

# Tabulam Sports Oval

## PLAN OF MANAGEMENT





#### Prepared by

ROSS Planning on behalf of

© Kyogle Council

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#### Acknowledgments

Kyogle Council acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation. It acknowledges the traditional custodians of the lands on which it operates and pays its respects to Elders past and present.

#### Version Control

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# INTRODUCTION

## 1.0 KEY INFORMATION

Plan of Management for:	Tabulam Sports Oval
Land tenure:	Community land (Council)
Local Government:	Kyogle Council
Size of Reserve:	2.1025 hectares
Date of adoption:	14 December 2020



Figure 1: Aerial image of Tabulam Sports Oval

## 2.0 INTRODUCTION

### 2.1 Community Land and Plans of Management

#### 2.1.1 Classification of public land

The *Local Government Act 1993* (NSW) (LG Act) requires classification of public land into either community or operational and the land is managed in accordance with the LG Act.

This Plan of Management (POM) applies to Tabulam Sports Oval located in the Village of Tabulam within Kyogle Local Government Area (LGA). Tabulam is located in the south-western part of the municipality.

A total area of 2.1025 hectares of public reserve is covered under this Plan. Refer to Figure 1.

Currently the park is covered by Council's Generic Plan of Management, however, the location, features and community priorities warrant a specific Plan of Management.

Tabulam Sports Oval is owned and managed by Kyogle Council for public use. The park has a range of values, including recreation, sport and community infrastructure.

A Plan of Management (POM) is required to ensure the values of the land are protected, that the use of the reserve meets a range of community needs and that appropriate management actions are identified and implemented. The existing generic POM does not make adequate provision for the development of the reserve proposed by the community.

The reserve is adjacent to the primary school on the northern boundary and residential properties on the remaining sides.

This POM has been prepared in accordance with requirements of the NSW Local Government Act 1993. The Act requires that all community land be subject to a POM. The Act also requires the management objectives specified for community land be included in the POM.

#### 2.1.2 Community Land

Open space community land (generally known as parks, reserves and sportsgrounds) is land owned or controlled by councils and other government entities and recognised as an important element of the urban environment, providing opportunities for recreation. Under the LG Act, there are five categories of community land comprising:

- park
- sportsground
- general community use
- cultural significance
- natural area.

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

- bushland
- wetland
- escarpment
- watercourse
- foreshore
- a category prescribed by the regulations.

#### 2.1.3 Tabulam Oval Community Land category

Tabulam Sports Oval is categorised as General Community Use.

#### 2.1.4 Plans of Management for Community Land

The Local Government Act 1993 requires all councils to prepare Plans of Management (POMs) to govern the use and management of all community land, owned or under their care, control and management.

Councils may not undertake any activities, uses or developments that are not provided for in POMs. Any changes to POMs must be publicly exhibited in accordance with the Local Government Act.

Section 36 of the LG Act sets out the requirements for a POM that are summarised below.

A Plan of Management for community land must identify the following:

- the category of the land
- the objectives and performance targets of the Plan, with respect to the land
- the means by which the council proposes to achieve the Plan's objectives and performance targets
- the manner in which the Council proposes to assess its performance with respect to the Plan's objectives and performance targets.

A POM that applies to one area of community land must also include a description of the:

- condition of the land, and any buildings or other improvements on the land, as at the date of adoption of the Plan of Management
- use of the land and any such buildings and improvements, as at that date
- purposes of which the land, and any such buildings or improvements, will be permitted to be used
- purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise
- scale and intensity of any such use or development.

#### 2.1.5 Specific Plans of Management

Council's Community Land Generic Plan of Management states that some open spaces need specific POMs to be prepared for reasons, such as substantial size, large number and variety of uses, and community concern about particular sites.

The LG Act also requires specific POMs for community land included in this list:

- land declared to be critical habitat under the Fisheries Management Act 1994
- land subject to threat abatement plan prepared by the Office of Environment and Heritage (OEH) under the Fisheries Management Act 1994 for key threatening processes
- land subject to recovery plans prepared by OEH under the Fisheries Management Act 1994
- land declared by Council to contain significant natural features
- land declared by Council to contain an area of cultural significance.

This POM for Tabulam Oval is a specific POM. The area requires its own specific POM because it has substantial size and significance, relative to the Village.

## 2.1.6 Legislation pertaining to this Plan of Management

Tabulam Sports Oval is located within the Kyogle Council LGA and is owned and managed by Kyogle Council.

Council's management responsibilities for the reserve are framed by the *NSW Local Government Act 1993* (LG Act) and the *Environmental Planning and Assessment Act 1979* (EP&A Act) and amendments.

The LG Act provides the management framework and processes for the land, while the EP&A Act and related planning instruments and policies control the use and development of the land.

Plans of Management for public land must be prepared in accordance with the statutory requirements of the LG Act.

Use and management of reserves must comply with all applicable planning controls under the EP&A Act, namely the Kyogle LEP 2012.

### Local Government Act 1993

The Plan of Management is a statutory document that sets out for the community how Kyogle Council plans to manage Tabulam Sports Oval into the future. Division 2 of the LG Act requires Council to prepare a Plan of Management (POM) for community land and to use and manage that land only in accordance with that POM. The LG Act also requires that a POM must identify the objectives, performance targets and permissible uses for community land. Table 1 indicates how this POM incorporates the requirements of the LG Act.

Table 1. Plan of Management requirements under the Local Government Act 1993

Requirements of the Local Government Act 1993	Reference in this Plan of Management
A description of the condition of the land, and of any buildings or other improvements on the land, as at the date of adoptions of the Plan of Management	Section 3.3
A description of the use of the land and any such buildings or improvements, as at the date of adoption of the Plan of Management	Section 3.3
Categorisation of community land	Section 2.1
Core objectives for management of the land	Section 4.2
The purposes for which the land, and any such buildings or improvements, will be permitted to be used	Section 4.3.3
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise	Section 4.3.3
A description of the scale and intensity of any such permitted use or development	Section 4.3.3
Authorisation of leases, licences or other estates over community land	Section 4.3.4
Performance targets	Section 4.4
A means for assessing achievement of objectives and performance targets	Section 4.4

### Local Environmental Plan 2012

The Kyogle 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 for particular areas. Under the LEP, the land parcels making up Tabulam Oval are zoned RE1 Public Recreation. The objectives of the RE1 zones are to:

- enable land to be used for public open space or recreational purposes
- provide a range of recreational settings and activities and compatible land uses
- protect and enhance the natural environmental for recreational purposes
- provide for tourism-related uses that support the recreational purpose of the land.

Consent is not required for activities, including environmental facilities, environmental protection works and extensive agriculture.

The following activities are permitted with the consent of Council in the RE1 zone:

Aquaculture, boat launching ramps, boat sheds, building identification signs, camping grounds, caravan parks, community facilities, flood mitigation works, information and education facilities, jetties, kiosks, markets, recreation areas, recreation facilities (indoor), recreation facilities (major), recreation facilities (outdoor), research stations, restaurants or cafes, roads, roadside stalls, stock and sale yards, take-away food and drink premises, water recreation structures, water-recycling facilities, water-supply systems, wharf or boating facilities.

While an extensive range of uses is permitted in the zone, this POM identifies a reduced range of uses considered suitable for the reserve (refer to Table 7 Permissible uses and developments).

### Native Title considerations

Council has an appointed Native Title Manager (NTM) who is responsible for providing advice to Council in connection with its Native Title obligations. The NTM has advised that the Plan of Management was validated against subdivision S24JA of the *Native Title Act 1993*, and that copies of the Plan of Management were provided to NTSCORP Limited as part of the consultation process. The NTM advised that there were no objections raised to the Plan of Management.

The NTM advises that any disturbance of ground within the nominated footprint included in the adopted Plan of Management does not require any further Native Title notification. However, any disturbance of ground outside the nominated footprint will require further Native Title notification. Advice is to be sought from Council's NTM for any proposed future acts.

## Other relevant legislation and statutory controls

Under section 35 of the LG Act, community land is required to be used and managed in accordance with a Plan of Management and any law permitting the use of the land for a specific purpose. Table 2 summarises the legislation (other than the LG Act) that applies, or potentially may apply, to management and use of Tabulam Sports Oval.

Table 2. Legislation that may be applicable to Tabulam Oval

Legislation	Application to Tabulam Oval
Environmental Planning and Assessment Act 1993 (NSW)	This Act provides environmental planning instruments for development control at the state (State Environmental Planning Policies), regional (Regional Environmental Plans) and local (LEPs) levels. While this Plan of Management determines permitted uses in Tabulam Oval, specific activity or development will require assessments through the development application (DA) process. Where a proposal is likely to have a significant impact on the environment, an environmental impact assessment (EIA) must be conducted. The DA and EIA processes consider and provide the public with information on the environmental, social, cultural and economic impacts of the proposed activity or development and enable members of the public to comment on the proposal.
Native Title Act 1993 (Commonwealth)	The Native Title Act 1993 recognises the rights and interests of Aboriginal and Torres Strait Islander people in land and waters according to their traditional laws and customs. The Act establishes a process for claiming and recognising Native Title lands and waters in Australia. The NTA aims to balance Indigenous and non-Indigenous peoples' rights to land, and sets out how Native Title rights and interests fit within Australian law.
Aboriginal Land Rights Act 1983 (NSW)	Under the Aboriginal Land Rights Act 1983 (ALRA) in NSW, Aboriginal Land Councils can claim land as compensation for historic dispossession of land and to support Aboriginal communities' social and economic development. The ALRA recognises the traditional ownership and occupation of the land by Aboriginal peoples and the importance of their connection to land. The ALRA recognises the spiritual, cultural and economic importance of land to the state's Aboriginal peoples.
National Parks and Wildlife Act 1974 (NSW)	Under this Act, it is an offence to knowingly disturb an Aboriginal object or site without a consent permit issued by the Office of Environment and Heritage (OEH). Traditional Aboriginal cultural activities, conservation works and emergency activities are exempt from this provision.
Heritage Act 1977 (NSW)	This Act covers the protection and management of non-Aboriginal heritage. It provides for listing of significant sites on the State Heritage Register or under Local Environmental Plans.
Biodiversity Conservation Act 2016 (NSW)	Commenced in August 2017, this Act provides for the management of biodiversity conservation and native vegetation, including through a Biodiversity Offsets Scheme, declaration of Areas of Outstanding Biodiversity Value and protection of threatened species. It provides for the listing and protection of flora and fauna species and ecological communities, as well as the management of threatening processes.
Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)	This Commonwealth legislation provides for the protection of nationally significant threatened species and cultural heritage.
Biosecurity Act 2015 (NSW)	This Act provides for the management of animal and plant pests, diseases and contaminants that threaten the environment, biodiversity, the economy and the community.
Rural Fires Act 1997 (NSW)	Under section 63 of this Act public authorities have a duty to take steps to prevent the occurrence of bushfires on their land and minimise the danger of the spread of bushfires from that land.

### 2.1.7 Council documents

#### Kyogle Community Strategic Plan - Planning for Growth

The plan highlights the opportunities available in the Kyogle Local Government Area (LGA) for growth and investment, as an established agricultural and lifestyle locale. The Plan provides a range of cues that address priority themes to enhance liveability and sustainability of the area, while maintaining a contemporary position, commensurate with growth and emerging opportunities in other regions. These themes were identified through broad community consultation and focus groups.

#### Kyogle Economic Development Future - Pathways to Prosperity

Council is identifying and implementing a range of strategies to encourage development of a broad range of industries, particularly those that generate high employment, to strengthen the economic base for the area. The amenity and attractiveness of places is directly connected to key growth indicators and can contribute to population growth, business investment and higher property prices. Place-based economic development is the practice of using a community's public spaces to contribute to economic progress.

This approach focuses on identifying and leveraging the unique characteristics of places and existing assets to attract investment and strengthen existing businesses.

#### Visions of Village Master Plan

In consultation and collaboration with Village communities across the municipality, Council developed Village Master Plans setting out the vision, goals and priorities for each locality to guide planning, project delivery and decision-making, as well as specific projects, actions and initiatives, Council will deliver to support achievement of Village vision statements.

Relevant information contained in the Tabulam Village Master Plan has been included in the Plan of Management and used as a basis for further community engagement and consultation. The Village vision is:

***To promote Tabulam as a friendly, riverside village which celebrates its connections to local agribusiness and invites visitors to discover its diverse culture and heritage***

#### Kyogle Open Space Design Guide

The Open Space Design Guide was established to provide a framework to guide the delivery and ongoing maintenance of infrastructure within a range of public open spaces and reserves across the Kyogle Local Government Area (LGA). The guide includes a series of guiding principles and processes, which have been established from emerging and best practices in urban design. The Guide also identifies and applies best practice approaches to place making in a regional and rural context by providing advice on the character, design appointment an activation of key public paces to reflect an established place character and community identity.

The Guide provides a locally relevant categorisation of open spaces to inform future planning, engagement and activation processes by Council. It prescribes infrastructure requirements for open space materials, finishes and forms, addresses the maintenance requirements associated with such items, and considers the suitability of materials in the context of the prevailing climatic conditions in the region.

## 2.2 Process of preparing this Plan of Management

The process of preparing this Plan of Management is:

>	>	>	>	>	>	>	>	>
Initial stakeholder consultation	Prepare draft POM with Native Title Manager advice	Notify land owner	Council resolution to publicly exhibit the POM	Public exhibition	Report to Council discussing submissions	Preparation of final POM	Adoption by Council	Prepare a Works Plan with short, medium and long-term actions to guide implementation of the POM

### Change and review of this Plan of Management

Plans of Management require periodic review in order to align with community values and changing community needs and to reflect changes in Council priorities. This POM will be reviewed regularly to ensure that the document reflects current uses, management objectives and performance targets.

The Plan of Management for Tabulam Oval will be reviewed by 30 June 2024 and every four years, thereafter.

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# THE CONTEXT



## 3.0 THE CONTEXT

### 3.1 The residents of Tabulam

#### 3.1.1 Community profile - key facts and trends

Approximately 470 people lived in Tabulam at the last Census collected in 2016. There were slightly more males (51.6%) than females (49.7%) living in Tabulam. The median age was 49 years, slightly younger than 50 years for the Kyogle Local Government Area and 11 years older than the NSW median of 38 years. Resident numbers in each age group are provided below.

Tabulam Public School (Primary) had 32 enrolments in November 2019.

There were 117 families living in 270 dwellings in 2016, with an average of over two people per household. There were twenty-five couples with children, 55 couples without children, 32 one-parent families and 68 one-person households.

Just under 60% of dwellings had an internet connection, just under 34% did not have an internet connection and just over 13% did not state if they had internet or not.

Household income in Tabulam is predominantly low with 131 households recording incomes per week as low (<\$650) or lower-middle (\$650-\$1,449). Only 18 households recorded an upper-middle income (\$1,449-\$2,499), nine recorded a high income (>\$2,500), with 24 households not stating their income.

Table 3. Population age structure, Census 2016

Tabulam population and age structure 2016	Service age group	No. of people
	Babies and preschoolers (0 to 4)	17
	Primary schoolers (5 to 11)	43
	Secondary schoolers (12 to 17)	35
	Tertiary education/independents (18 to 24)	28
	Young workforce (25 to 34)	30
	Parents and homebuilders (35 to 49)	87
	Older workers and pre-retirees (50 to 59)	92
	Empty nesters and retirees (60 to 69)	85
	Seniors (70 to 84)	46
	Frail aged (85 and over)	0

#### 3.1.2 Implications for open space

The demographic profile of residents living in Tabulam has implications for the types of open space parks and the way they are embellished to provide recreation opportunities for residents. Tabulam's population has a relatively large proportion of younger people (0-24 years of age) compared to other Villages in the LGA. There are approximately 153 people that fall between this broad age group living in Tabulam, therefore it is not surprising that the community values opportunities for sport and recreation. Playgrounds, youth facilities and structured sport opportunities should be developed to cater for the recreation needs of these age groups.

Walking paths that are designed and constructed to provide safe routes (and surfaces) and that are shaded and attractive are essential and are recommended for development at Tabulam Sports Oval. This is particularly relevant for older people in the community. Most residents living in Tabulam have low or lower-middle incomes and therefore have less disposable income, making free and low-cost opportunities for recreation essential for health and wellbeing.

Tabulam Sports Oval is valued by the community as a key community asset providing sport and recreation opportunities. Further development will enhance these opportunities and encourage increased use by a broad cross-section of the community.

## 3.2 Community Land in Tabulam

### 3.2.1 Open space in Tabulam

Kyogle's Open Space Design Guide details several park typologies to describe and direct use and embellishment to ensure the provision of a range of recreation opportunities for residents and visitors.

The following table provides a summary of park typologies that can be found within Tabulam.

Table 4. Kyogle OS Design Guide park typologies and descriptions

Park typology	Description
Recreation parks	Local parks contain limited infrastructure, yet offer community benefits and are intended to complement backyards, generally catering for short visits by small groups.
Play spaces	Successful play spaces are well located, use natural elements, provide diverse experiences, are accessible, meet community needs, allow risk and challenge and are well maintained.
Sport park	Sport parks cater for unstructured recreation and structured sport and can include indoor or outdoor sport facilities and surfaces, spectator facilities, car parking, shade and amenities.
Camping area	Camping areas are places, usually away from urban areas where tents or simple buildings (such as cabins) are erected for shelter or for temporary residence. In NSW, primitive camping areas are regulated.
Natural area	Land primarily set aside to protect and enhance areas, with significant biodiversity, environmental or cultural value.
Green link	Linear parks link areas of open space incorporating off-road shared walk and cycle paths, often following environmental corridors, waterways, drainage lines and utility reserves.

### 3.2.2 Parks near Tabulam Sports Oval

There are a range of parks with different settings that provide different recreation opportunities and experiences for residents and visitors of Tabulam. It is important to note that other open spaces in Tabulam have been developed for specialised purposes. The Tabulam Sports Oval is the only park offering a diverse range of recreation opportunities in the Village and its value should not be underestimated.

Open space located near Tabulam Sports Oval are detailed in the following table, together with the park typology and hierarchy.

Table 5. Parks and reserves within Tabulam by type and hierarchy

Map ref.	Park/Reserve name	Park typology	Hierarchy
1	Tabulam Sports Oval	Sporting parks and reserves Recreation parks Civic spaces	Local
2	Tabulam Racecourse	Showgrounds Sport parks and reserves Camping	Specialised
3	Tabulam Caravan Park	Camping areas	Specialised
4	Tabulam Golf Course	Sport parks and reserves Green links	Specialised



Figure 2 Aerial image of Tabulam and indicative location of Sports Oval

### 3.3 Description of Tabulam Oval

#### 3.3.1 Location and context of Tabulam Oval

Tabulam is located near the south-western boundary of the LGA and approximately halfway between Casino and Tenterfield on the Bruxner Highway. The Village is adjacent to the Clarence River

Tabulam Sports Oval is located on the southern side of the Village and adjacent to the primary school and residential properties. Retail businesses and the Village's service centre is located within 100 m of the site.



#### LEGEND

	Reserve boundary
--	------------------

#### RESERVE CATEGORISATION

	General Community Use
	Park
	Sportsground
	Natural area - bushland
	Natural area - watercourse
	Natural area - escarpment



### 3.3.2 Key features and landscape character

The community building features Indigenous artwork, highlighting the Indigenous cultural ties that are shared between the community and the local environment of Tabulam.

### 3.3.3 Key stakeholders

The existing community hall is used as an education space for youth and as current users, this group is identified as a key stakeholder for the site.

Another key stakeholder is a group of community members that are currently working with Council to further define and embellish the current memorial site for the Australian Light Horse, located in the north-west corner of the site. Plans include relocation of the playground and inclusion of additional landscaping and memorial art structures to create a space that captures this important history and heritage in a setting that encourages reflection.

Due to the population size of Tabulam and the significance of Tabulam Sports Oval to the fabric of the Village, the whole Village community is identified as the key stakeholders for the purpose of this Plan of Management.

### 3.3.4 Consultation summary

During development of the Tabulam Village Master Plan, the outcomes of community consultation revealed the following key aspirations that are relevant to this Plan of Management:

- signposted, safe, clean accessible public toilets with adequate water and waste management
- revitalise tennis courts, basketball half-court and skate park area
- construct BMX track
- provision of an outdoor gym
- install additional children's play equipment
- adequate, well-shaded seating.

In addition to this POM, Council commissioned development of a Master Plan for Tabulam Sports Oval. The Master Plan is a supporting document to this POM and includes drawings to depict proposed development and embellishment consistent with this POM.

### 3.3.5 Leases/licences

There are currently no leases or licences over any part of the Tabulam Sports Oval.

### 3.3.6 Land use and current improvements

Tabulam Sports Oval is currently developed for unstructured recreation and sport, as well as community groups meeting at the hall. Generally, the condition of current improvements and assets is poor and in need of replacement or renewal.

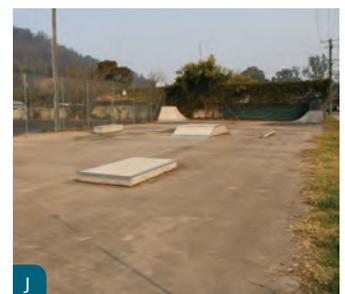
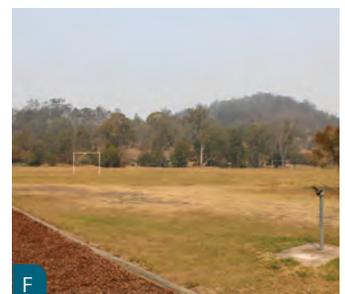
### 3.3.7 Infrastructure and embellishments

Reticulated water and sewerage are not currently provided in Tabulam, however, there are plans to provide them in the future. Consequently, irrigation is not currently installed at the site.

The sports oval dominates the site and is oriented north-south with a cricket pitch in the centre and rugby league/union goal posts at either end.

Two bitumen sports courts (previously used for tennis) are located in the south-western corner of the site. One of these courts has been repurposed into a skate park with portable modular elements installed on the surface. Two cricket practice nets adjoin the sports courts. A basketball half-court and hoop has been constructed on the south-western side of the site. Overall, the recreation and sport infrastructure and embellishments on the site are in poor condition and require renewal, replacement or removal, in the near future.

A community centre is located in the south-west corner of the site near the tennis courts, skate park and cricket practice nets. Further detail is provided below.



- A. Tabulam Community Centre
- B. Entry path via Clarence Street to Tabulam Community Centre
- C. Playground with shelter and built-in picnic table
- D. Play equipment
- E. Sport court (tennis)
- F. Sportsground and goal posts
- G. Natural cricket wicket
- H. Basketball half-court
- I. Uncovered bench spectator seating
- J. Skate park

### 3.3.8 Access, circulation and parking

Access to the site is unrestricted for pedestrians and vehicles. A piped culvert provides an informal vehicle access point across the open spoon drain extending along Clarence Street. This access point is located near the existing playground and informal vehicle tracks lead to either the playground or the community centre.

An informal vehicle access track has been formed from Lawrence Street on the eastern side of the site.

A concrete footpath extends along Clarence Street for the full frontage of the site. There are no formal/sealed walking paths or internal roads or car parks within Tabulam Sports Oval.

### 3.3.9 Lighting

There is currently no floodlighting or field lighting for the oval. Lighting columns and floodlights are provided at the sport courts/skate park.

### 3.3.10 Play equipment

A small children's playground is currently located in the north-west corner of the site. The playground consists of a single modular unit with multiple elements, including flying fox, slide, climbing stairs and bars, and 'fire station' pole. The equipment is suitable for children aged 2 - 8 years old. There is no shade directly over the playground. Three mature trees are located in close proximity to the playground, although their position is unlikely to cast shade over play equipment.

A large natural boulder, with a plaque affixed, commemorates the Australian Light Horse Brigade with an interpretive sign providing detailed information regarding Sir Henry George (Harry) Chauvel (1865 - 1945), who was born in Tabulam and the first Australian to reach the rank of General.

Previous consultation with the community has resulted in a collaborative effort to relocate the playground in closer proximity to toilets and other recreation facilities on the site to better cater for families with children.

### 3.3.11 Toilets and park furniture

Male and female toilets are located in the community building and are accessible from the inside of the building. The community centre is open during the day.

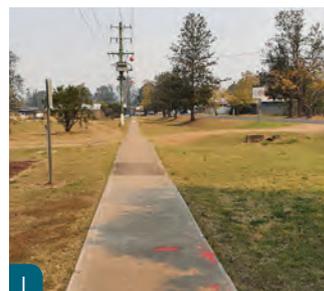
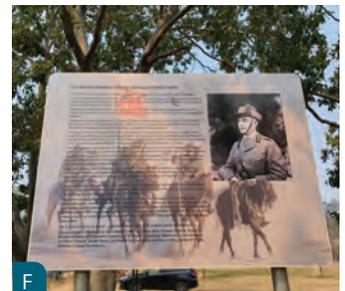
There are two shade structures with a built-in table and bench seats in each that are located near the playground. Multiple timber bench seats are located along parts of the perimeter of the oval.

### 3.3.12 Stormwater and drainage

Open spoon drains are located on the north, east and west of the sports oval to catch and drain stormwater from the site. The spoon drain extending along Clarence Street is maintained and presents well to the street frontage.

### 3.3.13 Buildings

Tabulam Community Centre is located on the south-west corner of the site. The building includes a kitchenette, storage, male and female toilets. The building is open for public use, during the day, and also serves as a meeting place for the community, including for education classes.



- A. Court Street frontage to oval, between residential houses
- B. Bitumen sport court (foreground) with community centre and skate park (background)
- C. Warning sign
- D. Australian Light Horse Brigade commemoration (front)
- E. Australian Light Horse Brigade commemoration (rear)
- F. Interpretive sign
- G. Cricket practice net
- H. Cricket practice net
- I. Footpath, spoon drain and piped culvert crossing
- J. Internal vehicle track on western side of oval

# PLAN OF MANAGEMENT



## 4.0 THE PLAN OF MANAGEMENT

### 4.1 Aims of the Plan of Management

The Plan of Management for Tabulam Oval aims to:

- fulfil Council's statutory obligations in respect to public land management under the requirements of the Local Government Act 1993
- provide a framework and maximise opportunities for sustainable, long-term management of community land
- be consistent with Council's strategic plans and provide a basis for prioritising capital and operational works programming and budgets
- maximise utilisation of the land for community use within Council's capacity
- respond to current needs and opportunities as well as provide guidance for future development
- reflect the values and expectations of key stakeholders, the local community, for future use and enjoyment of Tabulam Oval
- be a resource for both Council staff and the public regarding the use of the land, including leasing and licensing.

### 4.2 Core objectives of this Plan of Management

The Local Government Act sets out core objectives for the management of community land. The core objectives for the category of general community use are below:

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 purposes for which a lease, licence or other estate may be granted, in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

### 4.3 Use and Development of Community Land at Tabulam Oval

#### 4.3.1 Zoning

The community land covered by this Plan is zoned RE1 Public Recreation

Table 6. Existing land title, tenure and zoning

Legal descriptor	Approx. area ha	Owner	Control and mngt	LEP 2014 zoning	Current category
Lot 3 DP 617667	2.12 hectares	Kyogle Council	Kyogle Council	RE1 Public Recreation	General Community Use
Lot 1 DP 617667	0.0273 hectares	Kyogle Council	Kyogle Council	RE1 Public Recreation	General Community Use

#### 4.3.2 Development allowed in RE1 Public Recreation Zone

The objectives of the RE1 zone are:

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

Consent is not required for activities, including environmental facilities, environmental protection works and extensive agriculture.

The following activities are permitted with the consent of Council in the RE1 zone:

Aquaculture, boat launching ramps, boat sheds, building identification signs, camping grounds, caravan parks, community facilities, flood-mitigation works, information and education facilities, jetties, kiosks, markets, recreation areas, recreation facilities (indoor), recreation facilities (major), recreation facilities (outdoor), research stations, restaurants or cafes, roads, roadside stalls, stock and sale yards, take-away food and drink premises, water recreation structures, water-recycling facilities, water-supply systems, wharf or boating facilities.

### 4.3.3 Permissible uses and developments

Table 7. Uses and developments allowed at Tabulam Oval

COMMUNITY LAND - GENERAL COMMUNITY USE Purpose/Use	Development to facilitate use
<p>Providing a location for, and supporting, the gathering of community-based interest groups for a range of social, cultural or recreational purposes.</p> <p>Providing multi-purpose buildings (e.g. community halls and centres) with specialised community uses, such as:</p> <ul style="list-style-type: none"> <li>casual or informal recreation</li> <li>meetings, including for social, recreational, educational or cultural purposes</li> <li>functions</li> <li>concerts, including all musical genres</li> <li>performances, including film and stage</li> <li>exhibitions, fairs, parades</li> <li>leisure or training classes</li> <li>children's services</li> <li>social services</li> <li>designated group use, such as scout and girl guide use</li> <li>entertainment facilities of appropriate scale</li> <li>community based commercial operations, which are sympathetic to, and support, use in the area and are of appropriate scale.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of buildings or other amenity areas to facilitate use and enjoyment by the community, including licensed clubs and associated facilities, such as a refreshment room</li> <li>development of buildings and grounds for the purposes of addressing the needs of a particular group</li> <li>commercial operations</li> <li>sports fields and courts</li> <li>development to facilitate sporting use, such as lighting and fencing</li> <li>benches, picnic tables, shade structures</li> <li>hard and soft landscaping</li> <li>water-saving initiatives, such as stormwater harvesting, rain gardens and swales</li> <li>energy-saving initiatives, such as solar lights and solar panels, where appropriate</li> <li>car parking and loading areas, driveways, access roads or similar</li> <li>bridges, boardwalks etc</li> <li>locational, directional, regulatory, heritage and cultural interpretation signage</li> <li>utilities to improve amenity or safety of the reserve, e.g. CCTV cameras.</li> </ul> <p>Advertising and promotional structures and signage (such as A-frames and banners) that:</p> <ul style="list-style-type: none"> <li>relate to approved uses/activities</li> <li>are discreet and temporary</li> <li>are approved by Council.</li> </ul>

Table 8. Scale and intensity of any permitted uses or developments at Tabulam Oval

USE or DEVELOPMENT	SCALE	INTENSITY
Buildings (community recreation club, clubhouse, amenities etc.)	Subject to Council approval	The intensity of use is not to cause nuisance to nearby residents and must comply with lease or licence conditions and relevant Council policies
Community-based interest group activities	Subject to Council approval	The intensity of use is not to cause nuisance to nearby residents and must comply with lease or licence conditions and relevant Council policies
Organised sport and training	Limited to the physical constraints of the sports fields	Subject to conditions of casual or seasonal hire agreements with Council
Passive recreation uses	Small scale	The intensity of use is not to cause nuisance to nearby residents
Landscape upgrades - natural (tree planting)	Scale is not to compromise use of the site for active and passive recreation	To enhance the site, in terms of aesthetics, climate control and habitat
Landscape upgrades - amenity (installation of seats, toilets etc.)	Scale is not to compromise use of the site for active and passive recreation	Low intensity to not compromise the natural and open character of the site. Sufficient provision to enhance the amenity of the site, in terms of comfort and convenience
Infrastructure to support the environment (fencing, boardwalks, drystone walling etc.)	Appropriate scale	Scale to suit the community land category
Car parks	Limited to dedicated car parks provided, and to future infrastructure provided	24 hours a day, 7 days a week
Roads and paths	Limited to the dedicated roads and paths, and to future infrastructure provided	24 hours a day, 7 days a week
Commercial development which is sympathetic to, and supports, uses in the area (bike hire, cafe, markets etc.)	Small scale	Agreement, via lease or licence, approved by Council
Community events	Limited to the physical constraints of the site	Subject to Council approval
Sports and other lighting	Suitable for regional and district level sportsground	Times subject to Council approval. Lighting to comply with Australian Standards
Public art and signage	Scale and style to suit character of site	Limited amount to provide appropriate impact and help reinforce local identity
Sportsground maintenance	Subject to noise, occupational health and safety, and any other relevant legislation	Seven days a week, subject to Council approval

#### 4.3.4 Leases, licences and other estates

Leases, licenses and other estates over community land must be expressly authorised in Plans of Management and comply with the conditions in the Local Government Act. They must be in the best interests of the community, as a whole, and enable, wherever possible, shared use of community land. The term other estates includes other interests, charges, rights or titles in relation to the land (for example, easements).

The main difference between a lease and a licence is that a licence does not permit the sole, or exclusive, use of the area. Licences may be granted to formally recognise and endorse shared uses. Licences are commonly used for sports facilities, such as clubhouses.

##### Maximum term and public notice

The maximum term of a lease, licence or other estate is 30 years. The consent of the Minister for Local Government is required if the lease or licence exceeds 21 years. This consent is also required if the term of the lease or licence will be greater than five years and objections have been lodged against the proposal. Council must give public notice of the proposal and exhibit notice of it on the land to which the proposal relates. Council must consider all submissions made in response.

##### Granting a lease or licence

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

A lease, licence or other estate must not be granted, if it involves:

- an activity that is not in accordance with a permitted purpose
- an activity that is not consistent with the objectives of the Plan of Management
- any activity prohibited by the land zoning stated in Council's current Local Environmental Plan (LEP).

##### Leases, licences and other estates allowed in Tabulam Sports Oval

In accordance with the requirements of the Local Government Act 1993, this Plan of Management expressly authorises Council to grant a lease, licence or other estate at Tabulam Oval where the activity is consistent with this POM and the core objectives for the category of land, and is for a purpose listed in Table 5.

Table 9. Purposes for which leases, licences and other estates may be authorised by Council at Tabulam Oval

Type of arrangement	Category of community land	Purpose
Lease	General Community Use	<ul style="list-style-type: none"> <li>• licensed community recreation club and associated facilities</li> <li>• classes and workshops for activities, such as yoga, dance, art and craft</li> <li>• community-based interest groups for a range of social, cultural, or recreational purposes</li> <li>• commercial operations to activate the site and provide community recreation</li> <li>• cafe (including outdoor dining area)</li> <li>• health or medical practitioners associated with the relevant facility (e.g. nutrition, physiotherapy)</li> <li>• children's services</li> <li>• car parks</li> </ul>
Licence	General Community Use	<ul style="list-style-type: none"> <li>• community-based interest groups for a range of social, cultural, or recreational purposes</li> <li>• classes and workshops for activities, such as yoga, dance, art and craft</li> <li>• small scale commercial uses, e.g. mobile cafe, hire of sports and recreation equipment</li> </ul>
Other estate	All categories	This POM allows Council to grant an estate over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act 1993. Estates may also be granted across community land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the Council or other public utility provider that is situated on community land.
Short-term casual permit	General Community Use	<ul style="list-style-type: none"> <li>• small-scale functions, displays, exhibitions, concerts</li> <li>• public speeches, meetings, seminars and presentations</li> <li>• community events, auctions, markets and similar activities</li> <li>• classes and workshops for activities, such as yoga, dance, art and craft</li> <li>• small-scale commercial uses, e.g. mobile cafe, hire of sports and recreation equipment</li> </ul>

## 4.4 Management objectives and actions for Tabulam Oval

The following management objectives support environmental protection, active and passive recreation, social connection, appropriate commercial, recreation and visual amenity.

### **Develop a quality public environment**

By ensuring the creation of comfortable and engaging environments.

### **Improve pedestrian and cycling amenity**

By encouraging an increase in these forms of transport by improving the appeal of the environment to pedestrians and cyclists.

### **Improve community safety**

Through the promotion of CPTED to achieve natural surveillance of public spaces and active frontages.

### **Increase accessibility and integration**

By ensuring that the activity centre (i.e. recreation reserve, open/public space) is a focus for the entire community, is accessible to all and physically integrated within the surrounding neighbourhood.

### **Encourage a mix of uses**

By optimising the diversity of uses to promote vitality, extend the hours of activity and intensify the use of existing infrastructure.

### **Encourage environmental sustainability**

By promoting efficient use of existing assets, prolonged life cycle of structures and encouraging energy efficiency, water and resource conservation.

## 4.5 Objectives and performance targets

Table 11. Objectives and performance targets for Mallangenee Memorial Park

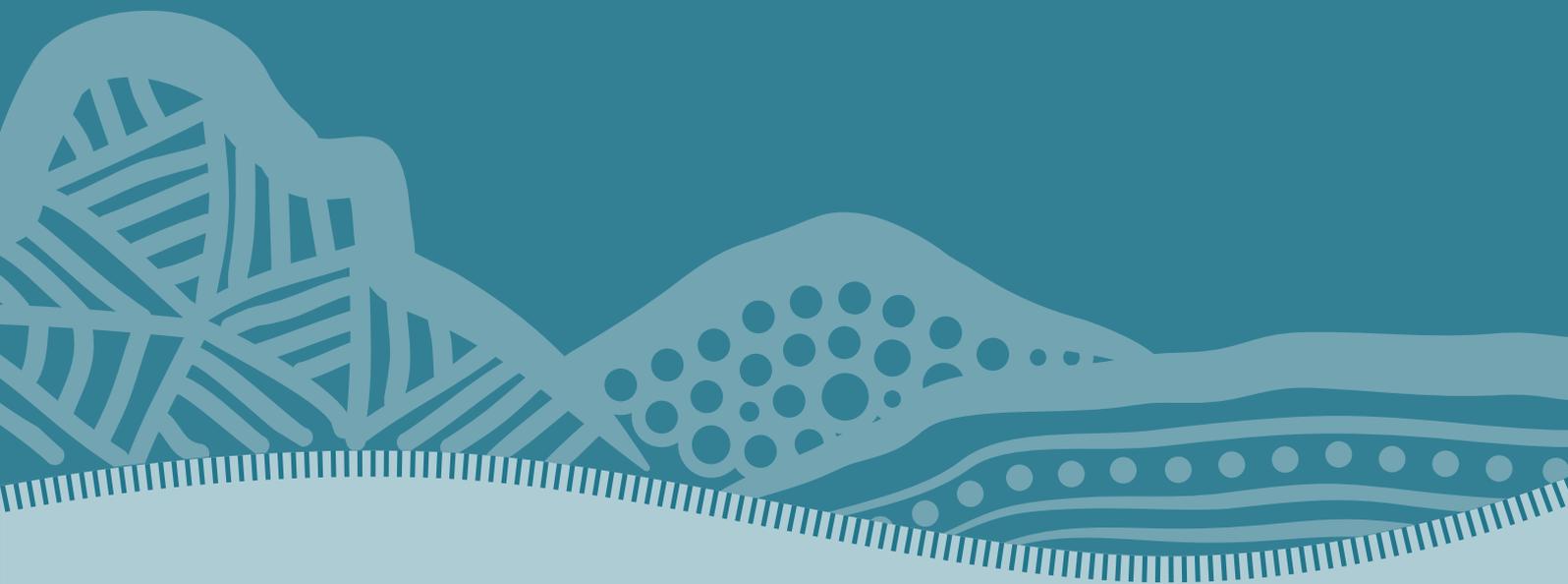
Management objectives	Performance targets	How to achieve objectives and performance targets	Assessment of performance regarding objectives and performance targets
		<i>Refer Kyogle Open Space Design Guide</i>	
Develop a quality public environment	<p>Open space is designed to be comfortable and engaging</p> <p>Provide play spaces at appropriate locations</p> <p>Public art reflecting the community is integrated into public spaces</p>	<p>Aim for all open spaces to comply with the Open Space Design Guide</p> <p>Maintain open spaces to the level required in the Parks and Reserves Asset Management Plan</p> <p>Parks and sportsgrounds have shade and seating</p> <p>Design parks that:</p> <ul style="list-style-type: none"> <li>• preserve the natural environment for contemplation, reflection and inspiration</li> <li>• invoke a sense of place</li> <li>• ameliorate mental fatigue</li> <li>• inspire artistic expression.</li> </ul>	<p>Community Advisory Committees</p> <p>Regular inspections of parks and sportsgrounds confirm appropriate standard of amenity and quality to relevant Australian Standards.</p> <p>Parks and sportsgrounds are regularly inspected to ensure good maintenance.</p> <p>Survey of users to ascertain satisfaction.</p> <p>Community/stakeholder forums provide regular feedback on passive and active recreation needs.</p>
Improve pedestrian and cycling amenity	Provide linkages with nearby destinations and open spaces	<p>Provide wide, shaded, pedestrian and cycle paths to accommodate mobility scooters and prams within parks and sportsgrounds and to other destinations, such as town/village centres</p> <p>Create a connected network of walk and cycle paths that link people to where they want to go (key destinations) including passing through parks and sportsgrounds</p>	Surveys reveal users are satisfied with linkages provided within open spaces and to other destinations.
Improve community safety	Open space is designed to support natural surveillance and active frontages	<p>Provide, where appropriate:</p> <ul style="list-style-type: none"> <li>• pedestrian lighting, particularly, along perimeter pathways to make parks and sportsgrounds safer</li> <li>• safety lighting for cycle paths through parks and sportsgrounds</li> <li>• floodlighting to enable night-time training at sportsgrounds</li> <li>• solar lighting, if possible</li> </ul> <p>Provide well-managed unleashed areas for social use by dogs and their owners.</p>	<p>Lighting is adequate and appropriate for each open space.</p> <p>Participants in night sport report that lighting is satisfactory.</p> <p>Surveys reveal that users feel safe in parks and sportsgrounds.</p>
Increase accessibility and integration	<p>Ensure fairness and equity in use of parks and sportsgrounds</p> <p>Provide signage to support and encourage use</p>	<p>Provide, where appropriate:</p> <ul style="list-style-type: none"> <li>• ramps, handrails, tactile, etc.</li> <li>• obvious entries and signage</li> <li>• access for maintenance and emergency vehicles, and service authorities</li> <li>• car parking</li> <li>• water-sensitive urban design</li> </ul>	<p>Surveys of user groups reveal that no group is unfairly disadvantaged.</p> <p>Parking is adequate for all parks and sportsgrounds, most of the time.</p>
Encourage a mix of uses	Open space is designed and embellished to maximise diverse uses	<p>Parks and sportsgrounds provide, where appropriate:</p> <ul style="list-style-type: none"> <li>• sport fields for formal sports</li> <li>• space for unstructured activity</li> <li>• playgrounds that encourage creative and independent play</li> <li>• large level areas for passive recreation and community events</li> <li>• facilities for a variety of ages (older people and younger people)</li> <li>• pedestrian and cycle paths</li> <li>• quiet areas for reflection</li> </ul>	<p>Survey of users to ascertain satisfaction.</p> <p>Community/stakeholder forums provide regular feedback on passive and active recreation needs.</p> <p>Surveys reveal users are satisfied with linkages provided within open spaces and to other destinations.</p>

<p>Encourage environmental sustainability</p>	<p>Encourage energy efficiency, water and resource conservation</p> <p>Manage Council's natural areas to a high standard</p>	<p>Provide solar lighting, if possible</p> <p>Incorporate water-sensitive urban design elements into open spaces, where appropriate:</p> <ul style="list-style-type: none"> <li>• grassed swales</li> <li>• rain gardens</li> <li>• water-collecting tree pits and medians</li> <li>• bio-retention basins</li> <li>• water tanks to harvest stormwater</li> </ul> <p>Implement water-quality improvement programs in a coordinated and efficient manner</p> <p>Stabilise and monitor stormwater outlets and creek-line erosion in conjunction with Catchment Management Plans, where necessary</p>	<p>Steady increase in the number of participants in bushland management issues and activities.</p> <p>Reduction in level of gross pollutant, sediment and nutrient-enriched stormwater and septic tank effluent entering natural areas.</p> <p>No unacceptable fragmentation or deterioration of natural area quality as a result of recreation facilities.</p> <p>There is a steady, measurable increase in the number of WSUD elements incorporated into open spaces.</p>
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# APPENDICES

> A: References and supporting documents

> B: Category maps



## **A: REFERENCES**

Australian Bureau of Statistics (ABS) 2016 Census Quickstats, 12 July 2019

Kyogle and Villages Open Space Design Guide, 2019

Kyogle Council Crown Reserves Strategic Plan 2009-2013, 2009

Kyogle Council Plan of Management for Community Land, 1996,

Tabulam, Visions of Village Life Master Plan, 2018

## B: CATEGORY MAPS



# KYOGLE COUNCIL

Park name	Reserve number	Land identification	Town or Village	Category	Hierarchy	Owner
Tabulam Sports Oval	Not Applicable	Lot 3 DP 617667	Tabulam	General Community Use	Local	Council



## LEGEND

	Reserve boundary
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## RESERVE CATEGORISATION

	General Community Use
	Park
	Sportsground
	Natural area - bushland
	Natural area - watercourse
	Natural area - escarpment

NOT TO SCALE





# KYOGLE COUNCIL

Park name	Reserve number	Land identification	Town or Village	Category	Hierarchy	Owner
Tabulam Sports Oval	Not Applicable	Lot 1 DP 617667	Tabulam	General Community Use	Local	Council



## LEGEND

	Reserve boundary
--	------------------

## RESERVE CATEGORISATION

	General Community Use
	Park
	Sportsground
	Natural area - bushland
	Natural area - watercourse
	Natural area - escarpment

NOT TO SCALE

