



PLAN OF MANAGEMENT

Paterson Sportsground Reserve



Adopted 15 June 2022



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SUMMARY

The Paterson Sportsground Reserve is set on a scenic Crown land reserve owned by the State Government of New South Wales, managed by the Dungog Shire Council for the benefit of the community. It provides a substantial complex of sporting infrastructure which are of crucial significance to the town of Paterson and the region. The Paterson Sportsground Reserve is the only venue for organised sport within the town and it therefore creates a common focus for community health, skill development, education and relationships, currently hosting a wide range of sports from golf, rugby league, cricket netball, tennis and boxing. Casual entry and passive activities by individuals and groups include walking, bird watching and environmental appreciation in general. Local schools also use the Paterson Sportsground Reserve for their various sporting events and environmental education. The Paterson Sportsground Reserve is a centerpiece and significant component for the togetherness of the people of Paterson and surrounds.

This Plan of Management works towards the following vision:

Paterson Sportsground Reserve will continue to provide a balance of opportunities for active and passive recreation and contribute to community life by fulfilling the recreational, social and environmental needs of the population, and the needs of the land.

The intention of this Plan of Management is to provide Council with a framework that enables decisions regarding the site, to be made on an informed, consistent and equitable basis over the next decade. Specifically, it will provide a strategic framework to:

- direct the operation and development of the land,
- manage and conserve the environmental and values of the land,
- identify and manage risks,
- identify and address the legal and policy requirements of managing the land,
- describe how to promote and protect the intended use of the land occupied at the Paterson Sportsground Reserve.

This Plan of Management meets all the requirements of the NSW *Local Government Act 1993* (the LGA) as amended by the NSW *Local Government Amendment (Community Land Management) Act 1998*. Under this Plan of Management, the land at the Paterson Sportsground Reserve is categorised under the LGA as:

- **Sportsground**
- **Park**
- **General Community Use**
- **Natural Area - Bushland**

A description of each category of land as it exists at the Paterson Sportsground Reserve is provided.



The current use patterns, built and natural assets and their condition, emerging trends, constraints and influences, have been considered within this Plan of Management.

Key challenges for the Paterson Sportsground Reserve are to:

- improve and maintain facilities and services in a planned and coordinated manner, to maintain popularity and reputation as a great facility,
- maintain an appropriate balance with future development to provide the services the community requires, but avoiding escalating user-costs which exceed the expectations and resources of the community,
- maintain strong community commitment and good-will in the management and development of the facility,
- generate new sources of income from innovative use of land,
- seek improvements in the approval process for required works coupled with administrative and legislative requirements,
- maintain future viability of some smaller user groups (sporting clubs),
- manage the land including its environmental values, physical constraints, and hazards, in accordance with existing policy,
- recruit new people in the management of the facility and its many uses.

Issues raised in discussions with Council and user groups of the Paterson Sportsground Reserve have also been considered in developing a range of appropriate responses for its management, including works, approvals, accountabilities, communication and revenue.

This Plan of Management endorses many of the current strategies which drive good communication and cooperation including a strong ethos of self-help through volunteer contributions especially towards works and infrastructure, however it also addresses essential revenue raising possibilities over the next 10 years. The Plan of Management also considers the Paterson Sportsground Reserve's built and natural environment, its history, and the needs of its users. The success of these strategies and the roll out of the plan is based on a maintenance of cooperation and good will between all responsible participants, and a strong acknowledgement of the value of enthusiastic volunteer members.

This Plan of Management is presented in two principal sections:

Part A – **BACKGROUND**; defines and describes the Paterson Sportsground Reserve in terms of the required policy and legislative framework, historical, physical and cultural characteristics.

Part B - **THE PLAN**; describes what is determined for the Paterson Sportsground Reserve's future, including the management structure, accountabilities, opportunities for increased income, approvals and tenures, and a masterplan which depicts the needs and priorities of the Paterson Sportsground Reserve's physical, social and cultural environment. An implementation plan provides the strategies and actions required to achieve this Plan of Management.



PART A – BACKGROUND

1 HISTORY

The village of Paterson is located 61 km north of Newcastle and 24 km north of Maitland. Paterson is the largest urban centre in the Paterson Planning area, and the earliest recorded settlement in the Dungog Shire.

Prior to European arrival, there were several Aboriginal nations in the Hunter Valley. The Awabakal people lived on the southern side of the Coquon (Hunter River) while the Wonnarua lived to the north west and the Worimi to the north east. The Gringai clan of the Wonnarua Aboriginal people occupied what is now the Paterson district.

European settlement at Paterson is briefly documented:¹

The first known European in the area was Colonel William Paterson (after whom the town is named), who, in 1801, surveyed the area beside the river that Governor King named in his honour.

Cedar cutters followed in the footsteps of the explorers and surveyors. The Paterson River was known as the Cedar Arm. By 1818 there were eight farms along the river, six of them belonging to convicts.

The first land grant in the area was made to Captain William Dunn in 1821 on land by the river to the south of the town. In 1822 James Phillips was granted the estate known as Bona Vista.

The land on which Paterson was built was granted to the husband of Susannah Matilda Ward. In 1825 Ward received 600 acres at the limit of the river's navigability. In 1832 some of this land was acquired for the construction of the village, so she swapped 90 acres of her land on the western side of the river for property on the eastern bank and land in Sydney.

The townsite was proclaimed in 1833 and in 1840 James Phillips subdivided Bona Vista into 100 allotments which now form the southern part of Paterson (see Figure 1).

The first church in town was the Presbyterian, St Ann's, built in the late 1830s. It is said to be the oldest Presbyterian Church on mainland Australia.

Although Paterson had become an important river port by the 1830s, the river trade began to decline in the 1850s as the road to Maitland improved.

Timber mills were established by the 1870s and in the 1880s Paterson had four stores, five hotels, two shipyards, a sawmill, a tannery, four blacksmiths, two butchers, a bakery and a boarding school for girls. By the time the railway arrived in 1911 the long-term decline of river transportation had taken its toll.

¹ Bruce Elder (2019) *Aussie Towns; Paterson NSW*. www.aussietowns.com.au

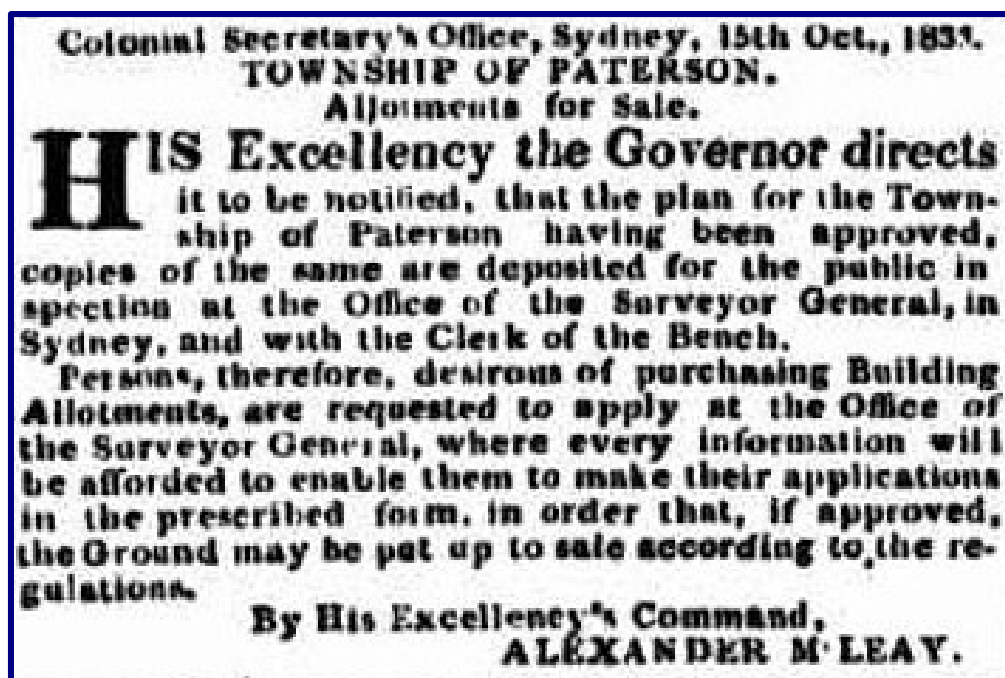


Figure 1 – Advertisement by Colonial Secretary for early Paterson subdivision, 15 October 1833.

Paterson Sportsground Reserve is located on the western edge of the built-up part of the township, situated on the Paterson River at the south western bounds of the current town, with access from Webbers Creek Road. The land now occupied by Paterson Sportsground Reserve was part of the original Crown Grant of 2090 acres to Captain James Phillips on 30 June 1823 (see Figure 2).

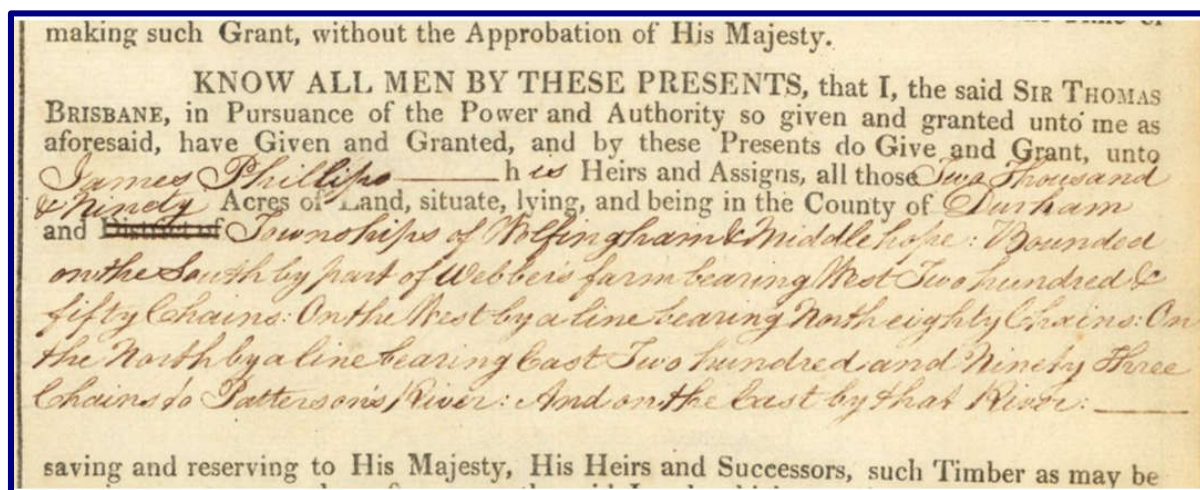


Figure 2 – Crown Grant (excerpt) to James Phillips.

Paterson Sportsground Reserve was created after freeholding and resumption by the Crown in 1879. A survey was completed in 1883, and the land was declared *Paterson Park* under the *Public Parks Act 1884*. John Brooker, Stephen Stanbridge, William Keppie, Jos. Cann, John Keppie, Usher Tinkler, and William Marshall-Cooper were appointed the first Trustees at Paterson Park in February 1886.

The plan (see Figure 3) also depicts a racetrack and saddling paddock in the early days, as well as a cricket ground on what is now the oval. The acquisition of part of the reserve in order to create the Paterson Railway Station on 8 July 1908 saw the end of race meetings.



- in 1924 around 9 acres east of the railway station, for residential allotments
- in 1950 around 3 acres, for the public-school site
- In 1983 around 3,500m² for the Bushfire Brigade Purposes and Preschool site
- In 1994 around 2,000m² for an extension to the school site, and
- In 1997 a further 1,500m² for extensions to the Bushfire Brigade and Preschool sites

In 1977 the remaining sections of Paterson Park was called Portion 76 in the Parish of Houghton, County of Durham. Portion 76 was bisected by a north-south road 10.06 wide. This road was closed in 1995.

On 5 December 1986 the Geographic Names Board changed the name of Paterson Park to Paterson Sportsground.

On 11 July 1997 the 1885 proclamation of the Paterson Park was revoked and Reserve 700034 for Public Recreation (the current reserve) was created including the section of closed road.



2 LEGAL FRAMEWORK

Crown land is owned by the State of New South Wales for the benefit of all persons. Local Government Authorities manage Crown land on behalf of the State, as Crown Land Managers, under Division 3.4 of the *Crown Land Management Act 2016* (CLMA). The CLMA provides that a council manager² is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the NSW *Local Government Act 1993* (LGA).

The CLMA requires councils to undertake Plans of Management for Crown reserves as per the requirement of the LGA.

The LGA provides the legislative framework for Council's day to day operations. The Act identifies Council's responsibility to actively manage land and to involve the community in developing a strategy for management.

This Plan of Management has been prepared in order to achieve a balanced, responsible and ecologically sustainable use of the land and to ensure that it addresses the needs of the local neighbourhood, the broader community, and the environment. It has been prepared to meet the requirements of the LGA, as amended by the NSW *Local Government Amendment (Community Land Management) Act 1998*.

2.1 Public Land

The Paterson Sportsground Reserve is Crown land managed by Dungog Shire Council.

Under the LGA, all public lands must be classified as either Community, or Operational land. The land shown in Figure 4 has been classified 'Community' land under the provisions of the LGA and Section 3.22(1) of the CLMA.

The purpose of the classification is to clearly delineate which land should be kept for use by the general public (Community land) and which land need not be kept for that purpose (Operational land). The major consequence of the classification is that it determines the ease or difficulty by which the land may be alienated by sale, lease or other means. Community land would ordinarily comprise land such as a sportsground, hall, public park etc.,³ and Operational land would consist of land which facilitates carrying out of a public service, such as works depots, or land held as a temporary asset or investment.

Community land:

- cannot be sold
- cannot be leased, licensed or any other estate granted over the land for more than 30 years
- must have a Plan of Management prepared for it.

² A council manager is a local council which has been appointed crown land manager of a reserve under section 3.3 of the *Crown Land Management Act 2016*.

³ See the note to Chapter 6, Part 2 of the NSW *Local Government Act 1993*.

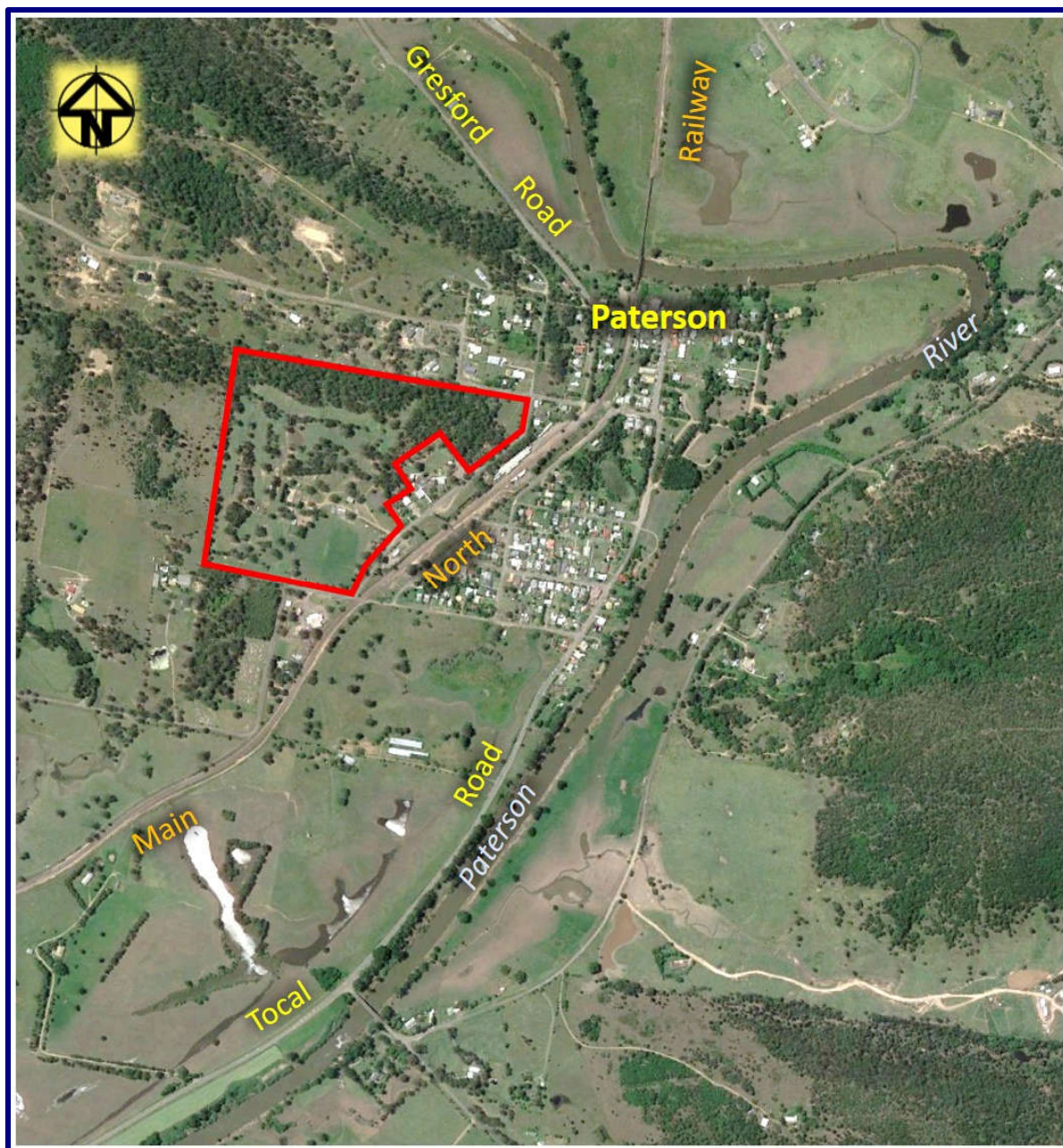


Figure 4 – Locality, Paterson Sportsground Reserve.

2.2 Plans of Management

The LGA requires that Council prepare a Plan of Management (PoM) in conjunction with the community to identify the important features of the land, clarify how Council will manage the land and how the land may be used or developed. Until a PoM for Community Land is adopted, the nature and use of the land cannot be changed. To change this, the Plan must be revised.

Council will undertake the required process as per Section 36 of the LGA and Section 3.23 of the CLMA for this PoM.

Specifically, the LGA requires that a Plan of Management must Identify:

- Category of the land.



- Objectives and performance targets of the plan with respect to the land.
- Means by which the council proposes to achieve the Plan's objectives and performance targets.
- Manner in which the council proposes to assess the objectives and performance targets.
- Describe the condition of the land, and of any buildings or other improvements on the land, as the adoption of the Plan.
- Describe the use of the land and any such buildings or improvements at adoption.
- Specify the purposes for which the land, and any such buildings or improvements, will be allowed to be used.
- Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.
- Describe the scale and intensity of any such permitted use or development.

2.3 Categorisation and Objectives

As required by legislation for the purposes of the PoM, community land is categorised as one of the following:

- Natural Area
 - Bushland
 - Wetland
 - Watercourse
 - Escarpment
 - Foreshore
- Sportsground
- Park
- Area of Cultural Significance
- General Community Use

Once categorised, community land is also subject to specified objectives which are outlined in the LGA, and in this PoM (see Section 9).

2.4 Types of Plans

The LGA allows a PoM to cover one or multiple parcels of land.

Where multiple parcels of land are covered in one plan (Generic Plans), the LGA specifically states what needs to be included. Where a PoM covers one parcel of land (Specific Plans), like this plan, there is greater detail on what must be prescribed in the Plan. A Generic Plan sets the framework of how the land is to be managed. A Specific Plan clearly outlines very precise management proposals.

PoMs for community land are periodically reviewed to enable changing social, economic and ecological conditions to be considered and consequently amendments to the Plan may occur. There have been two attempts at developing a plan of management for the Paterson Sportsground Reserve. The most recent in December 2009 was not adopted by Council.

The location of the Paterson Sportsground Reserve is shown in Figure 4 and a more detailed site map, Figure 5.



Figure 5 – Land included in this Plan of Management.



3 THE SITE

3.1 Land Parcels

The lands for which this PoM is compiled, lies within the Dungog Local Government Area, adjoining and south-west to the township of Paterson in the Hunter Valley of New South Wales.

The property address of the Paterson Sportsground Reserve is Webbers Creek Road Paterson and covers Lot 81 in Deposited Plan (DP) 823698 and Lot 102 in DP 1277773 (see Figure 5). The total area of the Paterson Sportsground Reserve is 23.7 hectares.

Traffic and main traffic access to the Reserve is via the main entry gate off Webbers Creek Road.

3.2 Ownership and Management

The Paterson Sportsground Reserve is on Crown land owned by the State of New South Wales. The land is subject to a Reserve (R.700034) for Public Recreation, under the *Crown Land Management Act 2016* (CLMA), established on 11 July 1997. All assets on the Paterson Sportsground are owned by the State of New South Wales.

Council is the appointed Crown land manager under the CLMA. Dungog Council was appointed the trustee of Reserve R.700034 on 11 July 1997.

Section 3.21 of the CLMA authorises Council to manage the land as if it were public land within the meaning of the *NSW Local Government Act 1993* (LGA). Under the LGA, all public lands must be classified as either Community or Operational land and this land has been classified 'Community' land.

The Paterson Sportsground Reserve Management Committee (PSRMC) is an Asset Committee established by Council under Section 355 of the LGA.

Crown land in Australia is subject to Native title under the *Native Title Act 1993* (Cwth). On Crown land Native title rights and interests must be considered unless:

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

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

- | | |
|---|--|
| • the construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues, | • the construction of new roads or tracks, |
| • the construction of extensions to existing buildings, | • the installation of infrastructure such as powerlines, sewerage pipes, etc., |
| | • the issue of a lease or licence, |
| | • the undertaking of major earthworks. |



When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the *Native Title Act 1993 (Cwth)*.

4 PLANNING INSTRUMENTS AND POLICIES

4.1 Land Zoning

Under the Dungog *Local Environmental Plan 2014* (LEP), Paterson Sportsground Reserve in total is zoned RE1 – Public Recreation.

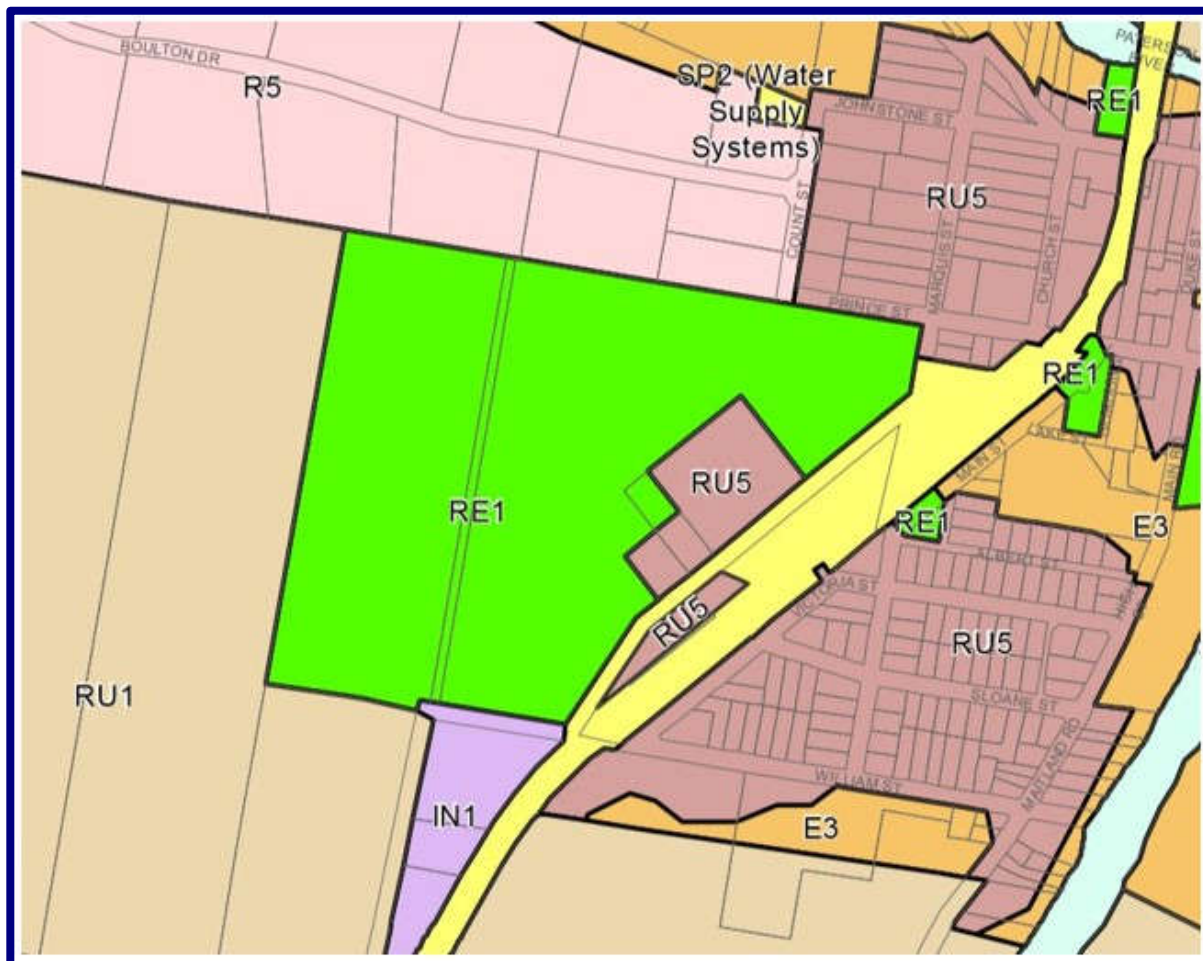


Figure 6 – Zoning Plan

The Dungog Shire Local Environment Plan zones Paterson Sportsground Reserve as RE1 – Public Recreation.

The objectives of the RE1 – Public Recreation zone are:

- To enable 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 recreational purposes.

On land zoned RE1, the following activities are permitted without consent.

- | | |
|----------------------------------|-------------------|
| • Environmental protection works | • Roads |
| • Markets | • Roadside stalls |



On land zoned RE1, the following activities are permitted with consent:

- Aquaculture
- Boat launching ramps
- Boat sheds
- Camping grounds
- Caravan parks
- Cemeteries
- Charter and tourism boating facilities
- Community facilities
- Emergency services facilities
- Environmental facilities
- Information and education facilities
- Jetties
- Kiosks
- Mooring pens
- Moorings
- Recreation areas
- Recreation facilities (indoor)
- Recreation facilities (major)
- Recreation facilities (outdoor)
- Sewerage systems
- Signage
- Water recreation structures
- Water supply systems

Subject to State and Regional Environmental Planning Policies that apply to this land all other development is prohibited.

The Paterson Sportsground Reserve is geographically bound by the following zonings: to the north-east; RE5 (*Village* – includes residential and school areas); to the north; R5 (*Large Lot Residential*); to the west and southwest; RU1 (*Rural*); and on the south eastern corner; IN1 (*General Industry* -the cemetery).

4.2 Flood Planning

The land occupied by the Paterson Sportsground Reserve is not impacted by flooding. Figure 5 shows the western limits of the Flood Planning Area at Paterson, extending as far west from the Paterson River as the rail line near the lower foot slope of Paterson Sportsground Reserve.



Figure 7 – Flood Planning

Showing that the land area of the Paterson Sportsground Reserve (bounded by yellow) is not impacted by flooding.

4.3 State Environmental Planning Policies

The Paterson Sportsground Reserve is subject to the State Environmental Planning Policies below. Those that are considered more relevant to the future of the Paterson Sportsground Reserve and this PoM are underlined below and briefly described in **Appendix 2**.

- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Coastal Management) 2018
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Concurrences and Consents) 2018
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007
- State Environmental Planning Policy (Primary Production and Rural Development) 2019



- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy No 33—Hazardous and Offensive Development
- State Environmental Planning Policy (Koala Habitat Protection) 2021
- State Environmental Planning Policy No 50—Canal Estate Development
- State Environmental Planning Policy No 55—Remediation of Land
- State Environmental Planning Policy No 64—Advertising and Signage
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development

4.4 Council Policies

In addition to the State policies listed and Dungog Shire Local Environment Plan, Council has developed a number of plans and general policies which have either direct or indirect relevance to planning, management and maintenance of Community Land and Council Reserves, more specifically, Paterson Sportsground Reserve. Of relevance to the Paterson Sportsground Reserve:

- *Dungog Shire Council Draft Plan of Management for Paterson Sportsground (2001).*
- *Dungog Shire Community Strategic Plan 2030 (2018).* Improves coordination of various statutory planning processes with a strategic, long term focus.
- *Dungog Shire Council Operational Plan 2019-20 (2019).* Addresses the delivery plan in detail across all areas of Council's responsibilities, including community lands, 2019/2020.
- *Dungog Shire Council Plan of Management – General Community Land (2008).* A generic plan for future management of all community lands classified General Community Use.
- *Dungog Shire Council Parks and Recreational Assets Management Plan V3 (2018).* Identifies levels of service that the community needs and can afford and develops the necessary long-term financial plans to provide the service in a sustainable manner.
- *Dungog Shire Council Buildings Asset Management Plan (2018).* Details how Council will manage and operate the built assets under its responsibility, at an agreed level of service.
- *Fire Safety Project Plan (2012/14).* Council's response to regulated fire safety measures for buildings, ensuring effective management of fire hazards e.g. at entertainment venues.
- *Carnivals and Concerts on Council Property Policy (2003).* Establishes conditions for the conduct of carnivals and concerts to protect Council's interests and public safety.
- *Erosion and Sediment Control Plan (2003).* Provides guidelines on sediment and erosion control across the LGA.
- *Risk Management – Tree Management System (2005).* Recognises Council's obligations



regarding the management of trees on Council owned or controlled land.

- *Dungog Shire Council Section 355 Committee Manual (2019) – Draft*. Establishes a framework for the working operation of Section 355 Committees in Dungog.

All relevant policies and plans can be found at Council's website at www.dungog.nsw.gov.au.⁴

This Plan of Management is consistent with these plans, strategies and policies.

⁴ The majority of relevant policies appear in the references of this Plan.

5 THE PHYSICAL ENVIRONMENT

5.1 Topography, Hydrology and Drainage

The Paterson Sportsground Reserve spans an undulating topography with a south easterly to south westerly aspect which slopes fairly evenly from the highest ridge in the centre of the northern boundary, to the lowest point at the centre of the southern boundary. At its highest point, the Paterson Sportsground Reserve has an elevation of approximately 50 metres ASL and at the lowest point some 530 metres distant, it has an elevation of 15 metres ASL producing an average grade across a series of simple slope⁵ of approximately 7 percent. The majority of run-off leaving the Paterson Sportsground Reserve along this slope enters a small lagoon on the southern boundary. Some runoff also leaves at various points along the eastern boundary from the approximate position above and below the school; above the main the Paterson Sportsground Reserve entrance; and onto Webbers Creek Road south of that point. All flows progress towards the Paterson River.

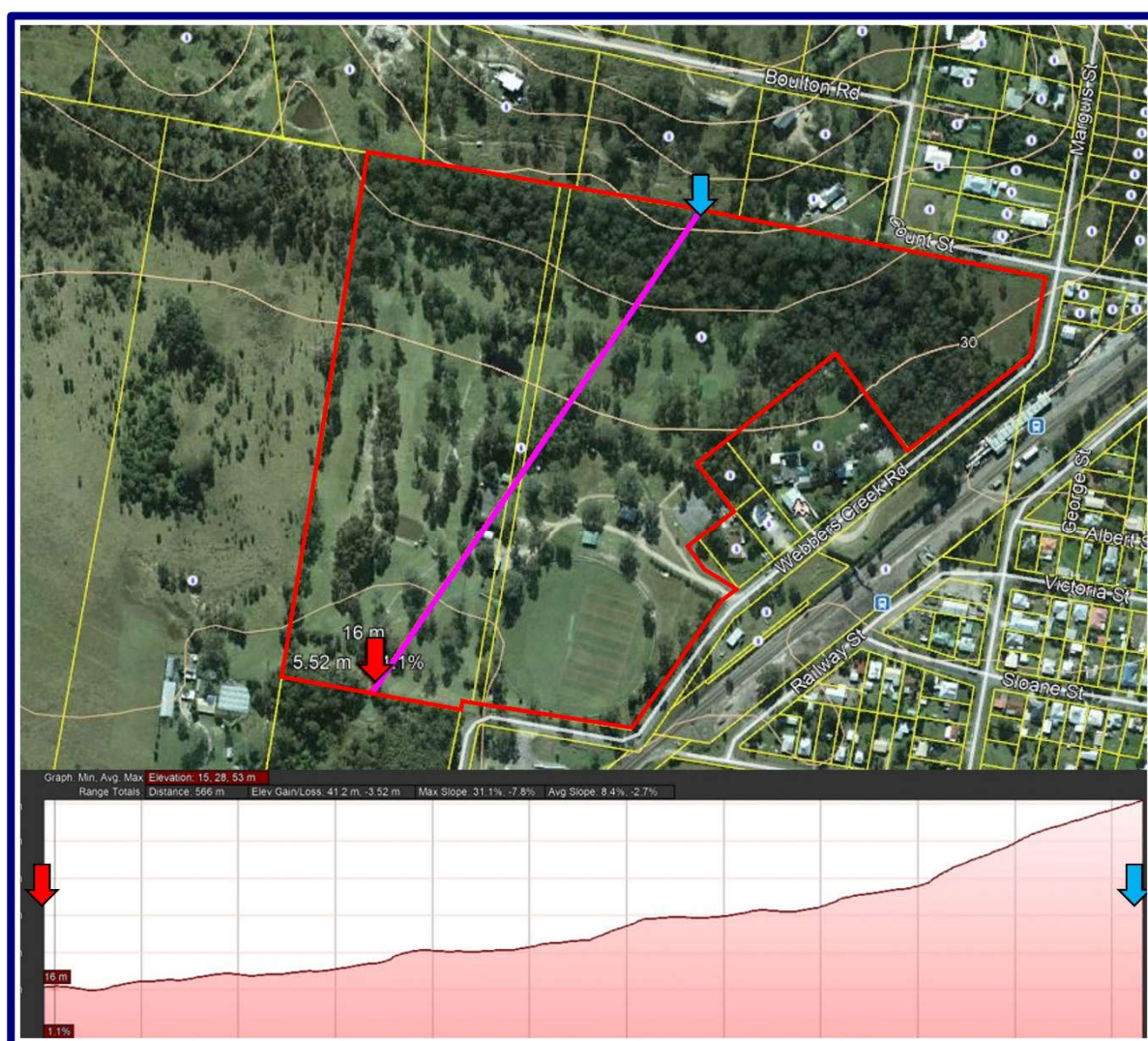


Figure 8 – Paterson Sportsground Reserve topo-sequence from highest to lowest point. Shows even grade slope. Note 10 metre contours (pale). Average slope = 7% approx.

⁵ Australian Soil and Land Survey Handbook Third Edition. *The National Committee on Soil and Terrain CSIRO.*



Figure 9 – Paterson Sportsground Reserve Drainage

Clockwise top left: diversion drain above entrance roadway; main catchment runs towards lagoon/wetland at southern boundary; series of baulks and pipe drains maintain usage in wet times; diversion drain protects netball court facility.

There has been some alteration of grades and drainage amendments where and as required since the early days of the racetrack. Although attempts have been made to create a (close to) level playing field, the main oval still slopes 2.6% from the highest point near the amenities, towards the lowest point in the south west. This remains a constraint to its ideal use particularly for cricket and athletics. A significant drainage problem across the lower sections of the oval has also been observed possibly attributed to the incidence of deeper soils with poorly drained clay subsoils at that point and beyond. Water flowing across the fourth fairway of the golf course and drainage issues have also been reported due to shallow soils overlying a rock bench in that locality.

To address drainage elsewhere, a series of spoon drains and diversion banks have been installed to direct overland flow to where it can be best managed, and away from areas of more intensive use.

Two earth dams have also been installed to harvest runoff on the golf fairways within the depression of the major drainage line in the western section of Lot 80. A water use licence⁶ permits pumping into one of these structures from the Paterson River below, for the purpose of watering parts of the golf course.

5.2 Land Clearing and Modification

Some early clearing of vegetation is likely to have occurred in conjunction with the creation of the original racetrack, and the main oval which was used in the early days as a cricket field. However, no records exist which describe the original native vegetation which existed at the Sportsground. Through inference, the species composition and known vegetation sequences and occurrences as they still exist on similar landscapes within the wider region indicate that an open to partially closed

⁶ Issued to Paterson Golf Club: Combined approval: 20CA212097, Water Access Licence: 20AL212096 140ML recreation: 29AL212095 95 ML stock and domestic. Status – current.

woodland existed there, with grassy groundcover and shrub understory, with tree cover thinning towards the foot-slope position. The mature Eucalypt woodlands and their mixed-aged recruitment remain an aesthetically and strategically important asset on the more intensively utilised side-slopes and foot-slopes, important for wildlife (see 5.4 below), and shade. The more heavily treed and partially closed woodland and thick understory which exists today on the higher slopes and ridges of the Paterson Sportsground Reserve are most probably thicker and less open in their woody component than would have occurred naturally, which is often the case where regular burning by the original indigenous inhabitants has ceased, and the country was subsequently not considered agriculturally significant to warrant clearing for that purpose. Currently, either through selective clearing, natural recruitment and/or re-plantings, there exists an attractive array of tree cover particularly between the fairways at the golf course.

Alteration of the slopes by cultivation, levelling and benching has been an ongoing process over the years as required infrastructure was accommodated. As discussed above, a number of drainage systems, roadways and dams have also been installed over the years.



Figure 10 – Paterson Sportsground Reserve Drainage
Clockwise top left: Constructed dams harvest runoff from golf fairways; dam and golf fairway; oval northerly aspect; bridge over small gully and pathway through Paterson Sportsground Reserve.

5.3 Soils and Geology

The Paterson Sportsground Reserve spans three separate physiographical landscapes, each with its own geological influences and soil types. Each of these landscapes is described in detail across the wider area, in the NSW government's data base of soil profile and soil map information sourced from NSW Soil and Land Information Systems (SALIS).⁷ The following provides a summary of these descriptions:

⁷ Espade: NSW Office of Environment and Heritage Soil Landscapes of Central and Eastern NSW – Soil Landscapes of the Dungog Region 1:100,000 sheet (State Government of NSW and Office of Environment and Heritage 2013).

George Trig Soil Landscape

This includes the thickly timbered upper slopes and ridge of Paterson Sportsground Reserve. The geology is Carboniferous acid volcanics in the Paterson Mountains. Sandstone is common. Rock outcrop and angular surface boulders and cobbles are common.

Soils are underlain by an impermeable bedrock pavement and are generally shallow (commonly less than 50cm deep), stony and can range between well and poorly drained. Soil profiles occur as a dark or black organic loam topsoil (A1 horizon) with a greasy organic sandy loam to loam, with field pH commonly slightly acid (pH 6.0) but may range to strongly acid (pH 4.5). This horizon merges either into a rocky skeletal substrate, or poorly formed and developed bright yellowish-brown subsoil which is shallow prior to reaching bedrock.

Limitations include rockiness with outcrops, seasonal waterlogging, highly erodible, shallow, stony soils which are of low fertility and low wet bearing strength and strong acidity.



Figure 11 – Soils and Geology

Left - Soils typical of the upper slope and ridges of the Paterson Sportsground Reserve show little soil development from a geology of lithic sandstone, are skeletal and often very shallow (George Trig Soil Landscape). Right – Mid slope positions (e.g. near boundary at the public school) produce soils with some development of a clay subsoil with a pallid and massive (structureless) horizon between top and subsoil. Can be coarsely graded with gravel (Seaham Soil Landscape).

Seaham Soil Landscape

This landscape includes undulating low to rolling hills on Carboniferous sediments in the Paterson Mountains region. Geology is dominated by the Carboniferous Seaham Formation, shale and tuff interbedded within lithic sandstone and conglomerate. At the Paterson Sportsground Reserve, this unit is positioned on the side-slopes below the George Trig Soil Landscape, occupying much of the cleared or partially cleared land which range in grade from 3 to 15%.

Although these soils show enhanced soil profile development when compared to those of the Trig Soils Landscape, they remain relatively shallow to moderately deep (40–120 cm), with well to imperfectly drained yellow and brown texture contrast soils. The dominant soil here occurs as a

brownish black weakly structured loam to sandy clay loam topsoil (A1 horizon) which is hard-setting when dry, and with a field pH of 5.5–6.0. These hard setting surfaces when well trafficked and grazed, can create characteristic scald patches with poor surface cover. A bleached sandy loam A horizon (A2) of massive structure and low wet strength exists between 10 and 25 cm. A coarse fraction including gravels (greater than 2mm) are common. There is a sudden change with depth to a yellowish brown to dark clay subsoil (B horizon) sometimes mottled with grey or yellow, which is strongly structured and sticky when wet, with a field pH of 5.5 to 6. Limitations include high water erosion hazard, shallow soils, seasonal waterlogging and high localised run-on potential, strong acidity and low fertility.



Figure 12 – Soils and Geology

A typical texture contrast soil at the Paterson Sportsground Reserve (mid-slope, near boundary between Seaham and Rivermead Soil Landscapes) showing a shallow protective organic layer of tree litter (0-3 cm) overlying a dark sandy weakly structured loam surface soil (3-8 cm) which sets hard, then a bleached structureless (massive) and coarsely graded sandy loam horizon (at 25 cm), changing abruptly into a dark mottled and strongly structured heavy clay subsoil, often poorly drained.



Rivermead Soil Landscape

The Rivermead Soil Landscape occupies the lower or footslope positions at the Paterson Sportsground Reserve. These are generally accumulated soils from either colluvial or alluvial origins of a Pleistocene age. Slopes range from 0 to 4%.

Soils are comparatively deep (greater than 200 cm), moderately well to imperfectly drained, and have contrasting textures with depth of dark to black heavily textured subsoils with a relatively high shrink-swell potential. These subsoils are plastic when moist and range from medium to heavy clays, which are acid to neutral (pH 6 to 7).

Limitations are high foundation hazard due to expansive clays, poor drainage, localised flood hazard, and seasonal waterlogging on the lower slopes. Inherent fertility is poor. Minor sheet erosion occurs in areas which have high run-on, bare earthen batters are prone to rill erosion. On the lower slopes and footslopes where the origin of these soils is more strongly colluvial and their profiles deepen accordingly, there is an implication for the management of acid sulfate soils which are likely to exist in adjoining lands further downslope, beyond the boundaries of the Paterson Sportsground Reserve. The LEP which adopts the statewide mapping program for acid sulfate soils⁸ classifies approximately 60% of the Paterson Sportsground Reserve's area as Class 5 for acid sulfate soil management. This does not mean that the soils within this class contain these clay materials at depth, rather, that some potential developments within the Class 5 area MAY impact on adjoining areas beyond the Paterson Sportsground Reserve's eastern boundary (towards alluvial soils and the Paterson River), as acid sulfate materials (within Class 1-4 lands) are activated. The Acid Sulfate Soil Manual clarifies this accordingly⁹:

*"Activities on Class 5 land which have special potential to alter groundwater levels in adjacent Class 1-4 land require assessment even though the class 5 land is not mapped as having a probability of containing acid sulfate soils. A figure of 500 metres distance from Class 1-4 land had been assigned as a threshold beyond which proposed works in Class 5 land will not trigger the LEP. As the maps currently extend Class 5 land beyond the 500metre threshold, Councils should ensure unnecessary requirements for development consent are not placed on proposals in Class 5 land at a greater distance from Class 1-4 land."*¹⁰

⁸ www.environment.nsw.gov.au/eSpadeWebapp//

⁹ www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf.

¹⁰ If Class 1-4 is found within 500m of any such proposed work on Class 5, and, if such proposed work is within the bounds of the Paterson Sportsground Reserve boundary, then the LEP for acid sulfate soils is triggered for that work. Note that although the LEP is triggered in this circumstance, it is most unlikely that such a groundwater-altering proposal is compatible with the Implementation Plan component of this PoM for the Paterson Sportsground Reserve.

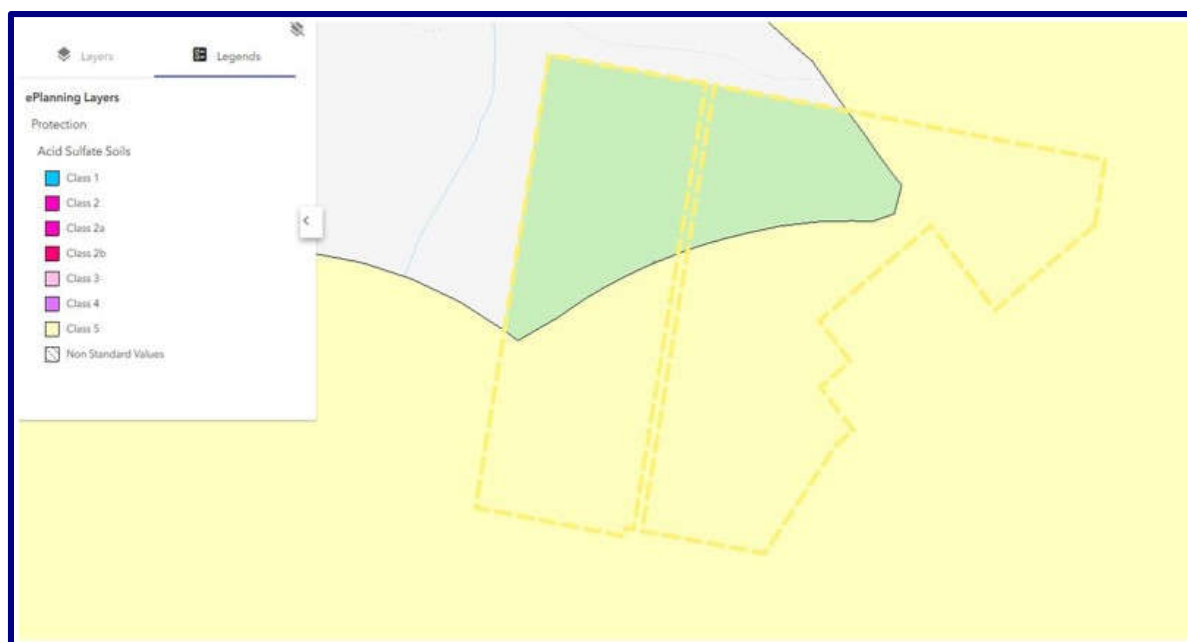


Figure 13 – Acid Sulphate Soils

The LEP highlights the occurrence of acid sulfate soils at depth on the lower topographies of the Paterson Sportsground Reserve (Class 5).

5.4 Vegetation and Habitat

The occurrence of native vegetation is often well correlated with landscape position and soil type. Native woody vegetation likely to be found at Paterson Sportsground Reserve is therefore well described within SALIS as a landscape unit association, using the same nomenclature as for 5.3 above:

Upper slopes/ridges – (George Trig Soil Landscape)

Uncleared open forest, potentially containing *Eucalyptus umbra* (Bastard Mahogany), *E. punctata* (Grey Gum), *E. maculata* (Spotted Gum), *E. fibrosa* (Broad-leaved Ironbark) and *Allocasuarina littoralis* (Black She-oak). *Macrozamia malacophylla* (Burrawang) may occur within the understorey. The upper sidelopes and ridges of the Paterson Sportsground Reserve also carry stringy bark eucalypts of various species, and a fairly dense understorey and ground cover of mainly native shrubs and grasses, but also introduced weeds including *Lantana camara* (lantana).

Side-slopes/mid-slopes – (Seaham Soil Landscape)

Predominantly cleared tall open-forest, with *Eucalyptus maculata* (Spotted Gum), *E. crebra* (Narrow-leaved Ironbark), *E. tereticornis* (Forest Red gum), *E. paniculata* (Grey Ironbark), *E. punctata* (Grey Gum) and *E. globoidea* (White Stringybark). *E. glaucina* (Slaty Red Gum) was also found (see below) on the mid-slopes of the Paterson Sportsground Reserve. Some smaller plantings for aesthetics and shade have occurred around the main sporting facilities, including various pines (e.g. near main oval, and tennis courts), *Casuarina* species (near Paterson Cricket Club “Fadges Hill”, oval) and *Callistemon* species around the boundary on Webbers Creek Road.



Figure 14 – Vegetation

Clockwise Top left: Mosaic tree distribution blends with usage patterns and roadways; Melaleuca sp.(paperbark) grows on moist conditions and provides shade, Golf fairways; Stand of regrowth spotted gum; Ironbark, spotted gum and other eucalypt species provide good shade and aesthetics, sporting areas

Foot-slopes – (Rivermead Soil Landscape)

Cleared tall open-forest, remnant vegetation including *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus moluccana* (Grey Box). Several small stands of *Melaleuca* species (Paperbark) grow on the lower topographies of the Paterson Sportsground Reserve's golf course indicating poorly drained soils in those positions.

Protection of Native Vegetation

As the Paterson Sportsground Reserve exists on land zoned RE1, all native vegetation is covered by the state government's native vegetation laws aimed at protecting biodiversity values of trees and other vegetation in non-rural areas of NSW and is embossed within the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.¹¹ Any clearing of native vegetation requires authorisation.

¹¹ Part 1 S. (1) (b) of the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.



Figure 15 – Vegetation and Habitat
Clockwise L-R: Grey Ironbark with habitat hollow; Flowering Slaty Red Gum; Lagoon on lower boundary; mature Slaty Red Gum.

Threatened Species

The NSW biodiversity legislation¹² defines the eligibility for a threatened species. Vulnerable species and communities are defined as facing a “...*high risk of extinction in Australia in the medium-term future....*” Under the NSW legislation¹³ Slaty Red Gum is listed as both a vulnerable species and vulnerable community (Hunter Valley Slaty Gum Woodland). Slaty Red Gum is also considered vulnerable under the Commonwealth Government’s equivalent legislation.¹⁴

Slaty Red Gum occurs at the Paterson Sportsground Reserve, particularly between the main amenities area, around the tennis and golf club infrastructures and distributed amongst several of the fairways as part of the uncleared woodland component. Notifications of this species have been previously made (1998) from three separate assessments at the Paterson Sportsground Reserve; for the NCW Beadle Herbarium (*University of New England*); the National Herbarium of NSW (*Royal Botanical Gardens and Domain Trust*); and by the Centre for Australian National Herbarium (Australian National University Biodiversity Research).¹⁵

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 applies to all land at Paterson Sportsground Reserve (see 4.3.4).

¹² in 4.4 (3) (a) and (b) *Biodiversity Conservation Act 2016*.

¹³ Schedule 1 Part 3 Division 3, and Schedule 2 Part 3.

¹⁴ *Environment Protection and Biodiversity Conservation Act 1999*.

¹⁵ The Australian Virtual Herbarium: See Cat. No’s. NE 66655; NSW 506851; CANB 543000.1.

Habitat and Fauna

Many of the mature Eucalyptus trees on the Paterson Sportsground Reserve have well developed hollows and provide for the prolific bird nesting activity (mainly varieties of parrots and cockatoos) which was noted during Spring, 2019. These hollows also provide important shelter for a range of mammal species including marsupial possums and gliders, as well as microbats and a range of insects. Ground dwelling marsupials such as wallabies can be prolific. A good water supply for all animals, and extra habitat for water bird species, is provided by the two constructed earth dams, and the lagoon/wetland on the southern boundary.



Figure 16 – Vegetation

L-R: Trees and understory, upper slope/ridges area; Planted pine tree, near oval; (top) planted Callistemon sp. Webbers Creek Road boundary; environmental weeds (lantana) understory upper slope/ridge.

Currently, *State Environmental Planning Policy (Koala Habitat Protection) 2021* applies to the Paterson Sportsground Reserve, requiring that Dungog Council assess any proposed development impacts on the habitat of koalas via a koala plan of management (see Part 2, Sections 10 and 11 of the policy), or equivalent. It is noted that a range of primary and secondary koala food source trees grow on the Paterson Sportsground Reserve, including Forest Red Gum, White Stringybark, and Slaty Red Gum which are named in the policy as koala use tree species for the Central Coast koala management area (which includes Dungog local government area). An earlier plan of management for the Paterson Sportsground Reserve¹⁶ indicates that koalas have been spotted in and around the village of Paterson, but no evidence of their existence was noted during inspections of the Paterson Sportsground Reserve for this PoM, nor was such information communicated during consultations with the range of user groups. It is possible that these animals may move in and out of the Paterson Sportsground Reserve as feed is sourced and migration occurs. The connectivity of the vegetation of the upper slopes and ridges of the Paterson Sportsground Reserve with larger areas of native vegetation to the west are part of potentially significant wildlife corridors.

¹⁶ Dungog Shire Council Plan of Management for Paterson Sportsground 2001.

Weeds

Infestations of Lantana (*Lantana camara*) and African Olive (*Olea eoropaea subs. africana*) can be prolific particularly amidst the understory of the more closed-woodland areas of the upper slopes and ridges at the Paterson Sportsground Reserve.

5.5 Biodiversity

Under the *LGA*, Council has obligations for conservation issues as determined by the *Biodiversity Conservation Act 2016*. The LEP contains no notation of any significant biodiversity issues present at the Paterson Sportsground Reserve. There is no biodiversity certified land or biobanking agreement associated with this land as per the *Biodiversity Conservation Act 2016*. Council's Risk Management – Tree Management System permits the notation of trees which may have scenic or cultural heritage or linkages with other vegetation, on roadside reserves.

Although not addressed in the LEP, biodiversity values of the Paterson Sportsground Reserve follow the additional descriptions within Subsection 5.4 Vegetation and Habitat (above), including adherence to State Environmental Planning policies for their protection and management.

5.6 Bushfire

The LEP indicates that the Paterson Sportsground Reserve is impacted by bushfire prone land (see Figure 17). The NSW Rural Fire Service Guide for Bushfire Prone Land¹⁷ provides the following definitions for bushfire prone land at the Paterson Sportsground Reserve.

- Vegetation Category 1

The highly vegetated high ridge and upper side-slopes of the Paterson Sportsground Reserve is considered to be the highest risk for bush fire. It is represented as red on the bush fire prone land map and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production.

Vegetation Category 1 consists of: Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.

- Vegetation Category 2

The partially cleared mid-slopes of the Paterson Sportsground Reserve are considered to be a lower bush fire risk than Category 1 but higher than the excluded areas. It is represented as light orange on a bush fire prone land map and will be given a 30 metre buffer. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices.

- Vegetation Buffer

This refers to the distance a buffer must be created under an approved plan. The method for the determination of bush fire vegetation buffering is as follows:

¹⁷ Guide for Bushfire Prone Land Mapping; Version 5b (NSW Rural Fire Service 2015).

- Category 1 – apply a 100 metre external buffer to each vegetation polygon.
- Category 2 – apply a 30 metre external buffer to each vegetation polygon.

The Paterson Sportsground Reserve Committee will seek advice regarding bushfire management planning and works responsibilities in accordance with the local Bushfire Management Plan and the local Bushfire Management Committee. Full operational details for planning on bushfire prone lands should be sought from the *Rural Fires Act 1997*.

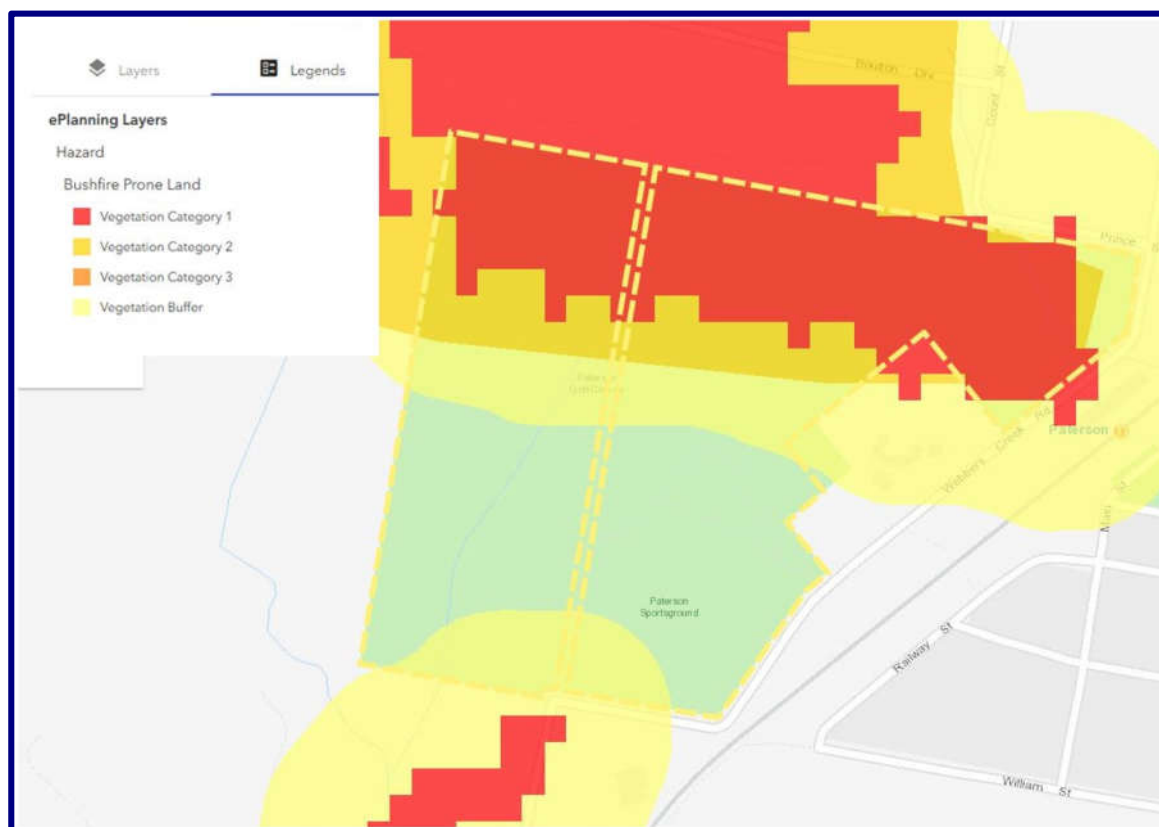


Figure 17 – Bushfire prone vegetation map for Paterson Sportsground Reserve.

5.7 Riparian Land and Watercourses

There is no land identified as “watercourse” on the Riparian Land and Watercourse Map within the LEP. The Paterson River is located between 398 metres (shortest distance) and 595 metres (longest distance) from the eastern boundary of Paterson Sportsground Reserve.



6 PATERSON SPORTSGROUND RESERVE CONDITION ASSESSMENT

6.1 Assessment of Infrastructure

The Paterson Sportsground Reserve's built assets were inspected and recorded (see Table 1 and Figure 18). The assessment of asset condition is described in Table 1.

Table 1 – Built assets at the Paterson Sportsground Reserve.

No	Asset	Condition
	Apparent condition: G = Good; F = Fair; P = Poor O = Unusable; R = Requires Maintenance	
1	Entrance road (unsealed)	F/R
2	Entrance gate, grid, sign	P/R
3	Boundary fences	P/R
4	Camping Ground	F
5	Camping ground toilets/septic	F
6	Pathway	F/R
7	Distribution roads – Golf, tennis etc (unsealed)	P/R
8	Drainage works – various (including two earth dams)	F
9	Oval field	F/R
10	Oval lighting	F/R
11	Oval seating	P/R
12	Oval boundary fence	G
13	Football Clubhouse change rooms/amenities/storage area/kiosk (shared)	G
14	Boxing Gym Shed	F/R
15	Netball courts	G
16	Netball seating	G
17	Netball floodlights	G
18	Cricket practice net	P/R
19	Cricket wicket	G
20	Golf Club House	G
21	Golf Club BBQ Shed	P/R
22	Golf Club storage shed	F/R
23	Golf Club greens	G
24	Golf Club fairways	F/R
25	Golf Club netting fence on Webbers Creek Road	G
26	Golf Club watering system including pump, pump house and lines	F
27	Tennis Courts	F/R
28	Tennis Clubhouse/Kitchen etc	F/R
29	Tennis high netting fence	G

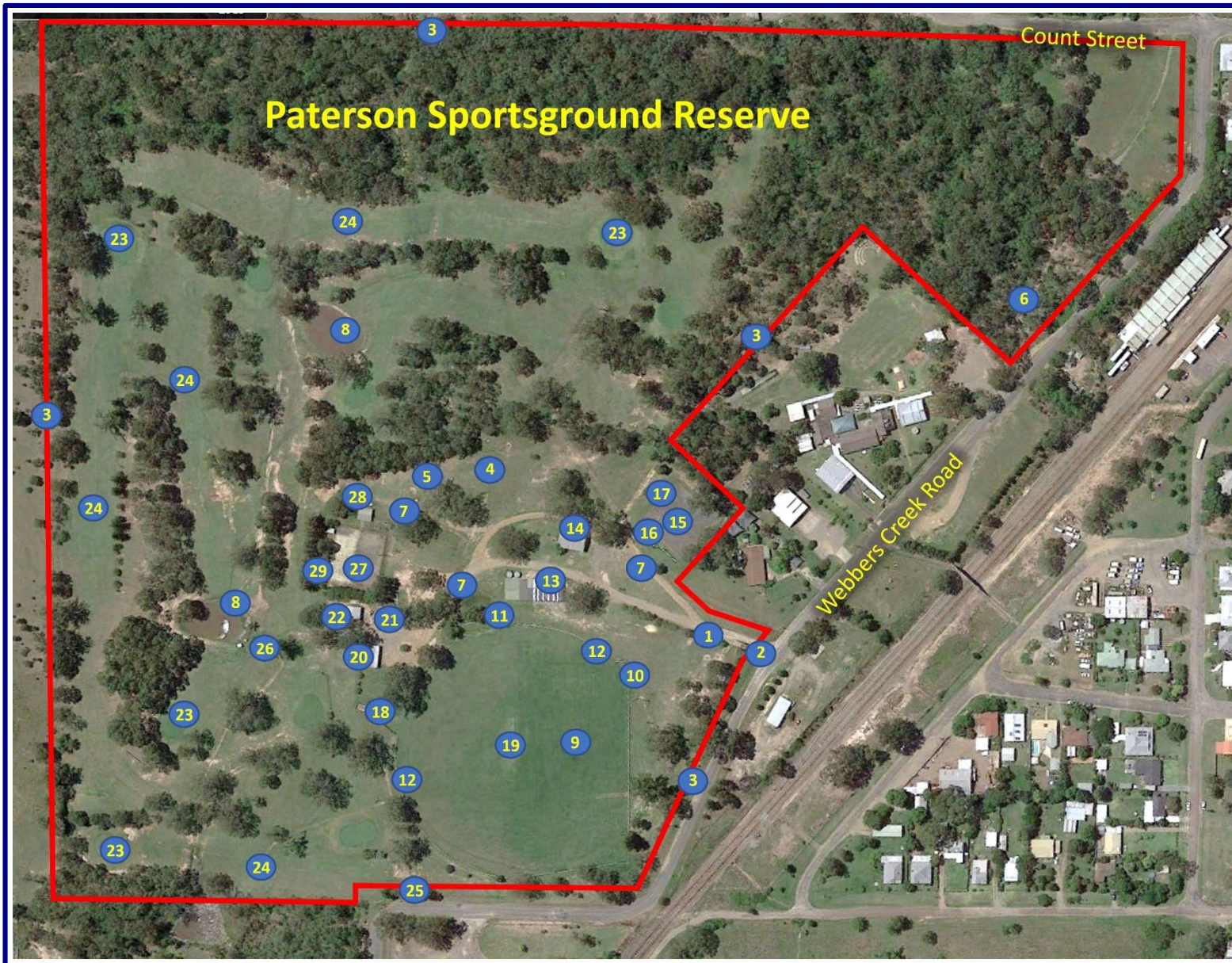


Figure 18 – Asset Location

Figures 19 - 25 depict a range of assets across the Paterson Sportsground Reserve.



Figure 19 – Paterson Sportsground Reserve Assets
Clockwise LH Top: Main amenities, west aspect, change rooms, toilets, kiosk, storage; the Boxing Gym (separate shed); Toilets; Main amenities block.



Figure 20 – Paterson Sportsground Reserve Assets
L-R: Boundary fence section; Power pole/lighting oval; Access tracks to sporting venues.



Figure 21 – Paterson Sportsground Reserve Assets

Clockwise LH top: Cricket practice net; Paterson Sportsground Pathway; Oval and fence west aspect; Oval and fence south aspect.



Figure 22 – Paterson Sportsground Reserve Assets

Clockwise top left: Golf Club green; Toilet facility camping ground; Boundary fence and gate, west.



Figure 23 – Paterson Sportsground Reserve Assets
Clockwise Top left: Golf Club clubhouse; Clubhouse verandah; Golf Club BBQ area; “Honesty Box” payment, Golf Club.



Figure 24 – Paterson Sportsground Reserve Assets
Clockwise top left: Athletics area (shotput); Oval; Netball Courts and seating; Paterson Sportsground Reserve entrance grid.



Figure 25 – Paterson Sportsground Reserve Assets
Clockwise top left: - Tennis precinct, south aspect; Kitchenette in Tennis Club; Tennis courts; Tennis Club easterly aspect

6.2 User Assessment of Paterson Sportsground Values

Prior to formal commencement of this Plan of Management, discussions with all user groups of the Paterson Sportsground Reserve were conducted and views on a range of issues and values were captured in a standard Strengths-Weaknesses-Opportunities-Threats process. These issues will impact on the success and sustainability of the Paterson Sportsground Reserve into the future. Many of these will be further addressed in the Implementation Plan (Section 12).

These are the main positive values of the Paterson Sportsground Reserve:

- The services provided to the community in terms of health, fitness and education are seen as very valuable to this community.
- Use of the Paterson Sportsground Reserve by all passive and active users is very affordable or free (a situation that warrants preservation in order to continue to provide the valuable services/uses/benefits).
- The relationship between the Committee, user groups and Council is positive.
- In addition to the benefits to physical health and well-being, the Paterson Sportsground Reserve has a strong social focus on the role in providing a place where individuals and groups can remain socially connected.
- The Committee itself is proud of the cohesiveness which exists between the various user representatives.



- The facilities although modest in many cases, are seen as appropriate and sound, and have created a good reputation.
- The Paterson Sportsground Reserve is easily accessible by pedestrians and locals generally and provides a venue which is aesthetically fulfilling.
- The Paterson Sportsground Reserve enjoys a history of strong community ownership.
- The sporting and social opportunities for the community generated by the Paterson Sportsground Reserve in turn generates a valuable dividend in their 'in-kind work' contributions, particularly in the much-needed building trades areas.
- The wide range of ages for which the facility caters, is seen as a sound demonstration of a small community life and sport which has a general appeal which is not age-bound.
- The Paterson Sportsground Reserve provides for both passive and active uses.
- The Paterson Sportsground Reserve brings much needed income to the small town particularly when participants from further afield participate in competition, or simply enjoy the passive facilities and scenery as part of travel (e.g. camping).

As well as acknowledging the positive values, it is as important to acknowledge current and emerging threats – these range from natural constraints, to those that may now destabilise a successful plan for the future:

- At the time of compiling this PoM, camping had ceased operating on the Paterson Sportsground Reserve due to compliance issues. This cessation was seen as creating a “security vulnerability” as “people tend to regulate people.”
- The requirements for ongoing maintenance will always be a challenge, especially as infrastructure ages.
- The Oval has a significant grade from the northern part to the south west, which is a constraint to its use for some sports, particularly cricket and athletics.
- Drainage problems can also constrain full utilisation of parts of the grounds, especially the lower sections of the oval; shallow seepage across rockiness above the fourth fairway; in front of the Golf Clubhouse; and the old transpiration pit area; and gates into the tennis courts.
- Lighting of the main oval is poor, constraining night training or match use.

A number of future opportunities which can be capitalised upon, will place the viability of the Paterson Sportsground Reserve on a stronger base into the future:

- There would be greater uptake of usage if lighting systems were upgraded.
- Public toilets are not generally available to passive users of the Paterson Sportsground Reserve. This would otherwise enable greater use particularly by walkers, birdwatchers and casual visitors. A new toilet block would be of value.



- If camping were to resume, a dump site would bring more people to the town and the Paterson Sportsground Reserve.
- Re-establishing camping is seen as a necessity to address many existing weaknesses and threats, through income generation.
- Currently lack of car parking could be alleviated with a joint development which has been expressed by the neighbouring Pre-School, to create a “win-win” both for the sporting users particularly during scheduled matches, and the Pre-School.
- Upgrading the main entry, including widening, and stand-out signage (an “entry statement”) would add attractiveness and functionality to the Paterson Sportsground Reserve.
- Constructed and sealed roads to and around the Golf Club link would be valuable for general use, as the current track is consistently used, particularly by golfers.

Similarly, there are a number of future threats to the viability of the Paterson Sportsground Reserve which require consideration within a successful plan:

- If Camping were not to proceed, the Paterson Sportsground Reserve’s future may be threatened.
- White ants have been reported in the tennis clubhouse. Need future plans for white ant control.
- Fee structures need to be realistically considered as if they were to become unaffordable, many user groups could become unviable which places elevated pressure on those that remain.
- The current low commercial profile the Paterson Sportsground Reserve enjoys, is seen as the value of its existence. Over-commercialisation accompanied by heightened complexity and managerial responsibility is therefore seen as a potential constraint to the ongoing sustainability of the Paterson Sportsground.
- There is a need to maintain the interest of the young people who currently use the ground. They are a most important demographic.
- The Committee is aware of the threatened status of some of the native vegetation on-site and must strive to manage it in accordance with policy and environmental needs. Other than the policy and legal implications, the natural environment is one major drawing-card for passive users.

A full record of the preliminary consultation with user groups of the Paterson Sportsground Reserve appears in Appendix 3.

7 THE SOCIAL AND CULTURAL ENVIRONMENT

7.1 Demographics

The current population of Paterson township is approximately 330 people. A wider sample including the township as well as the rural areas towards Vacy, Martins Creek, Webbers Creek, Fishers Hill and Hilldale provides an improved sample-size for consideration of potential usage trends at the Sportsground.

*Australian Bureau of Statistics Census data*¹⁸ is presented here (Table 2) for the last two censuses for that area for a range of age class distributions.

Table 2 – Populations Statistics for Paterson area LGA 2011-2016

Age (years)	0-4	5-14	15-24	25-54	55-64	65+	Total
Census 2011	49	122	84	305	132	111	803
Census 2016	46	146	96	325	128	151	892

Although the data applies only to a 5year period, a general trend for a significant increase in the population reflects a similar analysis over 15 years using data from the wider Dungog LGA. Note that the brief analysis does not account for those users who visit from other towns and regions, in the playing of active sport or for passive usage of the Paterson Sportsground Reserve.

Perhaps the most significant component of these brief analyses is consistency in the increase in the aging population older than 65 years old. This trend would appear to amount from migration of retirees into the area for reasons of lifestyle possibly coupled by more attractive living costs. This will be an important consideration in the patterns of future usage at the Paterson Sportsground Reserve, particularly passive uses, and the services and amenities that are provided.

7.2 Heritage Significance

Heritage, as stipulated in 4A (1) of the *New South Wales Heritage Act (1977)* considers historical, cultural, social, archeological, natural or aesthetic features that make a place meaningful to people and communities.

The LEP does not list any component of the lands or items at the Paterson Sportsground Reserve as having heritage significance. However, the neighbouring Paterson village including the railway are acknowledged within the LEP as holding heritage significance (see Figure 26), reflecting the rich historical, social and cultural connections to people of the past, present and future. Because of the town's immediate proximity and obvious historical linkage with early activities of people on the Paterson Sportsground Reserve (the racetrack, early cricket matches etc.), recognition (non-statutory) in this PoM is given to the heritage values of Paterson.

7.3 Aboriginal Significance

The Paterson area represented an apparent geographical overlap between two major tribal group of indigenous people – the *Wonnarua* of the Hunter Valley, and the *Worimi* of the Port Stephens and coastal area.¹⁹ The *Gringai* family group, a branch of one of these major groups (probably the

¹⁸ www.quickstats.censusdata.abs.gov.au/census_services/.

¹⁹ Dungog Shire Heritage Study – Thematic History 2014 (*Michael Williams*).

Wonnarua) occupied the Paterson district at the time of first white settlement. The earliest series of conflicts in the district reported between European settlers and local tribes may have occurred on the Paterson River in 1827.²⁰

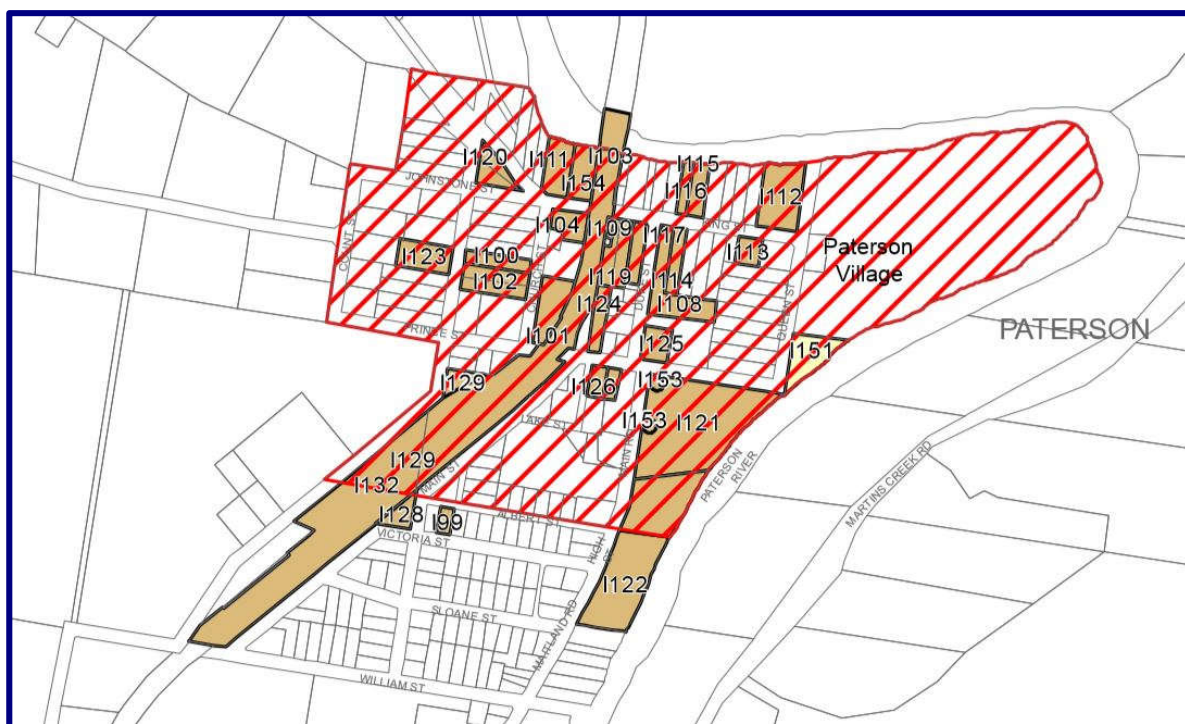


Figure 26 – Heritage Aspects close by the Paterson Sportsground Reserve.

The LEP of Dungog Shire Council classifies the Paterson village a Heritage Conservation Area, and the railway easement and infrastructure as a Heritage Item (LEP 5.10).

Limited historical records indicate the size of the indigenous population typically reflected the great diversity and richness of the natural environment at the time, including information from Magistrate Dr. E. McKellar McKinlay (as reported by Bennett²¹). McKinlay indicated that in the early 1830s about 250 indigenous people occupied the area.

As such, there is considerable archeological evidence throughout the Dungog area of long-term occupation of indigenous people.²² However, by the late nineteenth century there were very few indigenous people residing in the area whose history can be traced to those original inhabitants.

Further, a search of the NSW government's Office of Environment and Heritage AHIMS Web Services did not reveal that:

- aboriginal sites are recorded in or near the Paterson Sportsground Reserve (200 m buffer).
- aboriginal places have been declared in or near the Paterson Sportsground Reserve (200 m buffer).

The Paterson Sportsground Reserve does not contain any items listed in the LEP as being of known aboriginal archaeological sites, nor places of indigenous heritage significance. Regardless, any construction undertaken by Council will need to meet the cultural heritage requirements of the *National Parks and Wildlife Act 1974*.

²⁰ History of the Williams River Valley – Aboriginal People, the Gringai (*Michael Williams*).

²¹ The Earliest Inhabitants: Aboriginal Tribes of Dungog, Port Stephens and Gresford reprinted 1964 (*Gordon Bennett, Chronicle Print*).

²² Dungog Shire Council: *Comprehensive State of the Environment 2009*.

8 CURRENT USES

The Paterson Sportsground Reserve provides ready access to all users including participants and patrons of sporting activities, as well as pedestrians and casual users. It is well positioned to address the casual and active needs of the local Paterson community and further afield.

8.1 Current User Groups

The Paterson Sportsground Reserve is currently used, as active open space, by the following sporting bodies under agreement with Council:

- Paterson Golf Club
- Paterson Tennis Club
- Paterson Netball Club
- Paterson Cricket Club
- Paterson Boxing Club
- Paterson Rugby League Football Club.

8.2 Other Uses

Local residents and visitors have ready access to the Paterson Sportsground Reserve and opportunities exist for a range of passive activities including:

- Walking, exercise and general relaxation.
- Environmental appreciation including birdwatching.

Motor home stays are also current, though provisions including compliance issues will require consideration and consent for ongoing use in this way. Local schools also regularly use the facilities during school hours and weekends for many of the nominated sports including athletics.

8.3 Existing Interests and Tenures

Tenures are issued over community lands in accordance with the LGA and with the policies of Dungog Shire Council.

A lease is current between Dungog Shire Council and:

- Paterson Golf Club, (21 December 2014 – 21 December 2024).
- Paterson Tennis Club, (21 December 2014 – 21 December 2024).

At the time of compiling this POM, no tenures were in place for the Paterson Football Club; Paterson Cricket Club; Paterson Boxing Club; Paterson River Netball Club; and the Paterson Public School.



PART B – THE PLAN

9 A VISION FOR THE LAND

In its Community Strategic Plan, Council presents the Vision for Dungog Shire:

"A vibrant, united community, with a sustainable economy. An area where rural character, community safety, and lifestyle are preserved."²³

Council's broad strategic intent in the management of its community land by the year 2030, embraces its strong support for the role of the Paterson Sportsground Reserve in the Paterson community. This includes an acknowledgement of the important services the Paterson Sportsground Reserve provides as a significant facility for the community health, social enrichment, passive usage and sporting opportunities of this subcoastal community.

This PoM adopts a modification of a vision statement previously developed by Council in its Plan of Management for the Paterson Sportsground Reserve compiled in 2001. The proposed vision encompasses more contemporary priorities, particularly relating to the significance of passive health creation and environmental management policy:

Paterson Sportsground Reserve will continue to provide a balance of opportunities for active and passive recreation and contribute to community life by fulfilling the recreational, social and environmental needs of the population, and the needs of the land.

²³ Dungog Shire Council Community Strategic Plan 2030 (2018).



10 OBJECTIVES, CLASSIFICATION AND CATEGORY OF LAND

The Paterson Sportsground Reserve is classified as Community Land under the *LGA* as amended by the *Local Government Amendment (Community Land Management) Act 1998*.

Under Section 36(4), all Community Land must be further categorised as one of the following categories:

- Natural Area - (further categorised as either Bushland, Wetland, Escarpment, Foreshore, Watercourse)
- Sportsground
- Park
- Area of Cultural Significance; or
- General Community Use.

The Core Objectives for all community land categories vary according to the categorisation of the land. All objectives are defined in Section 36 (1) of the *LGA* and also appear in Appendix 1 of this PoM.

It is considered that in accordance with the guidelines set out in the *Local Government (General) Regulation 2021* and Practice Note 1: Public Land Management (Department of Local Government Amended 2000), and consistent with respective core objectives, land subject to this PoM is categorised as:

- ***Sportsground***
- ***Park***
- ***General Community Use***
- ***Natural Area - Bushland***

Figure 27 shows the location of land categories across the Paterson Sportsground Reserve.

10.1 Sportsground

Relevant Core Objectives for the management of land categorised as ***Sportsground*** are:

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

Description and Location

Area categorised as ***Sportsground*** occupies the majority of the area of the Paterson Sportsground

Reserve and describes the total area used for sporting fixtures including courts, fields, fairways and greens, plus associated infrastructure.

Management Objective

The area identified as *Sportsground* will be managed to maintain the current level of use by the established user groups such as the Paterson Tennis Club, Cricket Club, Football Club, Golf Club, Boxing Club and Paterson River Netball Club.



Figure 27 – Land Categories across Paterson Sportsground Reserve.

The emergence of new sports or sporting events, activities, and the increasing popularity of others, should be monitored and encouraged.

Ancillary facilities should be maintained at least to a level that will attract regular patronage, utilising the funds collected for use of the facilities (including tenures and camping fees). In addition to routine maintenance (fences, topdressing/resurfacing etc), it is the intention that any required, upgrades and amendments to these facilities will be staged as funding permits.

Where present, environmental values (such as tree management) will require management in accordance with requirements under existing policy and legislation. Particular reference is made to responsibilities under *State Environmental Planning Policy (Koala Habitat Protection) 2021* and *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* (see 4.3 above).



10.2 Park

Relevant Core objectives for management of community land categorised as a **Park** are:

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

Description and Location

The area categorized as *Park* occupies the open cleared area within the boundary at the north eastern corner of the Paterson Sportsground Reserve, adjoining the bushland area (see below). Although it remains detached from the area of main sporting activity it is an important thoroughfare for pedestrians from the village.

Management Objective

Because of position and size limitations, there is restricted opportunity to alter the current management regime of this area beyond the provision of facilities associated with the current passive recreational activity. Nevertheless, opportunities may arise in accordance with the core objective of improvement and promotion of other core objectives.

Where present, environmental values will require management in accordance with policy and legislation.

10.3 General Community Use

Relevant 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:

- in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- 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).

Description and Location

Essentially, the *General Community Use* area at the Paterson Sportsground Reserve defines the area of emerging revenue raising opportunity for overnight camping visitors either to staged events (sporting, recreational) held, or as casual occupiers of the proposed primitive camping site.



Management Objective

The area identified as *General Community Use* will be managed in accordance with the continuing and emerging material needs of the Paterson Sportsground Reserve and regional communities.

Essential facilities such as amenities, parking, and power will require addressing to enable a moderate growth in this aspect of business, as will ongoing maintenance and management of an appropriate and accountable fee collection system.

Where present, environmental values will require management in accordance with policy and legislation.

10.4 Natural Area - Bushland

The core objectives for management of community land categorised as a **Natural Area** are:

- to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- to maintain the land, or that feature or habitat, in its natural state and setting, and
- to provide for the restoration and regeneration of the land, and
- to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*.

The core objectives for management of community land further categorised as **Bushland** are:

- to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
- to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
- to restore degraded bushland, and
- to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- to protect bushland as a natural stabiliser of the soil surface.



Description and Location

The area categorised as *Natural Area – Bushland* is located on the area described as the Upper Slopes and Ridges (George Trig Soil Landscape – see 5.4 above) of the Paterson Sportsground Reserve. It is higher terrain and is characterised by an almost complete canopy coverage of native trees and understory.

Management Objective

The area categorised as *Natural Area – Bushland* will be managed to maintain and improve its environmental values consistent with legislative requirements and as an environmental buffer.

Maintaining the current and valuable age distribution of the woody (tree) component in conjunction with a well-established understory of native shrubs will enrich existing habitat values and is a major management consideration. Invasive woody weeds (e.g. Lantana; *Lantana camara*) and African Olive (*Olea eoropaea subs. africana*) are present and will require management.

Bushfire management of excessive dry vegetation will be an issue for routine management, especially in relation to adjoining infrastructure at the Sportsground, and the adjoining village. Council and the Paterson Sportsground Reserve Management Committee (PSRMC) will seek advice regarding bushfire management planning and works responsibilities in accordance with the local Bushfire Management Plan and the local Bushfire Management Committee.

Consideration of requirements under existing policy and legislation is key in acknowledgement of the importance of threatened fauna and flora in the area categorised Bushland. Particular reference is made to responsibilities under *State Environmental Planning Policy (Koala Habitat Protection) 2021* and *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* (see 4.3 above).



11 MANAGEMENT AND DEVELOPMENT OF THE PATERSON SPORTSGROUND RESERVE

11.1 Paterson Sportsground Reserve Management

Council reserves the right to control the use of the Community Land including the Paterson Sportsground Reserve.

Council intends to:

- Create opportunities for community consultation and participation in the planning and development as required.
- Consider and attempt to balance the need for community sporting and recreation facilities with the impact development that such sites will have on local residents.
- Provide an efficient method and process for approval of all agreed improvements and developments.
- Consider access to sporting and recreational facilities for all users.
- Ensure all formal use of the Paterson Sportsground is authorised through appropriate documentation.
- Allow casual informal use consistent with Council's policies and procedures.
- Consider how use of the site can provide funding for the maintenance of the facilities for the Paterson Sportsground Reserve .
- Recognise that the ongoing viability of the Paterson Sportsground Reserve is dependent on the ongoing viability of all sporting club users and others using the facility.
- Facilitate a system whereby enquiries and complaints from the public can be efficiently and promptly dealt with.

Council will issue leases and licences as described in Section 11.3.

Committee Management

The PSRMC²⁴ is an Asset Management Committee established by Council under Section 355 of the LGA. The PSRMC will manage the Paterson Sportsground Reserve consistent with this PoM, in accordance with its charter.

The role delegated to the PSRMC is the care, control and management of the Paterson Sportsground Reserve.²⁵ The PSRMC has by delegation from the Council the powers and authorities necessary for the proper pursuit of its objectives, subject to the limitations imposed by Section 355. These are to:

²⁴ In the event there is no Section 355 Committee Council will perform the role of the committee in this PoM.

²⁵ Dungog Shire Council Section 355 Committee Manual 2019.



- Determine and allocate the use of the facilities contained on the Paterson Sportsground Reserve by hirers and casual users providing that no full-time occupation of an area shall be allowed by the PSRMC without prior approval of the Council.
- The PSRMC shall determine the use of the Paterson Sportsground Reserve in accordance with written applications, and consultation with impacted holders and hirers.
- Collect fees for the use of the Paterson Sportsground Reserve. The PSRMC shall base such fees on amounts fixed by Council, which will be the income of the PSRMC.
- Be responsible for the maintenance and repair of the facilities on the Paterson Sportsground Reserve from fees collected.
- Pay all accounts for all electricity consumed.
- Ensure the Paterson Sportsground Reserve is maintained to a presentable standard, completing maintenance to any facilities to the value of \$2000, subject to liaison with Council.

The PSRMC is to operate consistent with Dungog Council's Section 355 Committee Manual 2019 (the Manual). At the time of adoption of this PoM the Manual was in draft form.

The composition of the PSRMC ²⁶ will be structured so all holders and regular hirers have representation on the PSRMC and a voice in the management of the Paterson Sportsground Reserve. This composition aims to avoid communication difficulties leading to inefficiencies in management and maintenance of the Paterson Sportsground Reserve. The inclusion of a Dungog Councillor on the PSRMC will be subject to Council discretion but is considered a beneficial linkage to efficient operation and communication.

11.2 Permitted Uses and Activities

The Paterson Sportsground Reserve allows, subject to Council assessment, approvals and booking/hire systems, free and unrestricted access for informal use by casual users when formal activities are not being undertaken.

Permissible Uses

Table 3 lists the permissible uses on the Paterson Sportsground, their scale and intensity and the land category the permissible use relates to.

²⁶ The PSRMC membership should generally reflect the community organisations which utilise the Paterson Sportsground Reserve and must be open to representatives of user groups and interested community members. Equal representation of each user group is recommended.

The PSRMC shall generally consist of:

- One (1) member of each Regular Hirer or Holder which is granted use of any portion of the facilities on a license, annual, seasonal or longer-term basis list.
- Councillor representatives appointed by Council annually.
- 1 community committee member.



Table 3 – Permissible Uses

Use	Scale	Intensity	Permissible Category
Access roads	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week	All
Amenities	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week	Sportsground, GCU, Park
Alternate energy technology	Limited to the physical constraints of the facility	24 hours a day, 7 days a week	All
Art and cultural classes and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset Or up to 10.00pm at floodlit venues Subject to any Hire Agreement, Tenure and/or Development Application conditions for a specific event	All
Camping and caravanning	Limited to the locations specified in the operating licence by Council	24 hours a day, 7 days a week subject to Hire Agreement	GCU
Canteens and Kiosks	Limited to the hours the facility is booked Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm	Sportsground, GCU, Park
Car parking	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week	Sportsground, GCU, Park
Casual playing of games or informal sporting activities	Limited to the physical constraints of the facility	7 days a week, 8.00am – sunset	Sportsground, GCU, Park
Children programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to Tenure or Hire Agreement	Sportsground, GCU, Park
Community events (fundraising/charity events, special events)	Limited to the hours the facility is booked Agreement via tenure or hire agreement	7 days a week, 8.00am – 10.00pm	All
Dog training and exercise	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, Sunrise - sunset	All
Drainage and irrigation	Limited to the physical constraints of the facility	24 hours a day, 7 days a week	All
Emergency Service use	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week	All
Filming and photography (commercial, amateur)	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week Subject to Tenure	All
Fitness and wellbeing programs	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, Sunrise - sunset	All
Landscaping	Limited to the physical constraints of the facility	24 hours a day, 7 days a week	Sportsground, GCU, Park
Licensed bar, bistro and café	Limited to establishments with a liquor licence	Operating hours of the establishment subject to Council approval	Sportsground, GCU, Park



Use	Scale	Intensity	Permissible Category
Maintenance buildings	Limited to the physical constraints of the facility	24 hours a day, 7 days a week	All
Markets	Limited to the physical constraints of the facility	Operating hours subject to Tenure or Hire Agreement	Sportsground, GCU, Park
Mobile food vendors	Limited to the physical constraints of the facility	Operating hours subject to Tenure or Hire Agreement	Sportsground, GCU, Park
Organised sports competitions	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm	Sportsground, GCU, Park
Organised sports training	Limited to the physical constraints of the facility	7 days a week, 8.00am – 10.00pm	Sportsground, GCU, Park
Outdoor film screening	Limited to the physical constraints of the facility	Operating hours subject to Tenure or Hire Agreement	Sportsground, GCU, Park
Passive recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, Sunrise – 10.00pm	All
Paths	Limited to the physical constraints of the facility	24 hours a day, 7 days a week	All
Personal training	Non-exclusive use - up of 6- 18 people maximum	7 days a week, Sunrise - sunset	All
Playing of a musical instrument, or singing, for fee or reward	Limited to the physical constraints of the facility	Operating hours subject to Tenure or Hire Agreement	Sportsground, GCU, Park
Private events (i.e. weddings, birthdays)	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 8.00am – sunset subject to Tenure or Hire Agreement	Sportsground, GCU, Park
Public performance or education	Limited to the physical constraints of the facility and/or to the requirements of the activity	7 days a week, 10.00am – 10.00pm subject to Tenure or Hire Agreement	Sportsground, GCU, Park
Public utility infrastructure	Limited to the physical constraints of the facility	24 hours a day, 7 days a week	All
Remediation works	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week	All
School sport and recreation	Limited to the physical constraints of the facility and/or to the requirements of the activity	Monday – Friday 7.00am – 4.00pm	All
Shade structures	Limited to the physical constraints of the facility and/or to the requirements of the activity	24 hours a day, 7 days a week	Sportsground, GCU, Park
Maintenance	Subject to noise, workplace health and safety and relevant legislation	24 hours a day, 7 days a week	All
Sponsorship signage (temporary)	As per section	24 hours a day, 7 days a week	Sportsground, GCU, Park
Storage facilities	Limited to the physical constraints of the facility	24 hours a day, 7 days a week subject to Tenure or Hire Agreement	All
Telecommunication facilities	Subject to relevant legislation	24 hours a day, 7 days a week	All
Temporary structures (i.e. marquees, tents, stages)	Limited to the physical constraints of the facility	Temporary structures (no pegs, weighted only)	All



Use	Scale	Intensity	Permissible Category
Youth programs and events	Limited to the physical constraints of the facility and/or to the requirements of the activity	8.00am – 10.00 pm, 7 days a week subject to Tenure or Hire Agreement	All

It is an express provision of this PoM that Council shall provide from time to time as circumstances may require the construction and maintenance of utility services, provision and maintenance of floodways, cycle ways, vehicular access ways and the granting of easements.

11.3 Leases, Licences and other Estates

For this section please see the Explanation of Terms²⁷ set out below.

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

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 NSW *Local Government Act 1993* is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

²⁷ Explanation of Terms

Tenure	A lease, licence or other estate issued by Council in accordance with Section 46 of the NSW <i>Local Government Act 1993</i> or Section 2.20 of the <i>Crown Land Management Act 2016</i> .
Hire Agreement Holder	An estate issued by the PSRMC on behalf of Council, in accordance with the Manual. The company, organisation, individual or group of individuals who have been issued with a Tenure.
Hirer	The company, organisation, individual or group of individuals who have been issued with a Hire Agreement.
Regular Hirer	A Hirer who regularly uses the Paterson Sportsground Reserve through a Hire Agreement or has an ongoing hire Agreement.
Singular Hirer	A Hirer who has a Hire Agreement as a once off or irregularly.
Casual User	A person or group of people using the Paterson Sportsground Reserve for passive recreation, non-commercial purposes without a Tenure or hire Agreement.
User	The collective term for a Holder, Hirer and Casual User.
PSRMC	The Paterson Sportsground Reserve Management Committee – a committee established under section 355(b) of the NSW <i>Local Government Act 1993</i> to manage the Paterson Sportsground Reserve.
Manual	The Dungog Shire Council Section 355 Committee Manual – 2019.



Community land may only be leased or licensed for periods of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the NSW *Local Government Act 1993*. A lease or licence, for a term exceeding 5 years, may only be granted by tender, unless it is granted to a non-profit organisation in accordance with section 46A(3) of the NSW *Local Government Act 1993*.

Leases

A lease will be generally 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, the 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 only 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.

Hire Agreements

An agreement for use of the Paterson Sportsground Reserve (Hire Agreement) may be issued by the PSRMC for any purpose listed below, consistent with the Manual and subject to the approval of Council. A hire agreement may be issued for regular hire or a singular hirer for formal use. Any legal requirements as determined by Council will include the requirement for adequate public liability insurance cover.

Purposes for which Tenures may be issued

In accordance with Section 46A of the *LGA*, a Plan of Management 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 a Plan of Management.

This Plan of Management authorises a Tenure to be issued:

- for any permissible use in Table 3.
- for purposes consistent with the Paterson Sportsground's:
 - categorisation (see Sections 10.1, 10.2, 10.3 and 10.4), and
 - zoning (see Section 4.1) under Section 46 of the *LGA*, 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 being:²⁸

- | | |
|---|---|
| (a) access through a reserve | (m) grazing |
| (b) advertising | (n) hiring of equipment |
| (c) camping using a tent, caravan or otherwise | (o) holiday accommodation |
| (d) catering | (p) markets |
| (e) community, training or education | (q) meetings |
| (f) emergency occupation | (r) military exercises |
| (g) entertainment | (s) mooring of boats to wharves or other structures |
| (h) environmental protection conservation or restoration or environmental studies | (t) sales |
| (i) equestrian events | (u) shows |
| (j) exhibitions | (v) site investigations |
| (k) filming (as defined in the NSW <i>Local Government Act 1993</i>) | (w) sporting and organised recreational activities |
| (l) functions | (x) stabling of horses |
| | (y) storage. |

This Plan of Management expressly authorises²⁹ the following tenures:

- (a) A lease to Paterson Golf Club for the Golf course, Clubhouse, BBQ shed and storage shed.
- (b) A lease to Paterson Tennis Club for the Tennis Courts and Clubhouse.
- (c) A licence or hire agreement to the Paterson Cricket Club for the use of the oval and associated facilities.
- (d) A licence or hire agreement to the Paterson Football Club for the use of the oval and associated facilities.
- (e) A licence or hire agreement to the Paterson Boxing Club for the use of the Paterson Boxing Gym and associated amenities.
- (f) A licence or hire agreement to the Paterson River Netball Club for the use of the Netball Courts and associated amenities.
- (g) A licence or hire agreement to the Paterson Primary School for the use of the sporting areas and associated amenities.
- (h) The booking and hiring of camp facilities on the areas designated on this plan of management consistent with an operating approval under Section 68 of the LGA.
- (i) The hiring of facilities in accordance with the requirements of the Dungog Shire Section 355 Committee Manual.

²⁸ *Crown Land Management Regulation S.31*

²⁹ *Express Authorisation* in Section 46 (1)(b) of the LGA permits tenures to be granted in accordance with and subject to such provisions of a plan of management



- (j) Licences or hire agreements for any of the purposes listed in Table 3 - Permissible Uses

The adoption of this Plan of Management is subject to *future act protection* under Section 24 FA of the *Native Title Act 1993* (Cwth). As such it is *excluded land* for the purposes of Part 8 of the *Crown Land Management Act 2016* and native title manager advice is not required for the adoption of this Plan of Management or for the acts it authorises. This includes the tenures listed above.

Council at any time in the future, reserves the right to prohibit the taking or consumption of alcohol on the Paterson Sportsground Reserve. This will be indicated by conspicuously displayed signs in accordance with Section 632 and Section 670 of the *NSW Local Government Act, 1993* (as amended).

Direction of Funds

Income produced from the Paterson Sportsground Reserve will be distributed to the PSRMC in a fashion directed by Council.

11.4 Allocation

The Paterson Sportsground Reserve will continue to be used by a variety of users for purposes previously noted. Council and the PSRMC will endeavor to generate greater utilisation of the Paterson Sportsground Reserve for recreation and other activities consistent with the Reservation purpose.

Single Purpose Facility Use

Use of the Paterson Sportsground Reserve, for a single specific use, will be allocated by Council by way of a tenure (see 11.3) subject to the provisions of the *NSW Local Government Act*, and consistent with the Core objectives (as described in 9). This will allow the Holder to appropriately plan for the development and maintenance of the facilities that have been constructed for that purpose.

While Council, with the support of the PSRMC, will have a strong oversight role, everyday management of the facilities for that purpose, will be the role of the Holder.

Shared Facility Use

Any part of the Paterson Sportsground Reserve not subject to a tenure issued by Council will be managed by the PSRMC. This will include those parts of the Paterson Sportsground Reserve that are used by more than one user or those which are required for general community access.

The PSRMC shall manage the use of shared facilities to both Hirers by way of hire agreement and Casual Users in a fair and transparent manner.

Hire fees and rental will be utilised to contribute to the maintenance of the Paterson Sportsground Reserve and facility upgrade and replacement.

Figure 28 depicts the operating model for the Paterson Sportsground Reserve. Council retains the responsibility for facility upgrade and replacement. The PSRMC is responsible for ongoing maintenance.



11.5 Fees

Council applies fees for the use of Council reserves. A hire application must be lodged with the appointed PSRMC prior to the event. All applicable fees must be paid prior to the hire/use of the Paterson Sportsground Reserve.

The fees associated with the hiring of Council reserves for major events, concerts, functions etc. will be set out in Council's Fees and Charges Schedule.

Where the Paterson Sportsground Reserve is to be hired for a purpose not within Council's Fees and Charges Schedule, the fee will be set by the PSRMC after approval from Council.

In order to maintain full viability and maximum participation at the Paterson Sportsground Reserve, an annual scaled fee for occupation will operate. This is based on the ability of the activity to attract entrance fees (its marketability), whilst still acknowledging the social and community significance of the activity. The fee will be determined by Council in discussions with the PSRMC.

11.6 Communication in the Management of the Paterson Sportsground Reserve

Communication between Council, the PSRMC, Holders, Hirers and Casual Users is important to the success of this Plan. Council will establish and maintain clear lines of communication with the PSRMC and across all the Paterson Sportsground Reserve users, especially relating to the operations of and responsibilities within a (proposed) business model. This will include:

- Restating terms of reference for operation of the appointed PSRMC.
- Council to reveal and consolidate the new business model which includes a requirement that occupation, including that of Lessees, is on the basis of formal agreement.

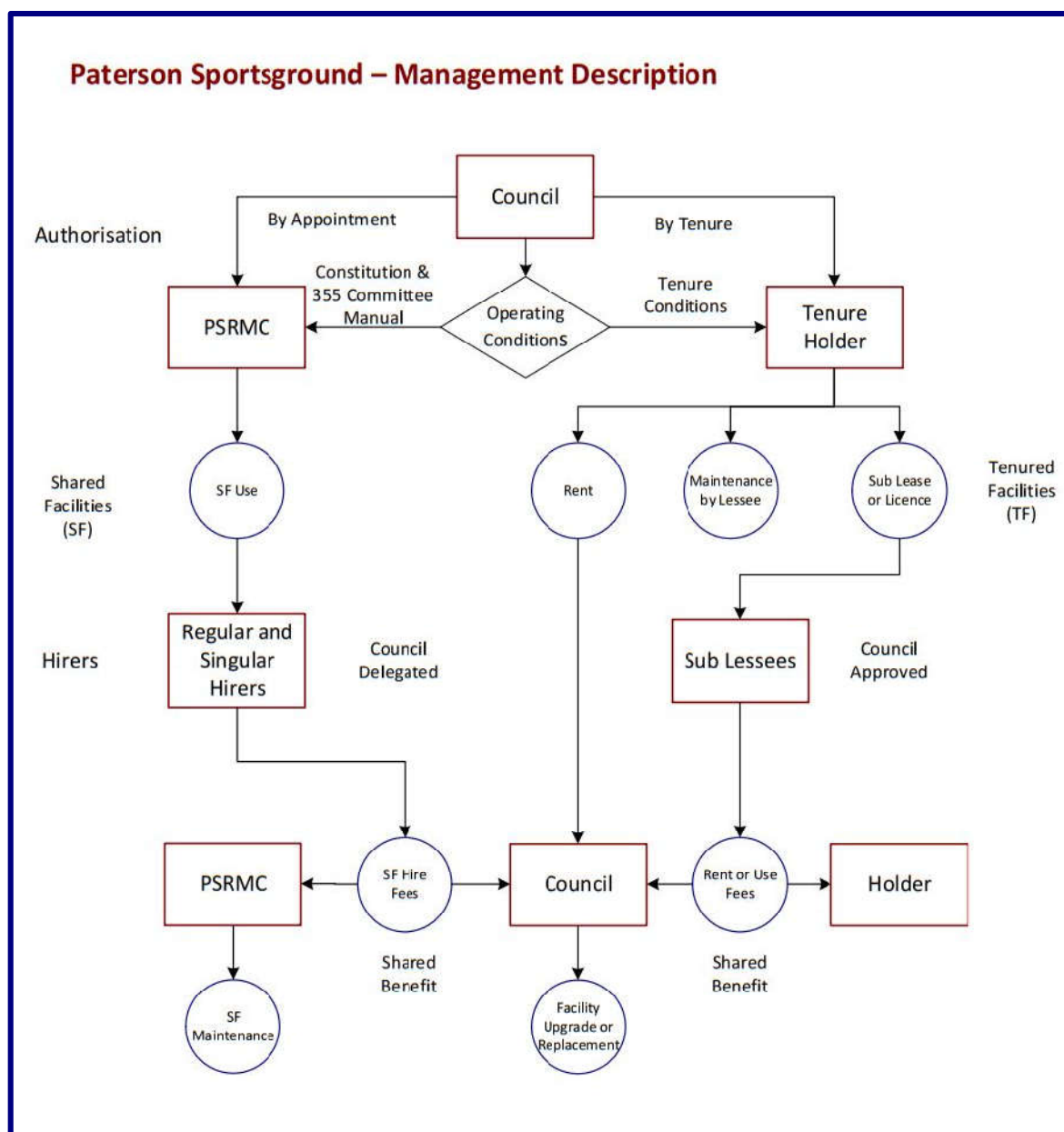


Figure 28 – Operational relationship between Council, Holders, Hirers and the PSRMC.

- Encouraging better use of the Paterson Sportsground Reserve and providing clarity to the community and Users about the revised expectations regarding free and unrestricted access for casual uses, to the General Community Use area.

PSRMC meetings will provide the formal vehicle between Regular Users of the Paterson Sportsground Reserve.

The PSRMC will be responsible for ensuring Casual Users are aware of their rights and responsibilities in utilising the Paterson Sportsground Reserve.



11.7 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 Native Title Act 1993 and Division 8.7 of the *Crown Land Management Act 2016*.

11.8 Development of New and Improvement of Existing Facilities

Council approval is required prior to any development or improvement made to Community Land.

All major developments and improvements to be funded (solely or partially) by Council will be subject to Council approval.

Council in conjunction with the PSRMC, will ensure the facilities on the Paterson Sportsground Reserve are maintained to an appropriate standard.

C Council in conjunction with the PSRMC, will encourage community assistance in the development of new facilities as well as maintenance of existing facilities through the co-operation and assistance of the local community.

Future improvements and maintenance to the Paterson Sportsground Reserve (see Figure 29) are to include:³⁰

New Works

- Establish new entrance gate and signage to the Paterson Sportsground Reserve from Webbers Creek Road.
- Seal access roadway to the Paterson Sportsground Reserve from Webbers Creek Road.
- Seek authorisation for designated campground area and implement required additional infrastructure.
- Construct new amenities block for passive, active users and campers, on General Community Use area.
- Build an additional netball court.
- Provide lighting for additional netball court.

³⁰ More details including how these actions address specific objectives (refer Section 10), accountabilities, and performance indicators are provided in the Implementation Plan (Section 13).

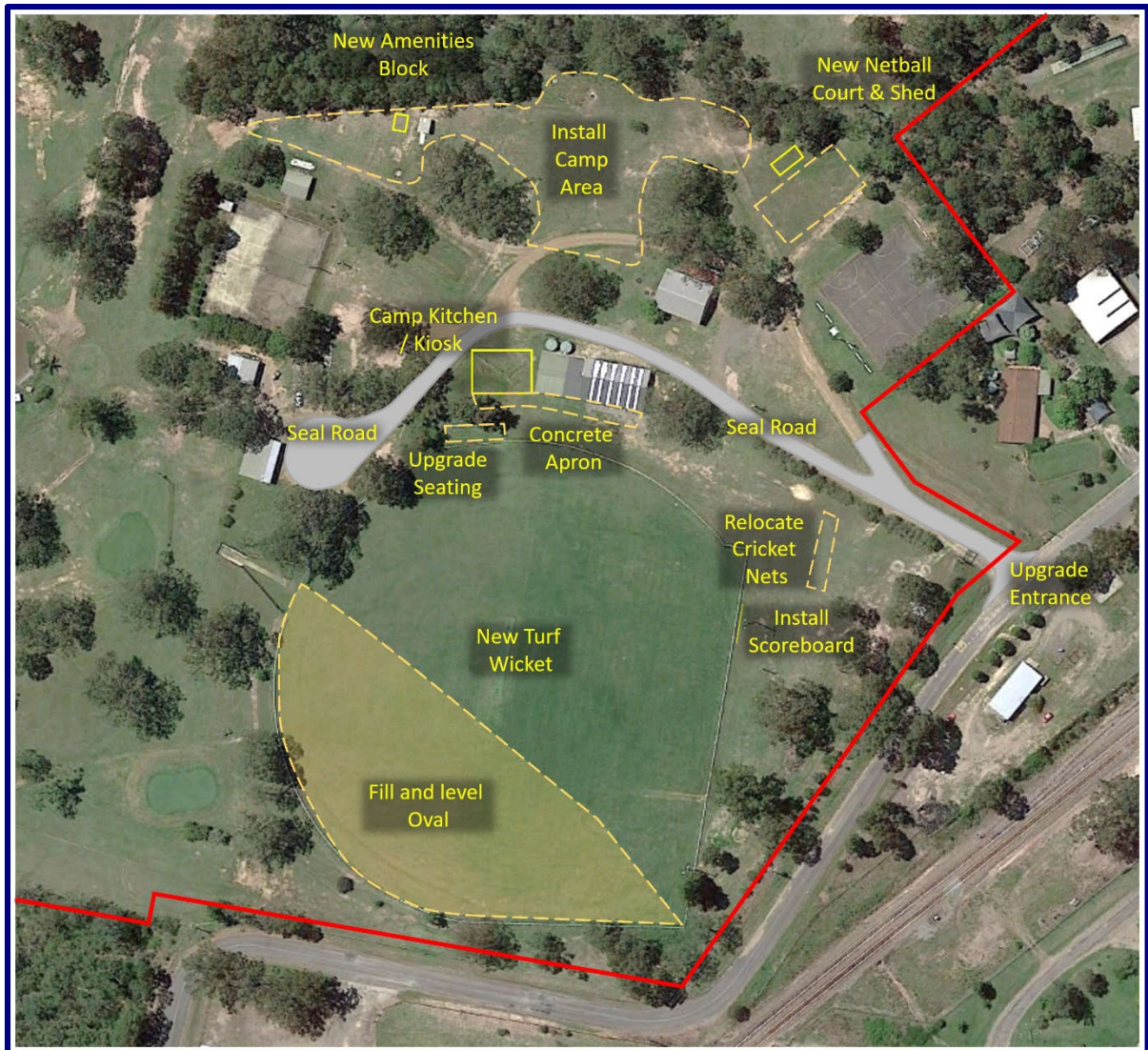


Figure 29 – New Works

- Construct storage shed for netballers.
- Improve capacity of Tennis Clubhouse, including functionality of kitchen.
- Design and install drainage work to intercept subsurface water onto 4th Fairway, golf course.
- Seal access driveway loop, to golf club and tennis courts.
- Install solar power on the amenities block and at the golf club.
- Design and install suitable seating at the main oval.
- Install scoreboard at the main oval.
- Install concrete areas in front of dressing rooms (main oval) for viewers and teams.
- Upgrade lighting systems to the oval to enable night training and competitions.



- Create Camp Kitchen adjacent to main amenities area at Oval (near disused transpiration pit) to also function as general-purpose under-cover gathering area for events, and to accommodate new kiosk/canteen. This will provide a multiple-use facility for campers, sporting teams and spectators etc.
- Create more level cricket playing surface on oval.
- Relocate cricket practice nets.
- Create turf wicket.
- Consider placing a RV dump site.

Maintenance

- Manage the new campground in accordance with the approval under Section 68 of the LGA.
- Re-surface tennis courts.
- Remove remaining non-native trees which are causing problems on the southern side of tennis courts.
- Resurface existing netball courts.
- At the Boxing Shed, amend access door as required, replace rusty guttering, and install whirlybird vents.
- Address drainage issue around main buildings as required.
- Implement a tree audit for essential tree maintenance for safety reasons.
- Manage oval surface with regular mowing and groundcover care.
- Slash and maintain open areas as per schedule.
- No clearing of any native vegetation unless authorised under the Vegetation SEPP.
- Manage Bushfire Hazard in accordance with local Bushfire Management Plan e.g., buffers from Vegetation Categories 1 and 2 bushfire hazard areas.
- Manage growth and surface of the Walking Track.
- Ensure implementation of an effective program to eradicate invasive plant species (e.g. lantana), to enhance native species and habitat values, especially in area categorised as Bushland.
- Treat bare areas on naturally hard setting soils within and adjoining golf fairways (ref photo). (These areas are unsightly and lead to erosion and poor trafficability. Suggest roll out straw bale, over appropriate seed mix with legume and treat incrementally.)
- Ensure appropriate management of sporting surfaces on all vegetated surfaces including mowing



at suitable time intervals (as per Council negotiation with the PSRMC).

- Ensure appropriate slashing/mowing of all grounds in the General Community Use and Park areas (as per Council negotiation with the PSRMC).
- Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the Paterson Sportsground Reserve, where required.
- Ensure regular collection of rubbish and elevate compliance activities against illegal dumping of rubbish.
- Maintain vigilance as to entry and occupation by threatened fauna species, especially koalas.

Administrative/Monitoring

- Prepare a safety audit of the site and repair or replace any areas that may impact on public safety.
- Establish appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees.
- Continue monitoring for issues of compliance and general site amenity.
- Continue to monitor the condition of structures on the Paterson Sportsground Reserve and ensure effective maintenance procedures are in place through tenure conditions and PSRMC maintenance responsibilities.
- Continue to effectively administer the site with the prime users of the Paterson Sportsground Reserve's areas categorised in this PoM as Sportsground and General Community Use.
- Encourage community groups to assist with maintenance of whole of the Paterson Sportsground Reserve, particularly through appropriate signage.
- Amend Council's Local Environment Plan to reflect responsibilities under SEPP (Vegetation in Non-Rural Areas) 2017, and the NSW *Biodiversity Conservation Act 2016*, with particular reference to the tree species *Eucalyptus glaucina* (Slaty Reg Gum), a vulnerable species. Refer to Section 5.4.

Timeframe for approvals

On request for approval Council will:

- where approval by way of Council resolution is required and the proposal is agreed at an officer level, endeavor to have the issue placed before Council within the next two Council meetings.
- where approval is by way of delegated officer, endeavor to have the issue determined within 3 weeks.



Public Works

Where it is proposed to construct or establish a public work³¹ on reserved or dedicated Crown land, (where native title is not extinguished), prior to approval, Council will notify and give an opportunity for comment to any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

Where a proposed update of a Park Master Plan, Capital Works Program, Action Plan, Sports Facilities Asset Management Plan or any other plan is the approving documentation for a public work on Crown land, that approval will not be given unless the requirements of the *Native Title Act 1993* have been addressed including the notification and opportunity to comment noted above.

11.9 Signage

Council uses signs to regulate the activities carried out on Community Land and to provide educational information so as to provide a safe and enjoyable place for passive and active recreational pursuits.

Whilst signs are a crucial source of information, they have a significant impact on the aesthetics of the Paterson Sportsground Reserve. All signs must:

- meet a design standard and be approved by Council.
- be sympathetic to their environment in their design, construction and location.
- be placed in accordance with *State Environmental Planning Policy No 64 – Advertising and Signage* or *State Environmental Planning Policy (Exempt and Complying Development Codes)* 2008.
- be consistent with the Dungog Shire Council's *Development Control Plan*.

Note that for issues of safety signage, Council uses the *Statewide Mutual Best Practice Manual – Signs as Remote Supervision*.

Where a sign requires development consent, Council must approve as owner the lodging of a Development Application prior to assessment by Council in accordance with Schedule 1 Assessment Criteria of SEPP No 64.

Where a sign does not require development consent, Council must approve the sign before erection.

³¹ A public work is defined as:

- (a) any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:
- (i) a building, or other structure (including a memorial), that is a fixture; or
 - (ii) a road, railway or bridge; or
 - (iia) where the expression is used in or for the purposes of Division 2 or 2A of Part 2--a stock-route; or
 - (iii) a well, or bore, for obtaining water; or
 - (iv) any major earthworks; or
- (b) a building that is constructed with the authority of the Crown, other than on a lease.

Major earthworks are defined as:

earthworks (other than in the course of mining) whose construction causes major disturbance to the land, or to the bed or subsoil under waters.



All Council signs erected under Section 632 of the NSW *Local Government Act*, plus reserve name signs and traffic and safety signs, are permissible.

Proposed Signage

Council will ensure the following signage is on the Paterson Sportsground Reserve:

- Descriptive signage in a newly constructed suitable entrance area.
- Directional signage for the purposes of guiding the community to required infrastructure and services.
- Signage for safety purposes including speed limitations and evacuation procedures.



12 FINANCIAL SUSTAINABILITY

12.1 Funding Options

A major challenge in the future management of the Paterson Sportsground Reserve, will be to generate income to address increasing costs associated with critical maintenance and new developments, and ongoing activities.

Income may be sourced from the following:

- **Council's General Revenue Fund (in accordance with annual operational budgets):** Where the Paterson Sportsground Reserve is being used for informal casual use, Council will contribute to the maintenance and development of Infrastructure.
- **Section 94 Contributions specifically collected for community land:** This component occurs from rate payer's contributions for the general use of community land for community well-being.
- **Community contributions by way of community group projects (e.g., Landcare, Rotary, Lions Club):** This occurs through grants either sourced externally, and/or contributed locally by the group (e.g., for the purposes of environmental works, social and intellectual well-being etc).
- **Grant and loan funding from either Commonwealth or State Governments:** The implementation of the management structure will allow Primary users to apply for funds from a number of Government bodies with the concurrence of Council. Council may also apply for these funds. A limited number of funding opportunities exist from government programs.
- **Income from commercial operations:** Where tenures are involved, income will arise as per details in the revenue-split in the corresponding agreement. Less formally, income may result from casual occupation, such as facility use fees, including those associated with camping and motor home visits (see 13.2 below).
- **Encourage voluntary assistance "across borders" to defray costs and supplement annual fees:** Main User groups who have no opportunities to collect entrance fees have an equally important social, educational and sporting function in the Paterson community. It is most important to maintain the interest of these groups, for overall viability of the Paterson Sportsground Reserve, as they pay fees as do all others. These user groups may be well positioned to voluntarily manage the various booths, serveries etc at the events of other user groups on a split-profit basis, in order to defray their own fees and increase viability.

In order to address the outstanding and future maintenance requirements at the Paterson Sportsground Reserve, and permit any required new developments as proposed in this PoM, it is important that all income which is generated from the Paterson Sportsground Reserve be returned to the Paterson Sportsground Reserve, and that this should be clearly demonstrated in the financial statements of the PSRMC. Ensuring appropriate rental and fees for formal use of the site will assist in the maintenance of specialised infrastructure.

12.2 Emerging Opportunities to Increase Income

In order to ensure the Paterson Sportsground Reserve does not run at a financial loss, consideration



of new and emerging opportunities to grow site utilisation and income is required. The two most favourable and obvious business directions are the attraction of new users, and growth in the Camping and Recreational Vehicle use of the Paterson Sportsground Reserve.

Camping and Recreational Vehicles

This is an activity not currently formally approved for the Paterson Sportsground Reserve, and therefore provides an opportunity to take advantage of current growth in that marketplace, without impacting on existing uses. The casual use by visitors of the golf club areas is a unique drawcard, as is overnight visitation in conjunction with sporting events such as cricket, football and golf.

This aspiration for increase patronage is, however, limited by both the infrastructure available to campers and the number of sites that can be achieved within a new approval for primitive camping, (which is estimated to be 45).

For the benefit from increased patronage to be realised, infrastructure will need to be enhanced. This may include:

- Upgrading of amenities as currently proposed (additional powered sites and pads, general purpose amenities block, canteen facilities, general purpose function room etc.,).
- Consideration of the placement of the proposed Camp Kitchen for camping visitors could occur in conjunction with the canteen facilities and function room discussed above.
- Provision of a dump site within the town.

Council may also increase activity at the site for larger groups by having proforma applications available for event organisers to submit single event applications.

Attracting New Visitors and Users

During the consultations required for the development of this plan, all user group representatives acknowledged the issues of emerging costs, maintenance requirements, necessary infrastructure to boost income, and community volunteer contributions and the connection of these issues to ensuring the plan proceeds in a coordinated and efficient manner.

However, it was also strongly stipulated that increased development and patronage needs to be measured and managed so the intrinsic values that the Paterson Sportsground Reserve provides the local and regional community are not compromised. These values exist in the country feel, the aesthetics, which includes aspect and the natural elements immediately obvious when entering, its location and proximity, and its value as a meeting place for health, fitness and wellbeing. Indeed, these are the values that need to be acknowledged at the Paterson Sportsground Reserve, and at the same time promoted in a balanced way to ensure that growth in patronage and income generation is suitable for the site itself, and the people who will continue to enjoy this facility.

The Implementation Plan presented in Section 13, has been compiled using input captured in discussions with current user groups and Council, and in particular, the policies and therefore requirements of Council and the NSW government.



13 IMPLEMENTATION PLAN

Table 4 sets out a number of actions required to implement the identified Management Strategies and Performance Targets within the Paterson Sportsground Reserve. These actions are the means of achieving the objectives of the PoM.

A clear indication of how the completion of the aims will be assessed is also provided in the Table under Performance Evaluation.

Table 4 - Implementation Table

Management Objectives	Management Strategies	Actions (A) Council (B) PSRMC (C) Lessee	Performance Evaluation (how they will be assessed)
SPORTSGROUND			
To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	A. Complete all proposed new works in accordance with required approvals.	<ol style="list-style-type: none"> 1. Establish new entrance gate and signage to the Paterson Sportsground Reserve from Webbers Creek Road. (A) 2. Seal access roadway to the Paterson Sportsground Reserve from Webbers Creek Road. (A) 3. In conjunction with adjoining Pre-School, implement plans to create new car park area to the right of entrance and adjoining Pre School. (A) 4. Build an additional netball court. (A) 5. Provide lighting for additional netball court. (A) 6. Construct storage shed for netballers. (A and B) 7. Improve capacity of Tennis Clubhouse, including functionality of kitchen. (C) 8. Seal access driveway loop, to golf club and tennis courts. (A) 9. Install solar power on the amenities block (B) and at the golf club. (C) 10. Design and install suitable grandstand/seating at the main oval. (A and B) 11. Relocate existing cricket practice nets. (B and C) 12. Create turf wicket (main oval). (B and C) 13. Install scoreboard (main oval). (B) 14. Install concrete areas in front of dressing rooms (main oval) for viewers and teams. (A and B) 15. Upgrade lighting systems to the oval to enable night training and competitions. (A) 16. Create Camp Kitchen near main amenities area adjoining oval, to also function as general-purpose under-cover gathering area for events, and to accommodate new kiosk. Multiple-use -campers, sporting events etc. (A and B) 17. Improve grade on playing surface of the Oval (level and fill to south west). (A and B) 	<ul style="list-style-type: none"> • Increase in usage by local and regional user groups. • Emerging trends and needs in organised sports increase number of user groups. • Increased cash flow/profit attributed to more users. • Feedback from user groups/sporting bodies to PSRMC and Council is positive. • Works program met within budget, timely. • Improved parking opportunities during peak usage events.



Management Objectives	Management Strategies	Actions (A) Council (B) PSRMC (C) Lessee	Performance Evaluation (how they will be assessed)
		18. Create opportunity to install RV Dump Site within or near to the Paterson Sportsground Reserve. (A)	
	B. Continue to manage and maintain existing assets with approvals as required, to appropriate standards.	<ol style="list-style-type: none"> 1. Re-surface tennis courts. (B and C) 2. Remove remaining non-native trees which are causing problems on the southern side of tennis courts. (C) 3. Resurface existing netball courts. (B and C) 4. At the Boxing Shed, amend access door as required, replace rusty guttering, and install whirlybird vents. (B and C) 5. Design and install drainage work to intercept subsurface water onto 4th Fairway, golf course. (B and C) 6. Address drainage issue around main buildings as required. (B) 7. Continue to effectively administer seasonal park occupation with the prime users of the Paterson Sportsground Reserve's <i>Sportsground</i> areas. (B) 8. Prepare a safety audit of the site and repair or replace any facilities/areas that may impact on public safety. (A) 	<ul style="list-style-type: none"> • All assets are managed in accordance with prescribed Council standards, community expectations and legislative requirements. • Sportsground categorised area orderly, neat, well maintained. • Efficient and timely issuing of consents as required. • Increased involvement of users/community in maintenance and management. • Maintenance program met within budget, timely.
	C. Manage the land for improved and appropriate outcomes.	<ol style="list-style-type: none"> 1. Implement a tree audit for essential tree maintenance for safety reasons. (A) 2. Manage oval surface with regular mowing and groundcover care. (B) 3. No clearing of any native vegetation unless authorised under the Vegetation SEPP. (B and C) 4. Manage Bushfire Hazard in accordance with local Bushfire Management Plan e.g. buffers from Vegetation Categories 1 and 2 bushfire hazard areas. (A) 5. Ensure implementation of an effective program to eradicate invasive plant species (e.g. lantana), to enhance native species and habitat values. (A and B) 6. Treat bare areas on naturally hard setting soils within and adjoining golf fairways (notable on Figure 27. These areas are unsightly and lead to erosion and poor trafficability. Suggest roll out straw bale, over appropriate seed mix with legume and treat incrementally.) (C) 7. Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the Paterson Sportsground Reserve, where required. (A and B) 8. Ensure regular collection of rubbish. (A) 9. Ensure appropriate management of sporting surfaces on all vegetated surfaces including mowing at suitable time intervals specified as three times per annum (subject to negotiation). (B) 10. Erect signage in accordance with Schedule 1 SEPP 64 and approved by Council. (A and B) 11. Maintain vigilance as to entry and occupation by threatened fauna species, especially 	<ul style="list-style-type: none"> • Improved environmental management outcomes: - no clearing of native species outside of consent or codes of practice; no chemical spills/misuses; weeds well maintained; improved surface cover management on fairways. • Bushfire management strategies implemented in accordance with Bushfire Management Plan, and hazard reduction areas maintained. • Playing surfaces well maintained in accordance with use agreements and responsibilities, orderly, clean. • Efficient signage, no confusion.



Management Objectives	Management Strategies	Actions (A) Council (B) PSRMC (C) Lessee	Performance Evaluation (how they will be assessed)
		koalas. (A and B)	
	D. Monitoring and Compliance	<ol style="list-style-type: none"> 1. Continue to monitor the condition of structures on the Paterson Sportsground Reserve area and ensure effective maintenance procedures are in place through tenure conditions and Section 355 (PSRMC) committee maintenance responsibilities. (A and B) 2. Prepare a safety audit of the site and repair or replace any areas that may impact on public safety. (A) 3. Continue to effectively administer Council's seasonal reserve occupation policy with users. (A) 4. Council officers to continue monitoring for issues of compliance and general site amenity. (A) 5. Maintain compliance activities against illegal dumping of rubbish. (A) 6. Establish appropriate tenure and hiring arrangements for existing and new hirers, at recommended/appropriate rent and hire fees. (A and B) 7. Ensure that the requirements of any tenure or hire agreement are met. (A and B) 	<ul style="list-style-type: none"> • Audit processes for safety and asset condition reporting developed and working well. • Tenures are well managed resulting in no complaints and showing desired cash flow. • No confusion or inefficiencies regarding use and occupation exist. • No illegal use and abuse of facilities.
	E. Capitalise on good relationships with sporting bodies/user groups and stimulate others towards greater use of the Sportsground area	<ol style="list-style-type: none"> 1. Encourage a positive relationship with the PSRMC and users through the establishment of clear expectations and communications. (A and B) 2. Where necessary, develop guidelines to clarify and strengthen the requirement for users to maintain orderly and tidy surrounds at all times. (A) 3. Attract new activities and sports by promoting the facility through Council papers and media. (B) 4. Implement proposed management structure and communications strategy. (A) 5. Encourage community groups to assist with maintenance, particularly through appropriate signage. (A and B) 	<ul style="list-style-type: none"> • PSRMC is working effectively with good communication across all users and clarity on implementation of PoM. • Use guidelines developed and in use successfully. • New users in place. • Community, particularly the aged and disabled, enjoying unfettered access for casual use of all facilities.
To ensure that such activities are managed having regard to any adverse impact on nearby residences.	F. Build and maintain good rapport with neighbourhood.	<ol style="list-style-type: none"> 1. Collate and assess all complaints from neighbours concerning traffic, noise from events, crowd behavior etc. and respond accordingly. (A and B) 2. Council to communicate with residential areas immediately close by, on a need-basis, especially regarding major events. (A and B) 	<ul style="list-style-type: none"> • Numbers of positive responses and nil complaints from sporting bodies, and residents.



Management Objectives	Management Strategies	Actions (A) Council (B) PSRMC (C) Lessee	Performance Evaluation (how they will be assessed)
GENERAL COMMUNITY USE			
<p>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> <ul style="list-style-type: none"> in relation to public recreation and the physical, cultural and intellectual welfare or development of individual members of the public, and 	A. Complete all proposed new works in accordance with required approvals.	<ol style="list-style-type: none"> Seek authorisation for designated campground area and implement required additional infrastructure. (A) Construct new amenities block for passive, active users and campers. (A) Implement required infrastructure to ensure designated campground functions effectively and is attractive to paying customers. (A) Create opportunity to install RV Dump Site within or near to the Paterson Sportsground Reserve. (A) 	<ul style="list-style-type: none"> All new works are completed in accordance with works plans. General Community Use area has attracted new commercial users. Increased cash flow/profit attributed to more users. Feedback from user groups and individual passive and paying users to PSRMC and Council is positive. Compliance for RV/Caravan use has been achieved. Community enjoying unfettered access for casual use of all facilities, particularly the aged and disabled. Grounds are kept tidy and orderly. All feedback from the Reserve users to PSRMC and Council is positive.
	B. Continue to manage and maintain existing assets with approvals as required to appropriate standards.	<ol style="list-style-type: none"> Implement a tree audit for essential tree maintenance for safety reasons. (A) Manage Bushfire Hazard in accordance with local Bushfire Management Plan e.g. buffers from Vegetation Category 1 and 2 bushfire hazard areas. (A) Ensure regular collection of rubbish and elevate compliance activities against illegal dumping of rubbish. (A) Continue monitoring for issues of compliance and general site amenity. (A and B) Encourage community groups to assist with maintenance of assets in the Community Use area, particularly through appropriate signage. (A and B) Prepare a safety audit of the site and repair or replace any areas that may impact on public safety. (A) Manage the Camping area in accordance with the approval under Section 68 of the NSW Local Government Act. (B) 	<ul style="list-style-type: none"> Assets are managed in accordance with prescribed Council standards and community expectations. General Community Use area orderly, neat, well maintained. Appropriate heritage management outcomes. Efficient and timely issuing of consents as required.



Management Objectives	Management Strategies	Actions (A) Council (B) PSRMC (C) Lessee	Performance Evaluation (how they will be assessed)
	C. Manage the land for improved and appropriate outcomes.	<ol style="list-style-type: none"> 1. Ensure appropriate management of vegetated surfaces of the Community Use area including mowing at suitable time intervals. (B) 2. Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the General Community Use area, where required. (B) 3. Erect signage in accordance with Schedule 1 SEPP 64 and approved by Council. (A and B) 4. No clearing of any native vegetation unless authorised under the Vegetation SEPP. (B) 5. Continue monitoring for issues of compliance and general site amenity. (A) 6. Encourage community groups to assist with maintenance of the Community Use area, particularly through appropriate signage. (A and B) 	<ul style="list-style-type: none"> • Improved environmental management outcomes. • Grounds well maintained in accordance with use agreements and responsibilities, orderly, clean. • Efficient signage, no confusion. • Positive feedback from users' groups and individuals.
	D. Monitoring and Compliance.	<ol style="list-style-type: none"> 1. Continue to monitor the condition of structures on the General Community Use area and ensure effective maintenance procedures are in place through tenure conditions and Section 355 committee (PSRMC) maintenance responsibilities. (A and B) 2. Council officers to continue monitoring for issues of compliance and general site amenity. (A) 3. Implement a safety audit of the General Community Use area and repair or replace any areas that may impact on public safety. (A) 4. Continue to effectively administer Council's seasonal park occupation policy with the prime users of the General Community Use area. (A) 5. Ensure that the requirements of any occupation agreement are met. (A and B) 6. Regular inspections by Council officers. (A) 	<ul style="list-style-type: none"> • Audit processes for safety and asset condition reporting developed and working well. • Tenures and/or occupation agreements are well managed resulting in no complaints and showing desired cash flow. • No confusion or inefficiencies regarding use and occupation exist. • No illegal use and abuse of facilities.
<ul style="list-style-type: none"> • in relation to purposes for which a lease, licence or other estate may be granted in respect of the land. 	E. Build relationships with existing and new users (especially RV users and industry groups) in order to draw more people to the General Community Use area, to maximise business and cash flow.	<ol style="list-style-type: none"> 1. Establish appropriate tenure arrangements for existing and new users, at recommended/appropriate rent and hire fees. (A and B) 2. Develop and implement an accountable and effective process for fee collection (campers). (B) 3. Encourage a positive relationship with the PSRMC and Users through the establishment of clear expectations, and communications. (A and B) 4. Encourage Users, Hirers and other organisations to actively participate in the maintenance of the facilities they use, as per agreement. (B) 5. Where necessary, develop guidelines to clarify and strengthen the requirement for user groups to maintain orderly and tidy surrounds at all times. (A) 	<ul style="list-style-type: none"> • User groups are content with tenuring and fee arrangements and plan are working well with all, including improved clarity and communication. • Relationships established with Camping and Caravan user groups and others. • Fee collection process is working well with accountability. • Campers accessing facility grows significantly. • Good cooperation regarding maintenance responsibilities.



Management Objectives	Management Strategies	Actions (A) Council (B) PSRMC (C) Lessee	Performance Evaluation (how they will be assessed)
PARK			
To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and	A. Ensure the management of the Park category land allows for ready access by people and visual connectivity to open space.	<ol style="list-style-type: none"> 1. No clearing of any native vegetation unless authorised under the Vegetation SEPP. (B) 2. Manage Bushfire Hazard in accordance with local Bushfire Management Plan e.g. buffers for Vegetation Categories 1 and 2 bushfire hazard areas. (A) 3. Ensure appropriate slashing/mowing of all grounds in the General Community Use area (three times per year, subject to negotiation). (A and B) 4. Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers where required. (B) 5. Ensure regular collection of rubbish. (A) 6. Erect signage in accordance with Schedule 1 SEPP 64 and approved by Council. (A&B) 7. Ensure implementation of an effective program to manage invasive plant species (e.g. lantana), to enhance native species and habitat values, especially in area categorised as Bushland. (B) 8. Manage growth and surface of the Walking Track. (B) 9. Maintain vigilance as to entry and occupation by threatened fauna species, especially koalas. (B) 	<ul style="list-style-type: none"> • Park area managed in accordance with stipulated legislative requirements. • Facilities, grounds and surrounds well maintained in accordance with prescribed standard. • Park users comment favorably, no negative reports. • Rubbish removed. • Park is well used by a range of user groups, including schools. • Council staff monitor implementation of plans regularly.
To provide for passive recreational activities or pastimes and for the casual playing of games, and	B. Ensure the management of the Park category land allows for ready access by people and visual connectivity to open space.	<ol style="list-style-type: none"> 1. No clearing of any native vegetation unless authorised under the Vegetation SEPP. (B) 2. Manage Bushfire Hazard in accordance with local Bushfire Management Plan e.g. buffers for Vegetation Categories 1 and 2 bushfire hazard areas. (A) 3. Ensure appropriate slashing/mowing (three times per year, subject to negotiation). (A and B) 4. Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the Sportsground area, where required. (B) 5. Ensure regular collection of rubbish. (A) 6. Erect signage in accordance with Schedule 1 SEPP 64 and approved by Council. (A and B) 7. Ensure implementation of an effective program to manage invasive plant species (e.g. lantana), to enhance native species and habitat values, especially in area categorised as Bushland. (B) 8. Manage growth and surface of the Walking Track. (B) 9. Maintain vigilance as to entry and occupation by threatened fauna species, especially koalas. (B) 	<ul style="list-style-type: none"> • Park area managed in accordance with stipulated legislative requirements. • Facilities, grounds and surrounds well maintained in accordance with prescribed standard. • Park users comment favorably, no negative reports. • Rubbish removed. • Park is well used by a range of user groups, including schools. Council staff monitor implementation of plans regularly.



Management Objectives	Management Strategies	Actions (A) Council (B) PSRMC (C) Lessee	Performance Evaluation (how they will be assessed)
To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.	C. Ensure the management of the Park category land maintains and improves access and use by people.	<ol style="list-style-type: none">1. No clearing of any native vegetation unless authorised under the Vegetation SEPP. (B)2. Manage Bushfire Hazard in accordance with local Bushfire Management Plan e.g. buffers for Vegetation Categories 1 and 2 bushfire hazard areas. (A)3. Ensure appropriate slashing/mowing of all (three times per year, subject to negotiation). (A)4. Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers across the Sportsground area, where required. (B)5. Ensure regular collection of rubbish. (A)6. Erect signage in accordance with Schedule 1 SEPP 64 and approved by Council. (A and B)7. Ensure implementation of an effective program to manage invasive plant species (e.g. lantana), to enhance native species and habitat values, especially in area categorised as Bushland. (B)8. Manage growth and surface of the Walking Track. (B)9. Maintain vigilance as to entry and occupation by threatened fauna species, especially koalas. (B)	<ul style="list-style-type: none">• Park area managed in accordance with stipulated legislative requirements• Facilities, grounds and surrounds well maintained in accordance with prescribed standard.• Park users comment favorably, no negative reports.• Rubbish removed.• Park is well used by a range of user groups, including schools.• Council staff monitor implementation of plans regularly.



Management Objectives	Management Strategies	Actions (A) Council (B) PSRMC (C) Lessee	Performance Evaluation (how they will be assessed)
NATURAL AREA - BUSHLAND³²			
To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and	A. Retain and enhance all native vegetation within the Bushland area by: controlling invasive weeds; managing bushfire hazards; avoiding unnecessary clearing of native plants; maintaining the native vegetation by managing any interventions which would otherwise lead to its degradation.	<ol style="list-style-type: none"> 1. Ensure implementation of an effective program to manage invasive plant species (e.g. lantana), to enhance native species and habitat values, especially in area categorised as Bushland. (B) 2. No clearing of any native vegetation unless authorised under the Vegetation SEPP. (B) 3. Manage Bushfire Hazard in accordance with local Bushfire Management Plan e.g. buffers from Vegetation Category 1 and 2 bushfire hazard areas. (A) 4. Ensure the efficient and conservative use of water, pesticides, and herbicides where required. (B) 5. Ensure regular collection of rubbish. (A and B) 6. Maintain vigilance as to entry and occupation by threatened fauna species, especially koalas. (B) 7. Implement a tree audit for essential tree maintenance for safety reasons. (A) 8. Continue monitoring for issues of compliance and general site amenity. (A) 	<ul style="list-style-type: none"> • Biodiversity values and natural habitat maintained and/or showing positive responses to on-ground actions. • Weed control, re-establishment of bushland maintained and/or showing positive responses to on-ground action. • Bushfire fuel levels are adequately managed. • A balanced mix of woody and non woody native vegetation exists which optimizes ecological values. • Dangerous trees appropriately managed.
To restore degraded bushland, and	B. Improve all native vegetation within the Bushland area by: controlling invasive weeds; managing bushfire hazards; avoiding unnecessary clearing of native plants; maintaining the native vegetation by managing any interventions which would otherwise lead to its degradation.	<ol style="list-style-type: none"> 1. Ensure implementation of an effective program to manage invasive plant species (e.g. lantana), to enhance native species and habitat values, especially in area categorised as Bushland. (B) 2. No clearing of any native vegetation unless authorised under the Vegetation SEPP. (B) 3. Manage Bushfire Hazard in accordance with local Bushfire Management Plan e.g. buffers from Vegetation Category 1 and 2 bushfire hazard areas. (A) 4. Ensure the efficient and conservative use of water, pesticides, and herbicides where required. (B) 5. Ensure regular collection of rubbish. (A and B) 6. Maintain vigilance as to entry and occupation by threatened fauna species, especially koalas. (B) 	<ul style="list-style-type: none"> • Biodiversity values and natural habitat maintained and/or showing positive responses to on-ground actions. • Weed control, re-establishment of bushland maintained and/or showing positive responses to on-ground action. • Bushfire fuel levels are adequately managed. • A balanced mix of woody and non woody native vegetation exists which optimises ecological values.

³² Note only 3 of 7 Objectives for Bushland as per S. 36J of the LGA, are relevant to this POM.



Management Objectives	Management Strategies	Actions (A) Council (B) PSRMC (C) Lessee	Performance Evaluation (how they will be assessed)
To protect bushland as a natural stabiliser of the soil surface	C. Protect all native vegetation within the Bushland area by: controlling invasive weeds; managing bushfire hazards; avoiding unnecessary clearing of native plants; maintaining the native vegetation by managing any interventions which would otherwise lead to its degradation.	<ol style="list-style-type: none">1. Ensure implementation of an effective program to manage invasive plant species (e.g. lantana), to enhance native species and habitat values. (B)2. No clearing of any native vegetation unless authorised under the Vegetation SEPP. (B)3. Manage Bushfire Hazard in accordance with local Bushfire Management Plan e.g. buffers from Vegetation Category 1 and 2 bushfire hazard areas. (A)4. Maintain vigilance as to entry and occupation by threatened fauna species, especially koalas. (B)	<ul style="list-style-type: none">• Biodiversity values and natural habitat maintained and/or showing positive responses to on-ground actions.• Weed control, re-establishment of bushland maintained and/or showing positive responses to on-ground action.• Bushfire fuel levels are adequately managed.• Stabilisation of soil surface (especially vegetative cover) shows positive responses to on-ground actions.• A balanced mix of woody and non woody native vegetation exists which optimises ecological values.

14 CONSULTATION DURING THE PREPARATION OF THIS PLAN

Community consultation is an important source of information necessary to provide an effective Plan of Management for Community Land and is a requirement under Section 38 of the LGA. As such, Dungog Shire Council is committed to the principles and activities within the participating community which guide Council's decision-making processes. Such participation creates the opportunity for interested parties to become actively involved in the development of a plan which reflects the needs, opinions and priorities of people using the Paterson Sportsground Reserve.

Prior to formal commencement of this Plan of Management, discussions with all user groups were conducted in the village of Paterson and views on a range of issues were captured in a standard Strengths-Weaknesses-Opportunities-Threats (SWOT) format. Users were also asked to compile prioritised needs and aspirations for the Paterson Sportsground Reserve.

The outcomes of the SWOT analysis appear in Appendix 3.

Many discussions were conducted between the authors of this PoM and Council officers during its compilation. Council will undertake further consultation as required, in accordance with its communication policy, as required under the LGA.

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16 APPENDICES

1. Core Objectives for Categories of Community Land
2. Major State Environmental Planning Policies which apply to Paterson Sportsground Reserve
3. Paterson Sportsground Reserve , User Group Consultations

Appendix 1

CORE OBJECTIVES FOR CATEGORIES OF COMMUNITY LAND (*Local Government Act 1993*):

36E Core objectives for management of community land categorised as a natural area

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

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and
- (c) to provide for the restoration and regeneration of the land, and
- (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Biodiversity Conservation Act 2016* or the *Fisheries Management Act 1994*.

36F 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.

36G Core objectives for management of community land categorised as a park

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

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

36H Core objectives for management of community land categorised as an area of cultural significance

- (1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
- (2) Those conservation methods may include any or all of the following methods:
 - (a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance.
 - (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components

- without the introduction of new material.
- (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state.
- (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact).
- (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.

(3) A reference in Subsection (2) to land includes a reference to any buildings erected on the land.

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).

36J Core objectives for management of community land categorised as bushland

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

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
- (d) to restore degraded bushland, and
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- (g) to protect bushland as a natural stabiliser of the soil surface.

36K Core objectives for management of community land categorised as wetland

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

- (a) to protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and



- (b) to restore and regenerate degraded wetlands, and
- (c) to facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.

36L Core objectives for management of community land categorised as an escarpment

The core objectives for management of community land categorised as an escarpment are:

- (a) to protect any important geological, geomorphological or scenic features of the escarpment, and
- (b) to facilitate safe community use and enjoyment of the escarpment.

36M Core objectives for management of community land categorised as a watercourse

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

- (a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and
- (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- (c) to restore degraded watercourses, and
- (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

36N Core objectives for management of community land categorised as foreshore

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

- (a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and
- (b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.

Appendix 2

MAJOR STATE ENVIRONMENTAL PLANNING POLICIES WHICH APPLY TO THE PATERSON SPORTSGROUND RESERVE

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 provides that certain types of works do not require development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A).

Clause 20 of SEPP (Infrastructure) provides that a range of works are “exempt development” when carried out for or on behalf of a public authority (including Dungog Shire Council). These works are itemised in Schedule 1 of the SEPP and include paths and ramps for disabled access, fencing, firefighting emergency equipment, small decks, prefabricated sheds of up to 30m² in area, retaining walls up to 2m in height, landscaping including paving and access tracks, minor external and internal alterations to buildings, open car parks (size is not specified) and demolition of buildings covering an area of up to 100m².

Clause 65 of the SEPP (Infrastructure) provides that Development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a plan of management adopted for the land in accordance with the *NSW Local Government Act 1993*. Further, any of the following development may 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) development for any of the following purposes:
 - (i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,
 - (ii) recreation areas and recreation facilities (outdoor), but not including grandstands,
 - (iii) visitor information centres, information boards and other information facilities,
 - (iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,
 - (v) landscaping, including landscape structures or features (such as art work) and irrigation systems,
 - (vi) amenities for people using the reserve, including toilets and change rooms,
 - (vii) food preparation and related facilities for people using the reserve,
 - (viii) maintenance depots,
 - (ix) portable lifeguard towers,
- (b) environmental management works,
- (c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (SEPP Exempt) provides that certain types of works do not require development consent under Part 4 of the EP&A Act. The General Exempt Development Code is set out in Division 1 of the SEPP, providing the limitations and conditions of the exemptions. They include:

- Access Ramps
- Advertising and signage
- Aerials, antennae and communication dishes
- Air-conditioning units
- Animal shelters
- Aviaries
- Awnings, blinds and canopies
- Balconies, decks, patios, pergolas, terraces and verandahs
- Barbecues and other outdoor cooking structures
- Bollards
- Charity bins and recycling bins
- Earthworks, retaining walls and structural support
- Fences
- Flagpoles
- Footpaths, pathways and paving
- Fowl and poultry houses
- Garbage bin storage enclosure
- Hot water systems
- Landscaping Structures
- Minor building alterations
- Mobile food and drink outlets
- Playground equipment
- Screen enclosures
- Sculptures and artworks
- Temporary uses and structures
- Waste storage containers

Section 1-16 of Division 2 of the SEPP provides the General Requirements for exempt development.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* (Vegetation SEPP) is one of a suite of Land Management and Biodiversity Conservation (LMBC) reforms that commenced in New South Wales on 25 August 2017. The Vegetation SEPP (the SEPP) works together with the *Biodiversity Conservation Act 2016* and the *Local Land Services Amendment Act 2016* to create a framework for the regulation of clearing of native vegetation in NSW.

The SEPP will ensure the biodiversity offset scheme (established under the Land Management and Biodiversity reforms) will apply to all clearing of native vegetation that exceeds the offset thresholds in urban areas and environmental conservation zones that does not require development consent.

State Environmental Planning Policy (Koala Habitat Protection) 2021

State Environmental Planning Policy (Koala Habitat Protection) 2021 aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline. The Dungog council's determination of development application are required to be consistent with the approved koala plan of management that applies to the land.



State Environmental Planning Policy No 64—Advertising and Signage

State Environmental Planning Policy No. 64 Advertising and Signage aims:

- to ensure that signage (including advertising):
 - (i) is compatible with the desired amenity and visual character of an area, and
 - (ii) provides effective communication in suitable locations, and
 - (iii) is of high-quality design and finish,
- to regulate signage (but not content) under Part 4 of the Act, and
- to provide time-limited consents for the display of certain advertisements, and
- to regulate the display of advertisements in transport corridors, and
- to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.

Appendix 3

PATERSON SPORTSGROUND RESERVE – USER GROUP CONSULTATIONS – “SWOT” ANALYSIS (15 August 2019)

Vision for Dungog Local Government Area

A vibrant, united community with a sustainable economy. An area where rural character, family and lifestyle are preserved.

Vision for Paterson Sportsground Reserve

Paterson Sportsground Reserve will continue to provide a balance of opportunities for structured and unstructured recreation and contribute to community life in the Paterson planning district by fulfilling the recreational, social and environmental need of the population.

Strengths

- Community – Health and Education
- Price – Cheap – Relationship with Council
- Social engagement
- Cohesive group – Committee User Groups
- Good reputation – facilities
- Location / Aesthetics
- History – Strong Community Ownership
- Provides sports opportunities for the Community – ‘in kind work’ by Community
- Wide range of ages
- Passive and active recreation
- Income for Community

Opportunities

- Lighting upgrades
- Public Toilets – extra – near existing
- Dump point
- Camping
- Car Park – Preschool / Sportsground
- Upgraded entry - widened / entry statement / to amenities then Golf Course

Weaknesses

- No camping – Security issues – Money created
- Maintenance
- Time for Approvals from Council
- Cricket Oval not flat – Drainage
- Drainage generally – in front of Golf Clubhouse – old transportation area - gates into tennis courts
- Need survey, currently elevated
- Poor lighting

Threats

- Red tape
- White ants in Tennis Clubhouse
- Fee structure –unaffordable - makes User Groups unviable
- Commercialisation – too much
- Junior interest in facility – Tennis – all
- Vulnerable vegetation



Group Aspirations

Football Club

1. Function Room for everyone to use - building second level
2. Lighting
3. Better Canteen facilities / too small
4. Improve concrete areas in front of Dressing Shed
5. Grandstand
6. Scoreboard

Boxing Club

1. Building maintenance
2. Door security (currently getting quotes to address this issue)
3. Roof vents or whirlybirds
4. Replace rusted guttering

Cricket Club

1. Levelling of ground
2. Practice net upgrade / relocate near javelin
3. Turf wicket
4. Lighting
5. Finish amenities block viewing
6. Road upgrade

Golf Club

1. More drainage works
2. Road maintenance
3. Solar power
4. Toilet block

Netball Club

1. Additional Courts
2. Resurface of existing courts
3. Cover existing court/s – to be able to train in wet weather
4. Seating
5. Storage shed
6. Lighting for additional courts
7. Drainage around courts
8. Trees - branches, twigs and leaves dropping on courts

Tennis Club

1. Larger more effective Club House
2. Replace courts surface / already second-hand surface / fix base
3. Remove trees on the southern side, roots causing issues
4. Road surface
5. Drainage
6. Toilets
7. Camping

Paterson Sportsground Reserve Management Committee

1. Camping
2. Tar roads
3. Solar power
4. Tree maintenance / age of trees / tree audit
5. Drainage