

*Wiangaree Rodeo Grounds*  
R57843

PLAN OF MANAGEMENT





#### Prepared by

ROSS Planning on behalf of  
© Kyogle Council  
1 Stratheden Street  
KYOGLÉ NSW 2474  
[www.kyogle.nsw.gov.au](http://www.kyogle.nsw.gov.au)

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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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2.0	Draft	April 2020
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# INTRODUCTION

## 1.0 KEY INFORMATION

Plan of Management for:	Wiangaree Rodeo Grounds
Reserve number:	57843
Reserve purpose:	Public Recreation
Local Government:	Kyogle Council
Size of Reserve:	3.405 hectares
Date of adoption:	14 December 2020



Figure 1: Aerial image of Wiangaree Rodeo Grounds

## 2.0 INTRODUCTION

### 2.1 Community land and plans of management

#### 2.1.1 Classification of public land

Introduction of the *Crown Land Management Act 2016* (NSW) (CLM Act) resulted in Councils now managing Crown Land as if it were public land under the *Local Government Act 1993* (NSW) (LG Act). The LG Act requires classification of public land into either 'community' or 'operational' and the land is managed in accordance with the LG Act. The classification of community land in Kyogle is made by Council resolution.

This Plan of Management (POM) applies to the Reserve commonly referred to as Wiangaree Rodeo Grounds located in the village of Wiangaree within Kyogle Local Government Area (LGA).

A total area of 3.405 hectares of public reserve is covered under this Plan. Refer to figure 1.

The Reserve is Crown land managed by Kyogle Council for public use. The primary value of the Reserve to the Village is for recreation and social sport games.

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 Reserve is located on the southern edge of the Village and is the one of two public parks/reserves in the Village. The Wiangaree Public School catered for under 20 students in 2018. The Reserve has Summerland Way road frontage and is framed by undeveloped land and the Richmond River in the background.

This POM has been prepared in accordance with requirements of the LG Act and the CLM Act. The LG 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 sports grounds) 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
- sports ground
- 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 Wiangaree Rodeo Grounds community land category

Wiangaree Rodeo Grounds is categorised as General Community Use.

#### 2.1.4 Plans of management for community land

The LG Act 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 LG 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 license 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 Wiangaree Rodeo Grounds is a specific POM. The area requires its own specific POM because of its significance relative to the Village and specialised facilities catering for equine and animal sports.

## 2.1.6 Legislation pertaining to this Plan of Management

The Reserve is located within the Kyogle Council LGA and is Crown land managed by Kyogle Council.

Councils management responsibilities for the Reserve are framed by the *Local Government Act 1993* (NSW) (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 Wiangaree Rodeo Grounds into the future. Division 2 of the LG Act requires Council to prepare a plan of management for community land and to use and manage that land only in accordance with that plan. The LG Act also requires that a plan of management 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 Wiangaree Rodeo Grounds are zoned RU1 Primary Production. The objectives of the RU1 zone are to:

- encourage sustainable primary industry production by maintaining and enhancing the natural resource base
- encourage diversity in primary industry enterprises and systems appropriate for the area
- minimise the fragmentation and alienation of resource lands
- minimise conflict between land uses within this zone and land uses within adjoining zones
- ensure that the productive capacity of agricultural land is appropriately recognised and managed
- enable a range of other uses to occur on rural land providing such uses do not conflict with existing or potential agricultural and do not detract from the scenic amenity and character of the rural environment.

### 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 Wiangaree Rodeo Grounds.

Table 2. Legislation that may be applicable to Wiangaree Rodeo Grounds

Legislation	Application to Wiangaree Rodeo Grounds
Crown Land Management Act 2016 (NSW)	This Act provides for the ownership, use and management of Crown land in NSW and provides clarity concerning the law applicable to Crown land. Under the Act, environmental, social, cultural and economic considerations are required to be taken into account in decision-making about Crown land. The Act provides for the consistent, fair and transparent management of Crown land for the benefit of the people of NSW and to facilitate use by the Aboriginal people of NSW because of spiritual, social, cultural and economic importance of land to Aboriginal people, and to allow co-management of dedicated or reserved Crown land, where appropriate. The Act provides for the management of Crown land having regard to the principles of Crown land management.
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 Wiangaree Rodeo Grounds, specific activity or development will require assessments through the development application (DA) process under Part 4 of this Act. Where a proposal is likely to have a significant impact on the environment, an environmental impact assessment (EIA) must be conducted under Part 5 of the Act. 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 cover 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 bush fires on their land and minimise the danger of the spread of bush fires 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 livability and sustainability of the area while maintaining 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, action and initiatives Council will deliver to support achievement of Village vision statements.

Relevant information contained in the Wiangaree 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:

***For Wiangaree to be family and visitor friendly village that celebrates and shares  
its diverse culture, knowledge and history***

#### 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 and activation of key public places 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

## 2.3 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 Wiangaree Rodeo Grounds 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 Wiangaree

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

Approximately 130 people lived in Wiangaree at the last Census collected in 2016. There were more females (52.9%) than males (47.1%) living in Wiangaree. The median age was 40 years, a decade younger than 50 years for the Kyogle Local Government Area and 2 years older than the NSW median of 38 years. Resident numbers in each age group is provided in Table 3 below.

Wiangaree Public School (Primary) had 15 enrollments in November 2019.

There were 38 families living in 63 dwellings in 2016, with an average of under three people per household. There were 10 families with children, 15 couples without children, 10 one parent families and 8 lone person households.

Just over 70% of dwellings had internet connection, just under 30% stated they did not have an internet connection.

Household income in Wiangaree is predominantly low with 40 households recording incomes per week as low (<\$650) or lower middle (\$650-\$1,449). Only 7 households recorded an upper middle income (\$1,449-\$2,499), three recorded a high income (>\$2,500), with 5 households not stating their income.

Table 3. Population age structure, Census 2016

Wiangaree population and age structure 2016	Age Group	Count
	Babies and pre-schoolers (0 to 4)	11
	Primary schoolers (5 to 11)	14
	Secondary schoolers (12 to 17)	14
	Tertiary education/independence (18 to 24)	3
	Young workforce (25 to 34)	9
	Parents and homebuilders (35 to 49)	25
	Older workers and pre-retirees (50 to 59)	23
	Empty nesters and retirees (60 to 69)	16
	Seniors (70 to 84)	6
	Frail aged (85 and over)	3

#### 3.1.2 Implications for open space

The demographic profile of residents living in Wiangaree has implications for the types of open space parks and the way they are embellished to provide recreation opportunities for residents.

Age groups most likely to participate in structured sport are ages 5 to 35. Only 51 people within these age groups reside in Wiangaree, and not all may be interested in sport. Wiangaree Rodeo Grounds is a specialised sportsground developed for equestrian and animal sports and therefore is not suitable for other field or court sports. School sport facilities may fill some of this need in the community.

The socio-economic profile of the community falls primarily in the lower to lower-middle income class. This combined with the increasing costs to travel can limit access to recreation and sport spaces outside of the Village.

Despite these factors, Wiangaree is a picturesque location with mountain views and the Richmond River on its doorstep. Significant national and state reserve and parks are a short drive away. The township of Kyogle is about 15 minutes drive south of the Village.

## 3.2 Community land in Wiangaree

### 3.2.1 Open space in Wiangaree

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 Wiangaree.

Table 4. Kyogle OS Design Guide park typologies and descriptions

Park typology	Description
Recreation	Local parks contain limited infrastructure yet offer community benefits and are intended to compliment 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.
Sports 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	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.
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 Wiangaree Rodeo Grounds

There are a range of parks with different settings that provide different recreation opportunities and experiences for residents and visitors.

Parks located near Wiangaree Rodeo Grounds are detailed in the following table, together with the park typology and hierarchy.

Table 5. Park reserves within Wiangaree by type and hierarchy

Map ref.	Park/Reserve name	Park typology	Hierarchy
1	Aboody Park	Local	Local park Play spaces Rest area
2	Short Street Road Reserve	Encumbered	Green links
3	Wiangaree Lagoon	Natural area	Natural area Green links Rest area



*Aerial view of part of the Village of Wiangaree showing the location of Wiangaree Rodeo Grounds*

### 3.3 Description of Wiangaree Rodeo Grounds

#### 3.3.1 Location and context of Wiangaree Rodeo Grounds

Wiangaree Rodeo Grounds is located on the southern edge of the Village and is almost surrounded by agricultural land.



#### LEGEND

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

#### RESERVE CATEGORISATION

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

Lot 92 DP 755753

NOT TO SCALE



### 3.3.2 Key features and landscape character

Wiangaree Rodeo Grounds is predominantly level with some shaping to create spectator mounds on the south-west of the Reserve. Vistas include the meandering Richmond River as a backdrop to the Reserve and mountains in the distance.

### 3.3.3 Key Stakeholders

The community not-for-profit organisation known as the Wiangaree Rodeo and Sports Ground Inc. is the key stakeholder of the Reserve.

Due to the significance of the Reserve to the Village, the whole community is identified as key stakeholders for the Reserve.

### 3.3.4 Consultation summary

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

- expand and enhance the Wiangaree Rodeo Grounds
- upgrade infrastructure and facilities to support expanded use for events and rural education
- improvements to arena, yards, entry roads, signage and parking
- development of a new training centre
- additional amenities.

### 3.3.5 Leases/licenses

There are currently no leases or licenses over any part of the Wiangaree Rodeo Grounds.

### 3.3.6 Land use and current improvements

The Reserve has been developed as an equestrian and animal sport facility with an arena, yards, pens and spectator seating and facilities. A timber hall is located on the northern edge of the Reserve near the vehicle entry and informal parking.

### 3.3.7 Infrastructure and embellishments

The Reserve has been developed for specialised activities related to equestrian and animal sports and activities. The main arena has been constructed from large round timber posts and three steel rails and gates, consistent with requirements for the main activities. A large entry gate is framed with a sign above it that is visually appealing and conveys a sense of pride and connection for users.

Yards and pens are constructed from either timber post and rail and appear to be undergoing progressive upgrading with steel posts and rails. Some of the older timber posts and rails requires replacement in the near future to ensure use of the facilities remains safe.

Participant and spectator facilities are provided on the Reserve.

### 3.3.8 Access, circulation and parking

Vehicle access is primarily from Worendo Street. A gated gravel entry road leads to unsealed informal car parking. Two old and disused concrete sports courts appear to act as all weather vehicle parking near the cluster of buildings on the northern side of the Reserve. Equestrian activities generally prefer unsealed grass parking for animal comfort and welfare.

### 3.3.9 Lighting

Lighting is currently available at the building on site. There is currently no floodlighting or field lighting at the oval.

### 3.3.10 Toilets and park furniture

Toilets are colocated with the canteen building on the northern side of the Reserve.

Tiered seating is provided on the spectator mound on the western side of the Reserve. The seating is in poor condition and requires maintenance to ensure it is safe.



A



B



C



D



E



F



G



H



I



J

- A. Reserve sign facing Summerland Way
- B. Arena gate entry with engraved timber sign
- C. Timber ramp within yards
- D. Round arena
- E. Pen gate entries to arena
- F. View across arena to buildings
- G. Yard
- H. Steel gate entry to arena
- I. Pen gate entries to arena with mountains in background
- J. Old timber yard fencing

### 3.3.11 Stormwater and drainage

The Reserve is predominantly level with shaping including mounding for spectators on the south-western side of the site. Swales have been incorporated into the site to capture and direct stormwater runoff toward Summerland Way and Wiangaree Lagoon or the Richmond River.

### 3.3.12 Buildings

There are several buildings on the Reserve of varying age, condition and complexity that serve different purposes.

An older timber building, referred to as the Hall, is located on the northern side of the Reserve. The condition of the building is poor (excepting the roof that appears near new) with significant repairs and maintenance required to make it serviceable. Three water tanks capture rainwater from the new roof of the hall.

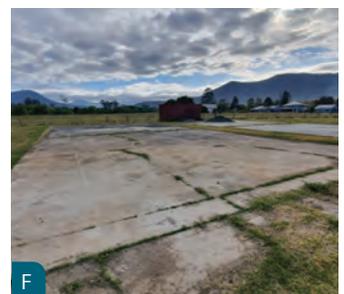
To the rear (west) of the timber hall, a new canteen building and covered area has been created for food and beverage service and social gatherings. An area surrounding the canteen building is defined by a steel post and two rails fence with a large framed gateway. A smaller simple building is also contained within the fenced area and is used as a bar. The condition of these facilities is good.

A large well constructed and near-new maintenance and storage shed has been constructed about 100 metres to the north-west of the hall and canteen buildings. Water tanks are located to capture water from the roof.

A shipping container is located near the above buildings and is used for storage.

Another shipping container is positioned on the western side of the Reserve at the top of the mounded spectator area. The container has been converted into a work space with a window allowing clear views over the arena, and a serving window secured by a small roller door. A partially enclosed and roofed social structure is adjacent this container.

Multiple smaller structures consisting of post frames, flooring and simple roofing exist throughout the site, particularly within the yard and pen area. These structures allow people working with animals to gain higher ground for observation and management of activities.



- A. Converted container building at spectator mound
- B. Timber hall with new canteen and social area
- C. Timber hall
- D. Framed gateway to arena with social buildings in background
- E. Entry to Reserve from Worendo Street
- F. Disused hard courts
- G. Proximity of hard courts to social buildings
- H. Warning sign on site
- I. Partially enclosed spectator area
- J. Tiered seating

# PLAN OF MANAGEMENT



## 4.0 THE PLAN OF MANAGEMENT

### 4.1 Aims of the Plan of Management

The Plan of Management for Wiangaree Rodeo Grounds aims to:

- fulfill 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 Wiangaree Rodeo Grounds
- be a resource for both Council staff and the public regarding the use of the land including leasing and licencing.

### 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, license 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 Wiangaree Rodeo Grounds

#### 4.3.1 Zoning

The community land covered by this plan is zoned RU1 Primary Production.

Table 6. Existing land title, tenure and zoning

Legal descriptor	Approx. area ha	Owner	Control and mngt	LEP 2014 zoning	Current category
Lot 92 DP 755753	3.405	NSW State Government	Kyogle Council	RU1 Primary Production	General community use

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

The objectives of the RU1 zone is to:

- encourage sustainable primary industry production by maintaining and enhancing the natural resource base
- encourage diversity in primary industry enterprises and systems appropriate for the area
- minimise the fragmentation and alienation of resource lands
- minimise conflict between land uses within this zone and land uses within adjoining zones
- ensure that the productive capacity of agricultural land is appropriately recognised and managed
- enable a range of other uses to occur on rural land providing such uses do not conflict with existing or potential agricultural and do not detract from the scenic amenity and character of the rural environment.

Consent is not required for activities including environmental protection works, extensive agriculture, home-based child care, home occupations, intensive plant agriculture.

The following activities are permitted with the consent of Council in the RU1 zone:

airstrips, animal boarding or training establishments, aquaculture, bed and breakfast accommodation, boat sheds, building identification signs, business identification signs, camping grounds, caravan parks, cellar door premises, cemeteries, charter and tourism boating facilities, community facilities, crematoria, dual occupancies, dwelling houses, eco-tourist facilities, educational establishments, environmental facilities, extractive industries, farm buildings, farm stay accommodation, flood mitigation works, forestry, function centres, helipads, home businesses, home industries, industrial training facilities, information and education facilities, intensive livestock agriculture, open cut mining, plant nurseries, recreation areas, recreation facilities (outdoor), restaurants or cafes, roads, roadside stalls, rural industries, rural supplies, rural workers' dwellings, secondary dwellings, timber yards, turf farming, veterinary hospitals, water supply systems.

Table 7. Uses and development allowed at Wiangaree Rodeo Grounds

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 licenced 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 including primitive camping</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 use or development at Wiangaree Rodeo Grounds

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 license 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 license 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 license 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 sports ground	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
Sports ground maintenance	Subject to noise, occupational health and safety, and any other relevant legislation	Seven days a week, subject to Council approval

### 4.3.3 Leases, licenses 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 license is that a license does not permit the sole, or exclusive, use of the area. Licenses may be granted to formally recognise and endorse shared uses. Licenses are commonly used for sports facilities such as club houses.

#### Maximum term and public notice

The maximum term of a lease, license or other estate is 30 year. The consent of the Minister for Local Government is required if the lease or license exceeds 21 years. This consent is also required if the term of the lease or license 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 license

The grant of a lease or license 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, license 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)
- an activity that is not consistent with the reserve purpose.

#### Leases, licenses and other estates allowed in Wiangaree Rodeo Grounds

In accordance with the requirements of the Local Government Act 1993, this Plan of Management expressly authorises Council to grant a lease, license or other estate at Wiangaree Rodeo Grounds 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 9.

Table 9. Purposes for which leases, licenses and other estates may be authorised by Council at Wiangaree Rodeo Grounds

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>
License	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 Wiangaree Rodeo Grounds

### 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 10. Objectives and performance targets for Wiangaree Rodeo Grounds

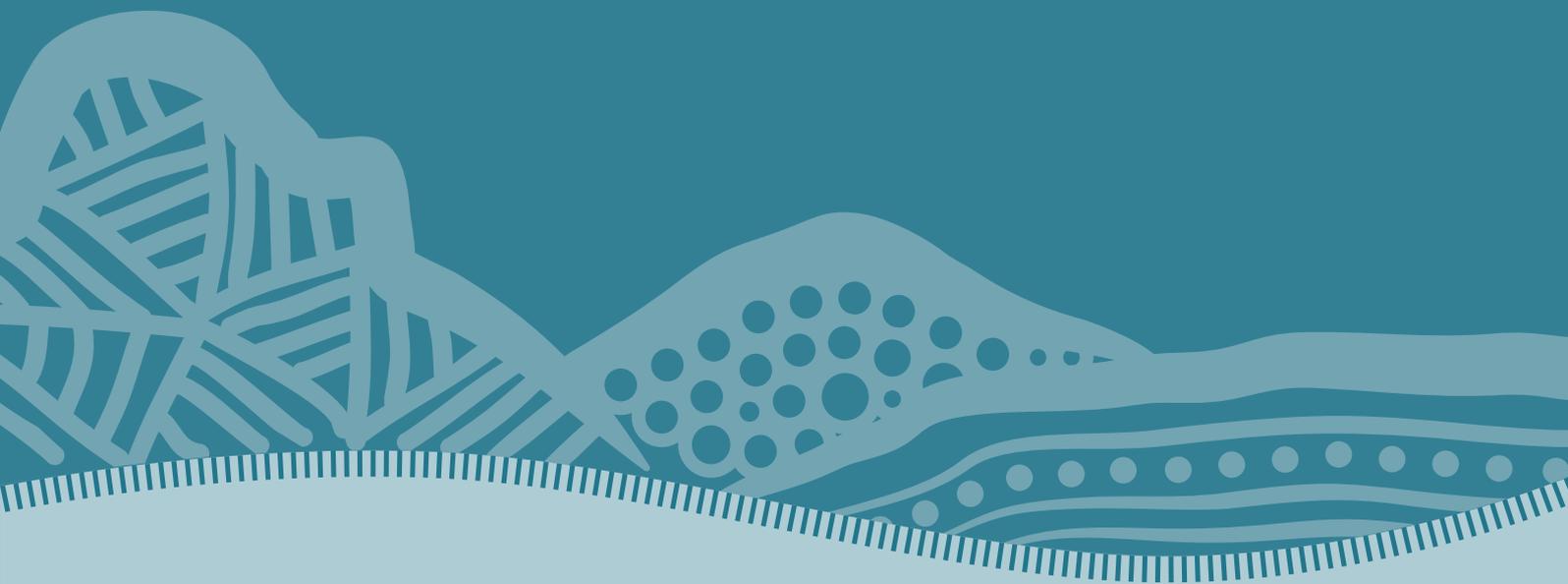
Management objectives	Performance targets	How to achieve objectives and performance targets <i>Refer Kyogle Open Space Design Guide</i>	Assessment of performance regarding objectives and performance targets
Develop a quality public environment	<p>Open space is designed to be comfortable and engaging</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 sportsground 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	<p>Provide linkages with nearby destinations and open spaces</p>	<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>	<p>Surveys reveal users are satisfied with linkages provided within open spaces and to other destinations.</p>
Improve community safety	<p>Open space is designed to support natural surveillance and active frontages</p>	<p>Provide, where appropriate:</p> <ul style="list-style-type: none"> <li>• pedestrian lighting where appropriate, 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, where appropriate</li> <li>• solar lighting if possible and appropriate</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>

<p>Increase accessibility and integration</p>	<p>Ensure fairness and equity in use of parks and sports grounds</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>
<p>Encourage a mix of uses</p>	<p>Open space is designed and embellished to maximise diverse uses</p>	<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 and appropriate</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>

# 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,

New South Wales Crown Land Management Act 2016 No 58

New South Wales Crown Land Management Regulation 2018

New South Wales Local Government Act 1993 No 30

Wiangaree Visions of Village Life Master Plan, 2018

## B: CATEGORY MAPS



# KYOGLE COUNCIL

Park name	Reserve number	Land identification	Town or Village	Category	Hierarchy	Owner
Wiangaree Rodeo Grounds	57843	Lot 92 DP 755753	Wiangaree	General Community Use	Local	Crown



## 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

