

BONAIRA PLAYING FIELD PLAN OF MANAGEMENT

AS AMENDED 16 AUGUST 2011



Plan of Management

Bonaira Playing Field

Adopted 17 July 2007

***Amended 16 August 2011
(CR299)***

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1.0 INTRODUCTION

1.1 Background

The land covered by this plan includes the sportsfield and surrounds at the public reserve known as Bonaira Playing Fields. (*Figure 1*). It is public land owned by the Kiama Municipal Council and has been classified “Community” land under the provision of the Local Government Act 1993.



Figure 1

The Local Government Act also requires that Council prepare a Plan of Management in conjunction with the community to identify the important features of the land, clarify how Council will manage the land and how the land may be used or developed.

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

This Plan of Management has been prepared in order to achieve a balanced, responsible and ecologically sustainable use of the land and to ensure that it addresses the needs of both local neighbourhood groups and the broader community. The Plan of Management for the site is presently included in the Sportsground Plan of Management adopted for a number of sporting fields in 2001. This draft plan has been prepared to meet the requirements of the Local Government Amendment Act 1998 and is intended to replace the existing Plan of Management for this reserve. It identifies appropriate outcomes for the reserve and provides a way for achieving these outcomes through a series of clear strategies and detailed actions.

1.2 Community Land Covered by the Plan

The Community Land covered by this plan is shown in *Figure 2*. It consists of a number of parcels of land, Lots 475 to 478, DP 33905 and Lot 492, DP 208118. The area covered by this plan covers approximately 2.17 hectares.

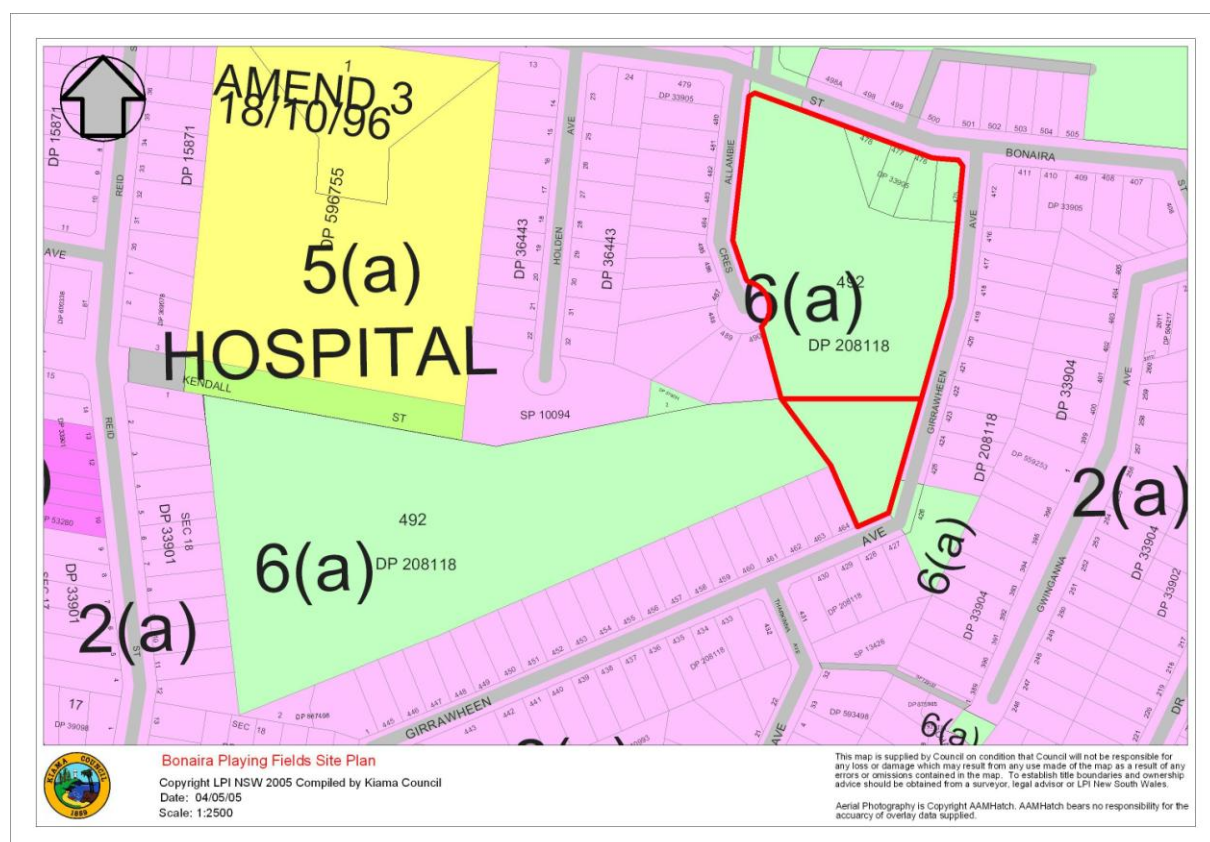


Figure 2

The land is zoned as Open Space Existing Recreation 6(a) under Kiama Council's Local Environmental Plan 1996. The area adjoins housing zoned Residential 2(a) and the Bonairea Native Garden to the west zoned Existing Recreation 6(a)

1.3 Management Units

For management purposes the land has been separated into two units, which reflect the proposed uses of the site:

- Management Unit 1 - Sportsground
- Management Unit 2 – General Community Use

These units are illustrated in *Figure 3*.

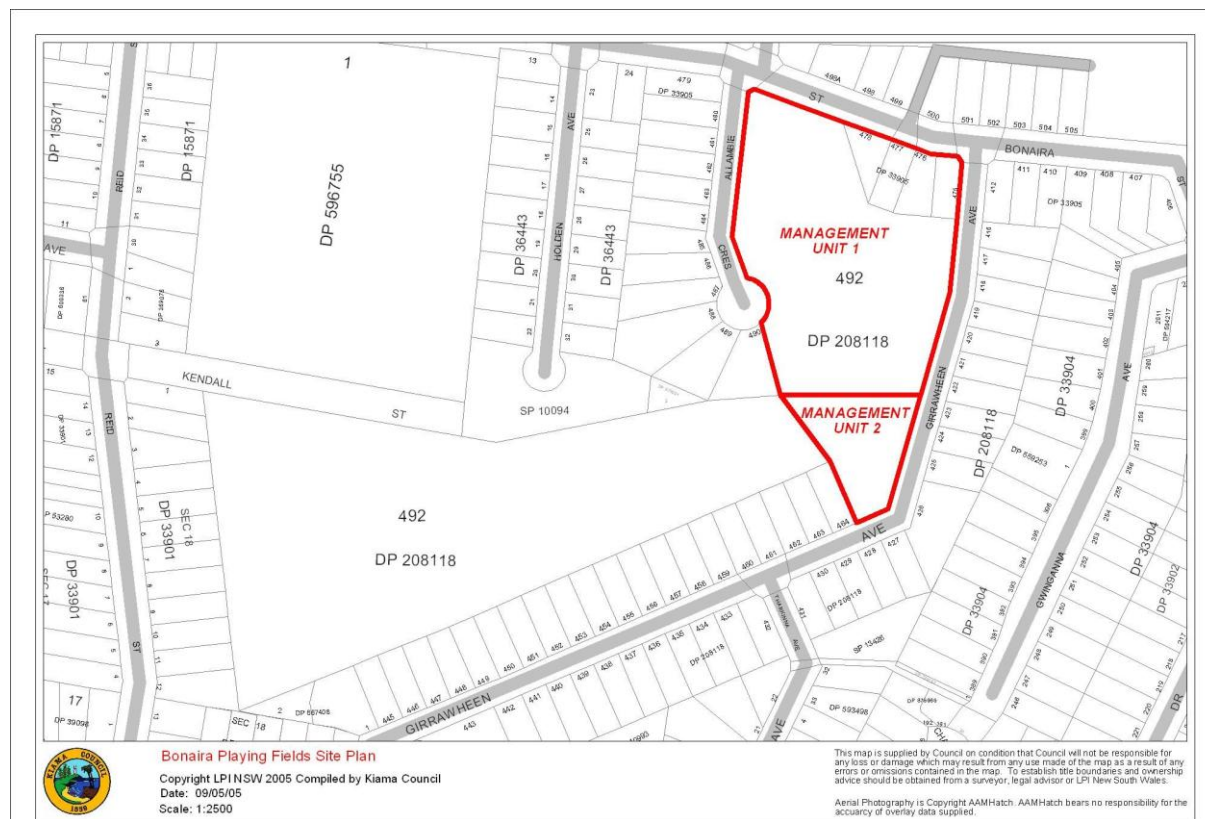


Figure 3

Management objectives have been developed for each unit to effectively and appropriately deal with the different issues and requirements inherent for each unit. (*See Section 5.0*). These objectives are then supported by various sets of management strategies and actions, which are detailed in this plan. These management strategies and actions are to be evaluated against established performance targets.

1.4 Category and Class of Land

As noted earlier, all the land included in this plan is classified as Community Land under the Local Government Amendment Act 1998.

Under Section 36(4) of the Local Government Amendment Act 1998, all Community Land must be categorised as one following categories:

- Natural Area
- Sportsground
- Park
- Area of Cultural Significance
- General Community Use

It is considered that the Management Units shown in *Figure 3* are best managed as different categories. In accordance with the guidelines set out in the Local Government (General) Regulation 1999, the units are categorised as follows:

- Management Unit 1 - Sportsground
- Management Unit 2 - General Community Use

These categories reflect the proposed uses of the site.

1.5 Function and Value

The site presents an opportunity to provide both active sporting activities and general community use in the one area. Active use facilities allow for the development of community sporting facilities whilst general community use provides facilities for general public recreation and the physical, cultural, social and intellectual welfare of the public. It also allows for the use of a site for which a lease, licence or other estate may be granted in respect of the land. Both are important in enhancing the quality of life for local residents.

The value of the site is enhanced by the fact that such uses could be satisfactorily contained on the site without adversely affecting the other and in fact could be seen as complementary. The provision of community sporting facilities promotes active and passive recreation for all ages, interesting activities for leisure time and skill development for talented locals. In doing so, a sense of community identity and pride in local achievements can be developed.

1.6 Preparation of a Plan of Management

The process undertaken in the preparation of a Plan of Management for Council owned Community Land must follow the steps and requirements set down under the Local Government Act 1993. These steps are:

- Prepare the draft plan.
- Council must give public notice of the existence of the draft plan.
- The draft plan is to be exhibited for at least twenty-eight (28) days and a submission period of at least forty-two (42) days during which submissions may be made to Council.
- Hold a public hearing in respect of the plan if the proposed plan categorises Community Land under Section 36 (4) or (5) of the Local Government Amendment Act 1998.
- Consider all submissions made to the public hearing and any written submissions made to Council on the draft plan during the period of public exhibition. Council may then decide to amend the draft plan or to adopt the plan without amendment.
- Should the draft plan require amendment then the public consultation process (exhibition and submission period) must be re-held. Another public hearing is not required.
- Subject to no further amendments being required, the Plan of Management is then formally adopted by Council.

1.7 Community Participation

Community consultation is a fundamental source of information necessary to provide the most efficient and effective Plan of Management for Community Land.

Such participation creates the opportunity for interested parties to become actively involved in the development of a plan, which reflects the needs, opinions and priorities of the people most affected by the plan itself.

The Draft Plan will be placed on exhibition and the public will be invited to make written submissions to Council on the draft plan. A formal public hearing will also be held to allow the public to make verbal submissions and these will be recorded and reported to Council. All submissions will be considered by Council prior to any decision as to whether the Draft Plan is adopted or rejected by Council.

2.0 PHYSICAL FEATURES AND CONDITION OF THE LAND AND STRUCTURES

Management Unit 1 – Sportsground

This area is presently used for competition and/or training for many sports including Cricket, Australian Rules, Hockey, Touch Football, Soccer, Rugby League and Rugby Union. It is also used extensively by Kiama High School for sporting activities. It provides a linkage from Kendalls Beach through to Bonaira Native Gardens and is used for informal games and passive recreation. The playing surface is in very good condition.

It contains a synthetic cricket pitch, which is covered during the winter when the field is used for Australian Rules.



Photo 1 Playing Fields

Management Unit 2 – General Community Use

It includes an amenities building containing a kiosk, storage facilities and toilets and lighting facilities on the eastern side of the field for night training.

South of the amenities building there is a small playground and a sealed carpark with a capacity for 25 cars. There is also a sealed carpark at the northern end of the field at Bonaira Street with a capacity for 20 cars.

3.0 COUNCIL'S OVERALL PLANNING FRAMEWORK

Council has defined a number of fundamental or corporate goals that are to be addressed in any future development of their parks and recreation areas. These goals form an overarching framework for all the more detailed objectives and strategies in this plan.

3.1 Aim of This Plan of Management

- To develop a Plan of Management for the reserve to comply with the Local Government Act 1993 and the Local Government Amendment Act 1998 and which is consistent with Council's corporate goals and policies. The plan should also achieve a balanced, responsible and ecologically sustainable use of the land and ensure that it addresses the needs of both the local community groups and the broader community.

3.2 Corporate Goals

3.2.1 Sustainable Environment

Kiama Council's goal is that Kiama will have high quality natural, rural, town and village environments and landscapes sustained and enhanced for the present and for the future.

Kiama Council will:

- Protect, enhance, manage and monitor the area's landscapes, places of heritage significance, and natural environments;
- Control and plan development of our built environment for the wellbeing of the community;
- Manage and reduce the environmental impacts of all activities on air, water and land systems;
- Promote environmental awareness through educational programs; and
- Provide leadership by demonstrating environmental excellence in all Council activities and policies.

3.2.2 Quality Facilities, Services And Infrastructure

Kiama Council's goal is to plan and manage its facilities, services and infrastructure so that they are continuously improved to be the best Council can provide within its available resources.

Kiama Council will provide and maintain services, facilities and infrastructure, which are:

- Responsive to the diverse needs of the community;
- Accessible to users;
- Affordable within the Council's resources; and
- Planned in a local and regional context.

3.2.3 Community Cohesion and Wellbeing

Kiama Council's goal is that the community will have an enhanced quality of life and that it will have promoted access, equity and social justice.

Kiama Council will:

- Contribute to the health, safety and well being of the community;
- Involve the community and relevant stakeholders to plan, develop and facilitate access to services and resources;
- Promote awareness and understanding of cultural diversity; and
- Recognise and support the value of cultural heritage;

4.0 COUNCIL POLICIES

Council has developed a number of general policies in the planning, management and maintenance of Community Land and Council reserves. Any strategies and actions proposed in this plan must be consistent with these policies.

4.1 Planning

Council will:

- Consider and attempt to balance the need for community recreation facilities with the impact development of such sites will have on local residents;
- Attempt to balance the provision of active and passive recreational facilities;
- Consider access to recreational facilities for young families and disabled users;
- Integrate access for disabled users in plans for future developments;
- Limit facilities on the site to those facilities which are compatible with the objectives of the Plan of Management;
- Attempt to provide safe pedestrian links and corridors between components of the open space network; and
- Have regard to Council's Environmental Goals and Biodiversity Policy when approving works on the site.

4.2 Management

Council will:

- Reserve the right to control the use of, and access to, Community Land;
- Create opportunities for community consultation and participation in the planning and development of Community Land; and
- Facilitate a system whereby enquires and complaints from the public can be efficiently and promptly dealt with.

4.3 Development of New, and Improvement of Existing, Facilities

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

All major developments and improvements to be funded (solely or partially) by Council will be approved through inclusion in Council's Capital Works Schedule.

Works included in Council's Capital Works Program will be funded from income generated from Council's entrepreneurial activities, general revenue, Section 94 contributions and external funds in the form of Government grants. If the anticipated yields from these sources are not achieved, it will result in the proposed works being delayed to later dates.

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

4.4 Weed Control

The control of noxious weeds in general shall remain with the Illawarra Noxious Weed Authority. Council will carry out the control of nuisance weeds or environmental weeds. This will involve the use of herbicides or mechanical methods as well as minimum disturbance methods where appropriate.

4.5 Maintenance

Council will:

- Carry out maintenance and inspection as detailed in the Strategic Asset Maintenance Program for Parks and Reserves, Recreational Facilities, Foreshores, Boat Ramps, Disused Quarries and Cemeteries;
- Review maintenance service levels outlined in the Strategic Asset Maintenance Program for Parks and Reserves to ensure that facilities are maintained efficiently and within budget constraints;
- Encourage community groups to assist with maintenance;
- Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers on Council ground; and
- Carry out bush regeneration in accordance with standard accepted practices for bush regeneration.

4.6 Fees

Council applies fees for the use of Council reserves. An application must be lodged with Council prior to the event. All applicable fees must be paid prior to the hire/use of the reserve.

The fees associated with the hiring of Council reserves for major events, concerts, functions etc, are detailed in Council's Fees and Charges Schedule. Council's fee structure is reviewed on an annual basis.

4.7 Uses and Activities Requiring Council Approval

- All activities defined in Part D Section 68 of the Local Government Act 1993;
- Fetes/cultural activities;
- Exhibition/displays;
- Commercial photographic/film shoots;
- Concerts/performances;
- Large, formal gatherings; and
- Recreational and environmental facilities under the care, control or management of Council, rehabilitation of wetland systems, essential public works.

4.8 Prohibited Activities

Activities in the view of Council which may be damaging, disruptive and/or may represent a danger to either users of the reserve, neighbouring properties or the site, or which are not consistent with the 6(a) zoning.

4.9 Sale of Alcohol

Council must approve the sale of alcohol on Council property. Before approval is sought, a Functions Licence must be obtained from the NSW Police Department. This licence must be produced in every instance where an application involving the sale of alcohol on Council property is sought.

Applications must meet the requirements set down by the Licensing Board, Courts of NSW and Council.

4.10 Signage

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

Whilst signs are a crucial source of information, they have a significant impact on the aesthetics of a reserve. All signs must meet a design standard and be approved by the Manager of Environment. All signs must be sympathetic to their environment in their design, construction and location.

All Council signs erected under Section 632 of the Local Government Act and as part of the Strategic Asset Management Program (SAMP), plus reserve name signs and traffic and safety signs, are permissible. Council must approve all other signs before erection.

4.11 Easements

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

4.12 Leases, Licences and Other Estates

This Plan of Management authorises the lease, licence or grant of any other estate over part or all of the areas in this Plan of Management for the purpose of public recreation or sporting or ancillary purposes including construction and use of fields, courts, change rooms, clubrooms and associated facilities or for the physical, social, cultural and intellectual welfare and/or development of members of the public.

4.13 Animals on Reserves

Existing Acts and Regulations regarding the prohibition of animals such as dogs and horses on Community Land, including a public place or part thereof, without prior Council approval, must be enforced to keep these areas free of animals and excrement.

Council will enforce the Companion Animals Act 1998 and Regulations or equivalent, which states that the owner of a dog found in a prohibited place is in breach of the law. In general, without prior approval of Council, a dog is not permitted in the following places (whether or not they are leashed or otherwise controlled):

- Within 10 metres of any playing apparatus provided or part for the use of children;
- Within 10 metres of any apparatus provided for the preparation or consumption of food by humans;
- Public bathing areas including a beach that Council has ordered that dogs are prohibited and upon which there are signs notifying the Council order of prohibition; and
- Any areas provided or set apart for public recreation or the playing of games that Council has ordered that dogs are prohibited and upon which there are signs notifying the Council order of prohibition.

4.14 Public Safety

As recommended by the LOGOV Risk Management Services report, Council has developed a Strategic Asset Maintenance Program (SAMP) for all its assets. SAMP has been developed to create and maintain all assets under the care, custody, control and management of Council to a safe standard and in a safe condition which is in fact the highest standard and condition that Council can reasonably afford in all of its circumstances and having regard to financial economic, environmental, aesthetic, social or political factors or constraints.

5.0 MANAGEMENT OBJECTIVES, ISSUES AND STRATEGIES

5.1 Management Objectives

5.1.1 Core Objectives

The core objectives are defined in Section 36 (1) of the Local Government Act 1993; these vary according to the categorisation of the land.

For Management Unit 1, categorised as Sportsground, these are as follows:

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

For Management Unit 2, categorised as General Community Use, the core objectives are as follows:

To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public.

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

Council's corporate goals are also relevant to the management of this reserve.

5.2 Major Issues

In July 2006 Council adopted a Plan of Management approving the use of part of the reserve for the Bridge Club building (2006 POM).

In April, 2007 further consideration was given to the closing time for the building and a draft plan was prepared to allow the Bridge Club to use the proposed Bridge Club/Community Building to 11:00pm on any four weeknights and those Saturdays when the Senior and Junior KAFC do not have scheduled home games. The draft plan proposed that the building would not be available for use on Sunday nights. However, in adopting the Plan in July, 2007 Council rejected the proposal to allow use of the building to 11.00pm and limited the closing time to 10.00pm.

The proposed site for the building is within Management Unit 2 and is shown in *Figure 4*. Basic concept plans showing the elevations and footprint of the building are shown in Appendix 1.

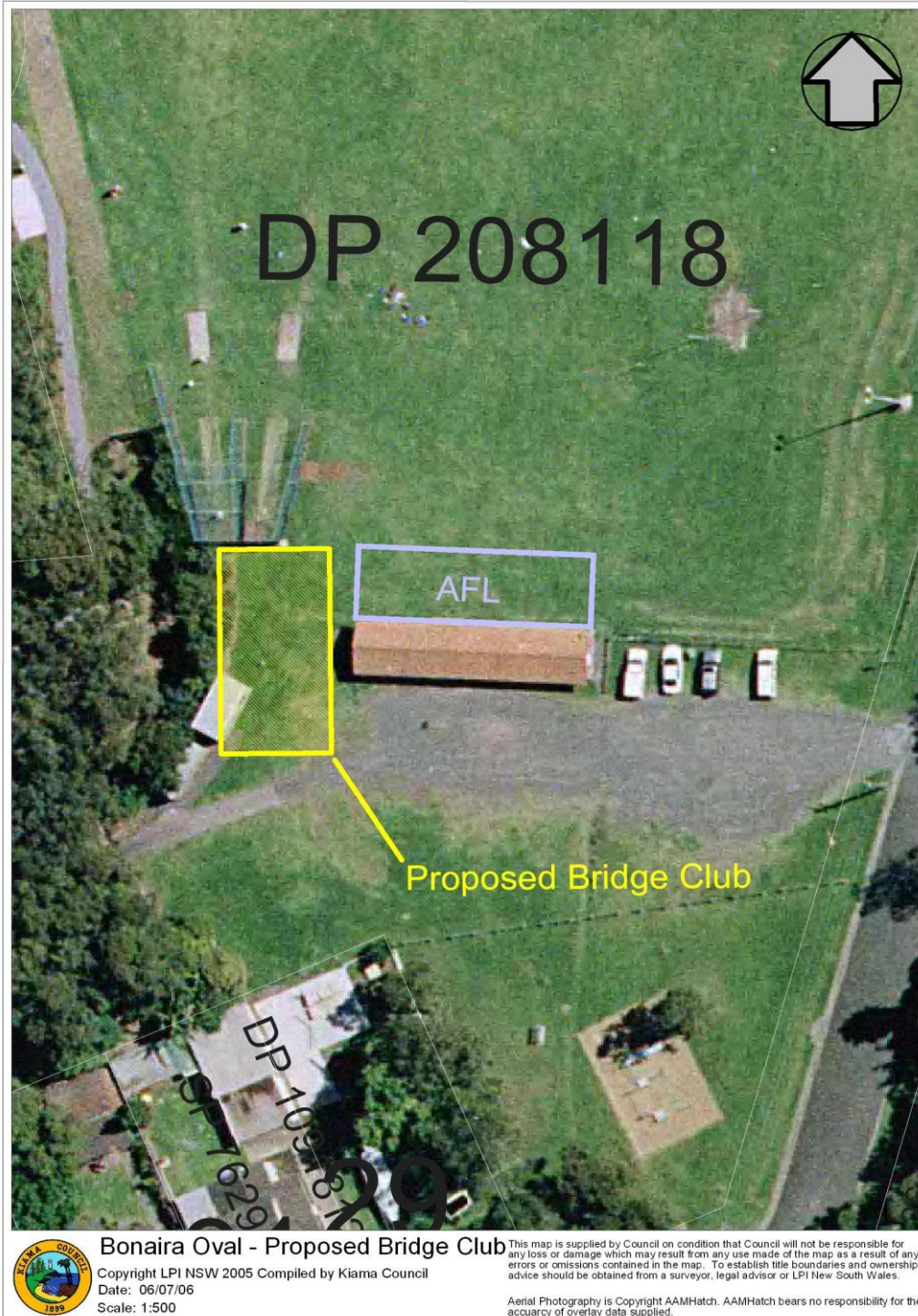


Figure 4 showing site of the proposed Bridge Club building

As noted in the 2006 POM, there are a number of specific issues that may arise from the construction and use of this building. These include:

- Use of the reserve
- Parking
- Access to Bonaira Native garden
- Impact on adjoining residents
- Maintenance of the building
- Visual impact on reserve
- Use of the building
- Lease of the building

Following exhibition of the draft plan in 2005, and the receipt of a number of submissions, further discussions were held between representatives of the Bridge Club and the main users of the oval, the Kiama AFL Clubs (KAFC) and the Kiama and District Sports Association.

After considering a report on that Draft Plan in July 2006 Council adopted the Plan of Management (POM 2006) approving the use of part of the reserve for the Bridge Club building.

5.2.1 Use of the Reserve

The 2006 POM noted that the Kiama and District Sports Association advised that at that time the site was used by a number of Sporting Clubs including the following:

- Australian Rules (AFL) Games - Saturday all day and occasionally Sunday; all day. Training Tuesday, and Thursday 4:00 pm to 8:00 pm;
- Hockey - junior training Tuesday, Wednesday and, Thursday 4:00-6:00 pm;
- Hockey - senior training Tuesday, Wednesday and Thursday 4:00-6:00 pm;
- Hockey - junior games Saturday 9:00am-12 noon;
- Touch Football training - occasionally 4:00-6:00 pm and games;
- Touch Football games - summer finals one weekend all day;
- Cricket - Games Saturday and four Sundays all day;
- Cricket training - Tuesday and Thursday 4.00 pm-6:00pm;
- Soccer training - January to March 4:00-7:00 pm;
- Rugby Union - training early season January to March 4:00 pm-7:00 pm;
- Rugby League - training early season January to March 4:00 pm-7:00 pm;
- Schools - all sports throughout the year on weekdays.

Discussions were held in 2006 with the Bridge Club, the AFL Clubs and the Kiama and District Sports Association. As a result, the Bridge Club agreed not to park on the site on Saturdays and to provide for joint use of the building with the KAFC or groups approved by Council. The Bridge Club indicated they required the use of the proposed building at the following times:

Monday..... 1.00 pm – 5.00 pm
Monday:..... 7.00 pm – 10.30 pm
Tuesday 1.00 pm – 4.30 pm
Wednesday 7.00 pm - 10.30 pm
Thursday 1.00 pm – 4.30 pm
Friday..... 9.00 pm – 1.00 pm
Saturday..... 1.00 pm – 5.00 pm
Sunday..... maybe twice yearly – all day congress

The proposed building has been designed to cater for 28 tables with four players at each table. Therefore, the maximum number of people attending Bridge Club sessions would be 112 people. However, the Club has indicated that this would happen only when “all day congresses” are held on a Sunday twice yearly.

Based on this timetable it can be seen that on Tuesday and Thursday between approximately 4:00 pm to 5:00 pm, and Saturday between 1.00pm and 5.00pm there will be common use of the site by the Bridge Club and a sporting group. The most intensive use of the site would be on Saturday afternoon when the AFL games are held. The Bridge Club has stated that they would be prepared to find alternative parking or ferry members to the site and that because AFL would start before Bridge, the AFL would have priority on the parking. There may also be occasions when there are touch football finals held when there would be intensive use of the reserve.

The Bonaira Playing Field is the “home ground” of the KAFC and therefore that Club is the primary user of the field and amenities. However, it can be seen that the oval and facilities are intensively used by a variety of Clubs.

KAFC indicated that they would not object in principle to the construction of the Bridge Club building on the site provided that their existing use of the playing field was acknowledged and that the Bridge Club would not object to that use now or in the future and provided that the Club did not try to restrict the legitimate use of the field and the amenities building in the future. This included noisy behaviour from crowds at games and also by players at training. The Bridge Club has indicated in writing that they accept this. The existing use of the playing fields and the surrounds by sporting groups must not be restricted by the use of the building by the Bridge Club or others. Notwithstanding parking needs, the AFL and the Sports Association did not believe that the operation of the Bridge Club would in itself affect their use of the site provided the Bridge Club did not raise objections to the use by AFL.

No discussions have been held with representatives of other Clubs as the Sports Association are seen as representing the various Sports Clubs. The use of the building on Saturdays could increase the risk of conflict between the active use of the reserve in general and the passive use of the building by the Bridge Club. It would be desirable if this was minimised by not using the building on Saturdays for Bridge or any use that could conflict with the use of the reserve for active sport.

As stated in the 2006 POM given that the site has been developed as a sports field and always used for that purpose, the possible use by the Bridge Club must not restrict the legitimate use of the field and amenities for formal sporting activities by Clubs or informal sport by the community.

In adopting the 2006 POM Council Resolution (CR270) restricted the use of the building to 10.00 pm.

An amendment to that Plan to allow use by the Bridge Club on four nights a week to 11.00pm was considered in a Draft Plan exhibited in April, 2007. Council resolved (CR225) in July, 2007 to reject that aspect of the Plan to change the closing time to 11.00pm. The Plan as adopted on 17 July 2007 approved the use of the building to 10.00pm. In 2011 the Bridge Club again sought to extend the closing time to 11.00pm. On 16 August 2011 Council resolved (CR299) to adopt an amended plan that permits the Bridge Club to occupy the building within the following times:

- 8.00am to 11.00pm (on Monday, Wednesday and Saturday)
- 8.00am to 10.00pm (on Tuesday, Thursday and Friday)
- 9.00am to 6.00pm (on Sunday)

The building is to be available to KAFC or community groups approved by Council on at least one week night or on Saturday nights if the KAFC did not have scheduled home games or if it wasn't required by the Bridge Club. It would not be available for use by anyone after 6.00pm on Sundays.

The building would be available for use by the Bridge Club on four Sundays throughout the year provided that it is not required by other users.

5.2.2 Parking

The existing carparking facilities on or around the reserve are as follows:

Reserve Parking

- Sealed carpark adjacent to the amenities building25 spaces
- Informal grassed overflow parking: estimated15 spaces
- Bonaira Street north end of the oval:20 spaces
- Total60 spaces**

Street Parking

- Allambie Crescent both sides:36 spaces
- Girrawheen Avenue both sides:50 spaces
- Total86 spaces**
- Combined Total Street and Carpark146 spaces**

The following parking usage information has been provided by the Sports Association and the Bridge Club based on the amended time table which does not include use of the site by the Bridge Club on Saturdays when KAFC has scheduled games

DAY	Sport Parking	Bridge Club Parking	Total
Monday		10	10
Tuesday	20	15	35 - overlap
Wednesday	40	12	52 - overlap
Thursday	40	8	48 - overlap
Friday		20	20
Saturday	120 (area full)		

Based on the information provided by the Sports Association and the Bridge Club, the maximum requirement for parking will be on Wednesday and Thursday when there is training of the AFL and use by the Bridge Club and on Saturday, which is due solely to the AFL usage. This is based on the existing use of the playing fields and the timetable proposed by the Bridge Club including alternative parking on Saturdays.

The Sports Association has indicated that for AFL, all available parking is taken up on Saturday afternoon despite the above calculation. Therefore, as there would appear to be a shortage of parking on Saturday afternoon at present (without the Bridge Club) it would seem undesirable to encourage additional use of the area at that time. Although the Bridge Club has suggested that it could find alternative parking on Saturdays or give priority to the AFL, this would not be able to be policed and could give rise to conflict between users and parking problems. Therefore, if the building is to be constructed, in order to minimise potential parking problems, the building should not be used by the Bridge Club or by other groups other than the KAFC on Saturdays when the Senior and Junior KAFC have scheduled home games.

Some additional sealing to the grass area within the existing carpark including linemarking of the whole carpark, will assist in offsetting any loss of carparking as a result of the construction of the building. This can be addressed in the Development Application for the building.

5.2.3 Access to Bonaira Native Garden

The main access for Council vehicles and plant carrying out maintenance to Bonaira Native garden is through the carpark and via the driveway to the south of the proposed building. This accessway is also used by pedestrians and cyclists visiting the gardens. Another access is available at Reid Street and also on the western side of the creek off Allambie Crescent.

Any development in the area must not hinder that access, either directly by physical obstruction or indirectly by obscuring or obstructing this access. The plans provided by the Bridge Club show that the south-east corner of the proposed building will just encroach on the access driveway. The driveway into Bonaira Native garden would have to be moved to the south to provide safe clearance for maintenance trucks and machinery and to allow an unimpeded access for pedestrians and cyclists. (Any works associated with that would have to be covered by the Bridge Club).

Pedestrian access is also available from Allambie Crescent between the cricket nets and the existing amenities. This would still be possible via the covered walkway between the two buildings.

5.2.4 Impact on Adjoining Residents

Because the game of Bridge is a passive activity, this in itself will not have an impact on the adjoining residents. However, the impacts may come from the increase in use of the site especially from carparking or if the building is used for other activities. Carparking needs are discussed in detail in Section 5.2.2. The use of the building for other purposes is a matter that can be managed in a lease for the building. The Club has indicated that generally it will require almost exclusive use of approximately half of the building. This could increase use of the building and hence the impact of residences although it does permit better utilisation of the public facilities on Community Land.

As noted in the POM adopted in July 2006, noise from the use of the building at night could affect nearby residents.

The closing time is a particular concern of nearby residents and in response to that the 10.00 pm time was adopted in July, 2007. It is possible that other users of the building could cause a problem with noise. This could be addressed in the Development Application. A standard condition of consent that can be applied to the use of premises of this nature is as follows: *“The use of the premises shall not cause a sound level in excess of 5dB(a) above the background level when measured at any point along the site boundaries”*.

This would be included in the lease or conditions of use of the building. In addition, the use of materials and internal finishes that may assist in attenuating noise in the building could be applied through the development consent.

The shared use is discussed further in Section 5.2.7.

The building could affect views of the oval from adjoining residences, namely No's. 29 and 31 Girrawheen Avenue. However, the proposed building is single storey, the same height as the existing amenities building, and located with trees on the western side of the building. These will provide a backdrop to the building thereby reducing the visual impact when viewed from residences to the east.

5.2.5 Visual Impact on the Reserve

The concept plans for the building are shown in Appendix 1. These plans show that the proposed building will be a single storey structure adjoining the western end of the existing amenities building. Although the building is a freestanding structure, it has been designed to complement the existing amenities. The height, roofline and external cladding are intended to match the amenities building. The AFL Club has almost completed alterations to this building that involve an extension to the north and the northern wall of the Bridge Club building is intended to line up with that extension.

The building is aligned so that its longer north–south axis is parallel to the tree line on the western side of the building and the shorter east-west axis faces the playing field and carpark. The orientation of the structure will reduce the visual impact of the proposed building on the reserve. The concept plans show that it is intended that this building match the existing amenities. The building would require Development Consent.

5.2.6 Maintenance of the Building

Whilst the proposed building will be on Community Land, the Bridge Club proposes to fund its construction. It will be used predominantly by the Bridge Club and is being provided at their request. As with all assets, there are costs associated with maintaining them and providing services such as electricity, water and depreciation.

Given the circumstances that have led to this proposal, any maintenance costs associated with the building should be covered by the Bridge Club and be detailed in a lease to the Bridge Club.

5.2.7 Use of the Building

As indicated in Section 5.2.1, the Bridge Club propose to use the building approximately 28 hours during the week and on every day except Sunday. These hours would be reduced to 22 on weeks when the KAFC have home games. (There may be two Sundays a year when it is all day). In between those sessions, the Club has said that it wants to leave their tables in place or set up. Following further consideration of this, the Bridge Club has stated that they will require approximately 50% of the floor area for that purpose. This would mean that the remainder, except for exceptional circumstances, e.g. all day congresses, would be available for use by the AFL Clubs or community groups when the Bridge Club is not actively using it. It has also stated that the tables could be removed providing they are reset in the original position by the users.

Whilst leases are granted to specific groups, generally buildings on Community Land are available for use by the community.

The use by the community for other purposes will of course increase use of the site and therefore any potential problems such as carparking. Any community use of the building must recognise the primary interest of the Bridge Club and secondly the interest of the AFL Club and the possible impacts on residents. However, in principle, the use of the building by other members of the community would seem desirable. The Lease should not allow use of the building by anyone on Sundays after 6.00pm.

5.2.8 Lease of the Building

Although the proposed building would be financed and used by the Kiama Bridge Club Inc., it should be noted that ownership title of any structures/building erected on Bonaira Community Reserve becomes that of the Council of the Municipality of Kiama.

A lease agreement between Kiama Municipal Council and the Bridge Club would need to be entered into, for a maximum term of 20 years, as per conditions and requirements of Sections 46 and 47 of the Local Government Act. The shared use of the building can be addressed in detail in the lease. The lease should preclude use of the building by the Bridge Club or by other groups other than the KAFC on Saturdays when the Senior and Junior KAFC have scheduled home games. It should not allow use of the building by anyone on Sundays after 6.00pm.

All outgoings, (water, electricity, gas, Council rates and charges) maintenance and repair costs relating to the proposed building would be borne by the lessee, with an annual rental payable reflective of the financial input the lessee has contributed to the construction of the building and the ongoing depreciation costs. As well, there would be a requirement that the building be made available for use by the public as a public hall or for any other cultural, educational, sporting or community use approved by the lessor and permitted by the Bonaira Oval Community Land Plan of Management (as amended or replaced from time to time) will be included in the lease.

The lessee may retain any monies paid in relation to that hiring provided that the premises are used only for the purposes permitted.

These specific conditions would be incorporated into the necessary lease agreement, with the cost for preparing and registering the lease agreement to be borne by the lessee.

6.0 ACTION PLAN

The following tables set out a number of actions required to implement the identified Management Strategies and Performance Targets for each Management Unit within the Bonaira Playing Field Reserve. These actions are the means of achieving the objectives of the Plan of Management. Unless otherwise noted, the responsibility for the implementation of these actions is with the Director of Engineering and Works.

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

MANAGEMENT UNIT 1 – SPORTSGROUND

Management Objectives	Management Strategies Performance Targets	Actions (means of achieving targets)	Performance Evaluation (how they will be assessed)
<ul style="list-style-type: none"> Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities. 	<ul style="list-style-type: none"> Maintain sportsfields and associated assets at a safe and acceptable level as Council funds permit. Plan for the provision and management of new sporting facilities as well as improvements to existing facilities as funds permit. Provide opportunities for community participation in provision of sporting facilities Provide opportunities for participation by integrating access for people with disabilities. 	<ul style="list-style-type: none"> Maintain sportsgrounds in accordance with Council's Strategic Asset Management Policy. Allocate funding in Council's budget for the maintenance and development of Council's sportsgrounds. Seek external funding for development of sportsground facilities. Support the work of the Kiama and District Sports Association in assisting in the management of sporting facilities. Encourage the Kiama power Australian Rules Football Club to complete the alteration to the amenities building Wherever possible provide safe and convenient access to facilities for people with disabilities. 	<ul style="list-style-type: none"> Compliance with SAMP. Allocation of funding. Receipt of funding. Kiama and District Sports Association to continue to allocate fields for sporting activities. Completion of alterations Provision of access for people with disabilities.
<ul style="list-style-type: none"> Ensure that such facilities are managed having regard to any adverse impact on nearby residences. 	<ul style="list-style-type: none"> Obtain development consent for any works as required under Council's LEP 1996. 	<ul style="list-style-type: none"> Prepare suitable plans and submit development applications as required. Manage facilities in accordance with development consent. 	<ul style="list-style-type: none"> Development application lodged for works as required. Compliance with development consent. Compliance with Sections 3.7 and 3.8 and the LEP.

Management Objectives	Management Strategies Performance Targets	Actions (means of achieving targets)	Performance Evaluation (how they will be assessed)
	<ul style="list-style-type: none"> Activities and uses to be in accordance with Sections 3.7 and 3.8 of this plan or in accordance with those permitted under the 6(a) zoning of Council's LEP. 	<ul style="list-style-type: none"> Council to approve only those uses in accordance with Secs 3.7 and 3.8 of this Plan and those permitted under the 6(a) zoning. Kiama and District Sports Association to consider the adverse impact on nearby residences when allocating ground use. Council to create opportunities for community participation in the development and management of recreational facilities. 	<ul style="list-style-type: none"> Reallocation of ground use if necessary. Consultation with community.

MANAGEMENT UNIT 2 – General Community Use Area

Management Objectives	Management Strategies Performance Targets	Actions (means of achieving targets)	Performance Evaluation (how they will be assessed)
<ul style="list-style-type: none"> To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the needs of the local community and of the wider public in relation to the welfare or development of individual members of the public. 	<ul style="list-style-type: none"> Provide facilities suitable for passive recreation. 	<ul style="list-style-type: none"> Kiama Bridge Club to submit a development application for Construction of Bridge Club Building. Construction of Bridge Club. Maintain the area in accordance with Council's Strategic Asset Management Policy (SAMP). 	<ul style="list-style-type: none"> Development Consent obtained. Completion in accord with DA consent. Compliance with the SAMP.
		<ul style="list-style-type: none"> Prepare a lease agreement between Council and the Kiama Bridge Club for a maximum term of 20years, as per conditions and requirements of Sections 46 and 47 of the Local Government Act in accordance with Sections 5.2.7 and 5.2.8. The lease should recognise the shared use of the building by the Bridge Club, the AFL Clubs and community groups and individuals approved by Council. The lease should preclude use of the building by the Bridge Club or by other groups other than the KAFC on Saturdays when the Senior and Junior KAFC have scheduled home games. The lease must restrict use of the building to the following times: <ul style="list-style-type: none"> 8.00am to 11.00pm (on Monday, Wednesday and Saturday) 8.00am to 10.00pm (on Tuesday, Thursday and Friday) 9.00am to 6.00pm (on Sunday) 	<ul style="list-style-type: none"> Lodgement of lease agreement. Compliance with lease agreement.

7.0 REFERENCES

Kiama Municipal Council Kiama Council Draft Management Plan 2004 to 2007

Kiama Municipal Council Local Environmental Plan 1996

APPENDIX

