'first Plan'.



The degree to which the reserve purpose relates to the assigned category of the land is important for ongoing management of the land as Council must obtain Native Title Manager advice as to the validity of the activities that they wish to undertake on the land prior to dealing with the land.

'Both the *Aboriginal Land Rights Act (ALR) 1983* and the *Commonwealth Native Title Act (NTA (C'th)) 1993* recognises the intent of the original reserve purpose of the land so that a complying activity can be considered lawful or validated.

On Crown land, Native Title rights and interest must be considered unless:

- Native Title has been extinguished; or
- Native Title has been surrendered; or
- Determined by a court to no longer exist.

Examples of acts which may affect Native title on Crown land reserves managed by Council include: -

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques,
- The construction of extensions to existing buildings,
- The construction of new roads or tracks,
- Installation of infrastructure such as powerlines, sewerage pipes, etc.,
- The issue of a lease or licence,
- The undertaking of earthworks.

Council applied for the categorisation of Bill Raymond Recreation Reserve and Henderson Oval as '**Sportsground**' which closely relates to the reserves' purpose of Public Recreation. This category was approved by the Minister administering the *CLMA 2016* in relation to the reserves. Council does not propose to change the category of the reserves but intends to alter the category of the reserve to **General Community Use** over that part of Bill Raymond Recreation Reserve (R66466) that has constructed on it a Rural Fire Services facility and a reserve purpose of Rural Services.

*Figure 5 – Reserve 66466, Beelbangera – Map of Respective categories*



Activities on the lands will need to reflect the intent of the gazetted purpose and will be assessed for compliance with relevant Local Government and Crown Lands legislation, including assessment of the activity under the *NTA 1993 (C'th)* and registered claims under the *ALRA 1983*.

### 3.0 PLANNING INSTRUMENTS, LEGISLATION and POLICIES

#### 3.1 Local Government Act 1993 & Local Government (General) Regulations 2021

Under the *LGA 1993*, Section 36(1) Council must prepare a Plan of Management for all community land under their control. A Plan of Management may apply to one or more areas of community land.

Council must also consider the guidelines under Clause 101 of the Local Government (General) Regulations 2021 for categorisation of community land when preparing Plans of Management.

Clause 103 of the guidelines states that land should be categorised as a sportsground under Section 36(4) of the Act if the land is used or proposed to be used primarily for active recreation, involving organised sports or the playing of outdoor games.

Clause 106 of the guidelines states that land should be categorised as general community use under Section 36(4) of the Act if the land may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and is not required to be categorised as a natural area 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.

This Plan of Management has been prepared in accordance with the *LGA 1993* using the land categories approved by the Minister administering the *CLMA 2016*.

The minimum requirements for a Plan of Management for community land is set out in Section 36(3) of the *LGA 1993* and must identify the following:

- (a) the category of the land,
- (b) the objectives and performance targets of the plan with respect to the land,
- (c) the means by which the council proposes to achieve the plan's objectives and performance targets,
- (d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets, and may require the prior approval of the council to the carrying out of any specified activity on the land.

Section 36(2) specifies that a Plan of Management may apply to one or more areas of community land, except as provided by this Division.

Sections 36E – 36N of the *LGA 1993* specifies the core objectives for the management of each category of community land.

### 3.2 Land Zoning

Figure 6a - Planning Zone – Reserve 66466, Beelbangera – RE1 – Public Recreation

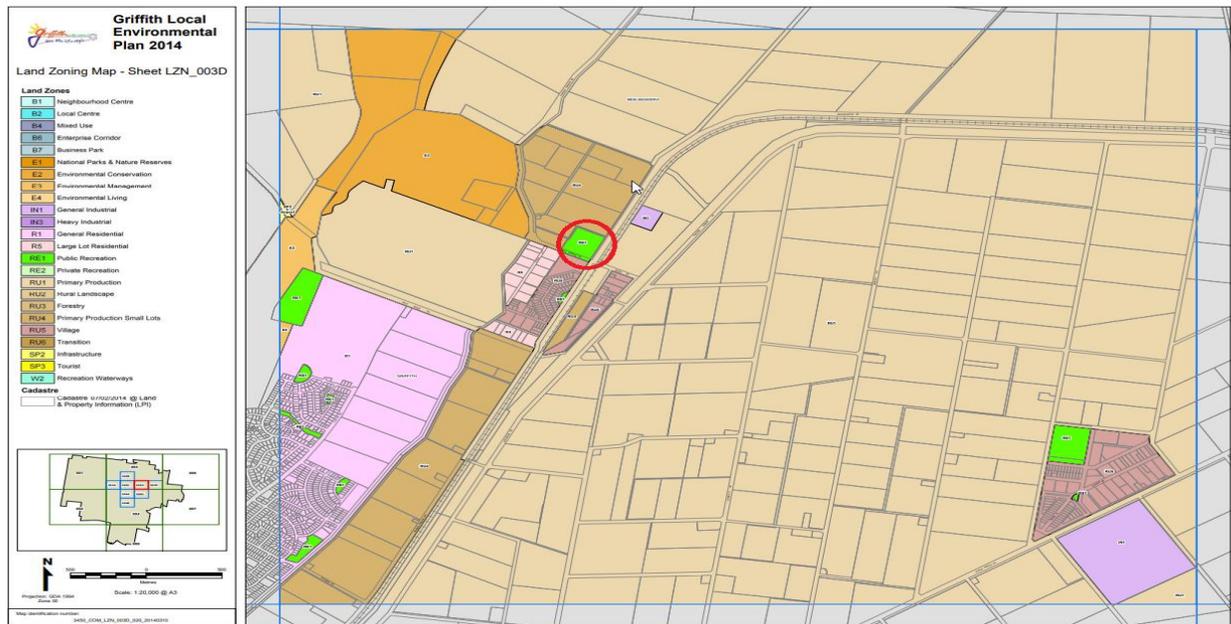
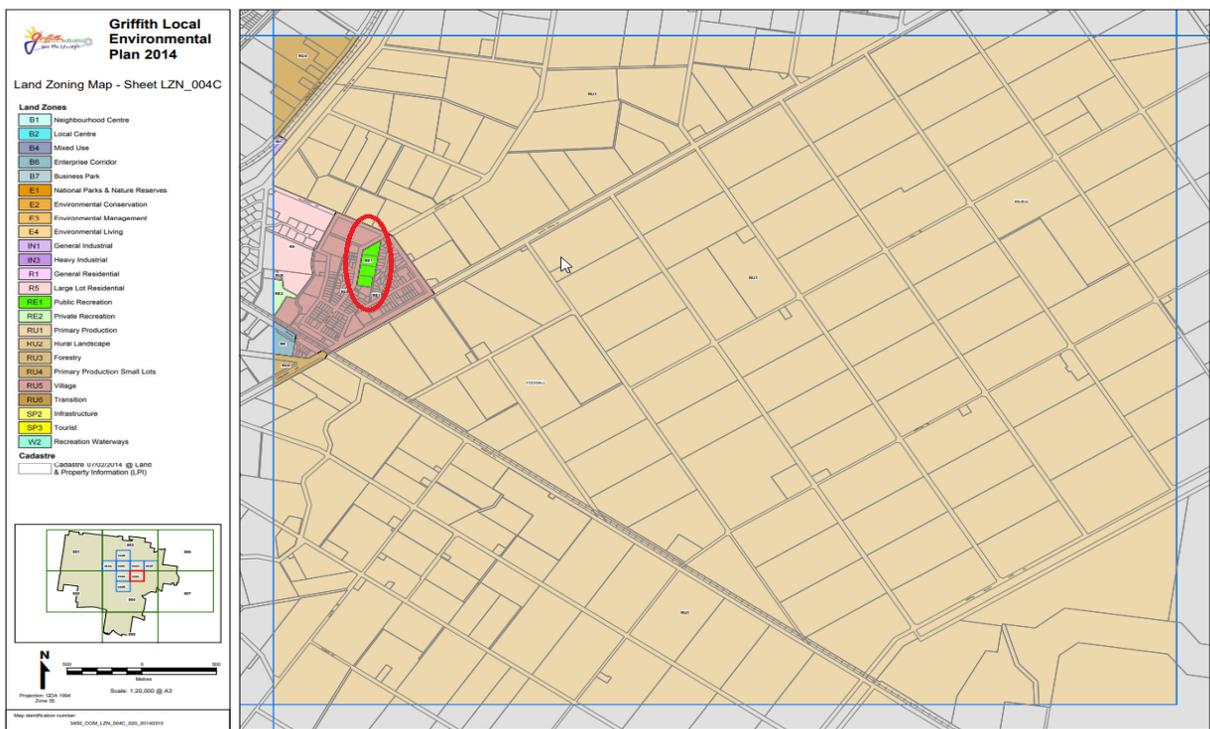


Figure 6b – Planning Zone – Reserve 55908, Yoogali – RE1 – Public Recreation



The above diagrams - Griffith City Council *Local Environmental Plan 2014* (GLEP), indicates that Reserves 66466 and 55908 are zoned RE1 – Public Recreation.

**1. The objectives of the RE1 – Public Recreation Use are:**

- To provide land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreation purposes.
- To encourage the development of public open spaces in a way that addresses the community’s diverse recreation needs.
- To offer opportunities for tourism development.

**2. Permitted without consent**

Environmental protection works; Water reticulation systems.

**3. Permitted with consent**

Amusement centres; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities.

**4. Prohibited**

Any development not specified in item 2 or 3.

**3.3 Flood Planning**

GLEP presents the objective to considering ‘flood related development controls’ as follows:

Site 1 – Bill Raymond Recreation Reserve is considered to be above the Flood Planning Level (FPL), i.e. for events larger than 1:100 years according to Griffith Main Drain J & Mirrool Creek Flood Study 2015 (BMT WBM). It is noted however that a minimum floor height above ground level is enforced by Council Policy No. 105 – Floor Heights, i.e. The floor level for habitable room areas is to be **410mm** above the existing natural ground level.

Site 2 – Henderson Oval is considered to be below the Flood Planning Level (FPL) (according to Griffith Main Drain J & Mirrool Creek Flood Study 2015 (BMT WBM); and therefore, subject to flood related development controls, i.e. Floor levels are subject to Council’s Floor Heights Policy. The floor level for habitable room areas is to be **500mm** above the 1:100-year flood level, i.e. **125.55m AHD (North), and 125.40m AHD (South East) respectively** or **410mm** above the existing natural ground level, whichever is higher.

***Flood planning level*** means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

### 3.4 Council Plans, Strategies, Policies and Procedures

This PoM is to be used in conjunction with the appropriate Council plans, policies and procedures that govern the use and management of community land and any facilities located on the lands.

Additional Council policies, plans and strategies adopted after the date of this plan that have relevance to the planning, use and management of community land will apply as though they were in force at the date of adoption of the PoM.

### 3.5 Review of this Plan

The use and management of Small Village Sportsgrounds is regulated by this PoM.

Whilst the guidelines and principles outlined in the plan may be suitable at present, the Plan should be reviewed from time to time, to confirm its relevance.

The review should take place within 5 years of adoption of this plan.

### 3.6 Community Consultation

Consultation with the community is an important part of the preparation of this PoM. Consultation gives Council a better understanding of the range of local issues affecting the use and enjoyment of the land to which this PoM applies and gives all sectors of the community the chance to have an input into the direction of policy development being undertaken by Council.

All stakeholders are given the opportunity to express their opinions and provide relevant information in relation to the planned management of the land, however as the land is Crown land, final approval for the PoM rests with the Minister administering the *Crown Land Management Act 2016* as owner of the land.

Council is required to submit the draft PoM to NSW Department of Planning & Environment, as representative of the owner of the land under section 39 of the *LGA 1993*. This process occurs prior to a public exhibition and community consultation of the Plan of Management. Refer to the "[Flowchart for Consultation and Approval of an Initial Plan of Management](#)" (Figure 7 below).

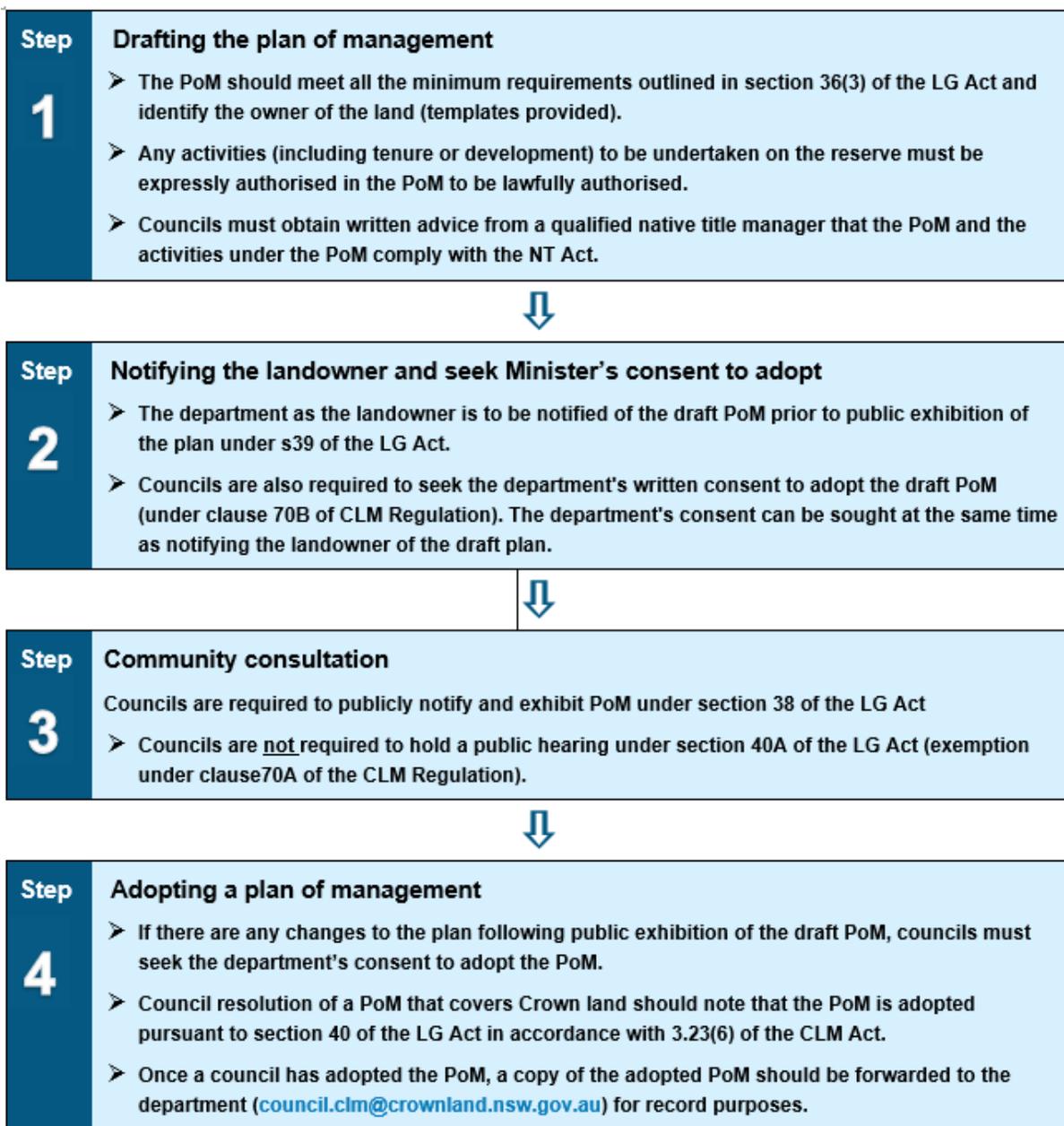
If after public consultation there is no change to the categorisation and no additional purpose or only minor changes, no additional ministerial consent is required. Council can then proceed to adopt the PoM under 70B of the *Crown Land Management Regulation 2018*.

If Council proposes a change in the categorisation of the land or an additional purpose or major changes to the PoM following public consultation, the plan must be referred again to the Minister administering the *CLMA 2016*.

The purpose of this Plan of Management is **not** to change the categorisation of the reserves as currently stands, but to alter the category to **General Community Use** over that part of Bill Raymond Recreation Reserve (R66466) that is occupied by NSW Rural Fire Services for a brigade shed

Community consultation is also offered as a result of the development application process in line with Council's Griffith Community Participation Plan of 16 December 2019 (in response to Section 2.23 of the *Environmental Planning and Assessment Act 1979*).

Figure 7 - Flowchart for Consultation and Approval of an Initial Plan of Management”



## 4.0 THE PHYSICAL ENVIRONMENT

### 4.1 The Sites

#### 1. **Bill Raymond Recreation Reserve, Beelbangera**

Various infrastructure has been built on this Reserve representing both recreational and community benefits.

- a. Historically, the Reserve comprised an Amenities / Hall building that was approved as Development Application 69/81 on 3 April 1981 and constructed under Council's funding. A Report of 15 July 1987 indicated damage to the hall with possible cause from potential expansion of the tongue and groove flooring. The Hall was subsequently demolished in 2005.

Following, Development Application (DA): 377/2009 (1) – “Construction of an amenities building and public hall” was approved on 31 March 2010. Only the amenities / changerooms were constructed as part of Stage 1 of the DA.

- b. Historically, the Griffith Baseball Association utilised this Reserve. DA 96/88 was approved on 26 October 1988 with a proposal to “develop a canteen / storage area”. DA 101/88 was approved 20 January 1989 with a proposal by Royals Baseball Club to develop a seating stand with Advertising Logos.
- c. Building Application 72/94 was approved on 12 April 1994 for the construction of a “storage shed” by the Beelbangera Progress Association.
- d. DA: 960159 / Building Application: 967071 provided for the “construction of a Fire Brigade Station to accommodate 2 fire trucks, meeting / training area and amenities” that was approved on 13 December 1996. Floor area 216 square metres. Council report of 30 April 1996 indicated the area required was 2024 square metres and that the project was funded by NSW Department of Bushfire Services. The strong support of the Beelbangera community was provided for this proposal.

The RFS shed represents approximately .045% of the total area of the overall Reserve area of 4.438 hectares and doesn't impact on the integrity of the land used for public recreational purposes being located away from the amenities building and BBQ facilities and also well clear of the sportsground playing fields used for cricket and AFL. (Refer to photos at Figure 8 - pgs. 19-20)

- e. The AFL goal posts were funded by AFL NSW and installed approximately 3 years ago. A second cricket pitch was removed to provide room for the goal posts. These works were not part of amenities / BBQ shelter funding and development.

Subsequently, current infrastructure now comprises: -

Picnic Awning (seating/table and BBQ facilities of steel construction on concrete footings)  
Amenities facilities (toilets/changerooms of brick and steel construction on concrete footings)  
Storage shed (steel construction on concrete footings)  
Baseball Net Barrier (steel/mesh construction)  
AFL goal posts

- Cricket pitch (x1) (second pitch removed to provide room for AFL goal posts)
- RFS Shed (steel construction on concrete footings)
- Fencing and double gate (steel construction)
- Various signage (wood and metal construction) (x3)
- Sulo Bin
- Irrigation equipment (Irrigation Control Box, Water Meters (x2))

Currently there are two drive-in access points, one off the Rankins Springs Road and the second off Beelbangera Road, with the former being the main entry point as this access is graveled and accessible in wet conditions. The entry off Beelbangera Road is a natural soil track and access to the amenities / BBQ area is limited in wet conditions. However, access off Beelbangera Road does provide direct access to the RFS shed.

Access off Rankins Springs Road is via double unlocked gates providing uninhibited access by users. Pedestrian access is also available via two walk-through entry points opposite Beelbangera Public School. Parking is available within the Recreation Reserve and kerb side opposite the School.

The grassed oval is well maintained. The southern boundary adjacent to Rankins Springs Road and the eastern boundary adjacent to Beelbangera Road are vegetated with a variety of native and introduced trees and shrubs including Eucalyptus and Corymbia species, Casuarina, Kurrajong, Palm and Olive Trees; Forbes comprising of Atriplex sp. (saltbush) and Maireana sp., Burr medic, Wild Mustard and various grasses including Windmill and Stink Grasses and weed species including Soft Khaki and Khaki weeds, Fleabane, Caltrop, Mallow, Dandelion, Bridle Creeper and Wireweed.

*Figure 8 – Photos - infrastructure and vegetation Reserve 66466, Beelbangera*





Figure 9 – Reserve 66466 Infrastructure Map



## 2. Henderson Oval, Yoogali

Infrastructure has been built on this Reserve representing both recreational and community benefits.

Development Application 46/89 – provided for the construction of “Amenities, Store, Kiosk” and was approved for construction on Lot 428 DP 751709 on 28 February 1989. (Refer Figure 10 - pg. 22)

Overall, the improvements comprise: -

- Picnic Seating and table (steel construction on concrete footings) (x1)
- Small storage shed (steel construction on concrete footings) (x1)
- Amenities building of changerooms and toilets and separate kiosk area (brick and colourbond construction on concrete footings)
- Barrier fencing/bollards (log timber construction)
- Playground Equipment (comprising of Steel Slide, Steel Swing (2 seats), Small climbing apparatus, Rocker on sand soft fall)
- Electricity Meter Box
- Irrigation Equipment (comprising Water Metres) (x3)
- Various Signage
- Garbage Bin (steel)
- Soccer Goalposts (Metal construction)

Access is directly adjacent to Gorton Street, Yoogali with an informal parking area adjacent to the Oval. The wooden barrier fencing runs parallel to Gorton Street extending from the southern end of Lot 429, along the western boundaries of Portions 428 and 427 before dissecting Lot 426 DP 751709 at the northern end of the Oval. A shallow open drainage reserve runs adjacent to the rear residential fence

line to the northern boundary of Lot 429 only extending from its junction with East Street from the south. This area is grassed and mown. The drainage reserve is registered as Lot 1 DP 1054817 and owned by Griffith City Council. The northern section of the Oval is open space of natural unmaintained appearance (other than mowing and weed management).

The grassed oval area is well maintained. There are a few native trees (Sugar Gums) along the western boundary to the northern end of the Oval. Palms and Peppercorn Trees are adjacent to the storage shed and amenities building. Scattered Claret Ash trees are located near the southern end of the Oval. Grasses and weeds are predominantly outside the fenced area and comprise Windmill Grass, Wild Mustard, Khaki Weed, Caltrop, Fleabane and Mallow.

Figure 10 – Photos - infrastructure and vegetation Reserve 55908 Yoogali





Figure 11 – Reserve 55908 Infrastructure Map



Figure 12 – Lot 1 DP 1054817 Drainage Reserve (Refer also Annexure 5)



## 4.2 Topography, Hydrology and Drainage

### Site 1 – Bill Raymond Recreation Reserve, Beelbangera

This site is flat and lies within the Main Drain J catchment and slopes very gently towards the north east drainage channel which is a tributary of Main Drain J. The site is a flood liable land for the flood event greater than 1% AEP with medium to high flood hazard in the PMF event. (Refer also to Section 3.3 pg. 15 – Flood Planning).

### Site 2 – Henderson Oval, Yoogali

The Reserve area lying within the Main Drain J Catchment is gently sloping to the south-east towards a drainage channel which is linked to the Yoogali Village Drainage system and which finally discharges into Main Drain J. The site is flood liable land with low hazard in 1% AEP flood event and medium hazard in the PMF event. (Refer to Section 3.3 pg. 14 – Flood Planning). (Refer also to Annexure 4 – map 4.b – Drainage Plan Lot 1 DP 1054817).

## 4.3 Soils and Geology

Griffith is located in an area referred to as the ‘lower catchment’ within the broader Murrumbidgee Catchment; in an area characterised by flat landscapes (< 1%) with broad, fertile alluvial floodplains. The upper floodplain soils in and around Griffith have been described mainly as red-brown texture contrast soils of considerable depth, known as Red Chromosols (Australian Soil Classification). (Note # below).

The layering of horizons of greatly different textures (e.g. clay to sands) down the soil profile, and the overall good depth of these soils often exceeding 3.5m on the flats, supports colluvial/alluvial floodplain origins of these soils. As Griffith’s landscape slopes further to the south towards the Murrumbidgee River, soils tend to transition towards a range of more heavy textured cracking dark clays.

## 4.4 Biodiversity

Under the LGA 1993, Council has obligations for conservation issues as determined by the *Biodiversity Conservation Act 2016*, and the *Fisheries Management Act 1994*.

Griffith City Council’s Planning Certificates under Section 10.7(2) and 10.7(5) *Environmental Planning and Assessment Act 1979* dated 5 and 6 May 2020 respectively indicated that: -

1. Site 1 - Bill Raymond Recreation Reserve, Beelbangera
  - The subject land is not considered critical habitat
  - The site is not subject to any conservation area.
  - The site is not land biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.
  - The land is not subject to any bio-banking agreement under Part 5 of the *Biodiversity Conservation Act 2016*.
  - The land is not subject to any set aside areas under Section 60ZC of the *Local Lands Services act 2013*.

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Note # - The Australian Soil Classification, Revised Ed. RF Isbell 2002; CSIRO Pub.

- Griffith City Council's Tree Preservation Order applies, i.e. trees must not be ringbarked, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation without the authority conferred by development consent or a permit granted by Council.
2. Site 2 - Henderson Oval, Yoogali –
- The subject land is not considered critical habitat
  - The site is not subject to any conservation area.
  - The site is not land biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.
  - The land is not subject to any bio-banking agreement under Part 5 of the *Biodiversity Conservation Act 2016*.
  - The land is not subject to any set aside areas under Section 60ZC of the *Local Lands Services act 2013*.
  - Griffith City Council's Tree Preservation Order applies, i.e. trees must not be ringbarked, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation without the authority conferred by development consent or a permit granted by Council.

The NSW Government Biodiversity Values Map and Threshold Tool indicates that there is no land of biodiversity value within the subject lands – Lot 20 DP 751743 as per Figure 13.a and Lots 426-429 DP 751709 as per Figure 13.b below.

Figure 13. a – Biodiversity Values Map and Threshold Tool – Lot 20 DP 751743 – Reserve 66466

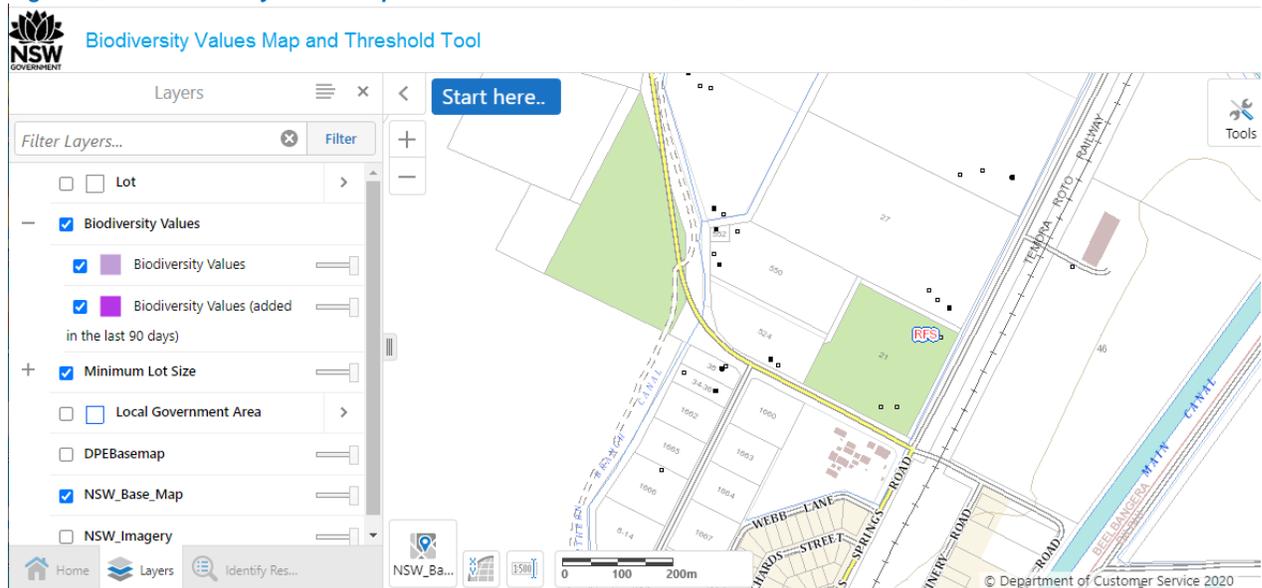
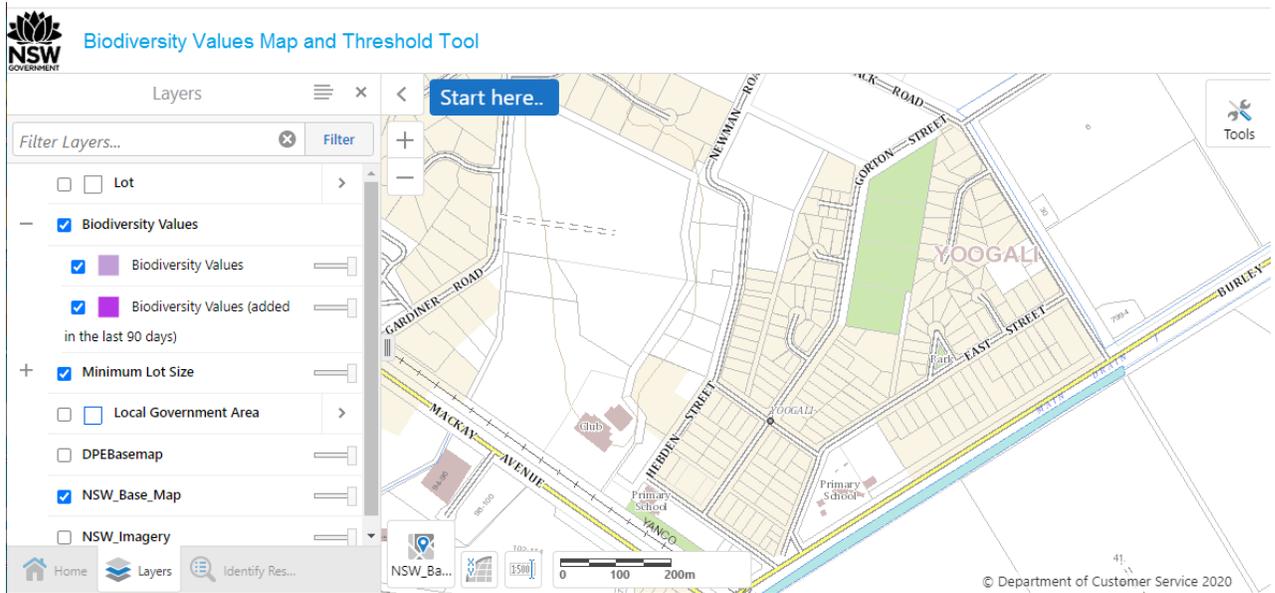


Figure 13.b – Biodiversity Values Map and Threshold Tool – Lots 426-429 DP 751709 – Reserve 55908



#### 4.5 Riparian Land and Watercourses

There are no named rivers, creeks or riparian lands on or in the vicinity of Bill Raymond Recreation Reserve, Beelbangera or Henderson Oval, Yoogali.

Main Drain J is however located approximately 251m from the most southerly point of Henderson Oval - Lot 429 DP 751709 and 520m from the most northerly point being Lot 426 DP 751709. See Figure 14 below.

A waterbody as defined in the Griffith LEP 2014 states –

*Waterbody (artificial) or artificial waterbody* means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

Figure 14 - Location of Henderson Oval, Yoogali to Main Drain J



## **5.0 THE SOCIAL ENVIRONMENT**

### **5.1 Aboriginal Significance**

A search of the Office of Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) dated 5 May 2020 in respect of both sites, that: -

- No Aboriginal sites are recorded in or near Lot 20 DP 751743 (Site 1 – Bill Raymond Recreation Reserve) or Lots 426-429 DP 751709 (Site 2 – Henderson Oval) (50 metre buffer); and
- No Aboriginal places have been declared in or near Lot 20 DP 751743 (Site 1 – Bill Raymond Recreation Reserve) or Lots 426-429 DP 751709 (Site 2 – Henderson Oval) (50 metre buffer).

### **5.2 Heritage Significance**

The relevant 10.7 Certificates indicate that no environmental items and controls exist at Bill Raymond Recreation Reserve or Henderson Oval. This is supported by the GLEP's Heritage Map (Heritage Map – Sheet HER\_003D (including Village of Beelbangera) and Sheet HER\_004C) (including Village of Yoogali).

## 6.0 DEVELOPMENT AND USE

### 6.1 Current Use of Land and Structures at date of Adoption of Plan of Management

The gazetted purpose for both Bill Raymond Recreation Reserve and Henderson Oval, is Public Recreation with the addition of Rural Services added to Bill Raymond Recreation Reserve over that part occupied by the Rural Fire Service. The assigned category for both reserves is **“Sportsground”**. It is proposed to alter the category of **‘Sportsground’** to part of Bill Raymond Recreation Reserve (R66466) that accommodates the Rural Fire Services brigade shed, to that of **‘General Community Use’**. The purpose (Public Recreation & Rural Fire Service) and categories, respectively align with the Reserves’ past and current use and the values identified in this Plan.

1. Bill Raymond Recreation Reserve is utilised by the local Beelbangera Public School to provide open space for designated team sports and physical education opportunities; the Senior and Junior Cricket Associations of Griffith also incorporate the playing of seasonal cricket games at the pitch located on this Reserve; and community members also have opportunity to utilise the space for passive recreational pursuits.

Facilities are as provided in 4.0 – The Physical Environment (pages 18-21).

This Reserve also houses the Beelbangera local Bushfire Shed (Beelbangera RFS) that meets the requirements under GLEP 2014 as a “Emergency services facility” permitted with Consent. The RFS shed represents approximately .045% of the total area of the overall Reserve area of 4.438 hectares and doesn’t create material harm and impact on the integrity of the land used for public recreational purposes (Refer to figure 8 pg. 19-21).

2. Henderson Oval is utilised intermittently by Yoogali Public School; and community members as a localised place providing for passive recreational pursuits. Soccer games have not been held at this Park in recent times although the goalpost infrastructure remains in situ.

Facilities are as provided in 4.0 – The Physical Environment (pages 21-24).

Council has not entered into any formal tenure agreement with sporting users of the respective Sportsgrounds. Griffith City Council’s Parks & Gardens Directorate currently require that sporting groups complete a form at the beginning of each sport season together with providing a copy of relevant insurances. Parks & Gardens Directorate are then able to schedule preparation of the grounds in advance.

With improved development of the Sportsgrounds and increased use, there is potential for Council to enter into tenure agreements, if required.

The occupation of Bill Raymond Recreation Reserve (R66466) by NSW Rural Fire Service required that a formal agreement be in place with Council. Council has entered into an MIA Zone Service Level Agreement (incl. Griffith, Leeton, Murrumbidgee and Narrandera LGA’s) with NSW Rural Fire Service under the *Rural Fires Act 1997* (Part 2, Division 2, Section 12A) commencing 1 January 2011.

The licence agreement allows the Commissioner and the Service to occupy and use the Beelbanger Fire Brigade shed and land on which the building is situated during the term of the agreement, for a minimum of 30 years or upon six months' notice of either party. The legal right and possession and control over the building and the land upon which they are situated, remain vested in the Council throughout the term of the licence.

## 6.2 Strategic Objectives

The aim of this Plan of Management is to guide Council in future development of the land in accordance with the legislative requirements of both the *LGA 1993* and the *CLMA 2016*.

The main objective during redevelopment of both Bill Raymond Recreation Reserve (R66466) and Henderson Oval (R55908) in this Plan of Management will assist Council to: -

- Identify and assess the reserves' current facilities, uses and condition
- To provide guidelines for the effective and ongoing management and budget forecasting for the reserves.
- To provide facilities that meet the needs of the small communities within which they exist that encourages ownership and pride to the neighbourhoods.
- To manage the lands for public recreation.
- To provide for public safety with the framework for on-going maintenance and improvements to the facility at an appropriate standard.
- Collate all information in a single document.

## 6.3 Condition of the land and structures on adoption of the Plan of Management

The current physical condition of the site and an action plan, defines the means of achieving the desired objectives of the Plan of Management for the respective Small Village Sportsgrounds. The Plan provides a strategic framework for the on-going management of both the Bill Raymond Recreation Reserve and Henderson Oval. An Action Plan is required to set out the strategies and how they have been, or will be achieved in the future. Future budget allocations will dictate how or if the land will be further developed.

The following assessment report on buildings and infrastructure was completed as of June 2018 in accordance with Council's Asset Management Plan 2017.

*Table 1 - Building Asset Report*

	<b>BUILDING DESCRIPTION</b>	<b>YEAR BUILT</b>	<b>CONDITION RATING</b>
<b>Bill Raymond Recreation Reserve</b>	Emergency Services (Rural Fire Services Shed)	1996	2
	Amenities/Toilet		1
	Shed		2
	AFL Goalposts		2
	Water Metre		2
	Shelter/Picnic Awning		2
	Baseball Flynet Cage		3
	Fencing		2

	BBQ		2
	Various Signage		Not rated
	Electricity Meter Box		Not rated
	Water Metre (x2)		Not rated
	Bin (Sulo)		Not rated
<b>Henderson Oval</b>	Change Rooms/Toilets/Kiosk		2
	Soccer Goalposts		2
	Small Garden Shed		2
	Log Barriers		2
	Slide		3
	Swing		2
	Water Metre		2
	Picnic Setting		2
	Irrigation Box Control		2
	Water Metre		Not rated
	Electricity Metre Box		Not rated
	Various Signage		Not rated
	Module Play Equipment		Not rated
	Rocking Equipment		Not rated

CONDITION RATING	DESCRIPTION
1	<b>Very Good:</b> Only planned maintenance required
2	<b>Good:</b> Minor maintenance required plus planned maintenance
3	<b>Fair:</b> significant maintenance required
4	<b>Poor:</b> significant renewal / rehabilitation required
5	<b>Very Poor:</b> Physically unsound and / or beyond rehabilitation

#### 6.4 Permitted and future use

The gazetted purpose for Bill Raymond Recreation Reserve and Henderson Oval is Public Recreation with the addition of Rural Services for part of Bill Raymond Recreation Reserve over the Rural Fire Services shed. The assigned category is Sportsground. This purpose and category align with the reserves' past and current use and the values identified in the Plan.

The facilities on **Bill Raymond Recreation Reserve** currently meet the demands of the community. However, with the growth and development of residential land within the current Collina area potentially extending to Rifle Range Road (immediately south of Beelbangera Village), it has been identified that expansion of facilities may be required.

That is to say, DA 377/2009 provided for the construction of amenities / changerooms that was completed in 2012 (as referred to in 4.0 pg. 18). Modification of Consent Notice DA 377/2009 (2) states that prior to lodgment of Occupation Certificate for DA 377/2009 – Stage 2 proposed Public Hall and provision of a 16 off-street parking spaces are to be provided. All areas to be sealed prior to Stage 2. As a result of the completion of Stage 1 of the DA, there is no time-frame for development of Stage 2.

With pending upgrades to West End Oval, Griffith, the existing Westend turf cricket wicket is to be decommissioned due to the construction of a new synthetic Athletic track (incorporating the area of the current cricket wicket). Following consultation with the Griffith Cricket Association, a new turf wicket is to be constructed at Bill Raymond Recreation Reserve to enable increased capabilities for cricket competition games and training.

The obsolete baseball flynet cage is also proposed to be removed due to safety issues as identified in Table 1 of the Asset Condition Report above. Baseball has not been played at this site for a number of years.

The Beelbangera RFS may also undertake fencing and other works to protect its assets and further support the local community in the event of localised fire events. Such works will not impact on, or increase the area currently used by the RFS and therefore not impact on the useability of the majority of the Bill Raymond Recreation Reserve for sporting fixtures or individual recreational use.

The facilities on **Henderson Oval** currently meet the demands of the community. However, Council has identified that this area is under-utilised.

In this regard, Council allocated \$75,000 in its 2019/2020 budget and was granted funding by Department of Planning and Environment for an amount of \$50,000 (i.e. total spend for playground equipment \$125,000). Funding is intended to upgrade the playground equipment, install a shade shelter and construct an accessible footpath (plans pending). Future development of the land will be consistent with the reserve purpose, available funding and budget allocations, and relevant legislation, i.e. *LGA 1993*, *CLMA 2016*, *NTA 1993 (C'th)* and the *ALRA 1983*.

## 6.5 Leases, Licences and other Estates

There is currently no tenures in place for either Bill Raymond Recreation Reserve (R66466) or Henderson Oval (R55908) however there is a licence agreement in place pursuant to the *Rural Fires Act 1997* (in respect of the Rural Fire Brigade shed on R66466).

For this section, please see the Explanation of Terms set out below.

Section 3.22 of the *CLMA 2016* authorised Councils to now manage dedicated or reserved Crown land as public land under the *LGA 1993*.

The *LGA 1993* provides that tenures (leases, licences, or any other estates) or easements may be granted over all or part of community land.

Leases, licences and other estates formalise the use and occupation of community land and can generally only be permitted if consistent with the purpose for which the reserve was dedicated or reserved, or on a short-term basis as prescribed in the Local Government (General) Regulation 2021.

Tenures may be held by:

- Community organisations and sporting clubs, or
- By private / commercial organisations or
- Individuals providing facilities and / or services for public use.

The maximum period for leases and licences on community land allowable under the *LGA 1993* is 30 years (with the consent of the Minister for a period over 21 years) consistent with the reserve purpose, categorisation and core objectives of the particular area of community land.

Council will undertake a tendering process for tenures greater than five years except where it satisfies Division 1 of Part 3 Section 55 of the *LGAct* i.e., to non profit organisations.

Community land may only be leased or licence for periods of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the *LGA 1993*.

### Leases

A lease will generally be required where exclusive use or control of all or part of community land is desirable for effective management. A lease may also be required when the scale of investment in facilities, necessity for security measures, or where the relationship between a holder and facilities on community land justifies such security of tenure.

Leases issued by Council will require:

- That subleases or any other supplementary tenures can only be issued by the Holders with the approval of Council, and consistent with Section 47C of the *LGA*.
- Maintenance of the facility will be the responsibility of the Lessees.

### Licences

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the community land is proposed. A number of licences for different holders can apply to the same area at the same time, provided there is no conflict of interest.

### Purposes for which Tenures may be issued

In accordance with Section 46A of the *LGA*, a PoM for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of the Plan of Management.

This PoM authorises a Tenure to be issued:

- For any permissible use in Table 1.
- For purposes consistent with the Reserve's:
  - Categorisation of Sportsground & General Community Use (see Section 2.4), and
  - Zoning (see Section 3.2), and
  - Reserve purpose of Public Recreation as required under the *CLMA*.

However, the *CLMA* allows that Council may also issue short term licences (for a period of less than one year) consistent with Section 2.20 of the *CLMA*. This section provides that licences may be issued inconsistent with the reservation purpose, for prescribed purposes currently as shown in Annexure 2.

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#### Explanation of Terms

Tenure – A lease, licence or other estate issued by Council in accordance with Section 46 of the Local Government Act 1993 or Sections 2.19 (Secondary Interest) & 2.20 (Short-term licence) of the Crown Land Management Act 2016.

Holder - The company, organisation, individual or group of individuals who have been issued with a Tenure.

Council may grant a lease, licence or other estate in respect of Community Land for:

- A purpose prescribed by Section 36F as a core objective of the categorisation of the land and subject to being consistent with the Reserve purpose; or
- A purpose prescribed under Section 46 (4)(a)(i) for the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to Sportsground as prescribed by Section 46 (1).

A tenure on Crown land may impact native title rights and interests. Apart from the tenure / hire agreements authorised above, which are valid acts under Section 24JA of the *NTA 1993 (C'th)*, any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *NTA 1993 (C'th)* and in accordance with Part 8 of the *CLMA 2016* unless native title is extinguished. For Crown land which is not excluded land this will require written advice from one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

Note: the construction of a Rural Fire shed is considered to have no greater impact than the construction of a toilet/amenities building and therefore Section 24JA of the *Native Title Act 1993* would apply.

#### Direction of Funds

Income produced from the Reserve, i.e. as per the approved Tenure, will be distributed to manage other community land in a fashion determined by Council.

## 6.6 Native Title Assessment

Further to *Section 2.4 – Categorisation of the Reserve* and reference to Native Title Assessment, Council is required under the provisions of the *CLMA 2016*, to undertake steps to identify whether the activity proposed on Crown land will affect Native Title. Council must further consider what provisions of the *NTA 1993 (C'th)* will validate the activity; and what procedures should be taken in relation to a particular activity prior to its commencement.

The activity must be authorised through *Part 2 Division 3 of the NTA 1993 (C'th)*.

Examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- The construction of new building and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques
- The construction of new roads and tracks
- Installation of infrastructure such as power lines, sewerage pipes, etc.
- The issue of a lease or licence
- The undertaking of major earthworks

Accordingly, Council must obtain written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land where the land is not excluded land, in accordance with native title legislation and applicable to works and activities to be undertaken at Bill Raymond Recreation Reserve and Henderson Oval.

## 6.7 Easements

Council reserves the right to grant easements as required for utilities and access, bearing in mind the impact of such easements on the site.

The granting of easements over Crown land will be subject to the provisions of the *NTA 1993 (C'th)* and Division 8.3 of the *CLMA 2016*.

A copy of respective Certificate of Title Identifier 20/751743 (Bill Raymond Recreation Reserve) and Certificates of Title Identifiers 426-429/751709 (Henderson Oval) confirms that no Easements have been registered impacting on the lands within the Reserve areas.

## 7.0 PLAN OF MANAGEMENT ADMINISTRATION AND MANAGEMENT

### 7.1 Management Issues

Management of the lands take into consideration the reserves' purpose and the purpose for which the lands are classified and categorised.

Council recognises the importance of the Reserves providing sportsground opportunities within the Village landscape providing local accessibility to its community members, albeit that Henderson Oval is currently under-utilised. There is scope for further development as determined by Council through its gaining of external funding for improvement to Henderson Oval.

As previously mentioned, Bill Raymond Recreation Reserve also has potential to provide greater usability pending the development of the Collina residential area northwards toward Beelbangera Village. In this regard, children of the northern fringe of Collina development are now attending Beelbangera Public School and therefore the need for this sportsground is paramount to the growing school community.

Changes to existing facilities within Griffith, may also drive further development of the Bill Raymond Recreation Reserve, i.e. the construction of a new turf cricket wicket following the decommissioning of the Westend turf cricket wicket.

Therefore, on-going management issues may relate to maintenance of existing infrastructure and relevance to changing needs of the community. The Building Asset Report (Table 1 pg. 31) identifies a range of existing facilities that will require maintenance in the short-term and subject to financial planning.

While Beelbangera Village in itself hasn't seen growth and development, the neighbouring suburb of Collina extending northwards will in great likelihood, imply greater usability and may require the development of more sporting infrastructure and / or the implementation of Stage 2 of Development Application No. 377/2009(1). Meanwhile, Yoogali has greater potential for increased localised use and has been developed for an over-flow use by local soccer clubs.

**Table 2 – Management Issues and Guidelines**

Maintenance of infrastructure	As referred to in Table 1 of initially constructed buildings and infrastructure.
Mowing	Playing fields and ovals will be mowed in accordance with approvals, manuals or schedules as required.
Car Park	May require grading or gravel as part of general maintenance in accordance with approvals, manuals or schedules as required.
Erection of Sporting Posts	The erection of posts on playing fields if allowed by this Plan of Management will be under authorisation of Council. Users, in certain circumstances may erect posts, provided that they have the approval of Council.
Watering	<ul style="list-style-type: none"><li>Watering of ovals and landscaped area (as applicable) shall be undertaken as required and according to specific water restrictions that may be in place from time to time.</li><li>Water infrastructure (above and below ground and not rated as referred to in table 1) will need to be monitored for future upgrade.</li></ul>

Vandalism	Vandalism will be addressed at the time of occurrence and may include issues such as unauthorised vehicle access; the riding of horses; damage to play equipment or infrastructure; or other damage resultant from unauthorised activities referred to in PG-CP-301 "Prohibited Activities on Council Active & Passive Recreation Areas.
Companion Animals	Domestic pets may use the land where authorised by signage provided that they are under the control of a competent person at all times, on an adequate chain, cord or leash; and do not cause loss of amenity to other users of the Reserve, except where specifically publicly notified.  Dogs are not permitted within any area that is: <ul style="list-style-type: none"> <li>• In a children's play area.</li> <li>• Within 10 metres of the kiosk or other food outlet or place where food is prepared (as per the Companion Animals Act 1998 as amended)</li> </ul>
Playground Equipment	Playground equipment (Henderson Oval) as identified in Table 1 has limited life-span of 10-15 years and will require upgrade or replacement (current planning resultant from funding availability).
Weeds	Weed management practices will be undertaken in accordance with guidelines to ensure amenability of the sporting fields and playground area.
Trees	Risk Assessment of Trees is currently being programmed by Council's Parks & Gardens staff

## 7.2 Plan Implementation

The following action plan sets out the requirements under Section 36(3) of the LGA 1993 with respect to:

- The category of the land
- The objectives and performance targets of the plan
- The proposed means in which to achieve the objectives and performance targets
- The proposed manner in which the objectives and performance targets are assessed for performance.

**Responsibility: Griffith City Council (GCC)**

*Table 3 - Objectives and Performance Targets of this Plan of Management (PoM)*

Performance Target	Actions	Priority	Performance Indicator
<b>LEGISLATIVE</b>			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The Plan is prepared in accordance with Native Title Manager advice, the LGA 1993, the CLMA 2016 and NTA 1993 (C'th)	High	<ul style="list-style-type: none"> <li>• The Plan is reviewed by Council's Native Title Manager and approved by Department of Planning &amp; Environment – Crown Lands.</li> <li>• Council exhibits and adopts the PoM subject to community</li> </ul>

			comments being addressed. (Where significant changes to the PoM are required, the PoM will be re-referred to the Department).
<b>MANAGEMENT</b>			
Provide quality facilities; assess the current facilities, condition and use of the land in accordance with community expectations	<ol style="list-style-type: none"> <li>2. Consultation and development in accordance with Council's Strategies and Policies.</li> <li>3. Review of Building Asset Report</li> <li>4. Provide maintenance to meet required service levels inclusive of grounds, trees, sport infrastructure and park infrastructure (as applicable) and car parking</li> <li>5. Ensure appropriate tenure arrangement with users (where applicable)</li> </ol>	Ongoing	<ul style="list-style-type: none"> <li>• Assets (current and future) are managed in accordance with prescribed Council standards and community expectations.</li> <li>• Community consultation in regards to meeting future community needs.</li> <li>• Maintenance service levels to meet requirements in accordance with adopted budgets.</li> <li>• Review of tenure conditions (where appropriate).</li> </ul>
Asset Management Plan in place to maintain and enhance the park	<ol style="list-style-type: none"> <li>6. Update Asset Management Plan (as required)</li> </ol>	On-going	<ul style="list-style-type: none"> <li>• Asset renewal considered in 10-year financial planning</li> </ul>
Manage the sportsgrounds and park areas (as applicable) for the safety of all users	<ol style="list-style-type: none"> <li>7. Conduct regular safety audits to assess the property on a risk assessment basis</li> </ol>	On-going	<ul style="list-style-type: none"> <li>• Reduction in vandalism</li> <li>• Feedback from community is positive and negative feedback acted upon as necessary</li> </ul>
Address vandalism	<ol style="list-style-type: none"> <li>8. Prompt action</li> </ol>	On-going	<ul style="list-style-type: none"> <li>• Reduction in vandalism</li> <li>• Feedback from community is positive and negative feedback acted upon as necessary</li> </ul>
<b>INFRASTRUCTURE</b>			
Upgrade park & sportsground infrastructure	<ol style="list-style-type: none"> <li>9. Ensure on-going inspection and assessment of infrastructure</li> <li>10. Plan and renewal of infrastructure in accordance with community needs, Asset Management guidelines and budgetary constraints</li> </ol>	On-going	<ul style="list-style-type: none"> <li>• Initial upgrade of Bill Raymond Recreation Reserve was completed in 2012. Future development has been deferred under Modification Consent Notice DA 377/2009 (2). Construction of a new turf cricket pitch resulting following consultation.</li> <li>• Future works are carried out in accordance with the PoM and</li> </ul>

			<p>required development processes (where necessary)</p> <ul style="list-style-type: none"> <li>Feedback from community is positive and negative feedback acted upon as necessary</li> </ul>
Manage the areas to provide equal access to all users	11.Continually review infrastructure and ensure any plans for new equipment, facilities will allow for access for all abilities	On-going	<ul style="list-style-type: none"> <li>Facilities meet the requirements of all users</li> <li>Feedback from community is positive and negative feedback acted upon as necessary</li> </ul>
<b>ENVIRONMENT</b>			
Provide sporting facilities to meet the needs of the community	12.Continue to maintain the sports fields to a high standard to accommodate all types of sporting activities	On-going	<ul style="list-style-type: none"> <li>Grounds are maintained to meet service level requirements</li> <li>Community feedback is positive and negative feedback acted upon as necessary</li> </ul>
Provide quality passive recreational facilities	13.Maintain all facilities to a high standard	On-going	<ul style="list-style-type: none"> <li>All facilities are maintained to meet service levels and continue to comply with Australian Standards</li> <li>Community feedback is positive and negative feedback acted upon as necessary</li> </ul>
Manage environmental and user safety	<p>14.On-going inspection and assessment of infrastructure in accordance with Council and Government OHS legislation</p> <p>15.Consider the safety of the community in the maintenance of the sportsgrounds, recreational areas in use of chemicals and pest control</p>	On-going	<ul style="list-style-type: none"> <li>Audit process for safety and condition reporting working well</li> <li>Staff are appropriately trained in safe handling and use of appropriate chemicals for the land</li> <li>No unauthorised use of facilities</li> <li>Feedback from the community is positive and negative feedback is acted upon where necessary</li> </ul>
<b>USE OF THE RESERVES</b>			
Signs	16.Review signs and follow guidelines provided by Statewide Mutual Signs as Remote Supervision	On-going	<ul style="list-style-type: none"> <li>Continually monitor all signs are legible and current and renew as required</li> </ul>

Provide adequate lighting to the areas	17.Examine existing and future lighting requirements	On-going	<ul style="list-style-type: none"> <li>• Continue to monitor existing lighting for sporting activities and security lighting for unlawful activities</li> <li>• Community feedback is positive and negative feedback acted upon as necessary</li> </ul>
Parking	18.Provide adequate parking areas to meet the needs of users	On-going	<ul style="list-style-type: none"> <li>• Continue to monitor parking provided meets the needs of users of the facility</li> <li>• Community feedback is positive and negative feedback acted upon as necessary</li> </ul>

### 7.3 Communication in the Management of the Reserves

Communication between Council and Tenure Holders is important to the success of this Plan. Council will establish and maintain clear lines of communication with Tenure Holders (as applicable) especially relating to the operations of and responsibilities within any (proposed) tenure operations as they apply in the future.

This could include regular meetings with Council and Tenure holders (as considered necessary).

### 7.4 Administration and Resourcing

Administrative issues have important influences on the way in which Bill Raymond Recreation Reserve and Henderson Oval are managed.

Council shall seek to provide adequate staff resources for the management of the lands in accordance with this Plan of Management. Staff shall have appropriate qualifications and / or experience.

#### 7.4.1 Information and Monitoring

Monitoring and collection of information relating to the Small Villages Sportsgrounds Plan of Management are important tools to enable good management outcomes.

Where a demonstrated need has been identified, a community educational program shall be developed to encourage use appropriate to the purpose of the land.

Management arrangements shall be implemented to regularly monitor the use of the land, environmental conditions and facilities.

Monitoring of associated tenure agreements (where applicable) will also be undertaken to ensure users and user groups comply with tenure conditions.

Surveys of visitation and / or satisfaction with the facilities may be undertaken to facilitate improved management and use of the land.

#### **7.4.2 Role of Other Authorities**

From time to time other authorities may have responsibilities or involvement in the management of the land. This will be considered and appropriate consultation will take place if required.

#### **7.4.3 Infrastructure**

Any necessary infrastructure to further service the purpose of the land may be constructed provided that a Native Title Assessment has been carried out by Council's Native Title Manager; the land is not subject to a Claim under the *ALRA 1983*; and the provisions of the *LGA 1993* and the *CLMA 2016* have been complied with.

Subsequent development activities shall be undertaken in a way that minimises the area, degree and duration of disturbance; and the area is to be restored to the greatest extent practicable.

#### **7.4.4 Neighbourly relations**

Council's development control practices recognise and endeavour to minimise the impacts upon adjoining land parcels.

Council shall endeavour to be a good neighbour and as far as possible shall consult with adjoining owners in respect of impacts of its management and other activities which may affect them.

#### **7.4.5 Community Involvement in Management**

Where appropriate Council may undertake community consultation subsequent to the making of this Plan of Management and may give community / sporting groups a role in management.

#### **7.4.6 Delegation in Management Responsibilities**

Council may determine to delegate management responsibilities in the future. Any such delegation would require a lease/licence to be entered into with approval of the relevant Minister at the time. This Plan of Management shall be complied with as part of the delegation.

#### **7.4.7 Public Liability**

Council will continue to maintain public liability insurance in respect of Bill Raymond Recreation Reserve and Henderson Park. Sporting associations will be required to maintain their own public liability insurance, currently to the sum of \$20 million dollars, or as amended by Council from time to time. The policy is to indemnify Council against any claims arising from their use of the facility.

Casual users undertaking non-commercial activities on a reserve are not required to obtain their own insurance. Casual users seeking to hire a reserve for a commercial activity are required to obtain their own liability insurance, as referred to above.

#### **7.4.8 Commercial Activities**

Commercial activities may be carried out on the land provided that the activity is consistent with the reserve purpose or authorised under this Plan of Management. All commercial activities require Council consent.

#### **7.4.9 Emergencies**

This Plan of Management authorises necessary activities to be carried out during declared emergencies as may be decided by the General Manager or delegate. Following the emergency, assessment of the facility and rehabilitation works will be undertaken if required.

## 8.0 Management Guidelines

The following guidelines are based on legislative requirements and community expectations and apply to all areas of Small Villages Sportsgrounds PoM unless otherwise identified.

### 8.1 Risk Management

Council recognises the need to develop and implement risk management processes for sports grounds, playgrounds and play equipment. The installation of any new equipment will necessitate an audit be undertaken. Audits of Bill Raymond Recreation Reserve and Henderson Oval are conducted by appropriately qualified staff from Council's Parks & Gardens Department, or other authorised officers, on a regular basis in accordance with Australian Standards.

Sportsgrounds have a monthly inspection, with playgrounds inspected on a weekly basis and operational inspections carried out on a yearly basis.

### 8.2 Water

Bill Raymond Recreation Reserve and Henderson Oval are irrigated with an automatic sprinkler system utilising town water.

Council may enforce mandatory water restrictions when required. The restrictions apply to all water (raw and potable) supplied by Council through its reticulated water system. The restrictions also apply to all domestic and garden users who are supplied by Murrumbidgee Irrigation Limited. The relevant restrictions of the day will apply to both Sportsgrounds and this Plan of Management that such restrictions also be observed.

### 8.3 Alcohol Free Zone

Council has the authority to establish Alcohol Prohibited Areas under Section 632A and 644 of the *LGA 1993* within Griffith and surrounding villages.

Neither Bill Raymond Recreation Reserve or Henderson Oval are included in Council's Alcohol Prohibited Areas and signage shows accordingly.

### 8.4 Smoke Free Areas

Council has adopted a Smoke Free Outdoor Areas Policy (*EH-CP-202*) which came into effect from 2011.

#### **Policy Objective:**

The objectives of Griffith City Council in banning smoking on Council owned and controlled land, outdoor public areas and within vehicles is to:

- improve the health of community members;
- improve public amenity and maintenance of Council property;
- raise community awareness of the issues associated with smoking;
- provide community leadership in taking measures to protect the health and well-being of the community; and
- minimise cigarette butt pollution on Council owned and controlled land and within public places.

## Policy Statement:

This policy prohibits smoking in the following areas on Council owned and controlled land, outdoor public areas and within vehicles specifically:

1. Within ten (10) metres of all children's playground equipment in outdoor public places;
2. Public swimming pools;
3. Spectator areas at sports grounds or other recreational areas used for organised sporting events;
4. Public transport stops and platforms, including taxi ranks;
5. Within 4 metres of a pedestrian access point to a public building;
6. In commercial outdoor dining areas being:
  - A seated dining area
  - Within 4 metres of a seated dining area on licensed premises, restaurant or café and
  - Within 10 metres of a food fair store or on public land as approved by Council
7. Within 10 metres of Council owned or managed buildings
8. Smoking within cars with a child under the age of 16 years in the vehicle.

Signage on Bill Raymond Recreation Reserve and Henderson Oval will be reviewed when required to be consistent with the current policy.

### 8.5 Vandalism

Vandalism and anti-social behaviour have continued to escalate over recent years with sportsground and playgrounds an easy target. Although cost is difficult to estimate, thousands of dollars are outlaid each year to repair the damage caused to these areas.

To encourage the public to play a role in safeguarding the assets of the community, Council will pay a reward to members of the public supplying information which results in the successful prosecution of persons damaging Council property, or causing other acts of vandalism that may create situations dangerous to the public. (*Council Policy GC-CP-314*).

### 8.6 Animals

Griffith City Council recognises the need for pet owners to exercise their animals. Under the *Companion Animals Act 1998*, dogs are prohibited within a ten (10) metre zone of children's play apparatus and is applicable to the playground situated on Henderson Oval.

Leashed dogs only, shall be permitted on the remainder of Henderson Park provided they are under the control of a competent person (*Council Policy PG-CP-301*).



### 8.7 Signs as Remote Supervision

Council's obligation to promote good risk management practices required the installation of appropriate signage at Bill Raymond Recreation Reserve and Henderson Oval. A risk assessment was completed to consider appropriate signage for remote supervision at the facility. The signs identify the site, provide for safe use of equipment and meet risk management guidelines as set out in the Statewide Mutual, Best Practice Manual – Signs as Remote Supervision. Council will endeavour to follow

Figure 15 - Signage

Bill Raymond Recreation Reserve



Henderson Oval



## 8.8 Parking

Improved parking facilities have been identified at Bill Raymond Recreation Reserve as referred to Modification of Consent Notice DA 377/2009 (2) should Stage 2 of the initial DA proceed. This is likely to depend on future needs and expanded use of the Reserve for sporting fixtures. Parking identified in the Modification of Consent Notice relates to the Sportsground usage and it is not intended to cater for Beelbangera School's parking. Refer to diagram in Annexure 4.

No formal parking area is designed at Henderson Oval and current usage caters for parallel parking to the Reserve along Gorton Street.

## 8.9 Buildings, Amenities and Infrastructure

Buildings, amenities and infrastructure have been constructed on the land in the past in accordance with the *EP and A Act 1979*. Any future construction or improvements will require assessment by Council's Native Title Manager to be consistent with the *NTA 1993* (C'th) and that the land is not subject to a claim under the *ALRA 1983*. The provisions of the *LGA 1993* and *CLMA 2016* is to be considered as part of the assessment, and be consistent with the reserve purpose.

## 8.10 Trees, Vegetation and Landscape

Proper management of landscaping, trees and vegetation is important to provide a high degree of amenity on the land. Trees and landscaping will be maintained and inspected on a regular basis and at any time may be removed or replaced.

Griffith City Council has adopted a Tree Policy (*PG-CP-402*). The aim of the tree policy is to improve the quality of streetscapes, parklands and private land in urban areas within the Council area.

As referred to in Table 2 (pg.37), Council is presently undertaking a Risk Assessment of all trees within its Parks and Sportsgrounds.

### 8.11 Asset Renewal / Replacement

All playground equipment will require replacement at some stage in the future when it no longer can be repaired or does not meet Australian Standards. The life of a playground depends on many factors including material of construction, the amount of use and degree of vandalism. These factors have been considered in accordance with the condition asset report as previously noted.

A program of replacement / improvement is currently being planned for Henderson Oval following receipt of funding of \$50,000 with a contribution by Council of \$75,000 (i.e. total \$125,000).

As Beelbanger Village has a Playground situated within 'Brolga Park' that adequately meets the community's needs, it is not envisaged that any Playground equipment will be installed at Bill Raymond Recreation Reserve as this area will remain more exclusively as a sportsground with appropriate facilities. A new turf cricket wicket is however to be installed, and the obsolete baseball flynet cage is to be removed.

The maintenance of Henderson Oval will be consistent with the service level agreement in place at the time.

Existing Council owned assets on the land shall be maintained by Council within the allocated annual budget for the reserves. Council may apply for additional funding or grants to support improvement on the lands.

## 9 REFERENCES

*Commonwealth Native Title Act 1993*

<https://www.legislation.gov.au/Details/C2017C00178>

*Crown Land Management Act 2016*

[http://www.austlii.edu.au/au/legis/nsw/num\\_act/clma2016n58226.pdf](http://www.austlii.edu.au/au/legis/nsw/num_act/clma2016n58226.pdf)

<https://www.industry.nsw.gov.au/lands/what-we-do/legislation-policies>

DPI website

[https://www.dpi.nsw.gov.au/\\_data/assets/pdf\\_file/0007/164374/irrigation-profile-murrumbidgee.pdf](https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0007/164374/irrigation-profile-murrumbidgee.pdf)

Environment website

<https://www.environment.nsw.gov.au/bioregions/Riverina-Landform.htm>

Griffith City Council Website – Publications and Policies

- *Griffith Community Participation Plan*

[file:///C:/Users/Melva/Downloads/GRIFFITH COMMUNITY PARTICIPATION PLAN ENDORSED 17 DECEMBER 2019.pdf](file:///C:/Users/Melva/Downloads/GRIFFITH%20COMMUNITY%20PARTICIPATION%20PLAN%20ENDORSED%2017%20DECEMBER%202019.pdf)

- *Griffith Community Strategic Plan 2022-2032*

[https://issuu.com/griffithcitycouncil/docs/march\\_23\\_2022\\_-\\_csp\\_endorsed\\_for\\_web\\_resized](https://issuu.com/griffithcitycouncil/docs/march_23_2022_-_csp_endorsed_for_web_resized)

- Council Policies

[https://www.griffith.nsw.gov.au/cp\\_themes/default/page.asp?p=DOC-ECH-80-74-45](https://www.griffith.nsw.gov.au/cp_themes/default/page.asp?p=DOC-ECH-80-74-45)

- *Griffith City Council Asset Management Strategy*

[file:///C:/Users/Melva/Downloads/Asset Management Plan 2017 Strategy Final.pdf](file:///C:/Users/Melva/Downloads/Asset%20Management%20Plan%202017%20Strategy%20Final.pdf)

[file:///C:/Users/Melva/Downloads/4 AS CP 201 Asset Management Policy May 4 2018.pdf](file:///C:/Users/Melva/Downloads/4_AS_CP_201_Asset_Management_Policy_May_4_2018.pdf)

- *Griffith Local Environmental Plan 2014 (GLEP 2014)*

<https://www.legislation.nsw.gov.au/#/view/EPI/2014/137/maps#LZN>

- *Sporting Ovals Contribution Charges*

[file:///C:/Users/Melva/Downloads/Sporting Ovals Contribution Charges NEW NOW.pdf](file:///C:/Users/Melva/Downloads/Sporting%20Ovals%20Contribution%20Charges%20NEW%20NOW.pdf)

- NSW Land Registry Services

<https://www.nswlrs.com.au/Historical-Records-Online#Historical%20Maps>

Plants of Western New South Wales (Cunningham, Mulham, Milthorpe, Leigh)

## Annexure 1

### **CORE OBJECTIVES FOR MANAGEMENT OF COMMUNITY LAND CATEGORISED AS SPORTSGROUND & GENERAL COMMUNITY USE (*Local Government Act 1993*)**

#### **36G Core objectives for management of community land categorised as a sportsground**

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

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

#### **36I Core objectives for management of community land categorised as general community use**

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: -

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

## Annexure 2

Section 31 of the *Crown Land Regulations 2018* provide that short-term licences over dedicated or reserved Crown land may be granted under Sections 2.20 and 3.17 of the *CLMA 2016* for the following purposes: -

- (a) Access through a reserve,
- (b) Advertising,
- (c) Camping using a tent, caravan or otherwise,
- (d) Catering
- (e) Community, training or education,
- (f) Emergency occupation,
- (g) Entertainment,
- (h) Environmental protection, conservation or restoration or environmental studies,
- (i) Equestrian events,
- (j) Exhibitions,
- (k) Filming (as defined in the *Local Government Act 1993*),
- (l) Functions,
- (m) Grazing,
- (n) Hiring of equipment,
- (o) Holiday accommodation,
- (p) Markets,
- (q) Meetings,
- (r) Military exercises,
- (s) Mooring of boats to wharves or other structures,
- (t) Sales,
- (u) Shows,
- (v) Site investigations,
- (w) Sporting and organised recreational activities,
- (x) Stabling of horses,
- (y) Storage.

## Annexure 3

### State Environmental Planning Policy (Transport & Infrastructure) 2021

This Policy – *SEPP (Transport & Infrastructure) 2021* – commenced on 1 March 2021 and provides that certain types of works do not require development consent by a public authority, other agencies or authorised person.

**Division 12** of the *SEPP (Transport & Infrastructure) 2021* defines parks and public reserves which this Policy covers, i.e., Crown land within the meaning of the *CLMA 2016* including a public reserve but not including a reserve that is dedicated or reserved for a public cemetery.

*Section 2.73 (2) (c)* of the Policy provides that in respect of land reserved within the meaning of the *CLMA 2016*, development for any purpose can be carried out without consent by or on behalf of the Secretary, a Crown land manager of the land, the Ministerial Corporation or the Minister administering the *CLMA 2016*, if the development is for the purposes of implementing a PoM adopted for the land under the *CLMA 2016* in to such land or in accordance with the *Local Government Act 1993* in relation to Crown land managed by a Council.

*Section 2.73 (3)* of the Policy provides for a range of construction or maintenance works that are applicable under this Policy which may be carried out by or on behalf of a public authority in connection with a public reserve.

# Annexure 4

Bill Raymond Recreation Reserve, Beelbangera – Modification of Consent Notice DA 377/2009 (2) – parking spaces

