



Richmond
Valley
Council



Queen Elizabeth Park Plan of Management (2022)

Prepared by Projects & Business
Development Directorate

January 2022

Contents

Glossary of Terms.....	3
Key Information.....	5
Introduction	6
European history of Queen Elizabeth Park	8
Purpose of the plan of management.....	11
Process of preparing this plan of management.....	11
Change and review of plan of management	13
Community consultation	13
Land description.....	14
Basis of management	15
Categorisation of the land.....	15
Guidelines for management of community land	15
Core objectives of community land	16
Restrictions on management of Crown land	17
Council's strategic objectives and priorities	18
Existing use	19
General Features	19
Landform and Views.....	20
Current use of the land	20
Land Improvements.....	22
Current leases and licences	22
Development and use	23
Master Plan Intent	25
Key Issues.....	27
Permissible use /future use	34
Action Plan	36
Express authorisation of leases and licences and other estates	42
Appendices	44
Appendix A1 – Maps	44
Appendix A2 – Plan of Management Legislative Framework	53
Appendix A3 – Aboriginal interests in Crown land	61
Appendix A4 – List of Existing Assets.....	62
Appendix A5 – Site Master Plan	65

GLOSSARY OF TERMS

CLM Act	<i>Crown Land Management Act 2016</i>
Community Land	Land that is set aside for community use, such as neighbourhood parks and sportsgrounds.
Crown Land	Land reserves that are set aside on behalf of the community for a wide range of public purposes. This land is owned by The State of New South Wales (known as Crown).
Crown Land Manager (CLM)	A Crown land manager (CLM) is responsible for the care, control and management of appointed Crown reserves on behalf of the people of NSW.
Land Category	Community land as defined by the <i>Local Government Act 1993</i> , has additional categorisations which includes natural area, sportsground, park, area of cultural significance, and general community use. Natural Areas are further categorised into bushland, wetlands, escarpment, watercourse and foreshore.
Land Classification	There are two classifications for public land as defined in the <i>Local Government Act 1993</i> . These are “community” or “operational”.
LG Act	<i>Local Government Act 1993</i>
LG Regulation	<i>Local Government (General) Regulation 2021</i>
LGA	Local Government Area
Operational Land	Land that serves a commercial or operational function (e.g. offices, works depot, car park, sewage pump station, etc), or land that is being retained for commercial or strategic reasons.
PoM	Plan of Management
RVC	Richmond Valley Council
Richmond Valley Made 2030 Community Strategic Plan	The Community Strategic Plan (CSP) sits at the top of Council’s planning framework and influences all the activities for the future of the local area. This plan identifies the community’s main priorities and aspirations for the future and has established broad strategies for achieving these goals.

	https://richmondvalley.nsw.gov.au/wp-content/uploads/2018/09/Richmond-Valley-Made-2030-Community-Strategic-Plan-Adopted-by-Council-on-27-June-2017.3.pdf
Richmond Valley Council Resourcing Strategy 2015-2025	<p>The Resourcing Strategy focuses on the resources (time, money, assets and people) to achieve the goals of the CSP. The Resourcing Strategy consists of the Long Term Financial Plan, Organisational Development Plan, and Asset Management Plan.</p> <p> https://richmondvalley.nsw.gov.au/wp-content/uploads/2018/09/220198_Resourcing_Strategy_2015-2025.pdf </p>

KEY INFORMATION

This Plan of Management (PoM) has been prepared by Richmond Valley Council to provide direction as to the use and management of 'Queen Elizabeth Park' classified as 'Community Land' in accordance with Section 3.23 of the *Crown Land Management Act 2016* (CLM Act) and Section 36 of the *Local Government Act 1993* (LG Act).

The PoM outlines the current condition and use, the way the land will be used into the future and provides the framework for Council to follow in relation to the express authorisation of leases and licence on the land.

Crown Reserve	Dedication 540053 for Public Recreation
Land Owner	Crown and Richmond Valley Council.
Crown Land Manager	Richmond Valley Council.
Applicable Land	Crown – Lots 1 & 5 Section 61 DP 758236, Lot 7300 DP 1130217, Part Lot 74 DP 755627 Richmond Valley Council – Lot 17 & 18 DP 755627
Land Area	34 ha
Existing Land Category (Council Land)	Sportsground
Directed Land Category (Crown Land)	Park / Sportsground
Proposed Land Category (Council Land)	Sportsground
Date of Adoption	17 May 2022



Richmond Valley Council recognises the people of the Bundjalung Nations as Custodians and Traditional Owners of this land and we value and appreciate the continuing cultural connection to lands, their living culture and their unique role in the life of this region in the past, present and future.

INTRODUCTION

Richmond Valley Council is responsible for a range of Crown and Council owned land that extends across its local government area. Under the LG Act, Council owned land is managed as either "Community" or "Operational" land, with a range of Categories being applied to Community land which guides its ongoing management. All Community land is required to be captured within a Plan of Management (PoM), which provides the details of how the land will be managed.

These same management directions and principles now also apply to Crown reserves that are managed by Council as the appointed (Council) Crown Land Manager under the CLM Act. These Crown lands will also have a reservation or dedication "purpose/s" that also give direction to how this land is to be used.

Figure 1 as shown below identifies the relationship of legislative requirements upon Council for the management of community land incorporated into a PoM.

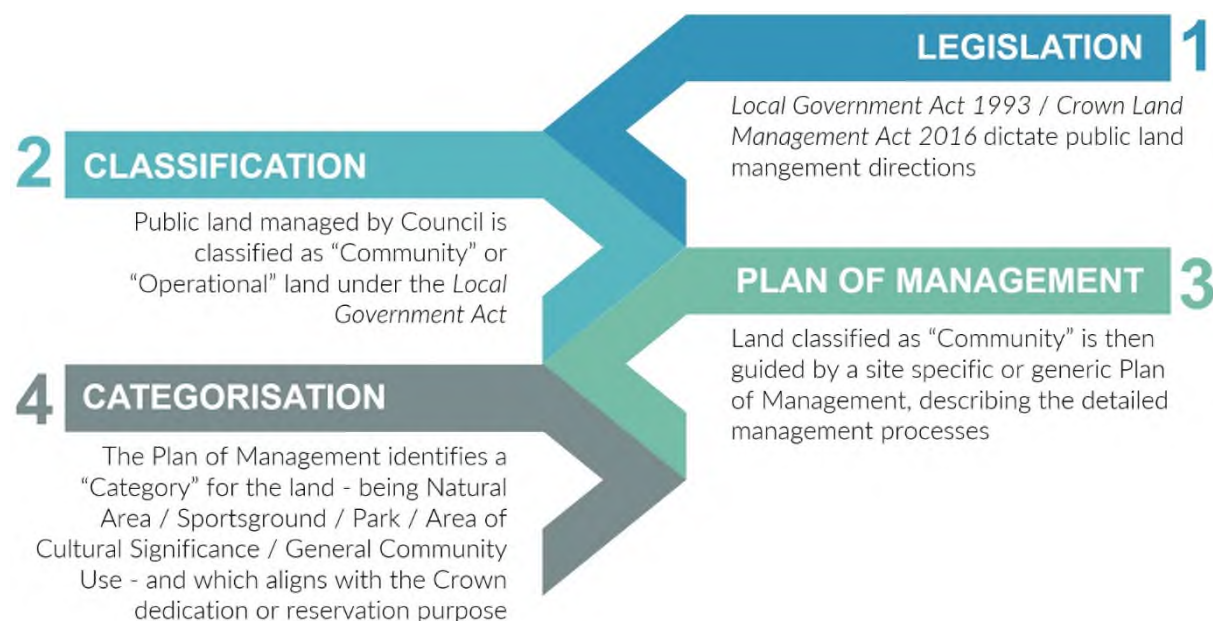


Figure 1: Generalised legislative relationship to PoM requirements.

This PoM identifies how Queen Elizabeth Park, comprising of dedicated Crown Reserve D540053 and areas of council owned land, will be managed into the future. It applies the principles of the LG Act, identifying the land as if it were "Community" land and providing an appropriate Category that meets community needs whilst respecting and integrating the reservation or dedication purposes.

Queen Elizabeth Park is a significant sporting and community facility that is centrally located in the regional town of Casino within the Richmond Valley Council Local Government Area (LGA).

The Richmond Valley Council LGA extends from the coastline at Evans Head to the foothills of the Great Dividing Range to the west interspersed with State forests, national parks and nature reserves. The largest town is Casino centrally located between a series of other regional towns including Lismore, Ballina and Grafton (Figure 2). Richmond Valley Council LGA area includes smaller surrounding communities including Broadwater, Coraki, Evans Head, New Italy, Woodburn and Rappville with an estimated Resident Population (ERP) in 2019 was 23,465 (*source: id Community/Richmond Valley Council*). Richmond Valley is accessible by rail, coach, and road from a variety of cities and centres. Airports are located at Ballina, Coolangatta and Brisbane.

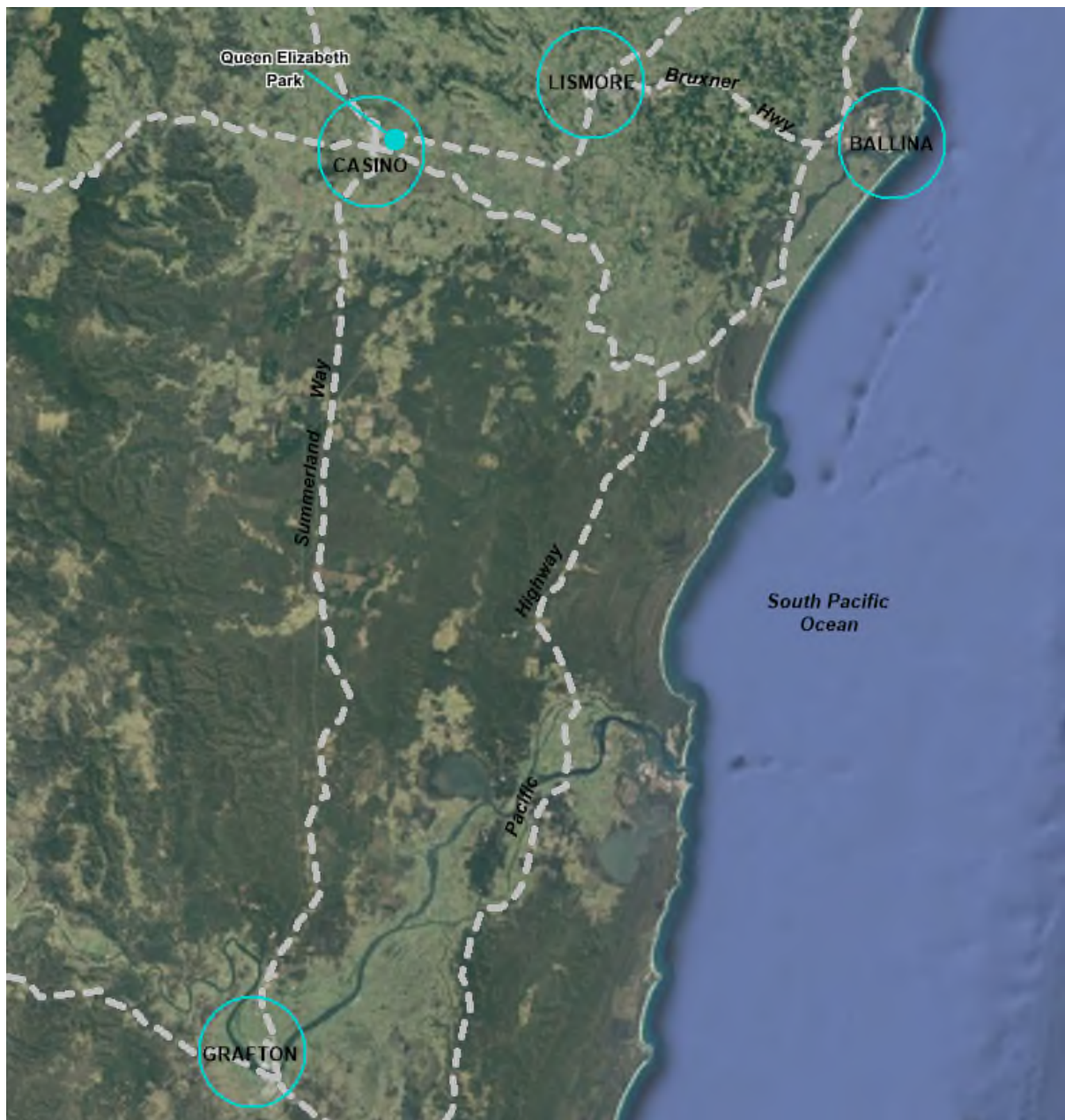


Figure 2: Site Location – Regional Context

Casino is a thriving rural township surrounding the banks of the Richmond River and relies heavily on primary industries including cattle and timber. It is central to many amazing World Heritage listed national parks collectively known as the ‘Gondwana Rainforests of Australia’ and is home to the people of the Bundjalung nation. Summerland Way, links Casino to South East Queensland in the North and Grafton in the South, being an alternative route to the Pacific Highway.

Queen Elizabeth Park is located on the southern embankment of the Richmond River immediately adjoining the Casino town centre which is approximately 500m to the central business district by foot or around 2km by car. The site is ideally located to service the Casino community and whilst being well integrated to the town, also has a degree of separation enabling future development to have minimal impacts on neighbouring areas.

The context of the site and its relationship to Casino and surrounding areas is shown in **Figure 2 & 3**.



Figure 3: Site location - Context of site to Casino

European history of Queen Elizabeth Park

The land known as Portion 74 Parish of South Casino County of Richmond adjoining the Richmond River was dedicated for public recreation gazetted 18 January 1884. This land was vested to '*The Council of the Municipality of Casino*' in trust for the use of the site for Public Recreation (Vol 717 Fol 101).

This land became known as 'Carrington Park' and became the site to host a range of sporting, choir and concerts, amusements events, celebrations and community group gatherings. A footbridge was constructed over the river from Barker Street to Carrington Park with the structure being 92 feet long and suspenders bolted in the rock bed of the river constructed in 1888. This footbridge supported the connection of the site to the township over the Richmond River. Around 1929 the community raised funds for the construction of a suspended footbridge to replace this structure.

The erection of permanent weather sheds, and permanent seatings was constructed on the site in 1888. Gates, booths and pavilions improvements were completed by a community committee whom managed annual sports on the site.

Casino Council being trustee of Carrington Park appointed by-laws for the management of Carrington Park via gazette on 17 August 1901 in accordance of the provisions of the Public Parks Act 1884. The by-laws included protection of trees and vegetation, gates, seats, buildings, removal of firewood, pollution, camping, rubbish disposal etc, and the ability for enforcement via Council ranger or police action.

The site was installed with electric lighting in 1932 with a plaque and sun dial inscribed with the queen candidates' names whom made this possible celebrated by cycling and pedestrian events at the park.



Figure 4 – Portion 74 Parish of South Casino County of Richmond– Public Recreation

Portion 17 & 18 Parish of South Casino, County of Richmond adjoining Portion 74 to the east is owned by Richmond Valley Council. This land was privately owned before being vested in 'The Council of the Municipality of Casino' on 5 July 1954 being an important extension to the park area.

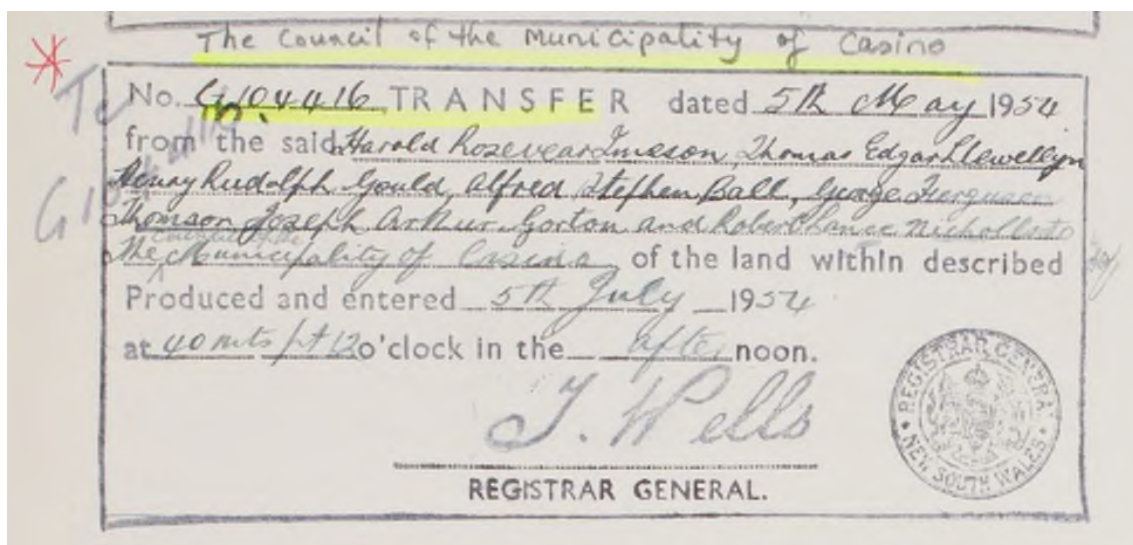


Figure 5: Showing land transfer of Portion 17 & 18 to the Council of Municipality of Casino, 5 July 1954 (Vol 4378 Fol 198).

The Council of the Municipality of Casino undertook the necessary steps to rename 'Carrington Park' to 'Queen Elizabeth Park' in 1954. The name change was in acknowledgement and recognition of the Queens visit to Casino. This name provides the link with the throne and the first Queen of Australia and this park will be the location known to the community especially the children whom have memories of greeting the Queen (*Northern Star Lismore* 25 March 1954).

The flagpole on the site that commemorates the visit of Queen Elizabeth II in 1954 has been heritage listed as part of the Richmond Valley Council Local Environmental Plan 2012.

CASINO PARK RENAMED

CASINO, Tuesday. — Carrington Park, the site of Casino's welcome to Queen Elizabeth and the Duke of Edinburgh last February, will in future be known as Queen Elizabeth Park.

The municipal council was advised tonight by the Premier's Department that the Queen had been pleased to give permission to the change of name.

MUNICIPALITY OF CASINO.—QUEEN ELIZABETH PARK.—Notice is hereby given that the name of the park within the Municipality of Casino, formerly known as Carrington Park, has been altered to Queen Elizabeth Park. AUSTIN R. SAMUT, Town Clerk, 30th November, 1954. 3643—10s.

Figure 6 – Park formally named 'Queen Elizabeth Park', Gazetted 30 November 1954.

Lot 7300 DP1130217 being originally public road was closed by Minister for Lands 26 June 1981 and added to the Public Recreation Reserve D540053 Queen Elizabeth Park via Gazette 12 March 1982.

Lots 1 & 5 Section 61 was added to the Public Recreation Reserve D540053 Queen Elizabeth Park via Gazette 12 March 1982 at the same time as the closed road area.

Richmond Valley Council was formed by the amalgamation of Casino Council and Richmond River Shire Council in 2000 and the crown land management and part ownership of the park transferred to the new Council.

The site continues to play an important role for many groups that utilise the Park, primarily for organised sporting activities, but also informally by community groups and visitors to the area.

The site is now home to a range of sporting and community activities and groups, creating an important hub with close connections to the Casino town centre, and which has great potential to grow into the future.

In recent years council has been working with user groups and other stakeholders of the site to develop a comprehensive Master Plan. This Master Plan was completed and endorsed by Council in 2020 following public exhibition. This Master Plan envisages the site as having the opportunity to grow its existing uses and to expand its reach to become a regional centre for a range of sporting and other inter-related activities.

The Master Plan outlines future development outcomes including the:

- relocation of senior rugby league to the eastern side of the site, with a substantial upgrade to the facilities in this location to meet the long-term needs of rugby league and associated summer uses (e.g. oztag)
- provision of a new cricket facility, aimed at meeting regional scale competition levels with a view of attracting regional and state level competition to the site
- continuation of the operation of the greyhound track, whilst removing the conflicts that currently exists between the dual use of the site by both greyhound, senior rugby league and oztag.
- provision of other improvements to enable the ongoing growth of other sports and community activities at the site, including archery, Queen Elizabeth parkrun, athletics, community garden and other visitor use.

In undertaking the proposed works, Council will seek to effectively establish the facility as a key community asset where a combination of sporting and recreational pursuits will sit alongside community-based activities, as well as occasional events that highlight the strengths of the Richmond Valley area. These directions are consistent with core

operational documents of Council which seek to capture tourism, events and economic development opportunities alongside increased employment and social opportunities.

Purpose of the plan of management

The *Local Government Act 1993* (LG Act) requires a PoM to be prepared for all public land that is classified as 'Community land' under that Act.

The *Crown Land Management Act 2016* (the CLM Act) authorises local councils (council managers) appointed to manage dedicated or reserved Crown land to manage that land as if it were public land under the *Local Government Act 1993* (LG Act). Therefore, all Crown land reserves managed by council are also required to have a PoM under the LG Act.

The purpose of this PoM is to:

- ensure compliance with the *Local Government Act 1993* and the *Crown Land Management Act 2016*.
- contribute to the council's broader strategic goals and vision as set out in Richmond Valley Made 2030 Community Strategic Plan.
- provide clarity in the future development, use and management of the community land.
- ensure consistent management that supports a unified approach to meeting the varied needs of the community.

Further information about the legislative context of Crown Reserve PoMs can be found in **Appendix A2** of this document.

Process of preparing this plan of management

The CLM Act, which came into effect in 2018 requiring councils to produce a PoM for Crown Land under its management. Council has a responsibility to manage crown land with the same legal framework as the LG Act.

Council received direction on 15 January 2020 from Department of Planning, Industry and Environment – Crown Lands as delegate of the Minister for Water, Property and Housing the initial categorisation of Queen Elizabeth Park. The direction categorised the reserve as 'Sportsground' and 'Park' in accordance with sections 3.23(5) of *Crown Land Management Act* so as not to cause, or be likely to cause, material harm to the land.

Section 3.23(7)(c) of the *Crown Land Management Act* states that if the PoM does not add, change or alter the initial assigned categories that were made - as is the case in the circumstances of this PoM - a public hearing is not required.

Further information can be found in **Appendix A1** for maps showing categorisation.

Figure 7 illustrates the process undertaken by the council in preparing this PoM.

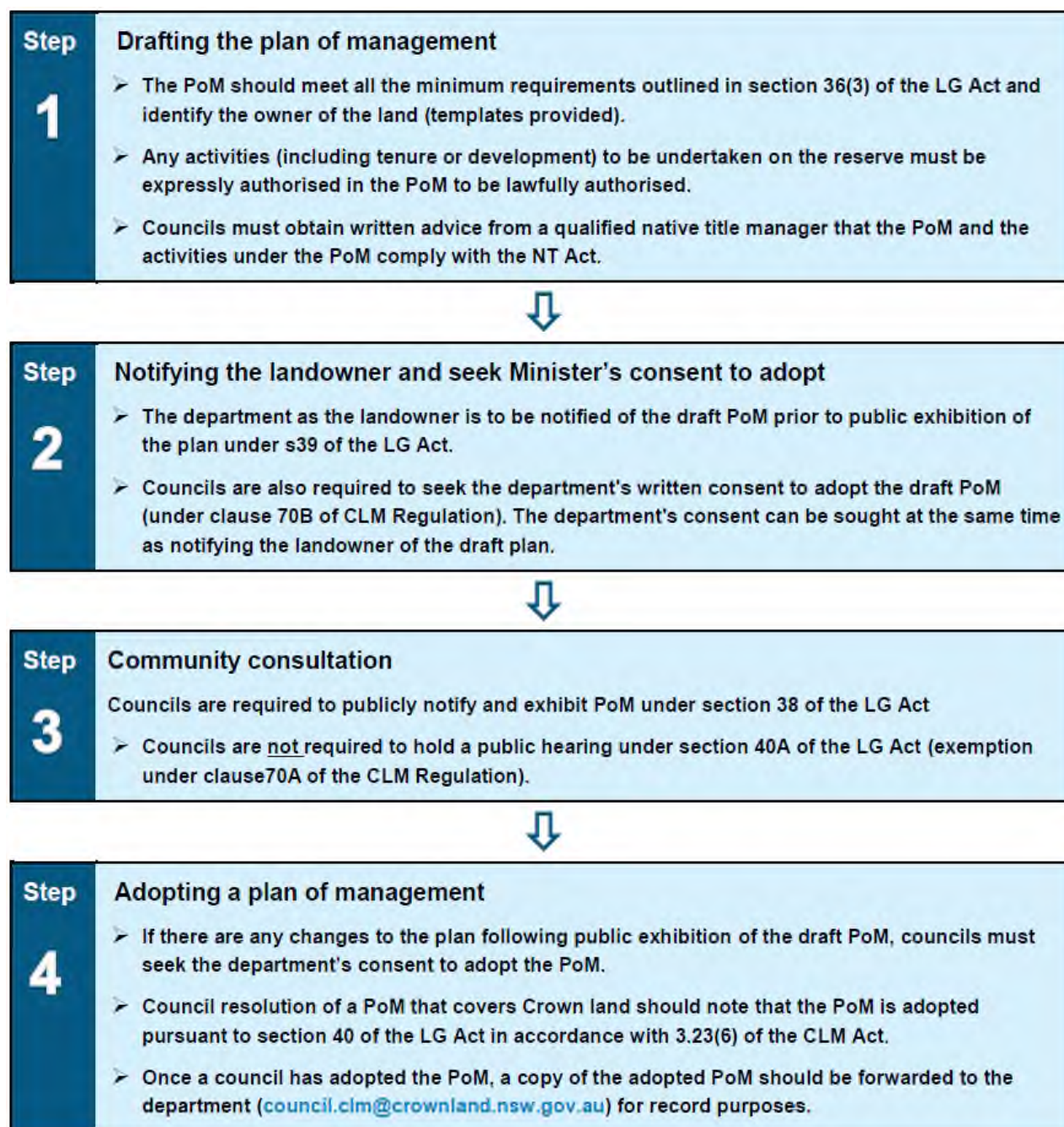


Figure 7: process for preparing a PoM for council managed Crown Reserves.

Change and review of plan of management

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in council priorities. Council has determined that it will review the PoM within 10 years of its adoption. However, the performance of this PoM will be reviewed to ensure that the Reserve is being managed in accordance with the PoM, is well maintained and provides a safe environment for public enjoyment.

Community consultation

Richmond Valley Council believes in open and accountable governance. We are passionate about the future of the region; harmonising the needs of the community, stakeholders and policy directions from State and Commonwealth governments is key to achieving balanced decision making.

Richmond Valley Council will apply the following principles for community engagement and communications.

- Partnership and respect - We seek to partner with our community and key stakeholders and will engage respectfully at all times.
- Accessibility - We will provide access to information that is both easily obtained and understood.
- Right to be informed - Our stakeholders have a right to be informed about Richmond Valley Council decisions that affect them.
- Proportionate - We will involve the community to participate in decisions in a way which is proportionate to the significance or impact of an activity on them.
- Transparency - Richmond Valley Council will make decisions in an open and transparent way and provide stakeholders with reasons for decisions, including how views have been taken into account.

The development of a master plan for the site involved extensive consultation with site user groups, as well as public exhibition for the development of the subsequent document. It highlights that the existing Queen Elizabeth Park site meets the basic needs of many of its users, and its potential for the modification of use areas to better meet the needs of groups whilst developing the area as a high-quality mixed-use sporting and community hub. The adopted masterplan and public consultation provided the framework for the development of the PoM.

This PoM was placed on public exhibition from 7 February 2022 to 21 March 2022, in accordance with the requirements of section 38 of the Local Government Act 1993. No public submissions were received.

In accordance with section 39 of the LG Act, prior to being placed on public exhibition, the draft PoM was referred to the Department of Planning, Industry and Environment – Crown Lands, as representative of the state of NSW, which is the owner of the Reserve. Council has included in the plan any provisions that have been required by the Department of Planning, Industry and Environment – Crown Lands.

LAND DESCRIPTION

This PoM covers Queen Elizabeth Park which consists of:

- Land owned by the Crown and managed by Richmond Valley Council as Crown Land Manager under the *Crown Land Management Act 2016* and
- Land owned by Richmond Valley Council managed under the *Local Government Act 1993*.

The site itself has a predominant frontage to Hartley Street, extending around 600m from east to west. To the east is open rural land and to the south is suburban settlement. A small portion of Lot 74 DP 755627 is part of another Crown Reserve (being Reserve 93378 that is not managed by council) as shown in **Appendix A1**.

A relatively small area is encumbered by a 5m wide easement for services over part of Lot 17 DP 755627 as shown in **Appendix A1**.

Additional information showing the reserves and the categorisation maps can be found in **Appendix A1**.

Table 1: information about reserve and land covered by this PoM.

Ownership	Crown Land
Reserve Number	D540053
Reserve purpose	Public Recreation
Land parcel/s	Lots 1 & 5 Section 61 DP 758236, Lot 7300 DP 1130217, Part Lot 74 DP 755627
Area (Ha)	18.45 ha (approximate area only)
LEP zoning	RE1 – Public Recreation C2 – Environmental Conservation R1 – General Residential
Assigned category/categories	Park and Sportsground
Ownership	Richmond Valley Council
Land parcel/s	Lots 17 & 18 DP 755627
Area (Ha)	15.57 ha (approximate area only)
LEP zoning	RE1 – Public Recreation C2 – Environmental Conservation
Assigned category/categories	Sportsground

This PoM is specific to the land mentioned in Table 1. Contact Council or refer to Council's website for information about other public land not listed.

BASIS OF MANAGEMENT

Richmond Valley Council intends to manage its community land to meet:

- assigned categorisation of community land.
- the LG Act guidelines and core objectives for community land.
- restrictions on management of crown community land.
- the council's strategic objectives and priorities.
- development and use of the land outlined in Section 6 of the LG Act.

Categorisation of the land

All community land is required to be categorised as one or more of the following categories. Where the land is owned by the Crown, the category assigned should align with the purpose for which the land is dedicated or reserved.

The LG Act defines five categories of community land:

- **Park** – for areas primarily used for passive recreation.
- **Sportsground** – for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.
- **General community use** – for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.
- **Cultural significance** – for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- **Natural area** – for all areas that play an important role in the area's ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.

The categorisation of Queen Elizabeth Park is '**Park**' and '**Sportsground**' (see maps of areas in **Appendix A1**).

A PoM covering Lots 17, 18, and 74 DP 755627 was adopted by Casino Council in May 1996 categorising the community land as Sportsground. It was understood at the time of this PoM that Lot 74 was vested in Council's ownership (Lot 74 is vested in trust to Council, being Crown Land owned and managed by Council).

Lots 1 & 5 Section 61 DP 758236, Lot 7300 DP 1130217 of the reserve is being categorised for the first time.

Guidelines for management of community land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land. Council may then apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the *Local Government (General) Regulation 2021* (LG Regulation). The core objectives for each category are set out in the LG Act. The guidelines and core objectives for the Park and Sportsground are set out in the relevant category sections of this PoM.

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Richmond Valley Council area.

The intrinsic value of community land is also recognised, as is the important role this land plays in biodiversity conservation and ecosystem function.

Richmond Valley Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate. Within buildings, swimming pools, and recreational and sporting facilities in particular, Richmond Valley Council intends to permit and encourage a broad range of appropriate activities.

Core objectives of community land

Local Government Community Land Categories

Queen Elizabeth Park contains two categories of community land which have different management objectives under the LG Act. (see maps of areas in **Appendix A1**).

The south western section of the reserve is categorised as park. Park land is defined in clause 104 of the LG (General) Regulation as land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.

The core objectives for **Parks**, as outlined in Section 36G of the LG Act, are to:

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

The large sporting ovals, community gardens, and archery facilities adjoining the Richmond River is categorised as sportsground. This includes land under ownership of Richmond Valley Council and Crown Land.

Sportsgrounds are defined in clause 103 of the LG (General) Regulation as land used primarily for active recreation involving organised sports or playing outdoor games.

The core objectives for **Sportsgrounds**, as outlined in Section 36F of the LG Act, are to:

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

Richmond Valley Local Environmental Plan 2012 (LEP)

The *Richmond Valley Local Environmental Plan 2012* (LEP) is a statutory instrument prepared in accordance with the *Environmental Planning and Assessment Act 1979* to set out development objectives and consent requirements. The LEP provides statutory regulations for the type of development that would be permitted with consent and identifies prohibited development for each separate zone. This provides an additional layer of land use control.

Queen Elizabeth Park has been zoned RE1 – Public Recreation, C2 – Environmental Conservation, and R1 – General Residential. Land Zoning maps for each area are shown in **Appendix A1**.

The subject site is predominantly zoned as RE1 - Public Recreation. The objectives of the **RE1 – Public Recreation** zoning 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.

The activities and development outlined within this PoM are permissible with consent under the LEP and include such things as:

Animal boarding or training establishments; Building identification signs; Business identification signs; Community facilities; Emergency services facilities; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Water reticulation systems; Water storage facilities.

A further area of land along the edge of the Richmond River is zoned C2 - Environmental Conservation. The objectives of the **C2 – Environmental Conservation** zoning are:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

A small area of the subject site, being Lot 1 Section 61 DP758236, is zoned R1 - General Residential. This area adjoins the residential development to the immediate south-east of the subject site. Whilst not integral to the recreational purposes of the site, the land is unlikely to have development potential.

The objectives of the **R1 – General Residential** zoning are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that housing densities are generally concentrated in locations accessible to public transport, employment, services and facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

Other key site-specific controls associated with the site under LEP, as well as associated natural hazard constraints can be viewed via **Appendix A1** which include:

- Bushfire planning - Impacting on the area associated with riparian vegetation along the Richmond River
- Flood planning - Impacting on the majority of the site through low hazard impacts that increase as the elevation of the site drops down to the Richmond River
- Terrestrial Biodiversity - Generally impacting on the area associated with riparian vegetation along the Richmond River
- Riparian Lands and Watercourses - Impacting on the area associated with riparian vegetation along the embankment of, as well as including, the Richmond River
- Heritage - Including the Queen Elizabeth Park Flag Pole (Queen Elizabeth II's 1954 visit) within the site (Lot 74 DP755627 - Item I44) and the adjoining footbridge over the Richmond River to the west (Item I59) - both of which are identified as having 'local' level significance.

Restrictions on management of Crown land

Council is the Crown Land Manager of the Crown reserves described in this PoM in accordance with the legislation and conditions imposed by the minister administering the *Crown Land Management Act 2016*. The use of the land described in this PoM must:

- be consistent with the purpose for which the land was dedicated or reserved.
- consider native title rights and interests and be consistent with the provisions of the *Commonwealth Native Title Act 1993*.

- consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists.
- consider and not be in conflict with any interests and rights granted under the *Crown Land Management Act 2016*.
- consider any interests held on title.

At the time of preparing this PoM, no Native Title claims are known to exist over the site.

At the time of preparing this PoM, there are three incomplete Aboriginal Land claims over part of Queen Elizabeth Park. Council has considered the claims in development of this PoM.

- Lot 7300 DP 1130217 – Claim 29499 on 30/08/2010 – Status Incomplete.
- Lot 5 Sec 61 DP 758236 – Claim 29460 on 30/08/2010 – Status Incomplete.
- Lot 1 Sec 61 DP 758236 – Claim 29428 on 30/08/2010 – Status Incomplete.

Council's strategic objectives and priorities

Richmond Valley Council's operating mandate is highlighted through a Community Strategic Plan - Richmond Valley Made 2030. It outlines Council's high level priorities and feeds into the associated Delivery Program and Operational Plans which guide the day to day activities of Council's staff. The Vision and Mission statements from the Richmond Valley Made document are highlighted below, alongside the community priorities and objectives which provide further context to the relationship of the Queen Elizabeth Park site.

Richmond Valley Made 2030 identifies the sporting and recreational facilities as elements of its Connecting People and Places priority. This priority includes the Fresh & Vibrant Community objective to provide and maintain key amenities and open spaces which service the needs of the Richmond Valley's diverse community. Master planning for the site was also identified as a key need and has since been completed and adopted in 2020.

VISION STATEMENT

A collaborative community working together to advance a resilient and robust economy which reflects a strong sense of community, successful businesses and a healthy environment.

MISSION STATEMENT

To protect and improve the quality of life for our community, and for future generations.

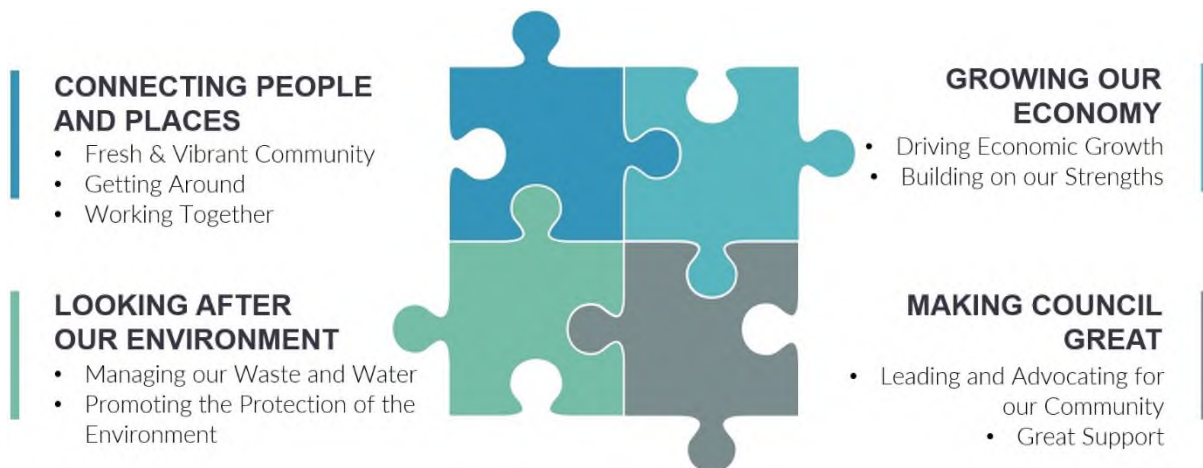


Figure 8: Community Priorities and Objectives

EXISTING USE

Council is responsible for a broad range of public land, including land owned by Council and Crown Land under its management control. Council manages this public land through in-house delivery teams that undertake general maintenance and improvements over time.

Council operates an asset management framework to meet legislative and regulatory requirements. Council operates through an integrated planning and reporting framework which plan for funding priorities and service levels in consultation with the community while preserving local identity and ensuring a more sustainable future.

Council's Resourcing Strategy incorporates Asset Management Plans and defines the day to day activities that drive strategic goals. This focuses on priorities, funding, built assets, including building, structures and public land. The current and future assets at Queen Elizabeth Park are subject to this management regime.

General Features

The site is located on the southern embankment of the Richmond River, around 500m from the Casino central business district by foot, or around two (2) kilometres by road. The facility has a main frontage that adjoins Hartley Street along its southern boundary.

The physical improvements / buildings within the site are generally aligned to the more elevated parts, being the central and southern areas. Along the Richmond River embankment are areas of vegetation comprising riparian setbacks that are within lower lying areas of the site and subject to greater impacts from occasional flood events. These vegetated areas represent around 5 hectares or just under 15% of the site area (which totals 34.15 hectares).

In the more elevated areas are the sports fields, greyhound facilities and associated access and parking areas. These are generally more open, with occasional trees providing some shade alongside occasional shelters and viewing areas. These formal team sporting areas comprise around 21 hectares or more than 60% of the site.

The remaining areas are generally open grassed areas, but also includes an area of community garden and an area associated with archery sports - located in the south-western portion of the site. Several larger trees existing within these areas, with some more recent revegetation works occurring in the north-eastern part of the site. Road and access pathways also existing throughout these areas, with public access available throughout the site with the exception of the greyhound facilities and the community garden.

Landform and Views

The site is generally flat in the area of the sports fields, before gently or moderately sloping down to the Richmond River to the west and north. Elevations above 20m AHD are apparent in the elevated areas.

The site is relatively open and low scale in nature, as highlighted by the images in Figure , albeit with some two storey buildings associated with the Greyhound Racing Club and smaller buildings associated with other organisations. Views from the site to external areas are relatively limited due to only small changes in elevation. Tree cover and riparian vegetation around the western and norther boundaries enclose the otherwise open site lines in these directions. Views to residential areas in the south and open fields to the east are also apparent.

The site analysis plans in **Appendix A5** provide further information on the contours of the site and the general site attributes.



Road access to lower western area of site



View across junior football fields

Figure 9: Views within site

Current use of the land

Queen Elizabeth Park is currently used and managed in accordance with relevant policies and procedures of Council and the Crown. Permissibility of uses are guided by the public purposes of the Crown reserve (being 'public recreation'), the *Richmond Valley Local Environmental Plan 2012*, and the needs of the broader community. The use and management of the site has also been historically documented through Council's:

- PoM - Various Sporting Fields/Playing Areas – 1998.
- PoM - Queen Elizabeth Park Nos 3 and 4, Riverview Park, Colley Park and Jubilee Park – 1999.
- Maintenance and Development of Sporting Facilities - Strategy Plan – 1999.

At the time of adoption of the PoM, the site is used by a number of different organisations for a range of typically localised activities and events. The community use of the facility has grown where Council has allocated identifiable field numbers for each field as shown in Figure 10. The users and their typical area of use include:

- QE 1:
 - Casino Greyhound Racing Club
 - Casino Oztag
 - Casino RSM Rugby League Football Club
- QE 2:
 - Casino District Cricket Association
 - Casino RSM Junior Cricket Club

- QE 3
 - Casino Little Athletics
 - Casino District Cricket Association
 - Casino RSM Junior Cricket Club
 - Casino RSM Junior Rugby League Football Club
- QE 4
 - Casino District Cricket Association
 - Casino RSM Junior Cricket Club
 - Casino RSM Junior Rugby League Football Club
- QE 5
 - Casino RSM Junior Rugby League Football Club
- QE 6 and QE 7 (also known locally as 'John McDonald Oval')
 - Casino District Cricket Association
 - Casino RSM Junior Cricket Club
- Outer
 - Casino Eagle Archers
 - Casino Community Garden
 - Telecommunication Tower



Figure 10: Typical site use areas

Land Improvements

The site contains a number of substantial buildings and other improvements including:

- Grand entrance gate, heritage listed flag pole,
- a greyhound track and associated facilities for televised greyhound racing,
- a number of sporting fields and associated supporting amenities building structures,
- a community garden,
- Telecommunications tower,
- Cricket and velodrome track and associated amenities,
- an archery range area and associated facilities,
- Sewerage pumps stations and associated public works facilities and
- various support facilities including amenities, spectator seating and park user facilities (e.g. tables, seating, and pathways).

The existing buildings and other facilities have been developed over time and are in varying stages of their useful lives and comments on their general condition are provided in **Appendix A4**.

Current leases and licences

At the time of the adoption of the PoM, the site is used by the following organisations included in Table 2 below.

Table 2: Existing Lease and Licence Holders (as at January 2022)

Type	Licensee	Term	Dates
Lease	NSW Government Telecommunication Authority	5 Years	01.04.2019 – 31.03.2024
		5 Years	01.04.2024 – 31.03.2029
		5 Years	01.04.2029 – 31.03.2034
		5 Years	01.04.2034 – 31.03.2039
Licence	Casino Greyhound Racing Club Ltd	25 years	01.07.2001 – 30.06.2026
Short term licence	Casino RSM Rugby League Football Club	1 year	01.01.2022 – 31.12.2022
Short term licence	Casino AFL Lions Club	1 year	01.01.2022 – 31.12.2022
Short term licence	Casino Eagle Archers	1 year	01.07.2021 – 30.06.2022
Short term licence	Casino Community Garden – Momentum Collective	1 year	01.07.2021 – 30.06.2022
Short term licence	Parkrun	1 year	01.07.2021 – 30.06.2022
Short term licence	Casino Oztag	1 year	01.07.2021 – 30.06.2022

Type	Licensee	Term	Dates
Seasonal facility user agreement	Casino District Cricket Association	1 year	01.07.2021 – 30.06.2022
Seasonal facility user agreement	Casino District Junior Cricket Association	1 year	01.07.2021 – 30.06.2022
Seasonal facility user agreement	Casino RSM Junior Rugby League Football Club	1 year	01.01.2022 – 31.12.2022
Seasonal facility user agreement	Casino Little Athletics	1 year	01.01.2022 – 31.12.2022

(see **Appendix A1** for more information on the areas leased and short term licences).

DEVELOPMENT AND USE

The Queen Elizabeth Park site is particularly valuable to the community with the core values of the facility highlighted below.

<p>Sporting Values</p> 	<p>Queen Elizabeth Park is a highly valued sporting facility within the Richmond Valley. Its size means that it is able to host major as well as local sports competitions on a regular basis. It facilitates the delivery of a range of sporting activities, from greyhound racing to athletics, archery, rugby league and cricket. These clubs and associated activities provide a key health and social focus for many residents and visitors.</p>
<p>Social and Economic Values</p> 	<p>With Queen Elizabeth Park being a hub for a range of sporting and community groups, it has become an important part of the social identity of the Richmond Valley community. The site is able to host a range of events for these groups and the broader community, generating direct employment and attracting visitors that provide economic stimulus throughout the area.</p>
<p>Natural and Historic Values</p> 	<p>Queen Elizabeth Park provides a buffer between the Richmond River and urban areas to the south. This presents opportunities to retain a natural outlook and retain riparian habitats. The site is also home to a heritage listed flag pole, commemorating the Queen Elizabeth's 1954 visit. This long-term presence and use of the site is valued by many in the community.</p>

The use of community land is subject to the regulatory provisions of the *Environmental Planning and Assessment Act 1979* and any relevant environmental planning instruments and planning policies that may apply to the land.

Any land use or development on community land must be permissible on the land as development permitted with or without consent, complying development or exempt development.

The land identified as **park** is authorised for the use of the land associated with the operations landscaping, gardens, supporting passive or active recreation, social, educational or cultural pursuits that do not intrude on the peaceful enjoyment of others. Improvements associated with the existing infrastructure and facilities are authorised subject to relevant legislation regarding development and consent requirements.

The land identified as **park** authorises the use of the lands for:

- passive or active recreation,
- community access and education,
- Community gardens,
- biodiversity conservation and protection of the natural environment,
- restoration and rehabilitation.

The land identified as **sportsground** is authorised for the use of the land associated with sporting recreational pursuits in the community.

The land identified as **sportsground** authorises the use of the lands:

- organised and informal sporting activities recreation or games,
- activities are managed having regard to any adverse impact on nearby residences.

In the future, there is potential for the use of the site, including the scale and intensity of use, to increase over time. The future use and development has been identified by the site master plan included at **Appendix 5**. These include:

Retention of all current uses, generally in the same or similar locations to existing with the exception of the relocation of the existing rugby league field within the greyhound to the eastern portion of the site; and expansion of facilities to better reflect the regional scale of potential use of the site for some sporting activities including:

- provision of a new formalised central parking area in the eastern portion of the site,
- new clubhouse facilities to accommodate both junior and senior rugby league teams,
- new clubhouse facilities to accommodate an expanded cricket presence,
- new clubhouse facilities to accommodate an expanded athletics presence,
- new facilities to accommodate an increase in use of the site for Queen Elizabeth Parkrun and archery activities.

Objectives for the future development of the site based on these values, and consistent with the site master plan, include:

- i. To ensure that existing user needs are carefully considered alongside opportunities to establish clear pathways for development of new facilities.
- ii. To enhance the identity of the site through the use of a more consistent set of building materials, vegetation and colours - and in doing so, to create a more recognisable “brand” for the facility consistent with the broader “Richmond Valley Made” branding being promoted by Council.

- iii. To increase the attractiveness and useability of the site through higher quality facilities, presence of simple attributes such as shade trees, amenities and access arrangements, and rationalised site precincts that establish clear and safe operational practices for the various events and activities that occur at the site.
- iv. To elevate the level of the facility to being regionally significant in terms of its infrastructure provision, activities undertaken and attraction of future events.
- v. To recognise key constraints and opportunities to the development and use of the site, such as flood prone areas and locations of potential environmental sensitivity.
- vi. To ensure new facilities encourage an increase in participation through design that allows multiple groups to use individual facilities, enables female participation and which meets higher level competition requirements of relevant sporting associations.

These objectives apply to the site, over and above those core objectives that apply to land categorised as park and sportsground.

Other development may also be required from time to time that is not directly identified by the master plan. Such development should be integrated with the master plan so as to not impact on its future implementation. In particular, this PoM does not prevent the implementation of infrastructure under the following:

State Environmental Planning Policy (Infrastructure) 2007 provides for certain infrastructure developments to be exempt development, complying development or development that is permitted with consent. Division 12 of the SEPP applies to parks and other public reserves and includes a wide range of infrastructure developments for sport and recreation activities.

Division 1 of Part 2 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides for a range of activities to be exempt including:

- temporary event signs,
- community notice and public information signs,
- tents, marquees or booths for community events,
- stage or platforms for community events.

For the avoidance of doubt, these activities remain possible under this PoM over and above those specifically identified by the site master plan.

Master Plan Intent

In terms of the extent and type of infrastructure proposed, and how this would be used, there are four main areas that have been identified by the site master plan as follows:

- organised / team sports area,
- greyhound racing area,
- the “outer” area,
- streetscape and environmental areas.

The extent of development and use of each of these areas is summarised below.

Organised / team sports area

The existing organised / team sports area includes a range of sporting team activities, some of which overlap between summer and winter use. This area is consolidated within the south-eastern portion of the site and over time specific needs of each sporting entity is likely to become more pronounced. This is particularly the case for the key change of co-locating both senior and junior rugby league. Key infrastructure and use areas within this area will include:

Rugby league area including:

- two main fields within fenced perimeter,
- two additional fields to the south (co-use with cricket),
- associated club rooms and viewing facilities,
- field lighting,
- sports field irrigation.

Cricket areas including:

- new clubhouse to replace existing facilities reaching end of life,
- opportunity to locate the facility for the two main fields (no. 2 and no. 7),
- new practice nets adjoining proposed club facility.

Athletics including opportunity for more permanent facilities through careful site planning.

Central parking area to accommodate co-use of the site, including for major events would be envisaged, alongside the relocation of the existing cricket practice nets and one-way loop access arrangements utilising Grays Lane.

Greyhound racing area

The greyhound racing area would be retained generally as existing, with a view to establishing a further long-term lease arrangement over the site at the conclusion of the current lease arrangement. Whilst the senior rugby league would be re-located under these plans, there may still be potential for other sporting use within the greyhound track infield - potentially including junior cricket.

With the relocation of the southern grandstand to the rugby league area, there may also be opportunities to improve parking and access arrangements within the existing allocated site area.

The “outer” area

The “outer” area comprises of a number of complementary, typically low scale uses that can be undertaken in dedicated areas or throughout the park to increase the overall use by, and value to, the local community. Uses within this area would include:

Archery - utilising the existing area with additional upgrades to facilities and potentially longer-term indoor facility.

Community gardens - generally being retained as existing, though with potential for expansion and security upgrades, including consideration of parkrun requirements.

Queen Elizabeth Parkrun - establishing a more formalised start / finish area, including basic storage needs and shelter.

Town access - incorporating a more formal access arrangement to the footbridge across the Richmond River and in doing so, providing increased access to the general open space areas. This supports the inter-connection of the area categorised as park with the more passive recreation areas within the sportsground areas.

Public open space - including potential for the upgrade of the area to provide a more attractive picnic setting.

Streetscape and environmental areas

The streetscape and environmental areas of the Queen Elizabeth Park site extend along the Hartley Street frontage (southern boundary), Grays Lane to the east of the site, and the riparian bushland areas adjoining the Richmond River.

The streetscape areas would be improved to keep pace with the growth and investment into the site, with clear site entry areas, tree planting and signage to meet user / visitor needs being priorities along Hartley Street. Improvements to Grays Lane would enable it to be

directly accessed for overflow parking and a one-way access / egress arrangement, making it a more integral part of the broader site arrangements.

Riparian areas would be treated as required for revegetation and enhancement, as well as weed control. These areas may also be suitable for tracks and trails, though only in a controlled environment to ensure safety and ongoing protection of habitat. Prior to any works in these areas, appropriate cultural impact assessments may also be required.

Key Issues

Based on consultation activities associated with the site over recent years, there are known needs and desires identified including:

- Need for changes to the operational layout of the site to separate individual facility use eg senior rugby league facilities from the greyhound racing area.
- Provision of a centralised sporting facility parking and servicing area that can effectively accommodate large scale and multi-use event days (e.g. effective access and egress / bus parking etc.).
- Need for upgrade to key recreational infrastructure to maintain and grow existing uses, including for example the renewal of club rooms to better cater for female participation and to meet current association / code standards.
- Need for more minor upgrades and facilities associated with passive recreation and lower scale sporting and community activities including archery, Queen Elizabeth parkrun and community gardens.
- Ongoing need for riparian vegetation works and associated environmental improvements to the banks of the Richmond River.

The ongoing development and maintenance of the Queen Elizabeth Park site to achieve these needs highlights a number of key issues that are to be addressed to enable their implementation. With a spatial framework in place as generally set out in the associated site master plan at **Appendix A5**, this section seeks to establish the directions of key issues to enable the progression of this in a managed and coordinated way. The key issues include:

Key Issue - Maintain and grow formalised team sports activities

One of the main existing uses of the site is a range of team sports activities. Whilst these arrangements allow for a reasonable extent of shared use space and club progression, there are ongoing concerns regarding the separation of the senior rugby league club from the other facilities. The current condition of some building assets, and associated infrastructure is in need for replacement or refurbishment, which provides for the opportunity to consider long-term changes to the site layout.

All these uses are intended to be retained and wherever possible, their use profiles increased within the site. This will involve maintaining and improving existing facilities where they are intended to be retained in their current location (e.g. athletics) and establishing new facilities to supplement or replace existing, potentially in new locations where they can benefit the long-term use of the site. Future direction involves:

- New clubroom facilities in the rugby league area (QE 5 and adjoining area 4), allowing both senior and junior rugby league teams to be located in the same portion of the site. The clubrooms are likely to be larger in size than the existing and to accommodate female players.
- New clubroom facilities in the cricket area (between QE2 and QE7) allowing for multiple higher grade games to occur around a more centralised facility.
- Upgraded centralised car park (approx. 245 spaces + bus/coach parking) and access arrangements to enable easy access to all surrounding fields from a central location.

This includes formalising overflow parking and drainage improvements along Grays Lane to the immediate east of the site).

- More minor improvements to public amenities and athletics facilities to the immediate south of the central parking area.
- New fencing and shade trees provided throughout to improve security and player / spectator comfort.
- Additional accessible pathways throughout the park to improve accessibility.

In addition, a new egress (exit) road arrangement would be considered between QE5 and QE6 to facilitate access through the site via a one-way access and egress system (to be utilised primarily during major events). This would need to consider the drainage needs through this area which can cause issues with current sporting activities.

The identified changes are designed to enable both the short and long-term progression of these groups and their associated sporting activities. The intent of creating new facilities is to position the area for regular regional, state and other larger scale competitions. This will enable long-term growth for the respective clubs/sports and the creation of player progression pathways from grass-roots and junior categories, through to high level competitions.

In doing so, these facilities will be positioned to provide a platform for sporting tourism and associated economic development benefits that flow through to the broader community.

Key Issue - Maintain and grow greyhound training and racing

The Casino Greyhound Racing Club has operated in the area for around 85 years. It is one of the few primarily circular greyhound racing tracks which was upgraded from a grass to a loam surface in 2015. The Club has operated under two successive 25-year lease arrangements, the second of which is due to end within the life of this Plan. In recent times the Club has undertaken weekly race meetings on Thursday, occasional Monday afternoon/evening meetings and with other days having been used for regular events in the past.

The facilities utilised by the Club fall into three general areas:

- Loam racing / training track and associated fencing / drainage.
- Kennel and associated facilities to the north of the main public / club facilities.
- Club building area and associated public facilities, such as the bar and betting area, spectator seating / grandstands and public parking to the south.

These assets are in varying condition. Casino Greyhound Racing Club Ltd must maintain the grounds, buildings and fences and hold their own insurances under the current agreement. Whilst the greyhound racing industry has undergone significant change in recent times, the Club has continued to service the local area and maintained its position within the sport. The Casino Greyhound Racing Club is well placed on the Norther Rivers and at times, often hosts transfer meetings from a neighbouring track at Lismore which is heavily affected by flooding.

The greyhound racing facilities are envisaged to be retained at the site under similar arrangements to what is currently in place. This is likely to necessitate the provision of a long-term lease to the Club, alongside the ongoing maintenance and management responsibilities for the area. No specific improvements are identified at the current time (other than those required to facilitate the relocation of the senior rugby league club from the site), though ongoing improvements to maintain and/or increase the current level of use will be encouraged.

These identified changes are designed to enable both the short and long-term progression of the greyhound activities. In the long-term, more regular use of the site for race days would generate not only income for the facility, but create additional value from existing infrastructure and social activity for the Casino community.

Key Issue - Maintain and grow outer area use and activities

There are several lower-intensity recreation, sporting and community activities that occur within the 'outer' area associated with the Queen Elizabeth Park site. In particular, and beyond passive use of the area by the public, these uses include Casino Eagle Archers, Casino Community Garden and Queen Elizabeth parkrun.

A number of service infrastructure facilities are also located on the site being the telecommunications tower in the northern portion of the site and a sewerage pumping station in the north-western portion.

Parts of this area are attractive for passive recreation, including open picnic style activities, as well as being a thoroughfare between the urban areas to south and the Casino CBD via the footbridge that extends across the Richmond River.

These lower intensity activities are either typically attended by smaller numbers of players / spectators, or occur on a more infrequent basis - such as the weekly Queen Elizabeth parkrun.

It is intended to retain all existing activities within the outer area of the site. Over time, improvements are intended to be made to facilitate greater enjoyment and participation within these activities. Where possible, co-use of facilities will be sought, particularly between the archery, community garden and the Queen Elizabeth parkrun group that are all located in a similar part of the site. Key improvements envisaged include:

- The parkrun start area and archery facilities, including storage, shelter and associated furniture (e.g. seating) for participants.
- Gravel access road and parking area for archery participants (with use available for others as required).
- Potential for consolidation of community garden buildings/storage buildings, including potential for expansion of garden areas to the west of and as required.
- Formalised pedestrian / cycle access extending from Harley Street in the south, through to the pedestrian bridge over the Richmond River.

The desired outcomes for the outer area are to retain the existing users and to provide additional infrastructure to facilitate these activities. The character of the current gentle sloping and typically well-treed open space areas would be retained, with improvements being focused on practical benefits of users.

This will ultimately benefit long-term growth in participation of sporting and passive recreation community activities, whilst increasing comfort and useability for those occasional users of this area of the site.

Key issue - Establish effective and safe access and parking arrangements

The site is currently accessed by vehicles in two locations along the southern boundary on Hartley Street which access the western end and eastern end of the site respectively. Pedestrian access is also possible via these points, as well as from the pedestrian bridge across the Richmond River in the western portion of the site.

From the western entry off Hartley Street, access is directly available to the greyhound racing area, including their internal car parking areas. This access also provides vehicle access to the community gardens, archery and parkrun areas, as well as the public open space adjoining the Richmond River, albeit these access roads are relatively informal as shown below.



Figure 11: Vehicle access road in the western portion of the site

In the eastern portion of the site, access leads to a central gravel car parking area that primarily services the surrounding rugby league, cricket and athletics facilities. Whilst this provides an effective centralised space, its informal nature means that it is relatively inefficient and unlikely to meet long-term needs should these centralised facilities become heavily utilised in the future. This existing situation is shown in the images below.



Figure 12: Vehicle access road and parking in the eastern portion of the site

Whilst these existing arrangements provide for basic levels of service, ongoing growth in participation and the redistribution of uses within the site are likely to exacerbate impacts in the longer-term.

Key improvements envisaged include:

- Provision of a sealed and formalised central car parking area within the eastern portion of the site. The area would potentially accommodate up to approx. 245 vehicles, in addition to a bus/long vehicle parking area.
- Provision of a sealed entry road to the central parking area as described above, with a new exit road provided to the east onto Grays Lane (and including the upgrade of Grays Lane as appropriate, albeit outside the boundary of this PoM).
- Provision of more formalised 'minor access roads' to service the western and northern portion of the site, utilising gravel surface and including area of car parking at the archery field area (and potentially the adjoining the Queen Elizabeth parkrun start / finish area as appropriate) in the west and adjoining QE7 in the north.
- Extension of a pedestrian / cycle path from the Richmond River crossing, through to the eastern entry off Hartley Street - a distance of approximately 300m.

These will provide appropriate levels of access and egress for vehicles, pedestrians and cyclists to most effectively match the use patterns that are envisaged across the site over the long-term.

Ultimately, the intention of providing upgrades to access and parking arrangements is to ensure that support facilities are able to appropriately match the intended expansion in general participation, as well as the potential for events at the site. This will assist in reducing the potential for the internal conflicts between vehicles and pedestrians / cyclists,

increasing safety across the site. Provision of effective entry and exit arrangements and the assurance of effective ongoing parking arrangements are all matters to be resolved as projects progress into the future.

Key Issue - Define role and responsibilities with user groups

As an extension to the discussion on maintaining and growing participation and use of the Queen Elizabeth Park facilities, there is also a need to ensure that all user groups have clearly defined roles and responsibilities over the longer-term and particularly as new facilities are developed.

Under current arrangements, roles and responsibilities are generally managed as part of site lease and licence agreements as they pertain to each user groups and the location of their activities. Council has then historically provided oversight as the Reserve Trust Manager (now Crown Land Manager). Council regularly meets with user groups and assists with the management and coordination of major events.

Over the longer-term, Council will work with user groups and to expand leases and/or licences over site areas and facilities in line with the needs of future activities. In particular, Council will ensure that future management arrangements are established around the requirements of new facilities and the ongoing operation of these facilities that provides opportunities for both existing and new user groups, events and activities to occur. Council will determine the most appropriate form of arrangements required and in consultation with those groups.

The desired outcome for the site is to establish a range of user group activities and events which are operated and delivered in a coordinated and transparent way. This will require clear roles and responsibilities which can best be defined by both formal agreements and through communication and coordination roles to be led by Council.

Key Issue - Integrate heritage recognition, signage and wayfinding devices

With the current use of the site being predominantly low scale, access arrangements and the need for wayfinding and other signage is correspondingly minimal or informal. Whilst this meets the current needs of users, the Master Plan and this PoM highlight that there is significant potential for change and with this will come the need for improvements in these areas. There is a need for improvements to:

- the way that the site is presented in terms of appearance,
- the way in which it communicates upcoming events and activities, and
- the way that people are able to access the site and find their way to relevant site facilities.

In addition to signage and wayfinding needs, there is also a need to better identify, improve and celebrate the heritage importance of the site through the existing commemorative flagpole.



Figure 17: Commemorative flagpole area

Key improvements envisaged include:

- Establishing a clear and legible internal distribution network, with associated signage so that site users are able to effectively find their way to relevant locations,

- Identifying opportunities to best promote and advertise upcoming events via new signage, and
- Establishing opportunities to recognise and celebrate the heritage item located on the site (the flagpole associated with the visit of Queen Elizabeth in 1954).

The intent of these directions is to ensure that the public can easily navigate and understand the site (and upcoming events) to clearly and effectively find their destination.

With respect to the flagpole area, efforts are needed to retain and repair the facility to create an improved setting for the flagpole, as well as provide interpretive signage that explains its significance.

The intent of integrating heritage elements, signage, wayfinding and interpretation opportunities is to create an effective and consistent "branding" of the area that establishes its presence, highlights its offerings and enables users to effectively negotiate their surrounds once they have entered the site.

Providing further setting and information relating to the flagpole will reinforce the Park name, whilst provide a point of interest to improve use of the outer area of the site. Creating a consistent palette of materials and a clear style guide for their creation will be key steps to enabling this to occur. Once this is established, opportunities for signage and associated features can be created over time and to work effectively with future detailed site planning and design.

Key Issue - Integrate, protect and enhance natural features

The existing riparian foreshore of the Richmond River and the associate native vegetation areas which exist along the western and northern boundaries of the site present opportunities for integration and enhancement. This must be undertaken in ways that are cognisant of the environmental values and which balance such use with the protection of the integrity of these areas.

Recognition of the site's natural features is already an ongoing process, with parts of the northern area of the site having recently been subject to environmental restoration works. The master planning process has reinforced this direction, with the natural surrounds being identified for bush regeneration and weed control to be undertaken as required along the riparian area. This presents the opportunity to retain and enhance significant trees and understorey planting within these areas, creating opportunities for native flora and fauna protection while maintaining a backdrop to the more formal sporting use areas to the south.

Prior to any clearing or development within vegetated or low-lying areas, consideration will need to be given to legislative requirements under appropriate legislation such as the *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*, *Local Land Services Act 2013* and the *Biodiversity Conservation Act 2016*. Opportunities may also exist to highlight, rehabilitate and provide interpretive information relating to natural areas.

The site is highly disturbed in some areas, whilst others have more natural settings. The master planning process has sought to concentrate use activities in those areas that have been previously disturbed, whilst lower intensity uses are highlighted in other areas (the "outer" area). Retaining natural areas presents both an opportunity to provide an attractive backdrop to activities, create a sense of place within the site and to provide opportunities for rehabilitation and improvement of their attributes. Any proposed works should also consider any Aboriginal cultural significance of these areas, and this balanced approach is the overarching desired outcome across the site.

Key Issue - Manage public safety in emergency situations

The Queen Elizabeth Park site is located on land which is subject to various natural hazards, but particularly from the threat of flood given its proximity to the Richmond River. Whilst

these risks are currently minimal given the intensity of use, these risks increase with use intensity and the ongoing impacts of climate change and require regular attention over time.

Over time and as projects are developed and site conditions change - such as during drought periods, Council will ensure emergency management procedures and plans are in place to address known and potential threats on a risk management basis. This would include consideration of both day to day use of the site, potential for overnight accommodation / visitors, as well as major event planning and management.

The future use of the site should be focused on creating both a safe atmosphere for site visitors, as well as having clear and well-communicated emergency response processes for these situations. This is also important in terms of "business continuity", particularly where major regional or state scale events are being planned and undertaken.

Key Issue - Management of user group leases and licences

Council currently provides a number of leases and licences to user groups that utilise the site. This practice is consistent with local government requirements and these are generally supported by this PoM. A user agreement on Crown land (noting that only part of the site is located on Crown land) may also impact on Native Title rights and interests. Any use agreement issued on Crown land must be issued in accordance with the "future acts" provisions of the *Native Title Act 1993* (Commonwealth) and in accordance with Part 8 of the *Crown Land Management Act 2016* (State) unless Native Title is extinguished. This will require written advice of Council's Native Title Manager that it complies with any applicable provisions of the Native Title legislation.

Council will continue to work with existing user groups and entities that have an interest in the Queen Elizabeth Park site. Council will continue to ensure that appropriate management systems are in place to facilitate this. In addition to these existing user groups, Council will also seek to increase the extent of use and the groups that utilise the site over time - particularly as and when new infrastructure is developed. This would potentially include, but is not limited to operators of ancillary uses, such as canteen / bar and other services and event operators, including both commercial and community style events. Council will determine the appropriate form of these as applicable at the time.

The intent is not to replace any existing user groups and their established activities, but to supplement this use where desired by Council with additional groups, operators and activities which have a relationship to the site and the intent for its long-term use. This may result in additional user group agreements, and modification of user group agreements to best meet the needs of Council and users over time.

Key Issue - Providing adequate and sustainable baseline infrastructure availability

At the current time, concerns exist with respect to some infrastructure capacity to service the site. In combination with sustainable approaches to renewable energy and onsite water capture, the site may require additional electrical infrastructure to service the proposed facilities over the longer-term. Similarly, the existing water licence for pumping from the Richmond River may also need to be reviewed over time.

As major elements of the site Master Plan are progressed on the ground, upgrade works for electrical capacity will need to be identified. Detailed design will dictate the extent and type of upgrade required and these will need to be progressed to suit the timing of site expansion.

Alongside this expansion, options will also be investigated to irrigate as many fields as possible in ways that are as efficient as possible. This may include increasing water licences, on-site water capture through water tanks or reuse systems.

Options for other sustainability will also be progressed, including provision of shade trees to increase the comfort for spectators and provide additional ecological improvements.

That baseline infrastructure requirements at the site keep pace with future use expansion, particularly as and when major investments are being considered, and in line with principles of sustainable energy and water use.

Permissible use /future use

The general types of uses which may occur on community land categorised as Park and the forms of development generally associated with those uses, are set out in detail in Table 3. The facilities on community land may change over time, reflecting the needs of the community.

Table 3: Permissible use and development of community land categorised as Park by Council or the community.

Purpose/Use	Development to facilitate uses
<p>Providing a location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes.</p> <ul style="list-style-type: none"> casual or informal recreation meetings (including for social, recreational, educational or cultural purposes) functions concerts, including all musical genres performances (including film and stage) exhibitions leisure or training classes Active and passive recreation including children's play and cycling Group recreational use, such as picnics and private celebrations Eating and drinking in a relaxed setting Publicly accessible ancillary areas, such as toilets Festivals, parades, markets, fairs, exhibitions and similar events and gatherings Low-intensity commercial activities (for example recreational equipment hire) Filming and photographic projects Busking Public address (speeches) Community gardening <p>Note: Some of the uses listed above require a permit from the Council.</p>	<ul style="list-style-type: none"> Development for the purposes of improving access, amenity and the visual character of the park, for example paths, public art, pergolas Development for the purposes of active recreation such as play equipment, exercise equipment, bike racks, half-court basketball courts, bocce courts Amenities to facilitate the safe use and enjoyment of the park, for example picnic tables, BBQs, sheltered seating areas Café or refreshment areas (kiosks) including external seating Lighting, seating, toilet facilities, courts, paved areas Hard and soft landscaped areas Storage sheds Car parking and loading areas Commercial development that is sympathetic to and supports use in the area, for example hire of recreation equipment Community gardens Heritage and cultural interpretation, for example signs Advertising structures and signage (such as A-frames and banners) that: <ul style="list-style-type: none"> relate to approved uses/activities are discreet and temporary are approved by Council Bio-banking and carbon sequestration initiatives Water-saving initiatives such as stormwater harvesting, rain gardens and swales Energy-saving initiatives such as solar lights and solar panels Locational, directional and regulatory signage landscaping and finishes, improving access, amenity and the visual character of the park

The general types of uses which may occur on community land categorised as Sportsground and the forms of development generally associated with those uses, are set out in detail in

Table 4. The facilities on community land may change over time, reflecting the needs of the community.

Table 4: Permissible use and development of community land categorised as Sportsground, by Council or the community

Purpose/Use	Development to facilitate uses
<ul style="list-style-type: none"> • Active and passive recreational and sporting activities compatible with the nature of the particular land and any relevant facilities • Organised and unstructured recreation activities • Community events and gatherings • Commercial uses associated with sports facilities 	<ul style="list-style-type: none"> • Development for the purpose of conducting and facilitating organised sport (both amateur and professional), for example: • Sports field (eg cricket, football, track and field athletics, baseball, softball) • Marked court (basketball, volleyball, badminton, tennis, hockey, netball etc.) • Professional rooms for hire • Change room/locker areas • Shower/toilet facilities • Kiosk/café facilities • Car parking and loading areas • Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas) • Shade structures • Storage ancillary to recreational uses, community events or gatherings, and public meetings • Facilities for sports training, e.g. batting cages, tennis walls • Provision of amenities to facilitate use and enjoyment of the community land including seating, change rooms, toilets, storage, first aid areas • Heritage and cultural interpretation, e.g. signs • Equipment sales/hire areas • Meeting rooms/staff areas • Compatible, small scale commercial uses, e.g. sports tuition • Advertising structures and signage (such as A-frames and banners) that: <ul style="list-style-type: none"> ○ relate to approved uses/activities ○ are discreet and temporary ○ are approved by the council • Infrastructure and supporting infrastructure for public services, eg internal road networks for (telecommunication and sewerage pump station) • Water-saving initiatives such as stormwater harvesting, rain gardens and swales • Energy-saving initiatives such as solar lights and solar panels • Locational, directional and regulatory signage

Action Plan

This section provides an ongoing management framework for the implementation of this PoM. This framework is identified through the “action plan”, which includes the requirements of the LG Act.

Section 36 of the LG Act requires that a PoM for community land details:

- objectives and performance targets for the land,
- the means by which Council proposes to achieve these objectives and performance targets,
- the manner in which the council proposes to assess its performance in achieving the objectives and performance targets.

Table 5: Objectives and performance targets, means of achieving them and assessing achievement for community land categorised as Park

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
Integrate, protect and enhance natural features	<p>Use of areas reflects and responds to their natural assets and constraints.</p> <p>Natural elements of the site are retained and integrated into use activities wherever possible.</p>	<p>Where required, appropriate assessments are undertaken of natural areas to ensure proposed uses are appropriate and managed in ways that respond to natural area needs.</p> <p>Where high value environments are identified, appropriate mechanisms are put in place to protect and enhance these environments.</p>	<p>Environmental assessment is undertaken prior to use of natural areas in accordance with relevant legislation.</p> <p>Environmental management plans are in place for recognised areas of high environmental value (should these be identified over time).</p> <p>Appropriate restoration, maintenance and weed controls work is undertaken to maintain environmental qualities of riparian areas.</p>
Equity of access	<p>Improve passive recreation access.</p> <p>Improve access to and within park for people with disabilities.</p>	<p>Implementation of footpath network through part areas with connection to urban areas.</p>	<p>Increased use of park facility for diverse range of community groups.</p>

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
Use and recreation.	<p>Enhance opportunities for a balanced organised and unstructured recreational use of parks.</p> <p>Increase community participation in natural area conservation and restoration.</p>	<p>Maintain and increment the range of organised and informal/unstructured activities in parks and sportsgrounds.</p> <p>Provide improved facilities for event usage so that these functions may be accommodated without adversely affecting the values and character of individual parks and sportsgrounds.</p>	<p>Increased local use of parks and sportsgrounds measured by survey and observation.</p> <p>Increased appreciation of natural areas measured by survey.</p> <p>Number of visitors to the environmental education centres.</p> <p>Number of people attending workshops and environmental events organised by the council.</p>
Fire management.	To minimise impact of fires on adjoining residential properties and enable access for firefighting personnel.	Minimise the fire risk to private properties adjacent to natural areas by maintaining fire trails/fire breaks (the extent as specified by RFS) where a fire hazard has been identified.	Vegetation and green waste is managed by lessee in accordance with Council and RFS bushfire requirements.
Invasive noxious or exotic flora and fauna.	To minimise the spread of exotic vegetation.	Identify and control noxious or exotic flora and fauna in natural areas.	Noxious or exotic flora and fauna are controlled.
Impact of reserve on the neighbouring natural areas.	To manage facility to maintain the ecological values of surrounding natural areas and river system.	<p>Determine management requirements and development constraints for the protection of those natural areas and the river system.</p> <p>Implement necessary management practices and development constraints.</p>	<p>Number of sites where environmental requirements determined.</p> <p>Percentage of environmental requirements implemented.</p> <p>Key environmental indicators for natural areas.</p>

Table 6. Objectives and performance targets, means of achieving them and assessing achievement for community land categorised as Sportsground.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
Maintain and grow formalised team sports activities.	Increase participation rates within local clubs. Increase the number of higher level events undertaken at the site.	Maintenance of current facilities prior to new development by clubs and/or Council. Development of new facilities that meet user requirements and in accordance with the intent of the master plan.	Sporting group membership numbers Number of regional or state level events held per annum.
Maintain and grow greyhound training and racing.	Increase number of racing and/or training days available to the site.	Maintenance of current facilities prior to new arrangements being made with sporting groups. Development of new facilities that meet user requirements and in accordance with the intent of the master plan.	Number of race meetings held per annum.
Maintain and grow outer area use and activities.	Increase participation rates within local clubs. Increase the number of users within the space that are not associated with clubs, organisations or associated events.	Maintenance of current facilities prior to new development by clubs and/or Council. Development of new facilities that meet user requirements and in accordance with the intent of the master plan.	User group membership numbers Anecdotal use of the space by other visitors.
Establish effective and safe access and parking arrangements.	Effective access and egress arrangements are available for major events. Appropriate separation between site visitors and competitors is achieved.	Main entry points are retained and improved as required. Secondary exit point is available to Grays Lane to facilitate one-way operation when required. Access to competitor areas for greyhound racing are maintained.	Access and egress arrangements are provided in a safe manner and to meet user needs and in accordance with the intent of the master plan.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
Define role and responsibilities with user groups.	<p>User groups have clear and defined roles established under site user agreements.</p> <p>User agreements reflect the scale of the roles and responsibilities.</p>	<p>On-site user groups have current, clear and appropriate agreements with Council.</p> <p>Communication with and between user groups will be facilitated by Council to best meet the needs of groups and the broader community.</p>	<p>User group agreements are in place for each user and appropriately managed by Council.</p> <p>Effective management reporting opportunities are in place via effective communication.</p>
Integrate heritage recognition, signage and wayfinding devices.	<p>Effective and consistent signage palette and plans are in place through detailed design.</p> <p>Signage is consistent with branding of Council and the site as applicable.</p> <p>Site heritage items, flagpole, are appropriately recognised, identified and cared for.</p>	<p>Signage and wayfinding designs and layouts are developed in conjunction with detailed design - including a whole of site approach.</p> <p>Signage, branding and public art opportunities are integrated with new works or as funding opportunities arise.</p> <p>A Restoration Plan is prepared that identifies the necessary steps for restoring the existing flagpole, and for integration of the surrounding area to create appropriate recognition of the heritage item.</p>	<p>Signage palette and plans are available to guide implementation over time.</p> <p>Restoration Plan is prepared and implemented for the Queen Elizabeth commemorative flagpole.</p>

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
Manage public safety in emergency situations.	Emergency management plans are in place and able to be effectively implemented during emergency situations.	Emergency response plans are developed and are readily available and communicated to all user groups for flood and other emergency situations as identified through development of such plans. Appropriate assessments are undertaken to ensure that development appropriately responds to the potential threats.	Emergency management plans are in place, up to date and well communicated to user groups. New development has appropriately responded to potential for natural hazards and emergency response situations.
Integrate, protect and enhance natural features.	Use of areas reflects and responds to their natural assets and constraints. Natural elements of the site are retained and integrated into use activities wherever possible.	Where required, appropriate assessments are undertaken of natural areas to ensure proposed uses are appropriate and managed in ways that respond to natural area needs. Where high value environments are identified, appropriate mechanisms are put in place to protect and enhance these environments.	Environmental assessment is undertaken prior to use of natural areas in accordance with relevant legislation. Environmental management plans are in place for recognised areas of high environmental value (should these be identified over time). Appropriate restoration, maintenance and weed controls work is undertaken to maintain environmental qualities of riparian areas.

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
Management of user group leases and licences.	User groups activities occur within the context of site user agreements with Council.	<p>Council will ensure that use of the site is conducted in accordance with appropriate user agreements.</p> <p>Council, in conjunction with respective user groups and relevant legislation, will determine the appropriate user agreements to be utilised .</p> <p>User agreements will include but are not limited to:</p> <ul style="list-style-type: none"> • Sporting and recreational groups. • Commercial entities and activities including events and food outlets, and other uses such as electric vehicle charging stations. • Community groups and related activities, such as the community garden and Queen Elizabeth parkrun. 	<p>Regular site users are captured within a user agreement, either with Council or another identified site user under subsequent agreements.</p> <p>Legislative requirements are met.</p>

Management Issues	s.36(3)(b) Objectives and Performance Targets	s.36(3)(c) Means of achievement of objectives	s.36(3)(d) Manner of assessment of performance
Providing adequate and sustainable baseline infrastructure availability.	Necessary baseline infrastructure is adequate to meet site user needs. Resource needs are minimised through on-site sustainability initiatives.	Prior to any substantive development, detailed assessments of electrical, water and sewerage systems are undertaken. Appropriate rectification works are undertaken to meet user needs and ensure safe operation of facilities. Assessments will utilise sustainability principles where applicable and appropriate.	Appropriate assessments are undertaken in conjunction with major works. Water and energy use are minimised on a per user basis.

Express authorisation of leases and licences and other estates

Under section 46(1)(b) of the LG Act, leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, be in the best interests of the community as a whole, and enable, wherever possible, shared use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the community land itself and the local area to support the activity.

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement will be issued.

Leases and licences authorised by the plan of management

This PoM **expressly authorises** the issue of leases, licences and other estates over the land covered by the PoM, provided that:

- the purpose is consistent with the purpose for which it was dedicated or reserved
- the purpose is consistent with the core objectives for the category of the land
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*.
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (Cth)

- where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted.
- the lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*.
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.
- Council invites tenders for any lease or license for terms exceeding 5 years to a body that is not a non-profit organisation in accordance with section 55 *Local Government Act 1993*.

This PoM authorises Council to enter into the most appropriate management arrangement to facilitate the long-term use as required to support facility improvements for community benefit over community land.

Tables in the relevant category sections of this PoM further identify the purposes for which leases and licences may be issued over the reserves identified in this PoM.

Short-term licences

Short-term licences and bookings may be used to allow the Council to program different uses of community land at different times, allowing the best overall use.

Short-term licences are authorised for the purpose of:

- (a) the playing of a musical instrument, or singing, for fee or reward
- (b) engaging in a trade or business
- (c) the playing of a lawful game or sport
- (d) the delivery of a public address
- (e) commercial photographic sessions
- (f) picnics and private celebrations such as weddings and family gatherings
- (g) filming sessions

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

Native title and Aboriginal land rights considerations in relation to leases, licences and other estates

When planning to grant a lease or licence on Crown reserves, the Council must comply with the requirements of the Commonwealth *Native Title Act 1993* (NT Act) and have regard for any existing claims made on the land under the NSW *Aboriginal Land Rights Act 1983*.

It is the role of the council's engaged or employed native title manager to provide written advice in certain circumstances to advise if the proposed activities and dealings are valid under the NT Act (see **Appendix A3** for more information).

APPENDICES

Appendix A1 – Maps



Figure A1-1: Queen Elizabeth Park



Figure A1-2: Ownership and Land Details

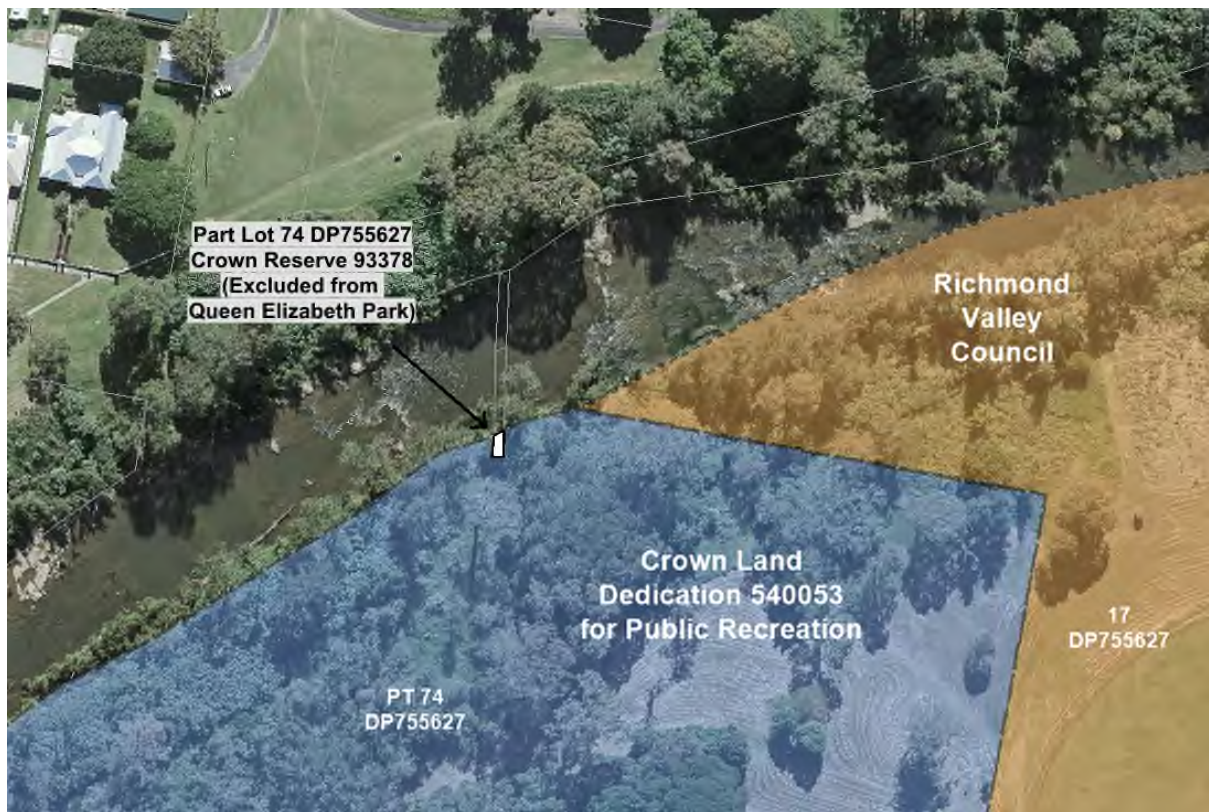


Figure A1-3: Excluded Land from Crown Reserve being Part Lot 74 DP755627



Figure A1-4: Land Categorisation

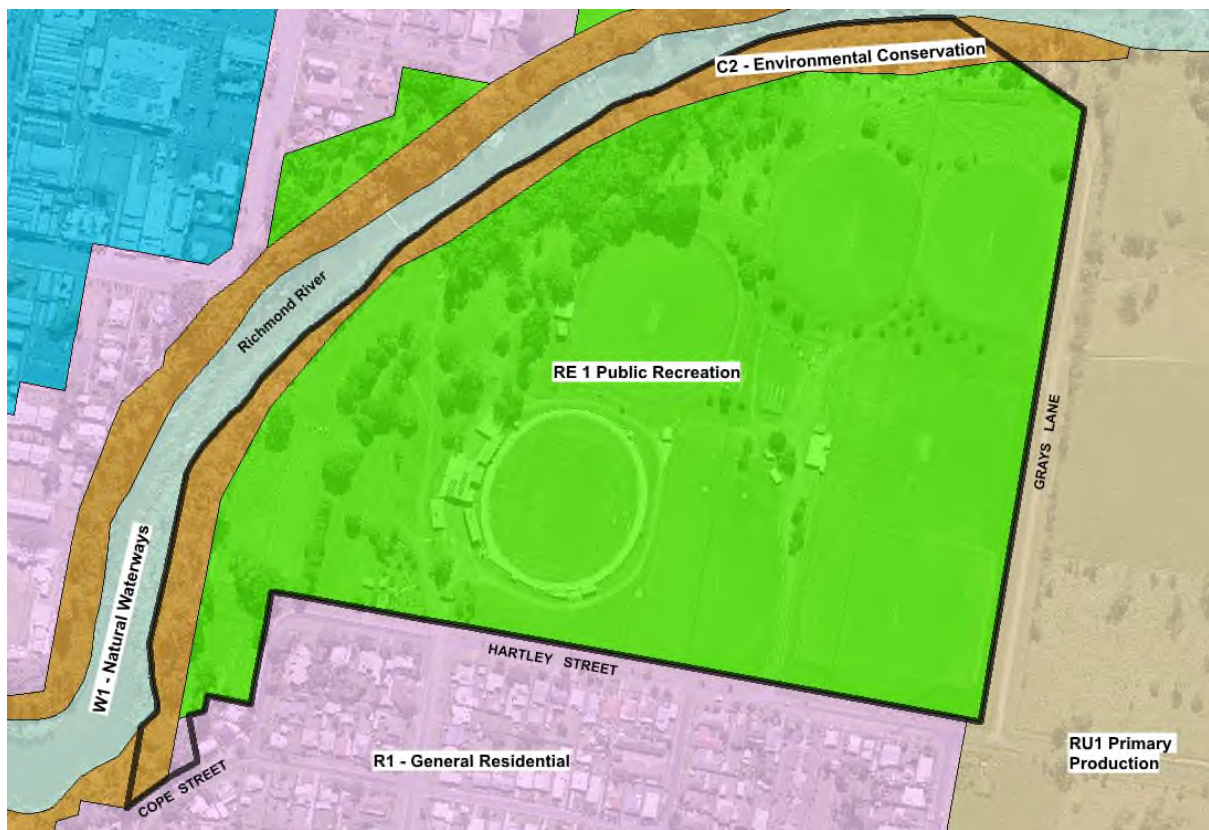


Figure A1-5: Land Zoning – Richmond Valley Local Environmental Plan 2012



Figure A1-6: Heritage – Richmond Valley Local Environmental Plan 2012



Figure A1-7: Natural Resource – Richmond Valley Local Environmental Plan 2012

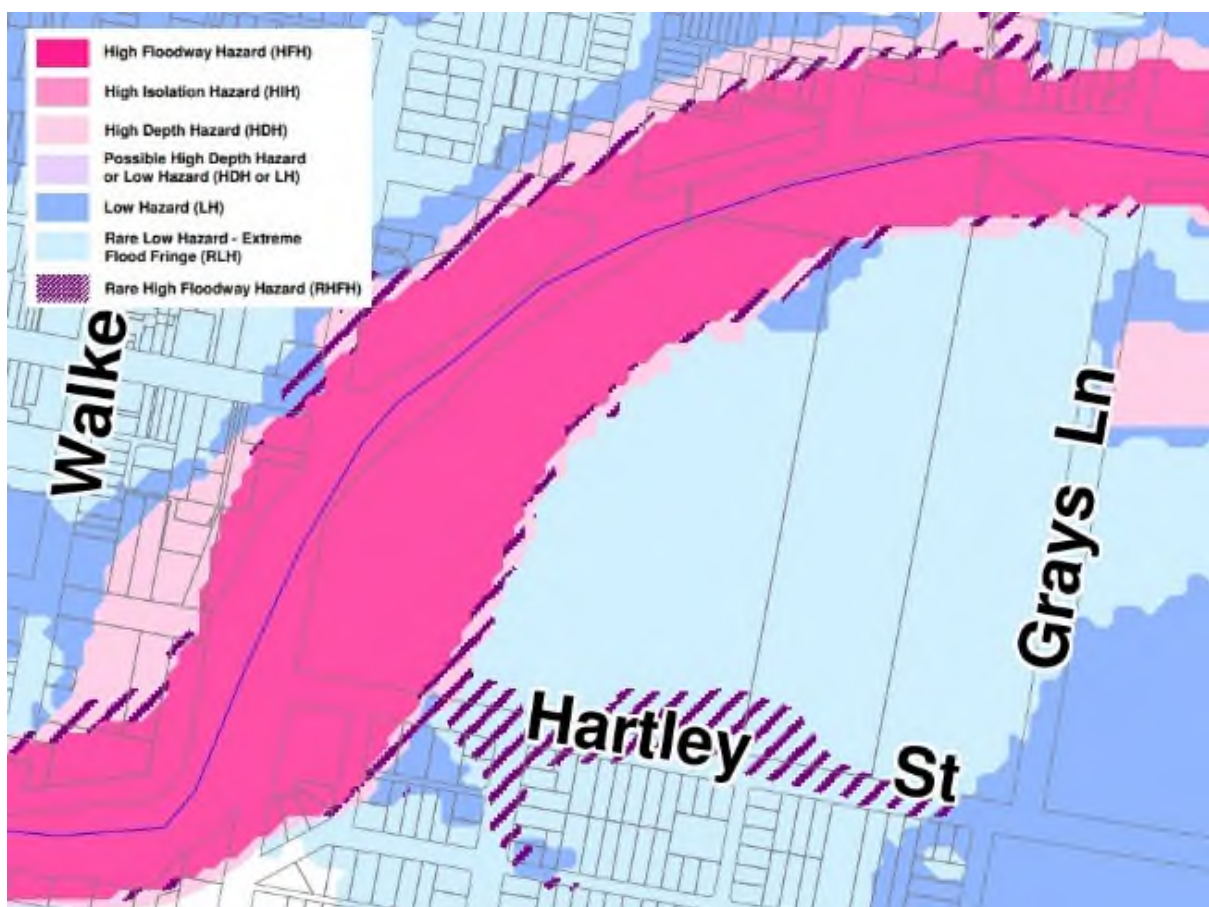


Figure A1-8: Flood Impacts



Figure A1-9: Bushfire Prone Land 2015



Figure A1-10: Easements & Restrictions



Figure A1-11: Public Infrastructure

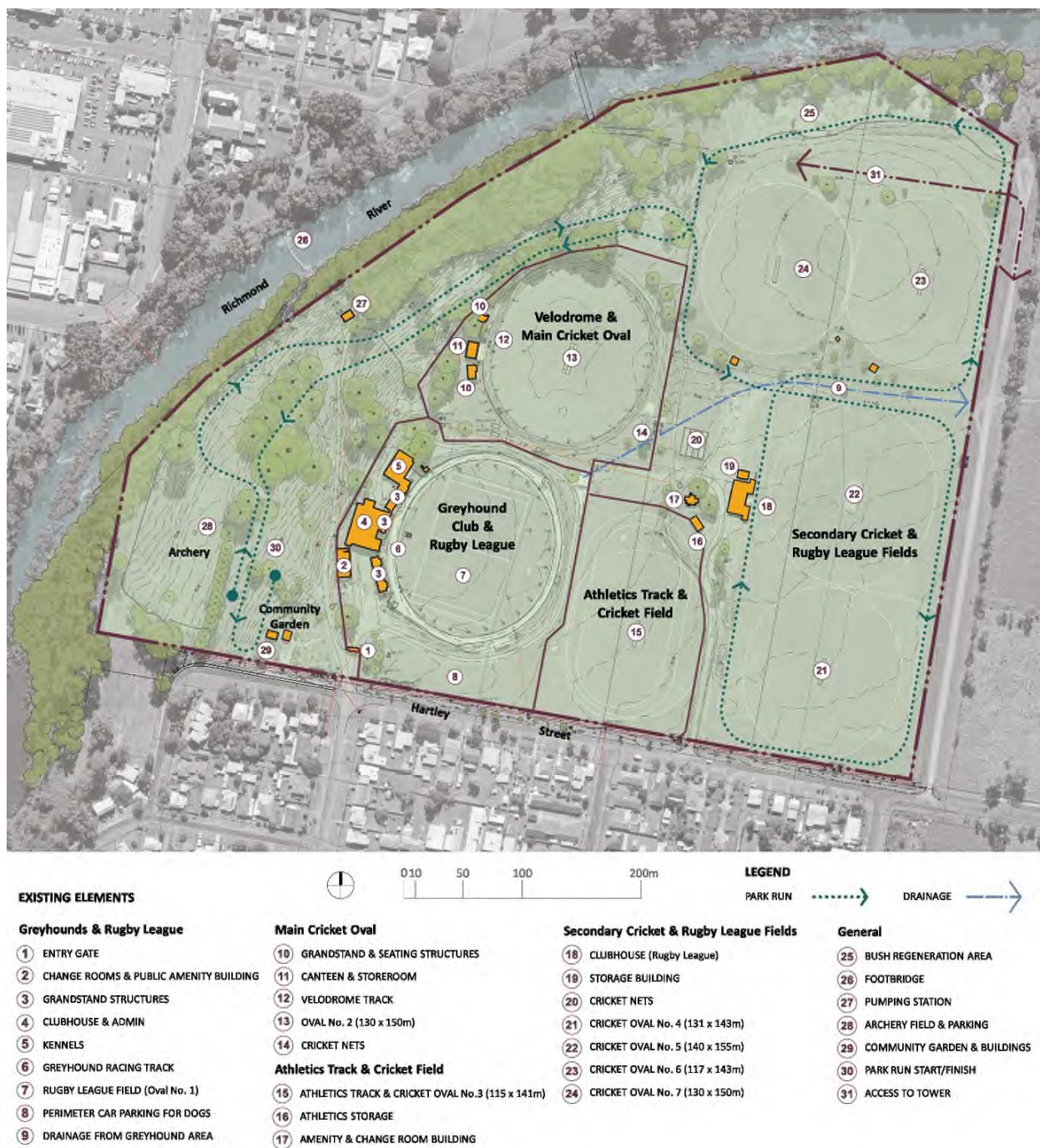


Figure A1-12: Existing Facility Infrastructure

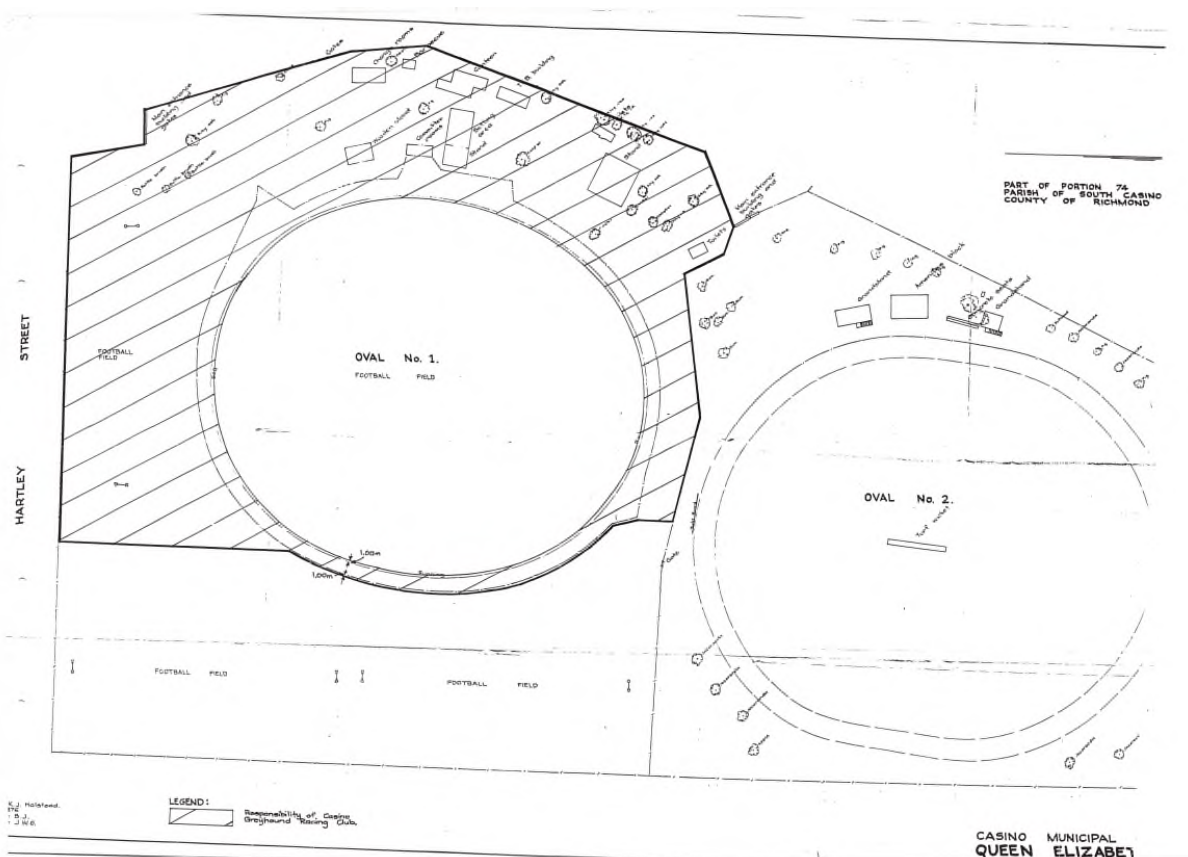
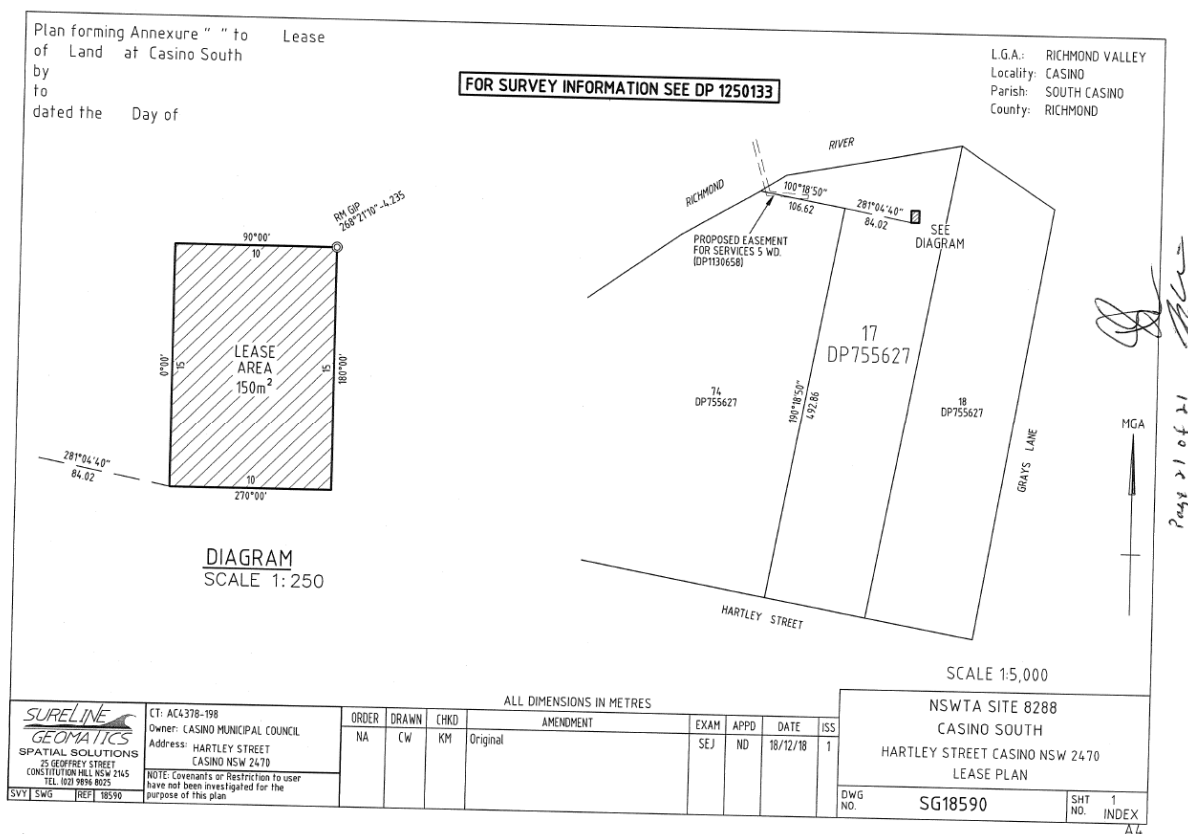




Figure A1-15: Various licence holders – Short Term Licence



Figure A1-16: Park Run – Short Term Licence

Appendix A2 – Plan of Management Legislative Framework

The primary legislation that impacts on how community land is managed or used is briefly described below. You can find further information regarding these acts at www.legislation.nsw.gov.au.

Local Government Act 1993

Section 35 of the *Local Government Act 1993* (LG Act) provides that community land can only be **used** in accordance with:

- the PoM applying to that area of community land, and
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land, and
- the provisions of Division 2 of Chapter 6 of the Act.

Section 36 of the Act provides that a PoM for community land must identify the following:

- a) the category of the land,
- b) the objectives and performance **targets** of the plan with respect to the land,
- c) the means by which the council proposes to **achieve** the plan's objectives and performance targets,
- d) the manner in which the council proposes **to assess its performance** with respect to the plan's objectives and performance targets,

and may require the prior approval of the council to the carrying out of any specified activity on the land.

A PoM that applies to just one area of community land:

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

Land is to be categorised as one or more of the following:

- a) a natural area
- b) a sportsground
- c) a park
- d) an area of cultural significance
- e) general community use.

Land that is categorised as a natural area is to be further categorised as one or more of the following:

- a) bushland
- b) wetland
- c) escarpment
- d) watercourse
- e) foreshore
- f) a category prescribed by the regulations.

Additionally, under section 36 of the LG Act, a site-specific PoM must be made for land declared:

- as critical habitat, or directly affected by a threat abatement plan or a recovery plan under threatened species laws (sections 36A(2) and 36B(3))
- by council to contain significant natural features (section 36C(2))
- by council to be of cultural significance (section 36D(2)).

Classification of public land

The LG Act requires classification of public land into either 'community' or 'operational' land (Section 26). The classification is generally made for council-owned public land by the council's Local Environmental Plan (LEP) or in some circumstances by a resolution of the council (Section 27).

Crown reserves managed by council as Crown land manager have been classified as community land upon commencement of the *Crown Land Management Act 2016* (CLM Act). Councils may manage these Crown reserves as operational land if written consent is obtained from the minister administering the CLM Act.

Classification of land has a direct effect on the council's ability to dispose of or alienate land by sale, leasing, licensing or some other means. Under the LG Act, community land must not be sold (except for scheduled purposes), exchanged or otherwise disposed of by the council, and the land must be used and managed in accordance with an adopted PoM. In addition, community land is subject to strict controls relating to leases and licences (sections 45 and 46) of the LG Act.

By comparison, no such restrictions apply to operational land that is owned by councils. For example, operational land can be sold, disposed, exchanged or leased including exclusive use over the land, unencumbered by the requirements which control the use and management of community land. Crown reserves managed by council as operational land may generally be dealt with as other operational land but may not be sold or otherwise disposed of without the written consent of the minister administering the CLM Act.

Operational land would usually include land held as a temporary asset or an investment, land which facilitates the council carrying out its functions or land which may not be open to the general public (for example, a works depot).

The classification or reclassification of council-owned public land will generally be achieved by a Local Environmental Plan (LEP) or by a resolution of council in accordance with sections 31, 32 and 33 of the LG Act. If land is not classified by resolution within a three-month period from acquisition it automatically becomes community land, regardless of whether it satisfies the objectives for community land as outlined in the LG Act.

For Crown land, Council cannot reclassify community land as operational land without consent of the minister administering the CLM Act.

Crown Land Management Act 2016

Crown reserves are land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.

Crown land is governed by the CLM Act, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.

Under the CLM Act, as Council Crown land managers, councils manage Crown land as if it were public land under the LG Act. However, it must still be managed in accordance with the purpose of the land and cannot be used for an activity incompatible with its purpose – for example, Crown land assigned the purpose of 'environmental protection' cannot be used in a way that compromises its environmental integrity.

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the CLM Act. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses.

Principles of Crown land management

- Environmental protection principles are to be observed in the management and administration of Crown land.
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) will be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land are to be encouraged.
- Where appropriate, multiple uses of Crown land should be encouraged.
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained.
- Crown land is to be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the state of NSW, consistent with the above principles.

Crown land management compliance

In addition to management and use of Crown reserves that is aligned with the reserve purpose(s), there are other influences over council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

Native Title Act 1993

The Commonwealth *Native Title Act 1993* (NT Act) recognises and protects native title rights and interests. The objects of the NT Act are to:

- provide for the recognition and protection of native title
- establish ways in which future dealings affecting native title may proceed and to set standards for those dealings
- establish a mechanism for determining claims to native title
- provide for, or permit, the validation of past acts invalidated because of the existence of native title.

The NT Act may affect use of Crown land, particularly development and granting of tenure.

Specifically, the CLM Act makes it mandatory for council to engage or employ a native title manager. This role provides advice to council as to how the council's dealings and activities on Crown land can be valid or not valid in accordance with the NT Act.

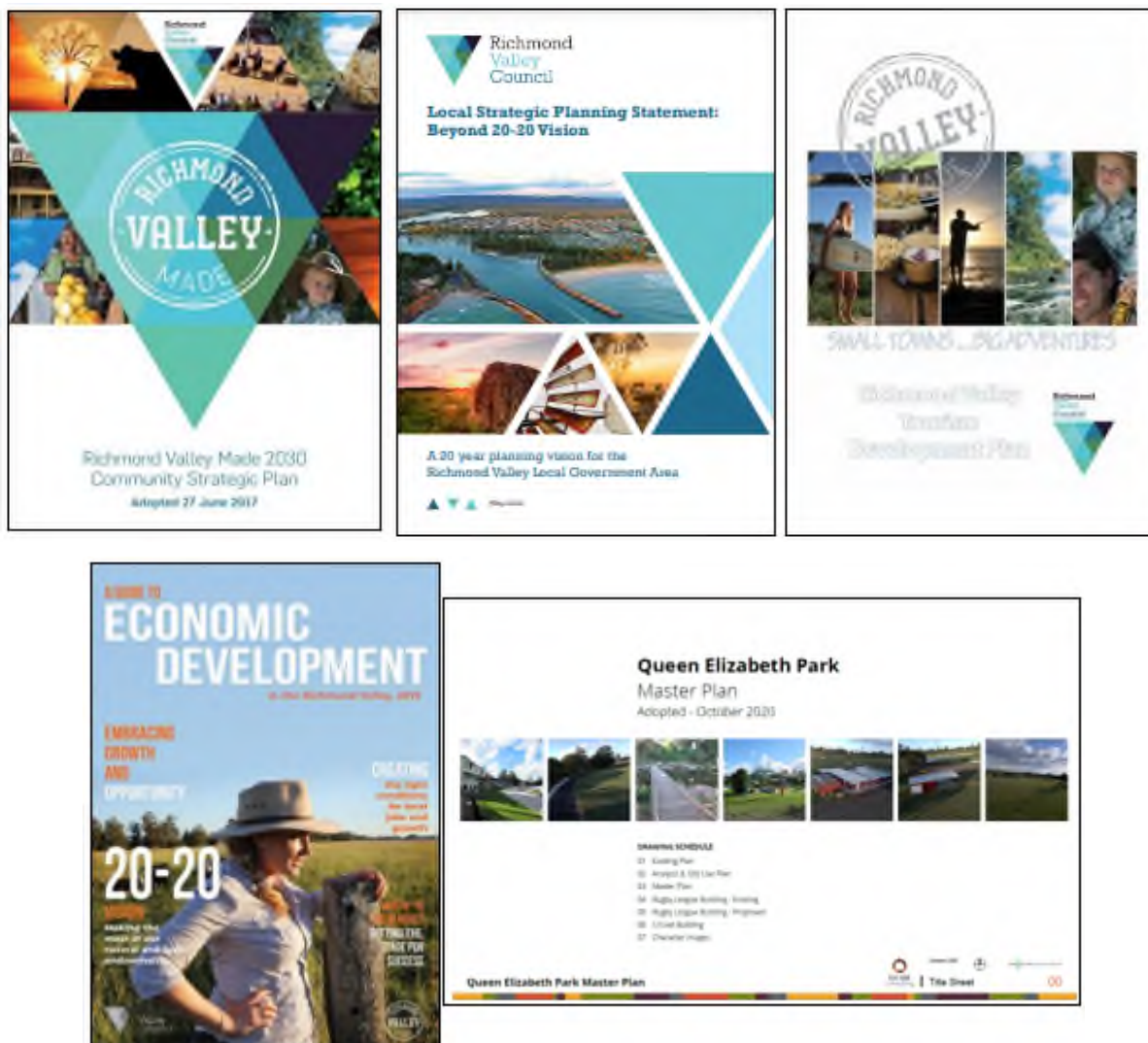
Council must obtain the written advice from an accredited native title manager that council complies with any applicable provisions of the native title legislation when:

- a) granting leases, licences, permits, forestry rights, easements or rights of way over the land
- b) mortgaging the land or allowing it to be mortgaged
- c) imposing, requiring or agreeing to covenants, conditions or other restrictions on use (or removing or releasing, or agreeing to remove or release, covenants, conditions or other restrictions on use) in connection with dealings involving the land
- d) approving (or submitting for approval) a PoM for the land that authorises or permits any of the kinds of dealings referred to in (a), (b) or (c).

Council plans and policies relating to this plan of management

Council has developed plans and policies that are concerned to some extent with the management of community land. These documents have been considered when preparing this PoM.

The following is a list of documents that have a direct association with this PoM:



Richmond Valley Made 2030 – Community Strategic Plan

Being Council's overarching Community Strategic Plan / guiding document over the next 10 years. As outlined in Section 2.1 of this PoM, Richmond Valley Made 2030 provides an overarching vision for the local government area. The Plan also targets increased community satisfaction with events and with the availability of recreation and sporting facilities, being primary use elements of the Queen Elizabeth Park site both now and into the future.

Richmond Valley Council Local Strategic Planning Statement – Beyond 2020 Vision

Council's 20-year vision for town planning priorities and strategic direction to address planning and development issues of importance to a vibrant and sustainable future. The LSPS has a number of priority areas and actions directly associated with delivery of local infrastructure; provision of clean and well-maintained public recreational and sporting facilities; promotion of active and healthy lifestyle; work in partnership with stakeholders to

improve the environment; and investigate opportunities to expand nature-based and cultural tourism experiences.

Richmond Valley Tourism Development Plan

Council's tourism strategy document which highlights the need for tourism and event activities to be created and enlarged - particularly within the Casino area. The Plan highlights the easy accessibility of the area, and the opportunities to 'attract large sporting events', but that there is a lack of existing infrastructure and drive for new sporting tourism and related events.

A Guide to Economic Development in the Richmond Valley (2019)

Council's economic development strategy document which highlights key existing and future industry opportunities for the area, including tourism - with the Queen Elizabeth Park site providing a significant space for regional / state level championships and competitions.

Queen Elizabeth Park Master Plan

Over and above Council's suite of strategic documents as outlined in the previous section, and as directed by them, in 2020 Council prepared the Queen Elizabeth Park Master Plan. This document identifies both the current and future use potential for the land that is subject to this PoM, outlining future use potential in a spatial manner.

The master planning process included extensive consultation with site user groups, as well as public exhibition of the subsequent document. It highlights that the existing Queen Elizabeth Park site meets the basic needs of many of its users, however there is potential for the modification of use areas to better meet the needs of groups whilst developing the area as a high-quality mixed-use sporting and community hub. This would entail the enhancement of the existing and provision of new facilities in-line with the strategic directions of Council as outlined in the previous section. The adopted Master Plan is provided in **Appendix A5**.

Other State and Commonwealth legislation

NSW State legislation

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments which provide a basis for development control.

The EP&A Act ensures that effects on the natural environment, along with social and economic factors, are considered by the council when granting approval for or undertaking works, developments or activities.

This Act is also the enabling legislation for planning policies which may have a direct influence on open space management. On a state-wide level there are State Environmental Planning Policies (SEPPs). On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs) as well as Development Control Plans (DCPs).

Aboriginal Land Rights Act 1983

The *Aboriginal Land Rights Act 1983* (ALR Act) is important legislation that recognises the rights of Aboriginal peoples in NSW. It recognises the need of Aboriginal peoples for land and acknowledges that land for Aboriginal people in the past was progressively reduced without compensation. Crown land meeting certain criteria may be granted to an Aboriginal Land Council. This Act may affect dealings with Crown land that is potentially claimable.

National Parks and Wildlife Act 1974

Statutory responsibilities on the council arising from this Act specifically relate to the protection of sites of pre- and post-European contact archaeological significance. This Act may affect community land categorised as cultural significance, natural area or park.

Biodiversity Conservation Act 2016

Note: This Act repealed several pieces of legislation including the *Native Vegetation Act 2003*, *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001*, and the animal and plant provisions of the *National Parks and Wildlife Act 1974*.

This Act covers conservation of threatened species, populations and ecological communities, the protection of native flora and fauna. This Act primarily relates to community land categorised as natural area. However, other categories may also be affected.

The *Threatened Species Conservation Act 1995* has been repealed and superseded by the *Biodiversity Conservation Act 2016*. However, references to the former legislation remain in the LG Act and are therefore retained in this guideline.

DPIE's Energy, Environment and Science division advises that recovery plans and threat abatement plans made under the *Threatened Species Conservation Act 1995* were repealed on the commencement of the *Biodiversity Conservation Act* in 2017. These plans have not been preserved by any savings and transitional arrangement under the Biodiversity Conservation Act or LG Act, meaning pre-existing plans have no legal effect.

For this reason, requirements relating to recovery plans and threat abatement plans for local councils preparing plans of management under section 36B of the LG Act are now redundant. Councils will be advised if future amendments are made to the LG Act to enable these mechanisms.

Certain weeds are also declared noxious under this Act, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be carried out on the weeds. A weed may be declared noxious in part or all of the state.

Fisheries Management Act 1994

The *Fisheries Management Act 1994* (FM Act) includes provisions for the management of state fisheries, including the conservation of fish habitats, threatened species, populations and ecological communities of fish and marine vegetation and management of the riparian zone, waterways and threatened marine/freshwater aquatic species. This relates to community land categorised as natural area (foreshore, watercourse or wetland).

Where an area of community land is declared to be critical habitat, or if that area is affected by a recovery plan or threat abatement plan under Part 7A of the FM Act, a site-specific PoM will need to be undertaken.

Rural Fires Act 1997

This Act contains provisions for bushfire risk management and the establishment of a Bushfire Management Committee. It also includes direction on development in bushfire prone lands.

Water Management Act 2000

This Act is based on the concept of ecologically sustainable development, and its objective is to provide for the sustainable and integrated management of the water sources of the state for the benefit of both present and future generations. The Act recognises:

- the fundamental health of our rivers and groundwater systems and associated wetlands, floodplains, estuaries has to be protected
- the management of water must be integrated with other natural resources such as vegetation, native fauna, soils and land
- to be properly effective, water management must be a shared responsibility between the government and the community
- water management decisions must involve consideration of environmental, social, economic, cultural and heritage aspects
- social and economic benefits to the state will result from the sustainable and efficient use of water.

Heritage Act 1977

This Act contains provisions for the conservation of items of heritage and may relate to community land categorised as cultural significance or natural area.

Commonwealth legislation

Environmental Protection and Biodiversity Conservation Management Act 1999

This Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. It incorporates threatened species on a national level and with relevance to Matters of National Environmental Significance.

Telecommunications Act 1997

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM.

State Environmental Planning Policies

State Environmental Planning Policy (Infrastructure) 2007

This planning policy lists development allowed with consent or without consent on community land.

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

This policy deals with clearing of native vegetation in urban areas and land zoned for environmental protection.

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

This policy deal with development is 'exempt', meaning that no approval is required from Council under the Environmental Planning and Assessment Act 1979 (EPA Act). 'Complying' development is a fast track process for straightforward development proposals.

Other relevant legislation, policies and plans

Aboriginal Land Rights Act 1983

Biodiversity Conservation Act 2016

Biosecurity Act 2015

Catchment Management Authorities Act 2003

Companion Animals Act 1998

Disability Discrimination Act 1992

Environmental Planning and Assessment Act 1979
Environmental Protection and Biodiversity Conservation Management Act 1999 (Cth)
Fisheries Management Act 1994
Heritage Act 1977
Local Land Services Act 2013
Operations Act 1997
Pesticides Act 1999
Protection of the Environment Operations Act 1997
Retail Leases Act 1994
Rural Fires Act 1997
Soil Conservation Act 1938
Telecommunications Act 1997 (Cth)
Water Management Act 2000
NSW Invasive Species Plan 2008-2015
National Local Government Biodiversity Strategy
NSW Biodiversity Strategy
Australian Natural Heritage Charter

Appendix A3 – Aboriginal interests in Crown land

Crown land has significant spiritual, social, cultural and economic importance to the Aboriginal peoples of NSW. The CLM Act recognises and supports Aboriginal rights, interests and involvement in Crown land.

The management of Crown land can be impacted by the *Native Title Act 1993* (Cth) and the *Aboriginal Land Rights Act 1983* (NSW).

Native Title

Native title describes the rights and interests that Aboriginal and Torres Strait Islander people have in land and waters according to their traditional law and customs. Native title is governed by the Commonwealth *Native Title Act 1993* (NT Act).

Native title does not transfer the land to the native title holder, but recognises the right to land and water, by providing access to the land and if applicable, compensation for any loss, diminution, impairment or other effect of the act on their native title rights and interests.

All Crown land in NSW can be subject to a native title claim under the NT Act. A native title claim does not generally affect Crown land where native title has been extinguished or it is considered excluded land.

When preparing a PoM, Council is required to employ or engage a qualified native title manager to provide advice and validate acts (developments and tenures) over the reserve, in line with the NT Act. The most effective way to validate acts under the NT Act is to ensure all activities align with the reserve purpose.

If native title rights are found to exist on Crown land, Council Crown land managers may be liable to pay compensation for acts that impact on native title rights and interests. This compensation liability arises for local councils whether or not the act was validated under the NT Act.

No current native title claims are known to exist over the land, however this does not suggest that Native Title is extinguished.

For further information about native title and the future acts framework see the [Crown lands website](#).

Aboriginal Land Rights

The *Aboriginal Land Rights Act 1983* (ALR Act) seeks to compensate Aboriginal peoples for past dispossession, dislocation and removal of land in NSW (who may or may not also be native title holders).

Aboriginal land claims may be placed on any Crown land in NSW. The Department of Planning, Industry and Environment is responsible for investigating claims as defined in the ALR Act. If a claim is established, the land is transferred to the Aboriginal Land Council as freehold land.

Appendix A4 – List of Existing Assets

Queen Elizabeth Park existing infrastructure, land improvements and assets are identified and shown in Figure A4-1. The plan corresponds with the assets identified in Table A4:1

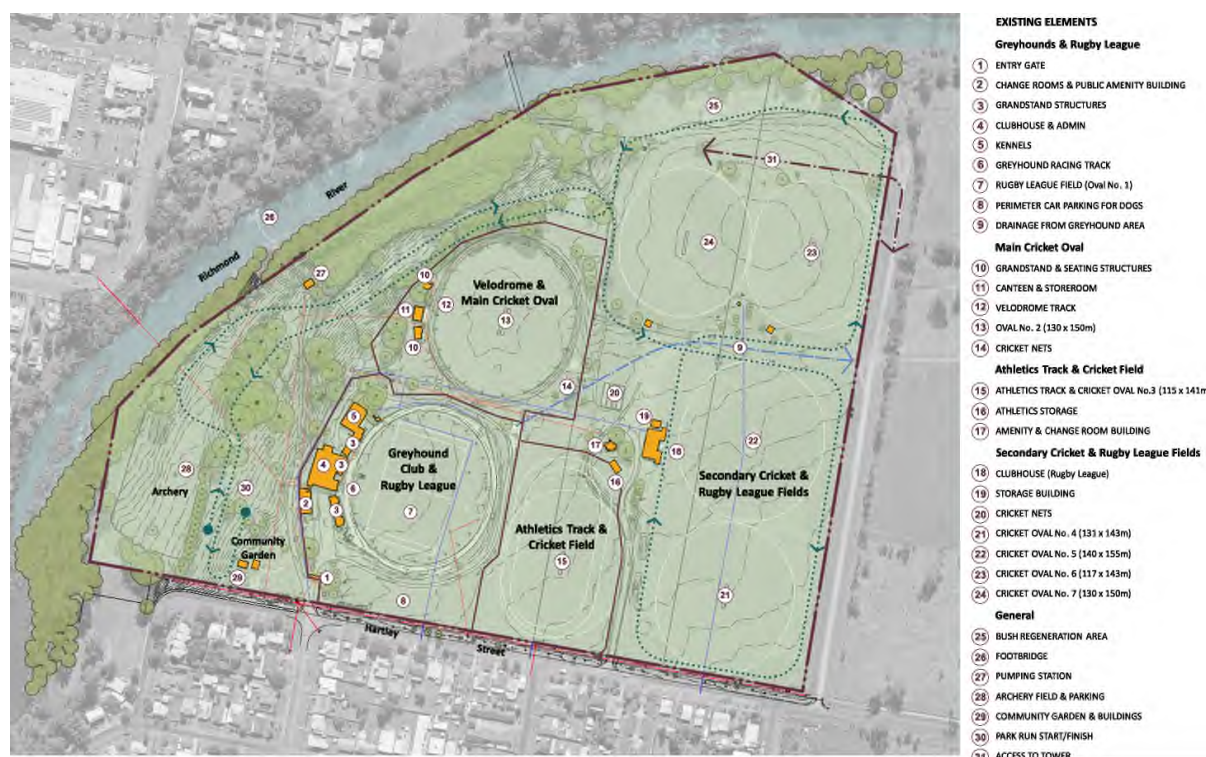


Figure A4-1: Existing Elements

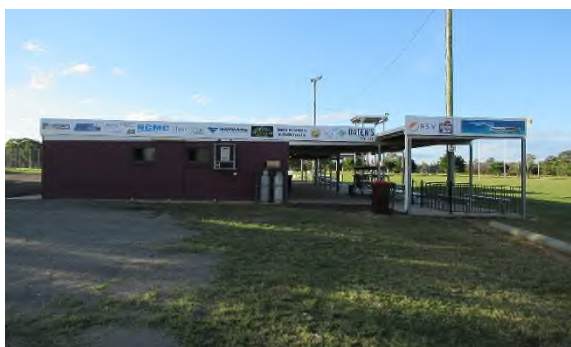
The number (#) below corresponds with Existing Site Plan. Note that the Existing Site Plan includes number items that are not included below and not building assets.

Table A4-1: Existing facility assets and condition ratings.

#	Description	Condition ¹	Comments
Greyhound and Rugby League area (existing)			
1	Entry Gate	2	Brick walled entry gate area with pedestrian and vehicle access gates and covered ticket booth
2	Change rooms and public amenity building	2.5	Basic older style masonry building with flat metal roof.
3	Grandstand structure	2	Steel and concrete framed grandstand. Metal clad rear wall and roof building in good condition.
4	Clubhouse and administration	2	Well maintained two and three storey brick building with metal roof in generally fair to good condition.
5	Kennels	2	Well maintained single storey brick building with metal roof is generally fair to good condition.
-	Storage shed	2	Metal storage shed in north-eastern corner of area. Relatively new and in good condition.

#	Description	Condition ¹	Comments
Main Cricket Oval area (existing)			
10	Grandstand and seating structures	2 / 3	Two concrete and steel framed grandstand seating areas. One with no roof and in poor condition / poorly maintained (3). Second in reasonable condition with metal roof cover and new steel balustrades (2).
11	Canteen and Storeroom	2.5	Single storey basic brick building with metal roof. New steel framed metal undercover front section.
14	Cricket nets	1.5	Cricket net area (two pitches) in generally good condition within main fenced field area
Athletics Track and Cricket Field			
16	Athletics storage	2.5	Metal clad storage shed with large undercover area on concrete slab.
17	Disconnected Amenity and change rooms	1.5	Older style single storey brick and metal roof building.
Cricket and Junior Rugby League Fields (existing)			
18	Clubhouse	1.5	Large masonry building with various additions over an extended period. New covered front roof area and well maintained building / near new roof.
19	Storage building	2	Single storey brick building with adjoining steel container storage unit.
20	Cricket Nets	2	Cricket net area (four pitches) in reasonable condition adjoining main car parking area. Some fencing is poor condition.
Other			
29	Community Garden Buildings	1.5	Series of metal framed sheds and shelters, whilst basic, are generally in reasonable condition.

Condition rating is based on 1 - 5 scale. 1 representing assets in near new condition and 5 representing those that have failed or are on the verge of failure. These ratings are representative only and for comparative purposes. It is noted that no structural and detailed examinations of any infrastructure have been completed and assessment is visual only.



Junior Rugby League Clubhouse



Greyhound track and facilities



Greyhound snr league grandstand and parking



Cricket club house building & canteen



Cricket grandstand



Athletics storage and club room



Disconnected amenities building near athletics oval



Community gardens area

Queen Elizabeth Park

Master Plan

Adopted - October 2020



DRAWING SCHEDULE

- 01 Existing Plan
- 02 Analysis & Site Use Plan
- 03 Master Plan
- 04 Rugby League Building - Existing
- 05 Rugby League Building - Proposed
- 06 Cricket Building
- 07 Character Images

Queen Elizabeth Park Master Plan



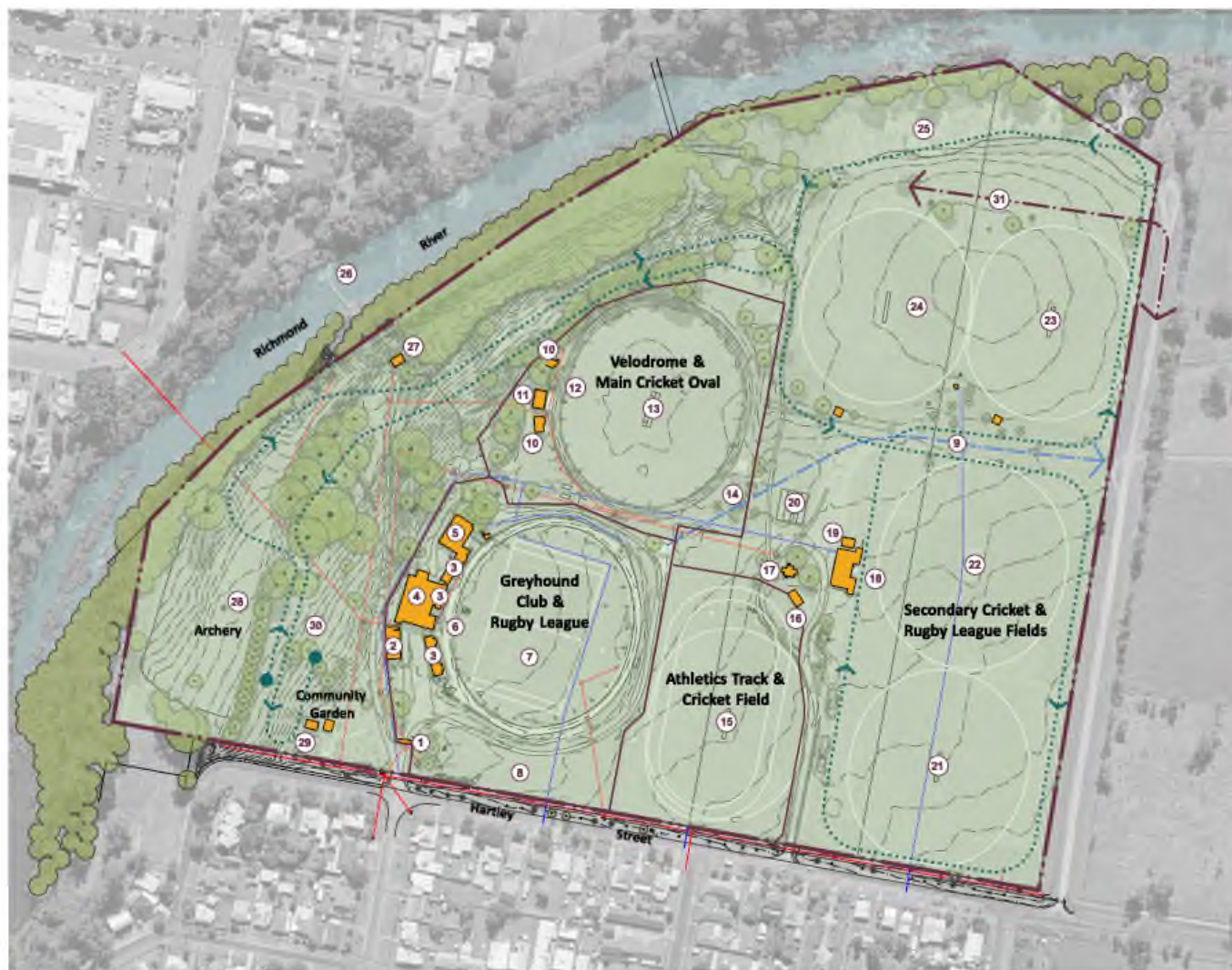
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| Title Sheet

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EXISTING ELEMENTS

Greyhounds & Rugby League

- ① ENTRY GATE
- ② CHANGE ROOMS & PUBLIC AMENITY BUILDING
- ③ GRANDSTAND STRUCTURES
- ④ CLUBHOUSE & ADMIN
- ⑤ KENNELS
- ⑥ GREYHOUND RACING TRACK
- ⑦ RUGBY LEAGUE FIELD (Oval No. 1)
- ⑧ PERIMETER CAR PARKING FOR DOGS
- ⑨ DRAINAGE FROM GREYHOUND AREA

Main Cricket Oval

- ⑩ GRANDSTAND & SEATING STRUCTURES
- ⑪ CANTEN & STOREROOM
- ⑫ VELODROME TRACK
- ⑬ OVAL No. 2 (130 x 150m)
- ⑭ CRICKET NETS

Athletics Track & Cricket Field

- ⑮ ATHLETICS TRACK & CRICKET OVAL No.3 (115 x 141m)
- ⑯ ATHLETICS STORAGE
- ⑰ AMENITY & CHANGE ROOM BUILDING

Secondary Cricket & Rugby League Fields

- ⑱ CLUBHOUSE (Rugby League)
- ⑲ STORAGE BUILDING
- ⑳ CRICKET NETS
- ㉑ CRICKET OVAL No. 4 (131 x 143m)
- ㉒ CRICKET OVAL No. 5 (140 x 155m)
- ㉓ CRICKET OVAL No. 6 (117 x 143m)
- ㉔ CRICKET OVAL No. 7 (130 x 150m)

General

- ㉕ BUSH REGENERATION AREA
- ㉖ FOOTBRIDGE
- ㉗ PUMPING STATION
- ㉘ ARCHERY FIELD & PARKING
- ㉙ COMMUNITY GARDEN & BUILDINGS
- ㉚ PARK RUN START/FINISH
- ㉛ ACCESS TO TOWER

LEGEND

PARK RUN DRAINAGE

0 10 50 100 200m

Queen Elizabeth Park Master Plan



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Existing Plan

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LEGEND

Site Use Areas

- CRICKET (Summer Use)
- RUGBY LEAGUE (Winter Use)
- ATHLETICS (Winter Use)
- PARK RUN (All year use)
- VELODROME (All year use)
- GREYHOUND RACING (All year use)
- COMMUNITY GARDEN (All year use)
- ARCHERY (All year use)
- GENERAL OPEN SPACE AND BUSHLAND

Circulation

- MAIN SITE ENTRY POINTS
- VEHICLE CIRCULATION
- WALKING TRACKS & SERVICE VEHICLE ACCESS

General

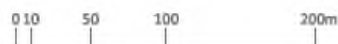
- DRAINAGE SWALE
- EXISTING BUILDINGS
- POSSIBLE NEW CRICKET BUILDING (Summer Use)
- POSSIBLE NEW RUGBY LEAGUE BUILDING (Winter Use)

Future Opportunities

- A NEW CRICKET CLUBHOUSE
- B NEW TELECOMS TOWER & ACCESS
- C OVAL No. 7 UPGRADED TO SECOND MAIN CRICKET FIELD INC. NEW TURF WICKET
- D NEW CENTRALISED CAR PARK & ACCESS FOR MULTIPLE SPORTS USE SUCH AS CRICKET RUGBY LEAGUE & ATHLETICS
- E ENLARGED RUGBY LEAGUE CLUBHOUSE TO DISTRICT LEVEL OR HIGHER. Includes 4 change rooms, grandstand, and social room
- F TWO NEW MAIN RUGBY LEAGUE FIELDS WITH LIGHTING & PERIMETER FENCE (Replaces existing field at Greyhound Track).
- G WATER CAPTURE & REUSE FOR GREYHOUND AREA
- H SENIOR RUGBY LEAGUE FIELD RELOCATED TO 'F'

Cricket Oval Sizes

- OVAL No. 1 (130 x 150m)
- OVAL No. 2 (130 x 150m)
- OVAL No. 3 (115 x 141m)
- OVAL No. 4 (131 x 143m)
- OVAL No. 5 (140 x 155m)
- OVAL No. 6 (117 x 143m)
- OVAL No. 7 (130 x 150m)



Queen Elizabeth Park Master Plan



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Analysis & Site Use Plan 02



Queen Elizabeth Park Master Plan

Appendix A5 - Queen Elizabeth Park Master Plan Adopted 2020

NOTES

- 1 **GREYHOUND TRACK:** Retain generally as existing, with rugby league field relocated - see note 5. Upgrades as required and undertaken by Club within single user fenced area. Potential to improve water capture and re-use in north-east corner. Option for cricket in infield-junior size only. Remove rugby lighting.
- 2 **GREYHOUND TRACK SURROUNDS:** Formalise main car park and access road once grandstand is relocated (refer note 17). Improve signage and fencing as required.
- 3 **CRICKET & VELODROME:** Remove existing buildings / structures at end of useful life. Consolidate upgrades to centralised facility east of Oval 2 - see note 7.
- 4 **ATHLETICS:** Retain generally as existing, ensuring that future access and design arrangements retain necessary space for athletics track. New storage / clubhouse / canteen building provided. Also provide permanent discus nets and include new javelin and long jump facilities as indicated.
- 5 **ARCHERY:** Retain grassed area as existing. Provide gravel access and parking area, with basic storage / shelter and associated furniture. Potential indoor facility in longer term (30 x 30m).
- 6 **COMMUNITY GARDENS:** Retain generally as existing, with potential expansion to the west as required. Include fencing for security. Combine storage with larger single facility.
- 7 **RUGBY LEAGUE:** New rugby league clubhouse building (see detailed plans) to accommodate increased use via junior and senior codes. Upgrade to regional standard to facilitate attraction of carnivals and higher-level competition - e.g. one-off NRL pre-season game. Main fields (Oval 4 & 5) upgraded with fencing and lighting as required for operational needs (potentially incorporating additional two fields to south). Upgrade irrigation and drainage as required. Includes additional grandstand structures to the north and south of the new building.
- 8 **CRICKET:** New cricket clubhouse building (see detailed plans) located to accommodate for multiple game use (two main grass pitch fields to east and west). Design to regional standard to facilitate attraction of carnivals and higher-level competition - e.g. pre-season games. Oval 7 enlarged to senior standard of 130 x 150m, and including lighting, irrigation and drainage as required. Also includes white picket fence surrounds, east / west terrace seating and accessible pathway to car park. Relocated practice nets and machinery storage shed to north of new building. Possible indoor facility south of new building in the longer term.
- 9 **FORMALISED CAR PARK:** New centralised car parking for all user groups, with a total of approx. 245 and including bus parking in south-western area. Includes shade trees and WSUD treatments as required.
- 10 **NATURAL AREA SURROUNDS:** Bush regeneration and weed control to be undertaken as required.
- 11 **PUBLIC OPEN SPACE:** Area of attractive open space to be maintained generally as existing, with improvements identified and prioritised over time including BBQ, seating and shelters.
- 12 **ENTRY AREAS:** Upgrade vehicle entries with appropriate signage and information. Include perimeter fencing and street trees.
- 13 **SWALE DRAIN:** Ensure effective drainage is retained as required. Potential for additional shade trees and integration of new seating and viewing areas as existing.
- 14 **PARK RUN:** Provide storage / shelter and associated furniture at start / finish location.
- 15 **UPGRADE TOWN ACCESS:** Upgrade pedestrian pathway and bridge across river to facilitate town access.
- 16 **FITNESS STATION:** Centrally located outdoor fitness equipment.
- 17 **RELOCATED GRANDSTAND:** Grandstand with storage relocated from greyhound track as indicated.
- 18 **GRAYS LANE:** Formalise as alternative vehicle access route. Includes bus and car parking along western edge of road (gravel with dish drain).



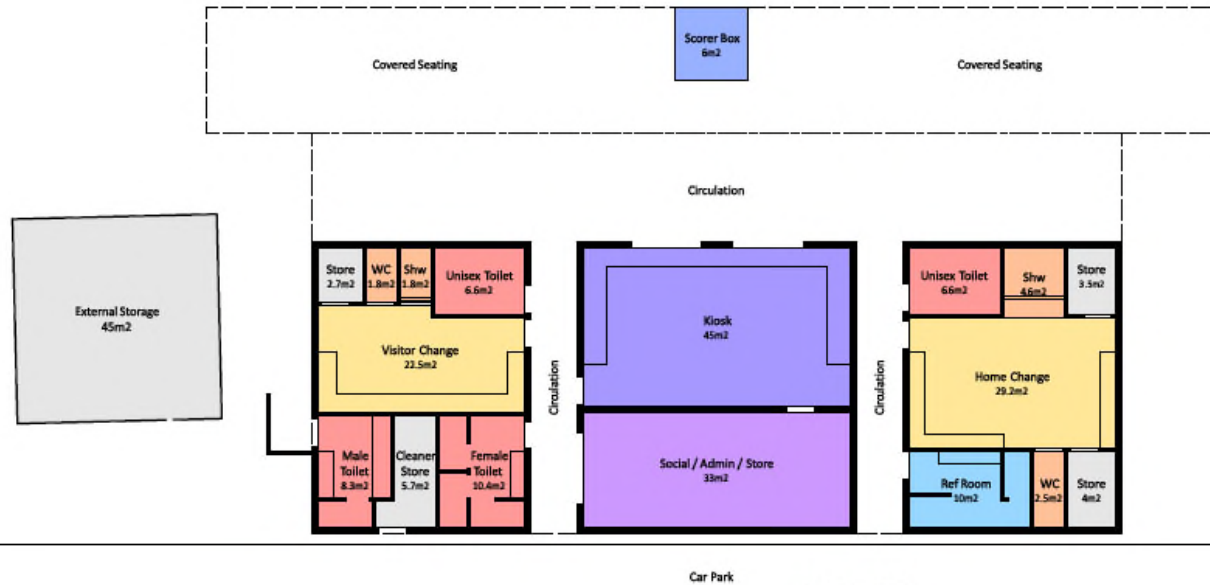
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Master Plan

03



AREA SCHEDULE

EXISTING RUGBY LEAGUE AMENITY BUILDING

ROOM	AREA	COMPLIANCE WITH NRL RECOMMENDED GUIDELINE FOR REGIONAL FACILITY
Home Change Room	29.2m²	No (should increase size to 45m²)
Home Shower	4.6m²	No (should increase showers from 2 to 4)
Home Toilet	2.5m²	No (should increase 1 x WC to 2 x WC's and 2 x Basin)
Visitor Change Room	22.5m²	No (should double size to 45m²)
Visitor Shower	1.8m²	No (should increase showers from 1 to 4)
Visitor Toilet	1.8m²	No (should increase 1 x WC to 2 x WC's and 2 x Basin)
Referee Room (inc shw & WC)	10m²	No (should increase size to 15m²)
Scorer and Timekeeper Box	6m²	No (should be 15m²)
Kiosk	45m²	Yes
Social Room	33m²	No (should be 125m² with clear view of field)
Administration Office	15m²	Yes (assume social room is used for this)
Accessible Public Toilets	6.6m² x 2	Yes (Total combined public toilets approx 35m²)
Male Public Toilet	8.3m²	
Female Public Toilet	10.4m²	
Storage - Internal	6.6m²	Yes (should be 10m² but assume capacity for storage in rear room)
Storage - External	45m²	Yes (should be 10m² but assume external storage container provides ample room)
Cleaners Store	5.7m²	Yes
Utilities / Plant Room	NA	No (Should provide 5m²)



Queen Elizabeth Park Master Plan



GROUND FLOORPLAN

Car Park



FIRST FLOOR PLAN



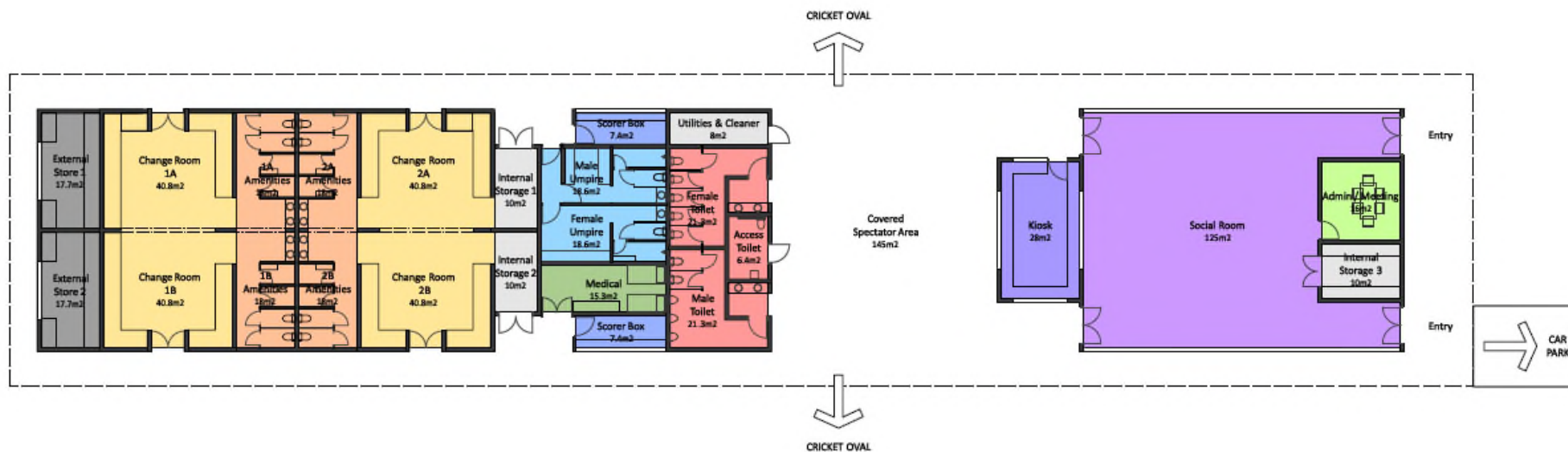
AREA SCHEDULE

NEW RUGBY AMENITY BUILDING

ROOM	AREA	COMPLIANCE WITH NRL RECOMMENDED GUIDELINE FOR REGIONAL FACILITY
Change Rooms (4 team mode)	48m ²	Yes
Player Amenities (4 team mode)	27m ²	Yes
Change Rooms (2 team mode)	96m ²	Yes
Player Amenities (2 team mode)	54m ²	Yes
Referee Room (inc shw & WC)	15m ²	Yes
Admin and Scorer/Timekeeper/Video Room	46m ²	Yes
Medical Room	22m ²	Yes
Kiosk	30m ²	Yes
Bar / Coolrooms	32m ²	n/a
Social Room (inc amenities)	125m ²	Yes
Accessible Public Toilets	7.2m ²	Yes
Male Public Toilet	26m ²	Yes
Female Public Toilet	26m ²	Yes
Storage	42m ²	Yes

Queen Elizabeth Park Master Plan

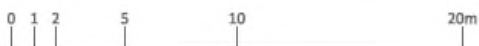




AREA SCHEDULE

NEW CRICKET AMENITY BUILDING

ROOM	AREA	COMPLIANCE WITH CRICKET AUSTRALIA FACILITY GUIDELINES
Change Rooms (4 team mode)	40.8m²	Yes
Player Amenities (4 team mode)	18m²	Yes
Change Rooms (2 team mode)	81.6m²	Yes
Player Amenities (2 team mode)	36m²	Yes
Umpires Room (Female & Male)	37.2m²	Yes
Medical Room	15.3m²	Yes
Scorer's Box (x2)	14.8m²	Yes
Accessible Public Toilets	6.4m²	Yes
Male Public Toilet	21.3m²	Yes
Female Public Toilet	21.3m²	Yes
Kiosk	30m²	Yes
Social Room	160m²	Yes
Administration Office	16m²	Yes
Utility and Cleaner Storage	8m²	Yes
Internal Storage	30m²	Yes
External Storage	35.4m²	Yes
Covered Spectator Area	145m²	Yes



Queen Elizabeth Park Master Plan



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Cricket Building

06



Queen Elizabeth Park Master Plan

Appendix A5 - Queen Elizabeth Park Master Plan Adopted 2020



April 2020
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Character Images

07