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# Hanging Rock, Corrigans Beach and Observation Point Reserves

## Plan of Management



**Eurobodalla Shire Council**



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## Executive Summary

This Plan of Management has been prepared for the Hanging Rock and Corrigans Beach Reserves, as well as the Observation Point Reserve to its south-east. The Plan of Management supports the wide range of leisure, sport, recreation and events that occur in the area, using a cohesive, place-based approach. This Plan includes the areas commonly known as Hanging Rock Sporting Complex, Corrigans Beach Reserve, Batemans Bay Holiday Resort and Observation Point.

The area contains two Crown land reserves - being the Hanging Rock Reserve (reserve number 66122) which incorporates both the Hanging Rock and Corrigans Beach areas, inclusive of an existing holiday / caravan park known as Batemans Bay Holiday Resort, and the Observation Point Reserve (reserve number 60913). The areas have been reserved for the purposes of Public Recreation and Resting Place (Hanging Rock Reserve) and Public Recreation (Observation Point Reserve)

The reserves have long been part of the social, recreational and tourism history of the area, and continue to play an important role for many groups that use the areas for organised sports, recreation and a range of community and larger scale events. Indeed, a wide range of sports and community groups recognise the site as their home.

Council has been working with site user groups and other stakeholders such as community representative groups to establish clear directions and community needs across the reserves. This has resulted in the preparation of comprehensive Landscape Master Plans for the reserves in conjunction with this Plan of Management.

The Landscape Master Plan and Plan of Management reflect the identified key values of the reserves, being:

- Social and economic
- Recreation and sporting
- Natural, cultural and touristic

Under amendments to the Crown land management system in 2018, the site is now to be managed by Council under the *Local Government Act 1993*. Whilst remaining as Crown land reserves, the land will essentially be managed as if it were Community land. This means that the land is to be Classified as "Community" land and Categorized as land to be used for "General Community Use" and "Park" under the *Local Government Act 1993*, and therefore requiring a Plan of Management to be adopted to guide future use and management of the land.

This Plan of Management for the Hanging Rock, Corrigans and Observation Point Reserves includes two main parts:

- Part 1: Existing Situation and Identifying Directions - which provides an overview of the current situation, including the legislative context, land information and context of potential future use opportunities
- Part 2: Achieving Desired Directions - which provides for additional details around site specific issues, key aspects of legislative influence and how the site and its management will respond to these over time.

The Plan of Management is designed to provide the management context to enable the delivery of the Landscape Master Plans. The Implementation Action Plan, detailed from page 47 and

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summarised below, outlines the means of achieving outcomes identified against each of the management objectives identified in the Plan of Management and the Landscape Master Plans.

<b>Management Objective</b>	<b>Action - means of achieving objectives</b>
1. Maintain and grow formal and informal sporting use	<ul style="list-style-type: none"><li>A. Maintenance and improvement of current facilities prior to new development by Council</li><li>B. Development of new and shared facilities, such as amenities, field upgrades, cricket net upgrades, athletics track, function centre improvements, water tank, spectator areas to meet user requirements and applicable standards in accordance with the intent of the Master Plan</li><li>C. Corrigans Reserve activities are reviewed and opportunities identified to increase use over time</li><li>D. Drainage improvements and levelling of open space in Corrigans Beach Reserve</li><li>E. Provision and upgrade of infrastructure to meet user needs</li></ul>
2. Integrate shared access for all users to and within the reserves	<ul style="list-style-type: none"><li>A. Connection between the Reserves, town Centre and Coastal Headland Walking Trail are reinforced, including appropriate directional, locational and information signage</li><li>B. Viewing platforms are implemented at Observation Point and pedestrian pathways/ viewing locations provide access to the foreshore and waterways.</li><li>C. Furniture, shade, and other improvements are provided in accordance with the intent of the Master Plan</li><li>D. Opportunities to improve access and wayfinding legibility are identified and implemented</li><li>E. Traffic calming implemented where required</li><li>F. Consistent communication and information sources regarding available space</li></ul>
3. Maintain and grow events and visitation	<ul style="list-style-type: none"><li>A. Maintenance and improvement of current facilities and spaces prior to new development by Council to support existing events</li><li>B. Development of increased event support infrastructure and useable space in accordance with the intent of the Master Plan to facilitate future use opportunities and meet needs of existing regular events</li><li>C. Ensure safe and clear vehicular and pedestrian access, and car parking (including overflow) at each site, with effective signage</li><li>D. Enable occasional event-related camping</li></ul>
4. Integrate, protect and enhance natural and cultural features	<ul style="list-style-type: none"><li>A. Appropriate assessments are undertaken to ensure proposed uses are suitable and managed in ways that respond to environmental needs</li><li>B. High value environments are identified, protected and enhanced</li><li>C. Areas of cultural and heritage significance are recognised and protection measures are implemented in consultation with relevant user groups</li><li>D. Beach, water and headland access is rationalised and improved where required and remediation works undertaken</li></ul>
5. Promote linkages within and beyond the reserves	<ul style="list-style-type: none"><li>A. Signage and wayfinding designs and layouts are developed in conjunction with detailed design - including a whole of site</li></ul>

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	approach and appropriate consultation relevant user groups
	B. Signage, branding and public art opportunities are integrated with new works or as funding opportunities arise and in accordance with the Master Plan
	C. Where applicable, signage is maintained and updated to communicate regular events and activities
	D. Ensure safe and clear vehicular and pedestrian access, and car parking (including overflow) at each site, with effective signage
6. Improve existing infrastructure for a variety of user groups	A. Ongoing review and design work involve relevant user groups
	B. Improvements are made to the Reserves to improve access, useable space, and amenities as well as functionality as described in the Master Plan
	C. Formalise and upgrade the viewing platform and parking at Observation Point Reserve as described in the Master Plan
7. Manage user groups	A. Council will ensure that use of the site is conducted in accordance with appropriate user agreements, leases and licences
	B. On-site user groups have current, clear and appropriate agreements with Council
	C. Communication with and between user groups will be facilitated by Council to best meet the needs of groups and the broader community

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In managing the reserves, Council will seek to effectively establish the area as a key community asset where a combination of sporting, tourism and recreational pursuits will sit alongside community-based activities, as well as events that highlight the strengths of the Eurobodalla and Batemans Bay areas. These directions are consistent with core operational documents of Council, seeking to capture recreation, events, tourism, social and economic development opportunities, all whilst protecting the unique natural environment that is so important to the area.

The Plan of Management contains authorisation for Council to enter into long-term leases and licences over parts of the reserves, for both existing and future users. The Plan of Management also recognises Council's existing outsourced management arrangements for the Batemans Bay Holiday Resort.

**PART 1: EXISTING SITUATION AND IDENTIFYING DIRECTIONS**



(Photo source: Destination NSW)

## 1. KEY INFORMATION

<b>RESERVE NAMES (CROWN RESERVE NUMBER)</b>	HANGING ROCK RESERVE (# 66122) OBSERVATION POINT RESERVE (# 60913)
<b>LAND OWNER</b>	CROWN
<b>CROWN LAND MANAGER</b>	EUROBODALLA SHIRE COUNCIL
<b>APPLICABLE LAND</b>	LOT 330 DP 720886 (# 66122) LOT 294 DP 755902 (# 66122) LOT 7014 DP 1019609 (# 66122) LOT 7015 DP 1035132 (# 66122) LOTS 6-7 DP 1041103 (# 66122) LOTS 1-2 DP 1171024 (# 66122) LOT 7018 DP 1033040 (# 60913)
<b>LAND AREA</b>	37 HECTARES (# 66122) 2.3 HECTARES (# 60913)
<b>LOCAL GOVERNMENT AREA</b>	EUROBODALLA SHIRE
<b>LAND RESERVATION / DEDICATION</b>	PUBLIC RECREATION, RESTING PLACE (# 66122) PUBLIC RECREATION (# 60913)
<b>LAND CLASSIFICATION</b>	COMMUNITY LAND
<b>LAND CATEGORY</b>	GENERAL COMMUNITY USE, PARK (# 66122) PARK (# 60913)
<b>DATE OF ADOPTION</b>	[TO BE CONFIRMED]



## 2. INTRODUCTION

Eurobodalla Shire Council is responsible for a range of Crown and Council owned land that extends across its local government area. Under the *Local Government Act 1993*, Council owned land is managed as either "Community" or "Operational" land, with a range of "categories" being applied to Community land to guide its ongoing management. All Community land is required to be captured within a Plan of Management, which provides the details of how land will be managed.

These same management directions and principles now also apply to Crown reserves that are managed by Council under the *Crown Lands Management Act 2016*. These Crown lands will also have one or more reservation or dedication "purpose" that also give direction to how this land is to be used. The reservation or dedication purpose/s are to be captured through alignment with the relevant Community land categories. This relationship is shown in Figure 1.

<b>1</b>	<b>LEGISLATION</b>	<i>Local Government Act 1993 / Crown Land Management Act 2016</i> dictate public land management directions
<b>2</b>	<b>CLASSIFICATION</b>	Public land managed by Council is classified as "Community" or "Operational" land under the <i>Local Government Act 1993</i>
<b>3</b>	<b>PLAN OF MANAGEMENT</b>	Land classified as "Community" is guided by a site specific or generic Plan of Management, describing the detailed management processes
<b>4</b>	<b>CATEGORISATION</b>	The Plan of Management identifies a "Category" for the land - being Natural Area / Sportsground / Park / Area of Cultural Significance / General community use – and which aligns with the Crown dedication or reservation purpose

**Figure 1: Legislative relationship to Plan of Management requirements**

This Plan of Management identifies how the Hanging Rock Reserve (Crown Reserve # 66122 which includes the Corrigans Beach area) and Observation Point Reserve (Crown Reserve # 60913), will be managed into the future. It applies the principles of the *Local Government Act 1993*, identifying the land as if it were Community land and providing an appropriate category that meets community needs whilst respecting and integrating the reservation purposes.

The Hanging Rock, Corrigans Beach and Observation Point Reserve areas have long been a part of the local area, and include a wide range of community, sporting, recreation, natural and commercial interests and facilities that are regularly used by the general public and visitors to the area. The reserves are home to a range of community activities and groups as well as visitors, creating an important hub within Batehaven, the wider Batemans Bay area and Eurobodalla as a whole.

## 2.1 Council's Corporate Objectives

Eurobodalla Shire Council's operating mandate is highlighted through its 10-year *Community Strategic Plan – One Community* (2017). It outlines Council's high-level priorities and feeds into the associated Delivery Program and Operational Plans which guide the day to day activities of Council's staff. The community vision statements from the One Community document are highlighted in Figure 2 below, which provide an overarching context for the management of the Hanging Rock, Corrigan's Beach and Observation Point Reserve sites, as well as Council's facilities more generally.



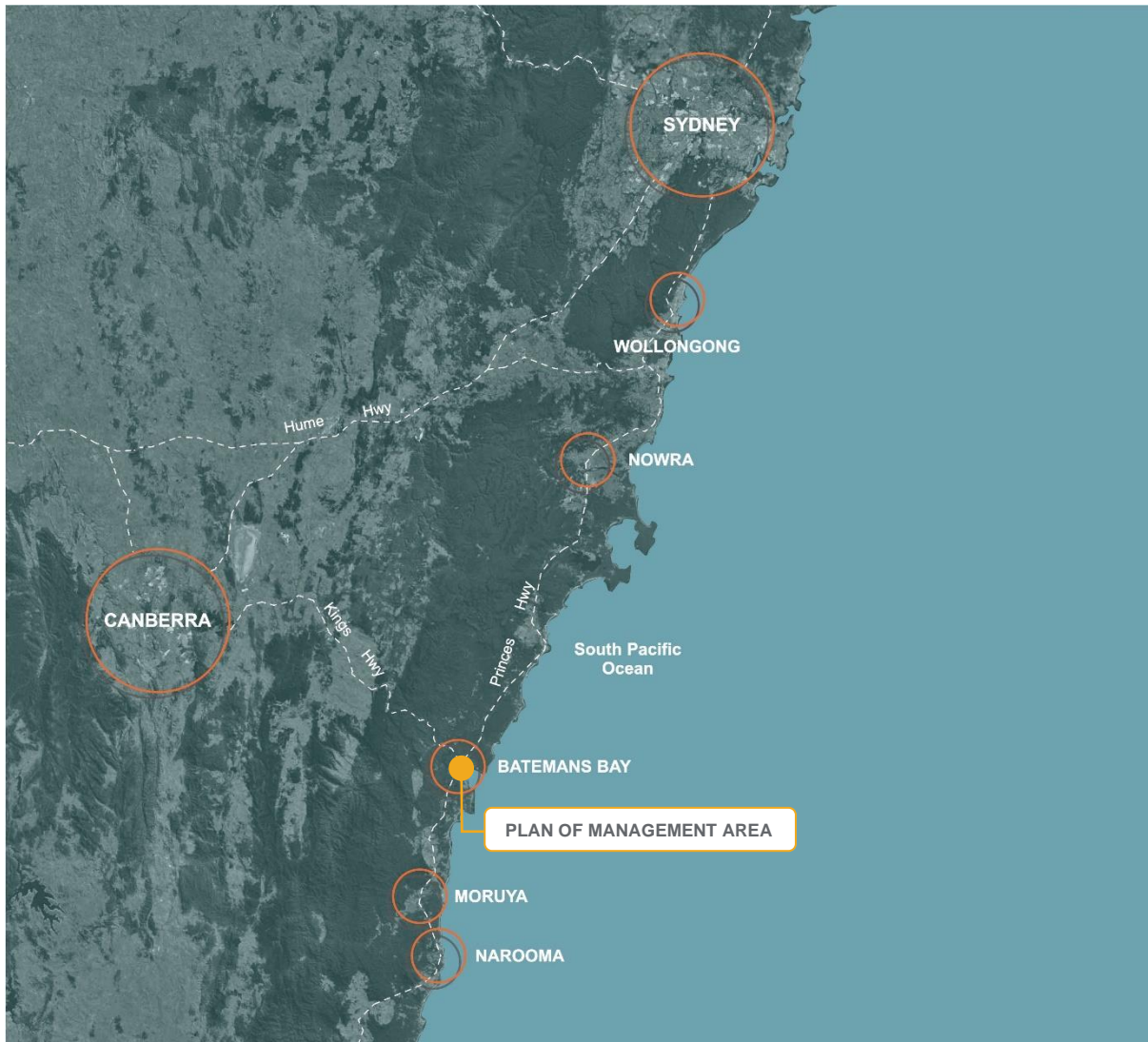
**Figure 2: Community Strategic Plan - Community Vision**

There are a number of ways in which alignment is achieved between the Community Strategic Plan and the implementation of the Plan of Management, with the project relating to virtually all 'outcomes' sought by this leading document. Key examples include:

- The strong and clear link to *Outcome 1 - Strong communities, desirable lifestyle* through the provision of lifestyle and recreational facilities / services coupled with the connection that many feel with the surrounding environment.
- The role and potential of the reserves in relation to arts and education, connecting with *Outcome 2 - Celebrated creativity, culture and learning* and by utilising the open spaces and community facilities in the reserves to achieve this.
- *Outcome 3 - Protected and valued natural environment* is highly relatable in the management of any areas, particularly taking into account the waterfront nature of part of the site and the important vegetation at Observation Point, on the foreshore and along Joes Creek.
- The management of the reserves is critical for *Outcome 5 - Vibrant and diverse economy*, and in particular the support and promotion of growth of the tourism and events industry to be achieved in the Batemans Bay area.

## 2.2 Land to which this plan applies

Eurobodalla Shire is located on the South Coast of NSW, with the Hanging Rock, Corrigan Beach and Observation Point Reserve sites being in the south-eastern portion of the large coastal town of Batemans Bay, crossing into the suburb of Batehaven. In turn, Batemans Bay is located 150km east of Canberra and less than 300km south of Sydney, and is one of a number of centres within the Eurobodalla Shire's Local Government Area (LGA) which also include Moruya and Narooma to the south. The regional context of the site is shown in Figure 3.



**Figure 3: Site location - Regional Context**

The Hanging Rock Reserve follows the length of the foreshore behind Corrigan Beach with Observation Point Reserve located just to the south of this, and all fronting the broader waters of Batemans Bay. Hanging Rock Reserve is bound by Beach Road to the west and Observation Point is accessed by Observation Avenue. The reserves are surrounded by a mix of urban residential areas as well as business, retail and tourist accommodation uses. Being well integrated into the urban area means that the reserves are ideally located to service the Batemans Bay community and its visitors. The context of the site and its relationship to Batemans Bay is shown in Figure 4.



**Figure 4: Site location - Context of site to Batemans Bay**

This Plan of Management specifically applies to the Hanging Rock and Observation Point Reserves, Crown Reserves # 66122 and # 60913 respectively. Hanging Rock Reserve (which also includes the area commonly known as Corrigans Beach Reserve and Batemans Bay Holiday Resort) currently contains a total of eight land parcels measuring a total of 37 hectares, being:

- Lots 1-2 DP 1171024
- Lot 330 DP 720886
- Lots 6-7 DP 1041103
- Lot 294 DP 755902
- Lot 7014 DP 1019609
- Lot 7015 DP 1035132

Observation Point Reserve contains a single land parcel, Lot 7018 DP 1033040, measuring a total of 2.3 hectares.

Hanging Rock Reserve is located on the eastern side of Beach Road. The northern part of the site is in the suburb of Batemans Bay (incorporating the Hanging Rock Sporting Complex) and the southern part of the site is in the suburb of Batehaven (incorporating Corrigans Beach Reserve and Batemans Bay Holiday Resort). The two parts of the site are separated by Joes Creek.

The north western portion of the Hanging Rock Reserve is accessed from Hanging Rock Place. This portion of the site adjoins other Council owned and managed Operational land, which is outside the scope of this Plan of Management. This Operational land contains a University of Wollongong and TAFE campus, tennis courts, indoor basketball stadium, skate park and Batemans Bay public library. This area is however included in the Landscape Master Plans to help aid consistency and continuity of planning

across the Hanging Rock Sporting Complex. The southern portion of the site encapsulates Corrigans Beach Reserve and is accessed via a Council road and Corrigans Beach North Carpark.

Council previously undertook road widening of Beach Road and constructed a round-a-bout at the intersection of Beach Road and Hanging Rock Place. These works encroached onto Crown Reserve 66122, and specifically Lot 6 DP 1041103, to the extent that the lot now largely forms part of the road/road reserve. Council will be investigating the acquisition of the public road/round-a-bout, running through Crown Reserve 66122, over Lot 6 DP 1041103.

Observation Point Reserve is a roughly triangular site with its north western to south eastern extents defined by the water of Batemans Bay and south western side adjoining residential land. Access is via Observation Avenue off Beach Road, which approaches the site from the south-west. The site rises in elevation from the road access point, to be relatively flat in the parking area, before dropping away steeply to beach level at the edges of the reserve on the north, eastern and western sides.

The extent of the reserves is shown in Figure 5.



**Figure 5: Plan of Management reserve extents**

### 2.3 Owner of the land

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

- be consistent with the purpose for which the land was dedicated or reserved

- consider native title rights and interests and be consistent with the provisions of the *Commonwealth Native Title Act 1993*
- consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists
- consider and not be in conflict with any interests and rights granted under the *Crown Land Management Act 2016*
- consider any interests held on title.

## 2.4 Categorisation of the Reserve

The Reserve has been classified as "Community" land consistent with the *Local Government Act 1993*.

All land classified as Community land is required to be placed into one or more "Category" of Community land, as also defined under the *Local Government Act 1993*. In respect of the land to which this Plan of Management applies, the relevant categories are **Park** and **General Community Use**, as illustrated in Figure 6.

Hanging Rock Reserve (66122) is categorised as **Park** and **General Community Use**.

Observation Point Reserve (60913) is categorised as **Park**.



Figure 6: Areas to which the land categories apply

### 3. LEGISLATIVE CONTEXT

This Plan of Management has been prepared in accordance with relevant legislation, primarily relating to the *Crown Land Management Act 2016* and the *Local Government Act 1993*. These provide the core framework to enable the future management and improvement of the reserves. This section also includes other relevant legislation and associated policies, regulations, guidelines and strategies.

#### 3.1 Local Government Act 1993

Under Section 36(1) of the *Local Government Act 1993*, Plans of Management must be prepared for all Community land. In general terms, Plans of Management:

- are prepared by a council in consultation with the community
- identify the important features and attributes of the land, including how it is used at the current time
- identify how the council will manage the land
- indicate how the land may be used or developed in the future

This Act sets out a range of associated activities and processes under various sections. A summary of the key provisions are provided in the table below, though a number of other sections also apply, generally being captured under Chapter 6, Part 2, Division 2 of the Act.

Requirement	Act Section
To prepare plans of management for all community land	35, 36(1)
What a plan of management for council owned land must include and how it is to be categorised for use	36(3), 36(4)
Process for community land that is not owned by the council (i.e. Crown land)	37, 39
A draft must be exhibited prior to adoption and may be re-exhibited if amended prior to adoption	38, 39, 40
Use and nature of community land must not change prior to the preparation of a plan of management	44

#### 3.2 Crown Land Management Act 2016

Section 3.23(6) of the *Crown Land Management Act* requires council managers to adopt a Plan of Management for any Crown reserve for which it is the appointed Crown land manager, and that is classified as "Community" land under the *Local Government Act*. This process is described in Section 3.1 above.

Section 3.23(7) of the *Crown Land Management Act* states that Council can amend existing Plans of Management over existing Council owned land so that they also apply to Crown reserves (for example where "generic" Plans of Management are used across several Council owned / managed sites). Section 3.23(7)(c) of the *Crown Land Management Act* also enables the first Plan of Management for Crown land that is to be managed by Council to not hold a public hearing as would typically be required under section 40A of the *Local Government Act*. This is the situation for this Plan of Management.

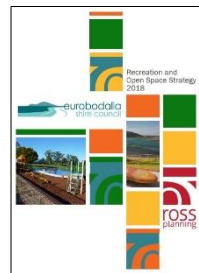
### 3.3 Other relevant legislation and statutory controls

In addition to the legislative directions established via the *Local Government Act* and *Crown Land Management Act* as outlined above, there are also a number of broader strategic directions that have been established by Eurobodalla Shire Council and others which are also important to the Plan of Management at the site-specific level. These are highlighted below.

#### 3.3.1 Broad Strategies and Directions

A number of broad strategy documents exist that provide important direction to the Hanging Rock and Observation Point Reserves. Of particular note, among others, are the following:

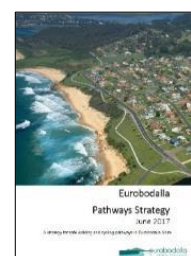
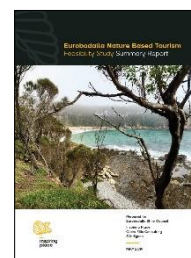
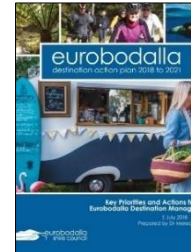
- *Community Strategic Plan - One Community 2017*: Council's overarching Community Strategic Plan / guiding document over the next 10-20 years. As outlined in Section 2.1 of this Plan of Management, One Community provides an overarching vision for the area. The Plan highlights access to services and facilities that enable healthy and active lifestyles for all ages, promoting arts and culture, the value of the natural environment and the important role of tourism in the area, all of which are relevant to the reserves.
- *Recreation and Open Space Strategy 2018*: Council's strategy document which sets the direction for recreation and open space planning and provision for the Shire. In addition to some Shire-wide directives of relevance including setting minimum standards for sporting facilities, the Strategy also includes a number of Actions specific to the Plan of Management area being:
  - **Action N17** - Update the master plan for the Hanging Rock reserves once Mackay Park reserves development planning has been completed. Explore opportunities for the following facilities:
    - upgrade of the fields and amenities, with consideration of Action E7
    - power to the remote-control car club
    - spectator facilities across the site, with consideration of Action E8
    - additional skate park facility, with consideration of Action E22, subject to the results of Action E3
    - dog exercise area.
  - **Action N19** - Investigate opportunities for inter-generational activities within the Hanging Rock reserves.
  - **Action N21** - Review and implement the master plan for Corrigan's Beach Reserve, Batehaven.
  - **Action N23** - Develop a master plan for Observation Point Reserve, Batehaven. Include consideration for:
    - two accessible viewing platforms
    - a connecting path from Corrigan's Beach.
  - **Action N24** - Plan for the Batemans Bay Coastal Headlands Walking Trail from Observation Point to McKenzies Beach.
- *Eurobodalla Open Coast Coastal Management Program*: In accordance with the *Coastal Management Act 2016* and the *State Environmental Planning Policies (Resilience and Hazards)*





2022, Council has an adopted Coastal Management Plan, Eurobodalla Open Coast Coastal Management Program 2022. This sets the long-term strategy for the coordinated management of land within the coastal zone with a focus on achieving the objectives of the CM Act. It provides a strategic and collaborative approach for relevant land managers to implement a range of credible, evidence-based actions to address current and future risks.

- *Destination Action Plan 2018:* Council’s Destination Action Plan integrates tourism throughout Council’s work with the increased consideration of the visitor experience and economy in public spaces. This “visitor lens” relates specifically to the study area through the overarching intent of visitor friendly spaces but also through specific priorities, such as the facilitation of tourism events (Priority 6). Although the area has no formal amphitheatre/gazebo/stage, Corrigans Beach Reserve is the location for the annual carnival, markets, triathlon, circuses and other community events throughout the year and events are also held at Hanging Rock Sporting Complex.
- *Eurobodalla Destination Management Plan 2011-2020:* The design of an iconic and high-profile viewing platform and other upgrades at Observation Point fits the criteria and expectations identified and enhances the visitor experience to the local area. Additionally, Council has sought external funds to construct the Batemans Bay Coastal Headlands Walking Trail linking Batehaven (Observation Point) with McKenzies Beach in Malua Bay.
- *Eurobodalla Nature Based Tourism Strategy:* Identifies the Batemans Bay Coastal Headlands Walking Trail including, the upgrading of the lookout at Observation Point as an important infrastructure enhancement project. Additionally, the Strategy identified potential interest for an operator to offer a boat or kayak trip from Batemans Bay to Maloneys Beach (with beach landing as there is no boat ramp or jetty) to start available walk experiences. Also of relevance to the foreshore reserves is the tourism risk identified in the Strategy of limited activation of Batemans Bay as a gateway to Eurobodalla.
- *Eurobodalla Pathway Strategy 2017:* As the reserves are located along the foreshore, improved access from residential areas will be met by the footpath network proposed in this strategy.
- *Pedestrian Access and Mobility Plan (PAMP) for Beach Road, Batemans Bay* the PAMP identifies and plans for the importance of pedestrian and cycle access across the planning area.



### 3.3.2 Site Specific Directions

Council has undertaken both generic and detailed site-specific planning for the Hanging Rock, Corrigans and Observation Point Reserves. A review of these is provided below.

## **Hanging Rock and Observation Point Landscape Master Plan**

Over and above Council's suite of strategic documents as outlined in the previous section, and as identified by the Recreation and Open Space Strategy, this Plan of Management has been developed alongside the preparation of the *Hanging Rock, Corrigans and Observation Point Landscape Master Plans*. This document identifies both the current and future use potential for the land that is subject to this Plan of Management, including some additional areas of Council owned Operational land.

The master planning process included extensive consultation with site user groups, as well as public exhibition of the subsequent site analysis and schematic plans that have informed the Landscape Master Plans. It highlights that the existing reserves subject to this Plan of Management meet the basic needs of many of its users, however the potential exists to enhance the facilities for the future, in line with the strategic directions of Council as outlined in the previous section.

The Landscape Master Plan drawings that were the outcome of this process are provided in Appendix A.

## **Eurobodalla Local Environmental Plan 2012**

The Eurobodalla Local Environmental Plan (LEP) 2012 is the primary land use planning document that applies to the Eurobodalla Shire LGA, and therefore to the area subject to this Plan of Management. Under the Eurobodalla LEP 2012, the area has a number of zones including Hanging Rock Reserve being RE1 – Public Recreation and RE2 – Private Recreation, while Observation Point Reserve is E2 – Environmental Conservation (refer Figure 7 Page 15).

The objectives of RE1 - Public Recreation zone are as follows:

- *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 conserve the scenic and environmental resources of the land including the protection of environmental assets such as remnant vegetation, waterways and wetlands, and habitats for threatened species, populations and communities*

Under the Eurobodalla LEP 2012 and outlined within this Plan of Management, *Environmental protection works* are permitted without consent. Other activities and development permissible with consent include:

*Airstrips; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Emergency services facilities; Environmental facilities; Function centres; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Restaurants or cafes; Roads; Sewerage systems; Water recreation structures; Water supply systems; Wharf or boating facilities.*

The objectives of RE2 – Private Recreation are as follows:

- *To enable land to be used for private 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 conserve the scenic and environmental resources of the land including the protection of environmental assets such as remnant vegetation, waterways and wetlands, and habitats for threatened species, populations and communities.*

Under the Eurobodalla LEP 2012 and outlined within this Plan of Management, *Environmental protection works* are permitted without consent. Other activities and development permissible with consent include:

*Airstrips; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Function centres; Helipads; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Passenger transport facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Respite day care centres; Roads; Sewerage systems; Water recreation structures; Water supply systems.*

The objectives of E2 – Environmental Conservation are as follows:

- *To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.*
- *To prevent development that could destroy, damage or otherwise have an adverse effect on those values.*
- *To identify sensitive coastal lakes, estuaries, wetlands, overland flow paths and riparian zones and those areas at risk from coastline hazards, including sea level rise.*
- *To protect and improve water quality.*
- *To protect and enhance the natural environment for recreation purposes.*
- *To manage items, places and landscapes of Aboriginal cultural heritage significance into the future in collaboration with the local Aboriginal community.*

Under the Eurobodalla LEP 2012 and outlined within this Plan of Management, *Environmental protection works* are permitted without consent. Other activities and development permissible with consent include:

*Boat sheds; Camping grounds; Environmental facilities; Oyster aquaculture; Roads; Sewerage systems; Water recreation structures; Water supply systems*

Other key site-specific controls associated with the site under Eurobodalla LEP 2012, as well as associated natural hazard constraints, include:

- **Wetlands:** A small area of the Hanging Rock Reserve near Joes Creek which extends into the Plan of Management area (refer Figure 9)
- **Bushfire prone land:** Areas which correspond to vegetation along Joes Creek and the dunes in the north of Hanging Rock as well as parts of Observation Point Reserves (refer Figure 8)
- **Heritage:** An Aboriginal Place of Heritage Significance is located within the study area, covering approximately 2.3ha in the vegetated area to the north east of Hanging Rock Reserve (as marked in Figure 10)
- **Acid sulfate soils:** Including areas where there is a risk of acid sulfate soils being close to the ground surface and which may become unstable when exposed to the air (refer Figure 11)

- Riparian land and watercourse: Corresponds to the Joes Creek area of Hanging Rock Reserve (as marked in Figure 12)
- Terrestrial Biodiversity: Incorporating areas along the northern edge of Joes Creek and extending along the dunes (refer Figure 13)

The area is also subject to storm surges and tidal events, the frequency and intensity of which is anticipated to increase with the impacts of climate change and sea level rise over the longer term. The Hanging Rock Reserve is identified within the Batemans Bay Urban Creeks Flood Study which is currently underway to inform the draft Flood Planning Map associated with proposed Eurobodalla LEP 2012.

### **State Environmental Planning Policies**

The Reserves are subject to a number of *State Environmental Planning Policies* (SEPPs) including:

- SEPP (Resilience and Hazards) 2021
  - Coastal Environment Area (entire site) (refer Figure 14)
  - Coastal Use Area (nearly the entire site aside from part of field 3 in the Hanging Rock Sporting Complex) (refer Figure 15)
- SEPP (Biodiversity and Conservation) 2021
  - Applies to entire site
- SEPP (Housing) 2021
  - Applies to the Batemans Bay Holiday Resort
- SEPP (Transport and Infrastructure) 2021
  - Applies to entire site



Figure 7: Land zoning as mapped within POM area



Figure 9: Wetland mapping within POM area

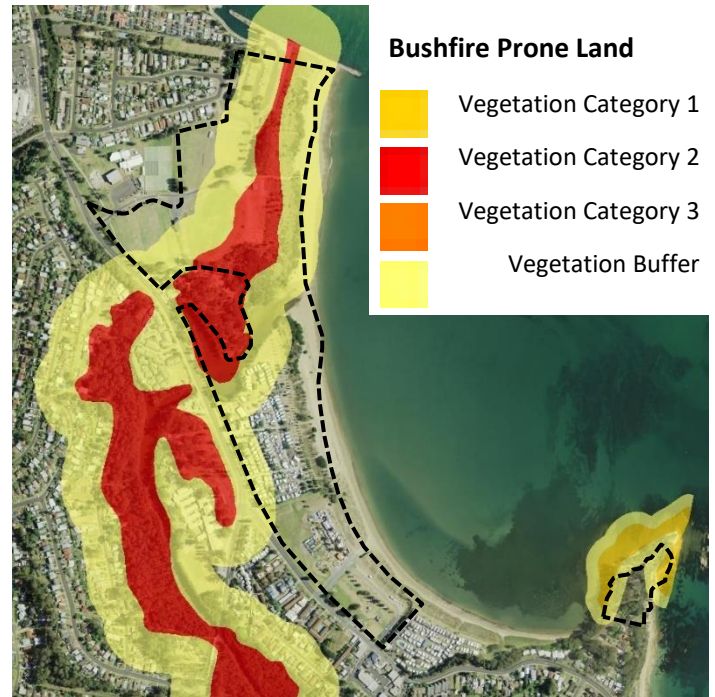


Figure 8: Bushfire prone land mapped within POM area



Figure 10: Heritage as mapped within POM area

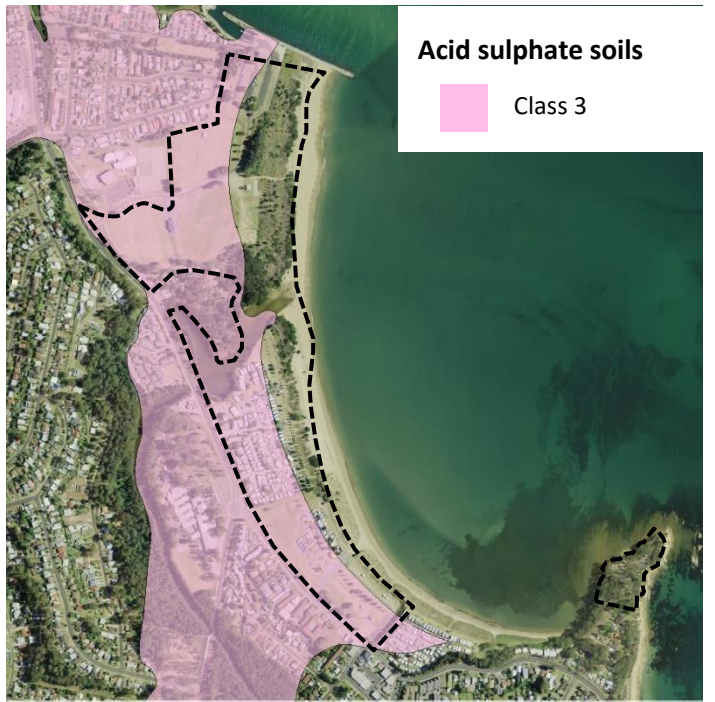


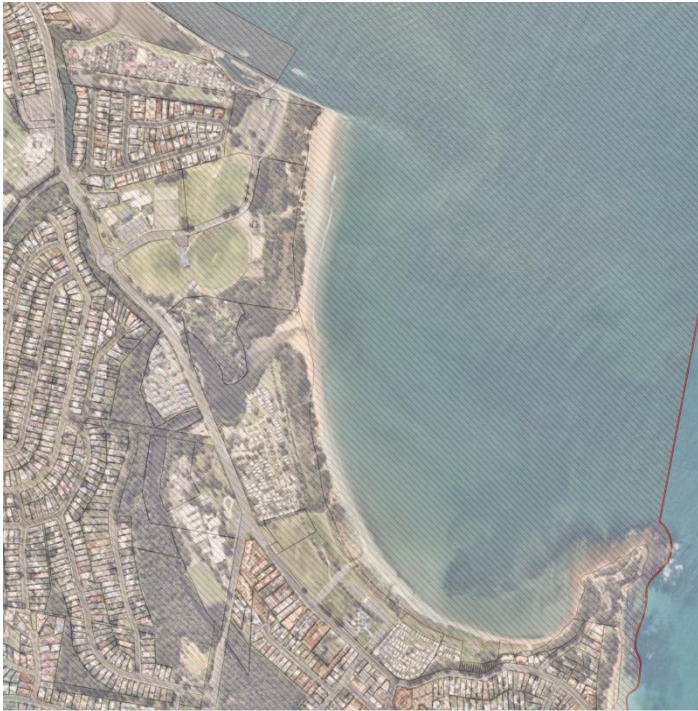
Figure 11: Acid sulphate soils as mapped within POM area



Figure 12: Riparian land and watercourse as mapped within POM area



Figure 13: Terrestrial biodiversity as mapped within POM area



**Figure 14: Coastal Environment Area as mapped within POM area**



**Figure 15: Coastal Use Area as mapped within POM area**

### **3.3.3 Reclassification**

This is the first time the land has been classified as "Community" land under the *Local Government Act* 1993. There is no intention to reclassify the land at the current time.

### **3.3.4 Review of this plan**

This Plan of Management is to be reviewed after a 10-year period.

### **3.3.5 Community consultation**

Eurobodalla Shire Council have developed and adopted a Community Engagement Framework and Participation Plan and Community Engagement Charter which set out the principles for their engagement with the community. These are based on the International Association for Public Participation (IAP2) spectrum of engagement:

- Inform – keep the community informed by providing objective information, regularly
- Consult – seek feedback from the community on proposals, decisions and analysis
- Involve – public aspirations and concerns are addressed by community participation
- Collaborate – partnering with the community to identify preferred solutions
- Empower – giving the community a role in the decision-making process

The principles are summarised as follows:

- Be open and inclusive
- Generate mutual trust and respect, and be accountable

- Engage early and provide information that is clear
- Be considerate and provide feedback
- Value and acknowledge skills and resources

Council have applied these principles in planning for the reserves over a number of years. Council will continue to liaise and involve key stakeholders and the broader community in the ongoing development of the area into the future.

In addition, this Plan of Management will be exhibited in its draft form in accordance with Section 38 of the *Local Government Act 1993*. This will entail Council giving public notice of the draft Plan, exhibiting it for a minimum of 28 days, and providing an opportunity for the community to respond to the draft Plan for a period of not less than 42 days.

Under Section 40A, Council is also required to hold a public hearing regarding a proposed plan of management where the category of land is to be altered. However, Section 3.23(7)(c) of the *Crown Land Management Act* also states that if the Plan of Management does not add, change or alter the initial assigned categories that were made by Council - as is the case in the circumstances of this Plan of Management - a public hearing is not required.

**[NOTE: THIS SECTION WILL BE UPDATED TO REFLECT THE OUTCOMES OF THE EXHIBITION PERIOD PRIOR TO ADOPTION]**



## 4. EXISTING USE AND BROAD FUTURE DIRECTIONS

This section provides an overview of the current and future use of the site in general terms. It has a particular focus on the existing situation and the broad opportunities for the future. Section 5 provides greater detail as to the future ongoing development and management priorities, key issues to be considered and a management framework for the Reserves.

### 4.1 Overview

Council is responsible for a broad range of public land, including land owned by Council, as well as Crown owned land for which Council has management responsibilities. Council manages these reserves through a range of in-house services delivery teams that undertake general maintenance and improvements over time.

Council also operates an asset management framework that seeks to meet its legislative and regulatory requirements which emphasise prudent resource usage whilst limiting impact on natural resources. Council has developed a series of Asset Management Plans specifically focused on built assets, including buildings and structures. Both the current and future assets within the reserves would be subject to this management regime.

### 4.2 Existing Site and Asset Condition

The reserves are located on the south-eastern foreshore of Batemans Bay (at the mouth of the Clyde River), across the localities of Batehaven and Batemans Bay. This encompasses a long strip of foreshore between Beach Road and Batemans Bay frontage. Joes Creek splits Hanging Rock Reserve in two with the Hanging Rock Sporting Complex on the northern side and Corrigans Beach Reserve to the south including the Batemans Bay Holiday Resort.

Observation Point Reserve is separated from Hanging Rock Reserve by a strip of foreshore land containing residential and tourist accommodation uses. The topography slopes up from Hanging Rock Reserve to Observation Point Reserve, situating it on a headland above Corrigans Beach on its north and Caseys Beach to its south.

Hanging Rock Reserve contains a number of substantial structures (including function centre, amenities buildings, storage sheds, regional scale Variety Inclusive Playground, holiday/caravan park) and other improvements such as car parking, lighting, fencing, access roads, seating and shared pathways across the Hanging Rock Sporting Complex and Corrigans Beach Reserve. Observation Point is a smaller space and does not have any substantial assets, other than car parking and its access road.

In terms of organised sports, the Hanging Rock Sporting Complex contains the main formal field-based sports facilities in the Batemans Bay area (others in the Batemans Bay area include Mackay Park and Surfside Sporting Fields). The site correspondingly accommodates a wide range of sports and recreation uses including Rugby Union, AFL, cricket, soccer, remote control cars and sailing. A Marine Rescue NSW building is also located near the boat ramp.

While outside the Plan of Management extent, Hanging Rock Reserve is also adjacent to an education hub, accommodating TAFE, University of Wollongong, Batemans Bay Library, and other educational spaces. An indoor basketball stadium, skate park and tennis courts are also part of this hub, all of which is located on Council owned Operational land. The sporting fields and education hub are set back from

the foreshore, adjoining Beach Road, and the urban areas of Batemans Bay / Catalina to the north and west.

The Corrigans Beach Reserve area contains the biggest inclusive playground in the Eurobodalla LGA and large open areas that are used for a range of larger scale events throughout the year. The reserve area is located between Joes Creek to the north and the Clyde View Holiday Park that sits outside the Reserve to the south. The northern end of the Corrigans Beach Reserve area is occupied by the Batemans Bay Holiday Resort park.

The Batemans Bay Holiday Resort is a Council-owned, contractor-managed facility that provides a range of accommodation options, supporting facilities, and recreation activities. The Resort is landscaped, well maintained and presented. The condition of long-term van sites range from fair to excellent and other facilities across the site are in very good to excellent condition. There are several clearly signposted beach access points covered with accessible rubber matting that connect the Resort directly across the dunes to Corrigans Beach.

The main areas within each of the two Crown Reserves that comprise the Plan of Management area are summarised below:

#### **HANGING ROCK RESERVE**

- **Sporting and recreation reserve:**
  - three fields catering to rugby union, AFL, cricket and soccer
  - Cricket nets
  - Soccer clubhouse / amenity building
  - Function centre / clubhouse
  - Sailing clubhouse
  - Remote car racing circuit and control area / clubhouse / amenities
  - Marine Rescue NSW building
  - Car parking and boat trailer parking adjacent to boat ramp (noting that the boat ramp and break wall are outside the Reserve areas subject to this Plan of Management)
  - Beach access at various locations
- **Place of Aboriginal Heritage Significance:** At the north-eastern edge of Reserve, approximately 2.3 hectares are mapped as a Place of Aboriginal Heritage Significance (Heritage Conservation Area) and terrestrial biodiversity within the Eurobodalla LEP 2012. The vegetated area aligns with the dune system at the northern end of Corrigans Beach.
- **Joes Creek:** Joes Creek bisects the Hanging Rock Reserve with the vegetation associated with the creek forming a visual and physical break with the dune vegetation behind the northern end of Corrigans Beach. A large portion of the riparian vegetation is within the Reserve, parts of which have been mapped as riparian land and watercourse, wetland and terrestrial biodiversity.
- **Corrigans Beach Reserve:** Contains regionally significant inclusive playground, amenities building, beach access, RV dump point, car parking, walking paths, seating, as well as large open areas and event spaces.
- **Batemans Bay Holiday Resort:** Located south of Joes Creek and fronting the beach, the Holiday Park is owned by Council and currently trading as the Batemans Bay Holiday Resort under an

outsourced management contract. The Resort contains holiday cabins, studio cabins, powered and unpowered camp and RV sites, some with ensuites, as well as long term van sites. It also hosts a reception area, manager's residence and shop, a number of camp kitchens, barbecues, laundries, amenities blocks and a dump point. A range of recreation opportunities are also provided on site, including pool, tennis court, jumping pillow, playground, mini golf and volleyball nets, and beach access.

Corrigans Beach itself is outside the Reserve extent and is popular for a range of activities including passive recreation, swimming and passive water craft use.

### **OBSERVATION POINT RESERVE**

- Popular lookout area with basic car parking and 270-degree views from headland across Clyde River / Batemans Bay as well as access stairs north to Corrigans Beach.

Both reserves also contain a range of public open spaces and various improvements and smaller scale assets including, street furniture, fencing, landscape works and signage. The full extent of these are highlighted in Landscape Master Plan drawings at Appendix A.

## **4.3 General Features**

### **4.3.1 Landform and Views**

The reserves encompass a large portion of foreshore, including beachfront and headland areas. The Hanging Rock Reserve area is generally flat with gently sloping topography and dunes along the beachfront. The site slopes gently down to Joes Creek where the riparian corridor is vegetated with remnant local native bushland, providing an attractive backdrop of nature for both the Hanging Rock Sporting Complex and Corrigans Beach Reserve areas.

Internal views within the wider Hanging Rock Reserve are relatively open with some long views across the open spaces associated with the sporting fields, foreshore parks and waterways. Views to external areas such as along the foreshore across Batemans Bay are expansive and a natural asset to the site. Tree cover and a change in elevation around the south eastern extents of the Sporting Complex related to the dunes and Joes Creek enclose the space and restrict sight lines in these directions. Views to adjacent residential and commercial areas to the north and west along Beach Road are also apparent. Figure 16 and Figure 17 show views from within the Hanging Rock Reserve (including the Corrigans Beach Reserve area).

The area occupied by the Batemans Bay Holiday Resort is mostly flat, bordered on two sides by the natural landforms of Joes Creek and the dunes behind Corrigans beach. The site is mostly developed with accommodation options, with some open space along the eastern edge for powered and unpowered campsites and a recreation area. Landscaping and trees throughout provide a pleasing environment. Figure 18 shows views from within the Resort.

Observation Point is highly vegetated across most of the site outside of the vehicle access/ car parking areas. The topography of the reserve rises gently along the Observation Avenue access with the height once within the reserve providing filtered views to the Bay and steep embankments to the water. Figure 19 shows the view from within Observation Point Reserve.

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



*View north towards Library across sports fields*



*View south-west along Hanging Rock Place*

**Figure 16: Views within Hanging Rock Reserve**



*View north west across Corrigans Beach Reserve*



*View north across inclusive playground to foreshore*

**Figure 17: Views within Corrigans Beach Reserve**



*View east through the entry to the Resort*



*View north towards through the Resort Joes Creek*

**Figure 18: Views within the Batemans Bay Holiday Resort**



*View south-west along internal path to lookout*



*View west towards Corrigans Beach Reserve*

**Figure 19: Views within Observation Point Reserve**

### 4.3.2 Existing Buildings and Other Features

As outlined above, at the time of development of this Plan of Management, there are several buildings and other assets with the reserves, and the Batemans Bay Holiday Resort is well developed. Key building and assets are listed below, and photos of many of these are provided in Figures 20 – 22.



*Marine Rescue building*



*Remote-control Car Club facilities*



*Sailing Club building, Hanging Rock Sporting Complex*



*Function Centre, Hanging Rock Sporting Complex*

**Figure 20: Existing buildings and assets within the Hanging Rock Sporting Complex**



*Resort entry and pool*



*Resort cabins*



*Resort studio units*



*Resort permanent vans/long-term sites*



*Resort ensuite sites*



*Resort camping sites*



*Resort camp kitchen*



*Resort jumping pillow and tennis court*

**Figure 21: Existing assets within the Batemans Bay Holiday Resort**



Variety inclusive playground, Corrigans Beach Reserve



Variety inclusive playground, Corrigans Beach Reserve



Picnic facilities in Corrigans Beach Reserve



Public amenities, Corrigans Beach Reserve

### Figure 22: Existing assets within Corrigans Beach Reserve

There are no building assets currently located at Observation Point. Those contained within Hanging Rock Reserve are listed below.

#### Hanging Rock Sporting Complex

- Hanging Rock amenities building / function centre
- General use change rooms / canteen
- Field 3 amenities building
- Playing fields x 3
- Grey water irrigation tanks
- Sailing club clubhouse building
- Remote car racing circuit, storage and clubhouse
- Marine Rescue NSW building
- Car parking and boat trailer parking

#### Corrigans Reserve

- Inclusive playground
- Amenities building
- Picnic areas
- RV dump point
- Batemans Bay Holiday Resort:
  - holiday cabins, studio cabins, powered and unpowered camp and RV sites, ensuites, long-term vans/permanent sites, reception, manager's residence, shop, camp kitchens, barbecues, laundries, amenities blocks, recreation assets (tennis court, pool, mini golf, jumping pillow, playground), car parking and RV dump point.

#### 4.3.3 Use of the land and structures

At the time of development of the Plan of Management, the facilities and spaces across the reserves are currently used by several different organisations for a range of typically regular localised sporting activities and events, including (but not limited to):

- Batemans Bay Radio Control Club
- Batemans Bay Football Club
- Batemans Bay Sailing Club

- Batemans Bay Boars Rugby Union Club
- Batemans Bay Cricket Club
- Batemans Bay Touch Football
- Batemans Bay AFL Seahawks
- Batemans Bay Rotary Club
- Batemans Bay Marine Rescue NSW
- Tai Chi for Arthritis
- Shugyo Martial Arts
- Bells Amusement Hire – Carnival
- Wild Wombat Mountain Biking Festival
- Eurobodalla Canine Club
- Euro-Coast Athletics Club
- The Bay Push
- Batemans Bay High School
- Batemans Bay Holiday Resort (accommodation)

Other groups who mainly use adjacent facilities outside the formal Plan of Management area include:

- Batemans Bay Tennis Club
- Batemans Bay Basketball Club
- Skateboarding community

This regular organised use of the land is in addition to water sports operators and various festivals and annual events including the annual Australia Day event and Seaside Carnivale. There is also significant daily passive recreational use of the spaces by members of the community as well as visitors staying in or passing through the area.

The Hanging Rock Function Centre also played an important role as an evacuation centre for residents in the northern part of the Shire during the 2019/2020 bushfires. Following a review of operations during the bushfire crisis, Council has allocated funds to improve mobility access and also connection to onsite power generators. Similarly, the Centre and the internal road network has proved valuable as the site for a pop-up testing clinic for COVID-19 during the pandemic outbreak in 2020.

In addition to the range of holiday accommodation offerings at the Batemans Bay Holiday Resort, there are eight ‘permanent’ resident van sites. Each of the existing long-term residents have an ongoing residential site agreement with a fortnightly fee. Existing long-term sites will be permitted to remain until vacated by current residents, at which time the sites will revert to short-term holiday sites. No consent to assignment or sub-letting of a residential site agreement is permitted.

A number of previously identified existing buildings, structures and other improvements are associated with the core sporting, tourism and community-based user groups. Key assets used by the various groups are summarised in Table 1 below.

**Table 1: Current Use of Facilities by User Group**

<b>Facility</b>	<b>Current Use</b>	<b>Key User Groups</b>
Hanging Rock Sporting Complex	A district level sporting facility with a number of sports represented with weekly seasonal competitions and training across the various user groups / clubs. Also, home to other interest-based clubs and groups. The area hosts occasional events and is a designated	Batemans Bay Football Club, Batemans Bay ‘Boars’ Rugby Club, Batemans Bay Radio Control Club, Batemans Bay Sailing Club, Marine Rescue NSW, Batemans Bay AFL Seahawks, Eurobodalla



Facility	Current Use	Key User Groups
	Evacuation Centre. Aboriginal heritage / place of cultural significance over vegetated area in north eastern portion of the site.	Canine Club, The Bay Push (local charity), boat ramp users (access to boat ramp outside of Plan of Management area), local community, visitors
Corrigans Beach Reserve	Multi-purpose open space for passive recreation, markets, and other events. Used weekly for Tai Chi classes, monthly for markets and hosts other annual events e.g. Bells Carnival. Regional level inclusive playground and beach access.	Local community, Rotary Club (Markets & Australia Day event), Marine Rescue (Markets), Tai Chi for Arthritis, The Bay Push, event managers, watercraft hire operators, visitors
Batemans Bay Holiday Resort	Council-owned holiday / caravan park within Hanging Rock Reserve and located on the foreshore, adjacent to Joes Creek.	Holiday Park managers, residents and visitors, local community
Observation Point Reserve	Vegetated lookout area on headland at the southern end of Corrigans Beach	Local community, visitors

The current leases and licences that are associated with the reserves are included in Table 2 below. Batemans Bay Holiday Resort is currently operated by Council under a management agreement, whereby Council engages a contractor to manage the day-to-day operations of the resort. All assets and revenue belong to Council. This facility could be a fully leased arrangement in the future.

It is noted there are no leases and licences currently associated with Observation Point Reserve, and as such all items contained in Table 2 relate to Reserve # 66122.

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

Crown Reserve number	Lot and Deposited Plan	Type of agreement	Expiry Date	Activity	Lessee or Licensee
66122	Lot 7 DP1041103	Licence	30 Jun 2023*	Markets (first Sunday of month)	Marine Rescue NSW
66122	Lot 7 DP1041103	Licence	30 Sep 2023*	Commercial water sports operator	The Kite Bus

<b>Crown Reserve number</b>	<b>Lot and Deposited Plan</b>	<b>Type of agreement</b>	<b>Expiry Date</b>	<b>Activity</b>	<b>Lessee or Licensee</b>
66122	Lot 7 DP1041103	Licence	25 Jan 2026	Caravan and Camping Show	Expoz Pty Ltd
66122	Lot 7 DP1041103	Licence	31 Jan 2026*	Carnival	Bell's Amusement Hire Pty Ltd
66122	Lot 7 DP1041103	Licence	13 Mar 2026*	Markets (third Sunday of month)	Rotary Club of Batemans Bay Inc
66122	Lot 7 DP1041103	Lease	22 June 2021 - 30 Apr 2026*	Remote control car racing and club activities	Batemans bay Radio Control Club
66122	Lot 7 DP1041103	Licence	30 Jun 2027*	Exercise/ Tai Chi classes	Southern NSW Local Health
66122	Lot 7 DP1041103	Licence	22 Oct 2027*	Jet ski hire	Southern Water sports and Jet Ski Hire

\* indicates licences likely to be renewed during the term of this Plan of Management.

#### **4.3.4 Permitted use and future use**

At the current time, uses are undertaken within the reserves in accordance with relevant policies and procedures of Council and the Crown. Permissibility of uses are guided by the Eurobodalla LEP 2012, the public purposes of the reserves (being 'public recreation' and 'resting place'), and the needs of the broader community.

Formal use of the site is generally managed in accordance with lease, licence and other agreements as previously outlined in Section 4.3.3, as well as occasional events and activities that are undertaken on a more ad-hoc basis.

There is potential for the scale and intensity of use of the reserves, and parts of the respective spaces within, to increase over time. These uses would generally be as identified by the Landscape Master Plan drawings included at Appendix A and subsequent investigations and processes to implement activities identified in this Plan of Management. These uses would include:

- Retention of all current uses, generally in the same or similar locations to existing.
- Expansion of current use to include a range of new related uses including the following:
  - Camping using a tent or similar temporary structures where associated and integrated with occasional events and emergency or pandemic related uses of the reserves.
  - Small scale commercial activities where associated with permitted and approved uses.

Nothing in this Plan of Management would limit the reasonable use of the reserves for associated and minor uses including for example: advertising, catering, entertainment, exhibitions, filming (defined by the *Local Government Act 1993*), functions, hiring of equipment, markets and meetings.

This Plan of Management supports the issuing of new leases, licences or temporary licences for the following activities on Crown land included in this Plan of Management:

- Food and drink premises
- Short-term event camping (in accordance with the requirements of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2005*)
- Carnivals
- Circuses
- Cultural activities and uses ancillary to cultural activities
- Festivals
- Markets
- Outdoor eating
- Sporting activities and uses ancillary to sporting activities
- Any other related commercial activity associated with the health and wellbeing of the community and visitors, including the reasonable use of facilities by not-for-profit and community related activities.

This Plan of Management supports the provision of leases, licences and other agreements related to the management or lease of the following facilities as may be required by Council from time to time:

- Holiday Park (currently operating under a management agreement as Batemans Bay Holiday Resort)
- Hanging Rock Function Centre / Club House
- Any other future facility envisaged by the Plan of Management which may require such operational needs - e.g. sporting club facilities.

These potential future uses are further explored in Section 5.3.



**PART 2: ACHIEVING DESIRED DIRECTIONS**

## 5. RATIONALE AND DIRECTION FOR FUTURE USE

This section establishes the rationale for why the proposed future directions for the Hanging Rock and Observation Point Reserves are being pursued. In doing so it considers the way that the land has been categorised and the public purposes which have been established. It also explores the key issues with the reserves and how these are to be managed into the future.

### 5.1 Introduction

#### 5.1.1 Identification of Land Category

As previously outlined, the reserves referred to as Crown Reserves 66122 and 60913, are to be categorised as General Community Use and Park (66122 – Hanging Rock) and Park (60913 – Observation Point). These categories provide for a relatively wide range of uses, which best meets the variety of uses that occur across the reserves at various times of the year. However, there are a number of "core objectives" that are associated with the categories that are to be met in considering current and future use potential. These are further outlined below.

For the General Community Use category, in accordance with Section 36I of the *Local Government Act*, the core objectives are as follows.

***Core objectives for management of community land categorised as general community use***

*The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:*

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

For the Park category, in accordance with Section 36G of the *Local Government Act*, these core objectives are as follows.

***Core objectives for management of community land categorised as park***

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

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

With a wide range of current use, and the potential for additional investment in infrastructure to generate an even greater scale and intensity of use, the combination of the General Community Use

and Park categories are considered to be appropriate for the subject sites. Whilst some aspects of the sites are focused on sporting activities for periods of the year, they are also used for a range of regular non-sporting events and passive recreational activities which are important aspects of the reserve areas.

Similarly, as only part of the overall reserve area is vegetated, which will be generally conserved in the natural state to protect its value and character, their retention within the broader categories as identified is supported.

### 5.1.2 Key Statutory Guidance

The Hanging Rock and Observation Point Reserves are subject to a range of statutory controls, from the overarching public land management guidance (see *Crown Land Management Act* and *Local Government Act* comments in Section 3), through to the *Environmental Planning & Assessment Act* which establishes local, regional and state land use planning frameworks. Key aspects of these as they apply to the Reserves include:



- Future use of the land shall generally be consistent with the relevant land use zone, being RE1 - Public Recreation (Hanging Rock Reserve) and RE2 – Private Recreation (Holiday Park area of Hanging Rock Reserve) and E2 – Environmental Conservation (Observation Point Reserve).
- Future development / infrastructure provision within the site will need to consider as required, the following State Environmental Planning Policies (**SEPPs**):
  - *SEPP (Resilience and Hazards) 2021*– identifies and maps the coastal zone in accordance with definitions in the CM Act. It establishes the approval pathway for coastal protection works and identifies development controls for consent authorities to apply to each coastal management area in order to achieve the objectives of the CM Act. Councils are required to prepare coastal management programs (CMPs) for land within the coastal zone. The CMP sets the long-term strategy for coordinated management of the coast with a focus on achieving the objectives of the CM Act.
  - *SEPP (Biodiversity and Conservation) 2021* - outlines approval requirements for clearing of vegetation in non-rural areas such as reserves. A permit is required from Council for clearing below the biodiversity offsets scheme threshold where required under a development control plan. Above the biodiversity offsets scheme threshold, approval is required from the NSW Government’s Native Vegetation Panel.
  - *SEPP (Transport and Infrastructure) 2021* - provides for the development of certain infrastructure to be exempt or complying or development that is permitted without consent. Part 2.3, Division 12 is of particular interest, as this specifies type of infrastructure and approval pathways for works on public reserves, including for the purposes of implementing a Plan of Management.
- *Native Title Act (Commonwealth)* and *Aboriginal Land Rights Act (NSW)* - The *Crown Lands Management Act 2016* requires Council to nominate a "Native Title Manager" to provide advice on conducting activities which may impact Native Title. Written advice is also required for Plans of Management. Under NSW legislation, Aboriginal Land Councils are able to make a Land Right claim, including over Crown land. Claims are assessed based on issues such as the current and potential need for the land in the future. A current, but

undetermined Native Title Claim has been made over the South Coast of NSW (NC2017/003 - South Coast People)<sup>1</sup>.

Future use and development of the subject site will otherwise be generally guided by legislation as relevant to the circumstance of the project type - including accessibility requirements, building standards and operational parameters.

### 5.1.3 Key Values and Future Site Development Objectives

The Hanging Rock and Observation Point Reserves are particularly valuable to the community for a number of reasons. The core values to the community of the Reserves are highlighted below.

<p><b>Social and Economic Values</b></p> 	<p>Hanging Rock, Corrigans Beach and Observation Point Reserves are a key recreational and community hub for sporting groups, community events and recreational activities, forming an important part of the community. Hanging Rock is also a designated evacuation centre. The site generates direct employment, and the visitors to its facilities, spaces and events provide an economic stimulus through the town. The Reserve are also a source of social benefit and pride for the community.</p>
<p><b>Recreation and Sporting Values</b></p> 	<p>Hanging Rock Reserve and Corrigans Beach provide highly valued sport and recreation facilities for the Batemans Bay community and beyond. The range of facilities within and adjoining mean a breadth of sports are catered for, all within a very short distance of each other. These clubs and association activities provide a major focus for many local and regional residents and visitors.</p>
<p><b>Natural, Cultural and Touristic Values</b></p> 	<p>Hanging Rock, Corrigans Beach and Observation Point Reserves comprise a range of public spaces and connections that are used for passive recreation – such as walking and cycling. The extensive foreshore and headland present opportunities to connect with nature and locations of cultural and heritage significance. These spaces are valued by many in the community as well as being an important tourism drawcard.</p>

Outcomes for the future development of the Reserves based on these values, and also as established through preparation of associated Landscape Master Plans, include:

- i. To ensure that all user needs are considered alongside opportunities to establish clear pathways for improvement of existing infrastructure.
- ii. To ensure that areas of natural environment and cultural significance are recognised, integrated and celebrated through site planning, design and development.
- iii. To enhance the identity and presence of the reserves, promoting connections to the natural and built environment (within and beyond the reserves) and creating consistency - including materials, landscape, furniture and colours.

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<sup>1</sup> Native Title Search as of 04/08/2020 on National Native Title Tribunal webpage - for claim details, see - [http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/Pages/RNTC\\_details.aspx?NNTT\\_FileNo=NC2017%2F003](http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/Pages/RNTC_details.aspx?NNTT_FileNo=NC2017%2F003)

- iv. To facilitate the re-configuration within the reserves to enable more effective use of space in a safe and efficient manner, whilst retaining all sporting activities to enable shared access, parking and equitable, accessible and modern amenity facilities.
- v. To increase the attractiveness, useability and comfort of the reserves through higher quality outcomes, including the presence of simple attributes such as shade trees, pathways, drainage and connections.
- vi. To elevate the reserves in terms of their provision and configuration of base infrastructure, enabling the area to better cater to tourism and events.
- vii. To recognise key constraints and opportunities to the development and use of the reserves, such as locations of cultural and environmental sensitivity, neighbouring land uses, traffic, visitation and broader context including climate change impacts relating to the low-lying, coastal nature of the area.

These outcomes feed into the management objectives below, which apply to the reserves over and above those Core Objective that apply to land categorised as General Community Use and Park (refer Section 5.1.1).

## **5.2 Management Objectives**

Based on consultation activities associated with the reserves over several years, as well as consultation undertaken directly relating to the development of the Plan of Management and associated Landscape Master Plan, there are a number of known needs and desires that have been identified. In brief these include:

- Need for upgrade and maintenance of active recreation infrastructure including fields, buildings, storage spaces, outdoor playing surfaces, associated amenities, viewing areas and access in order to continue to meet the necessary standards for current use patterns and to meet future use needs.
- Need for upgrade and maintenance of passive recreation infrastructure to maintain and facilitate increased use of public spaces by the local community and visitors to the area, including for example shared use path linkages, open space furniture, landscape, public art and signage.
- Need to establish improved levels of base level infrastructure (such as water and electricity) to enable effective use of open space areas for locals, tourists and events, both occasional and regular.
- Consideration of how to better integrate the waterfront nature of the reserves with the Beach Road area, encouraging greater interaction between the natural surroundings, retail offerings and linkages between the land areas that make up the reserves.
- Remaining cognisant of how to upgrade and maintain the reserves in the context of the cultural attributes and environmental attributes of the area, including flooding, drainage and native vegetation, as well as Council's limited resources.

These needs and desires and outcomes above highlight a number of management objectives that need to be implemented for the ongoing development and maintenance of the Hanging Rock and Observation Point Reserves. The associated reserve landscape master plans at Appendix A set out the spatial framework for proposed developments and this section seeks to establish why these



objectives need to be implemented in a managed and co-ordinated way. The management objectives are identified and discussed below, and further described within the Implementation Action Plan presented in Section 7 of this Plan of Management.



**Figure 23: Overarching management objectives**

### **5.2.1 Maintain and grow formal and informal sporting use**

#### **Existing Situation**

The primary formal and informal sporting assets and spaces are found within Hanging Rock Reserve #66122. These are centred around the Hanging Rock Sporting Complex with spaces and activities also extended to the open spaces within Corrigans Beach Reserve. This range of facilities and spaces means a breadth of sports and recreational activities from rugby union to Tai Chi, all operate within a very short distance of each other. These facilities provide core formal recreational infrastructure for local residents of the broader Batemans Bay area, whilst also being recognised as district wide facilities that also cater for the broader northern planning areas of the Eurobodalla Shire.

The existing situation of the sporting infrastructure contained within the reserve highlights that each of these core facilities face their own challenges:

- Hanging Rock Sporting Complex is well utilised, but as a consequence, conflicts arise between the variety of sports and spaces that are available, as well as the historical development / layout of the site.
- The Sporting Amenities Building / Function Centre is an important building within the reserve and is considered to be a community and sporting asset, but is also used for non-sporting purposes that must be recognised and catered for. The dual use and sharing of spaces requires design solutions to ensure maximum use of the building by all relevant user groups.
- Location and age of some assets is restricting use potential e.g. some fencing and the location of the field 3 amenities building.
- Poor drainage and topographic constraints for otherwise useable space in Corrigans Reserve (and part of the Hanging Rock Sporting Complex) is creating pressure on other useable areas of the site.
- Lack of minor improvements regarding shade, spectator seating, storage, maintenance, aging infrastructure and the like are limiting use of some spaces for formal and informal sporting activity.

Given the varying condition and location of these assets, there are opportunities for various levels of improvements over the short, medium and long term, many being subject to funding availability. However, all these facilities are also regularly used, well appreciated within the community and have the potential to cater for greater use in the future.

#### **Future Directions**

To enable the future growth in active recreation (both formally and informally), a number of infrastructure improvements are required. These include:

- Hanging Rock Sporting Complex
  - Relocation of the existing amenities block on field 3 to enable future use needs in a safe, more accessible location and allowing for provision of a second playing field / larger oval configuration with potential for an athletics running oval / track.
  - Minor reconfiguration of the spaces / fields to ensure opportunities to improve shared infrastructure for various sporting clubs can be realised when funding is available.

- Upgrades and renewals of existing sporting and supporting infrastructure such as fences, player and spectator seating, sporting amenities, etc as demand emerges and funding is available.
- Provision of additional/upgraded cricket practice nets with a view to encouraging dual (summer / winter) use of the oval into the future and as demand requires.
- Additional water tank to ensure improved maintenance of the Hanging Rock Sporting Complex.
- Associated parking, access, and improved spectator areas whilst rationalising spectator vehicle access for safety and security.
- Ensuring that the above occurs in association with improved recognition of the Aboriginal Heritage Conservation Area and with the input / support of the Aboriginal people of the area.
- Corrigans Beach Reserve
  - Drainage improvements and levelling of low areas and the large open space on Corrigans Beach Reserve enabling greater and varied use of the whole area.
  - Upgrades and renewals to support events and a variety of recreation activities.

These future directions along with promotion of the availability of spaces for different activities are aimed at ensuring that the facilities remain fit for purpose to meet the long-term needs of Batemans Bay and surrounding communities, whilst adapting to changing recreational needs of the population over time.

### **Desired Outcomes**

These identified changes are designed to enable both the short and long-term progression of sporting groups and their recreation / sporting activities as well as opportunities for informal recreation for the wider community. In the long-term, use of the sites for larger and high-level competitions is envisaged, providing opportunity for grass-roots through to high level competition to be attained locally whilst simultaneously supporting potential for sports tourism.

Establishing an improved layout/ arrangement across the three distinct field areas, improving amenities / changerooms and upgrading sports-based infrastructure will facilitate better use of the overall Hanging Rock Sporting Complex. Council will continue to promote the reserve's sports amenities and encourage the multiple use of existing recreation and sports facilities wherever practical through shared allocation. Similarly, communication and information regarding the availability of facilities and spaces for non-formal sporting uses or outside of playing times will assist in increasing the use of the reserves more generally.

### **5.2.2 Integrate shared access for all users to and within the reserves**

#### **Existing Situation**

The reserves form part of an important foreshore and public space network in the Batemans Bay and Batehaven area and are well used by a wide range of users for a variety of activities. The waterfront location and presence of recreational infrastructure means the area is also used to access the water and sand for boats, smaller water craft, vehicles, people and dogs from the associated paths, roads, parking and trails. Beyond this, the area is also used by people accessing the sports facilities,

education hub, playground, events as they occur, as well as in search of viewing areas and picnic spots. Managing car parking, vehicular access, public / community transport and pedestrian access / safety in and around the site is important, due to the area's popularity and high levels of visitation.

Hanging Rock Reserve is also an important space for the region in terms of emergency response, being a designated emergency evacuation centre that was used during the 2019/2020 bushfire events as well as providing the space and parking for drive-through testing in the case of the 2020 COVID-19 pandemic health response.

This range of regular and irregular uses creates some pressure on the site to cater for multiple user groups with different needs, often concurrently.

### **Future directions**

Applying a user lens to the existing situation provides some clear future directions to enable effective access and passive recreation opportunities throughout the two Reserves. These directions include (and as highlighted within the associated Landscape Master Plan drawings at Appendix A) the following:

- Provision of appropriate wayfinding and information signage at key locations for pedestrians, cyclists and vehicles, to be based primarily on the links within and between the reserves along with links to the Batemans Bay town centre and the broader Batemans Bay Coastal Headlands Walking Trail (for pedestrians).
- Ensuring appropriate traffic calming measures are in place where pedestrian / cyclist / vehicular conflict may occur.
- Developing streetscape and landscape improvements that:
  - respect the natural and cultural environment
  - create an increased level of consistency across the area
  - establish a legible sense of place for reserve users
  - formalise spaces for clear purpose and use
- Developing a series of significant themed landmarks to help direct visitors around the area in an obvious, but interactive and enjoyable way - through public art or similar with such themes as local biodiversity, nature, cultural history of the site and surrounding area.
- Working with the Batemans Bay Holiday Resort, the local Aboriginal community and other key user groups identify opportunities to improve and rationalise beach access.
- Provision of occasional, but consistent, street furniture and facilities, including larger format shelters in higher use locations to encourage and enable group activities and gatherings in more areas.
- Increasing community awareness of the various spaces within the reserves and their availability.
- Increase the useable space through targeted improvements and infrastructure. This can take the form of tree planting for shade, design of spaces for events / markets, inclusive playground improvements or additions, tables and seating as well as levelling and addressing drainage issues for open space which will increase the year round use of these areas.
- Supporting future provision of electric vehicle recharge station/s

- Consistent and accessible information both on site and online regarding availability, permitted activities and wayfinding are important to ensure areas are used to their full potential and cater for both locals and visitors.

These initiatives will provide a basis for increased utilisation of the passive recreation facilities, encouraging the local community to use the facilities, whilst also engaging with visitors to facilitate increased time spent in the area as well as ease of access around and between the reserves.

Consistency of materials and landscape would also assist in facilitating the feeling of a cohesive and legible space across the reserves. Palettes would be low-key in approach, using local / natural materials and plants that connect with the coastal surrounds. Key material and preferred plant species recommended are outlined below. Character images of these are also provided in Figure 21.

Key materials would include:

- Granite - local stone and also used on training walls in inlet
- Hardwood Timber - reflecting the maritime use on boats and wharves
- Concrete - robust cost-effective material for coastal conditions
- Steel (weathered) - reflecting maritime use and weathered character of the coast line

Preferred key plants species are shown in Table 3.

**Table 3: Recommended plant palette species**

<b>Level</b>	<b>Scientific Name</b>	<b>Common Name</b>
Tree	<i>Banksia integrifolia</i>	Coastal Banksia
	<i>Lophostemon confertus</i>	Brushbox
	<i>Ficus Rubiginosa</i>	Port Jackson Fig
	<i>Cupaniopsis anacardiodes</i>	Tuckeroo.
	<i>Eucalyptus botryoides</i>	Bangalay
	<i>Eucalyptus robusta</i>	Swamp Mahogany
Understorey	<i>Banksia integrifolia prostrate</i>	Dwarf Coastal Banksia
	<i>Xerochrysum bracteatum</i>	Golden Everlasting
	<i>Goodenia ovata prostrate</i>	Hop Goodenia
	<i>Lomandra confertifolia 'seascape'</i>	Mat rush
	<i>Lomandra 'tanika'</i>	Fine leafed mat rush
	<i>Melaleuca hypericifolia</i>	Bottlebrush
	<i>Scaevola albida</i>	White carpet
	<i>Themeda australis</i>	Kangaroo grass
	<i>Westringea fruticosa</i>	Coastal Rosemary
<i>Macrozamia communis</i>	Burrawang	



**Figure 24: Material and landscape character images**

### **Desired Outcomes**

Ultimately, improved connectivity and the provision of consistent and suitable infrastructure will encourage greater use of the area and associated passive recreation activities. With a broad range of available spaces for clear purposes, creating a sense of place that is valued by both the local community and visitors is important in creating the critical mass of use that establishes a lively and inviting place.

Some of these types of opportunities are also relatively low cost and low impact works that can be progressed throughout the timeframe of the Plan of Management and as such the design and implementation could be targeted in stages to facilitate progress over time. Having clear and easily legible directional signage so that visitors are able to navigate through the area by reading signs or by having visual cues, such as identifiable public art, also improves familiarity.

Directions relating to infrastructure improvements are articulated in the Landscape Master Plan drawings for the reserves as shown in Appendix A.

### **5.2.3 Maintain and grow events and visitation**

#### **Existing Situation**

Batemans Bay is recognised as a hub for broader tourism activities, with the waterways and foreshores of the Bay and its surrounds core to those tourism opportunities. The range of tourism uses for the reserves and wider area include direct or indirect support of a range of regular and typically growing events including the annual Bell’s Carnival, NYE fireworks, Rotary & Marine Rescue Monthly Markets, Seaside Carnival, adventure sporting events, Australia Day celebrations and the like.



**Figure 25: Bell's Carnival and markets operating simultaneously at Corrigans Beach Reserve**

(Source: Destination NSW)

The reserves also have a direct tourism offering and function being the regional inclusive playground, central water access points within Batemans Bay and Batehaven, and access for a number of facilities such as the education precinct and youth space (on adjoining Operational land). Over time, with appropriate design layout, infrastructure provision and promotion, events and tourism offerings on the reserves have the potential to continue to grow. Notable issues with respect to this current situation include:

- Traffic to the boat ramp and parking (including for long vehicles) is well used with the breakwall remaining a drawcard
- The foreshore is highly valued by local residents and visitors from the centrally located Batemans Bay Holiday Resort, other accommodation and those passing through who use the area
- Corrigans Beach Reserve is used for regular local events including monthly markets, annual carnivals and one-off events - albeit there is little event infrastructure in place to facilitate this or greater use for these purposes
- The natural beauty of Observation Point and beach access for personal watercraft in support of nature-based tourism activities
- The location of the dump point in Corrigans Beach Reserve is close to the playground, amenities building, picnic facilities and the like, which can create use and pedestrian / vehicular conflict.

### **Future Directions**

There are a number of key future directions with respect to the reserves and how they may interact with the area's tourism and event potential in the future. These directions align with the reserve purpose of Public Recreation and Resting Place, and include:

- Establishing increased event capability within Corrigans Beach Reserve, and to a lesser extent Hanging Rock Sporting Complex, with a view to more easily encouraging and enabling regular events within the reserves. This includes safe vehicular access and provision of event

support infrastructure, such as water, power, overflow parking, temporary camping areas and the like.

- Maintaining the Variety Inclusive Playground as a premier regional site to cater especially for users with a disability.
- Support visitation to Observation Point as a nature destination, consistent with the Nature-based Tourism Feasibility Study.
- Greater flexibility for the Batemans Bay Holiday Resort to respond to camping and accommodation demands from tourism and events and changing industry trends, such as additional or fewer ensuites/sites/cabins, increased opportunities for glamping or accommodation to suit accessible tourism.
- Increasing and protecting available events and recreation space to minimise conflicts and enable greater use of the wider reserve area.

The delivery of effective events spaces is important to creating exposure and visitation to the area. Events have the opportunity to grow over time, and their timing around off-peak periods can enable a year-round tourism influx to be maintained. Catering for events growth within the core central location of the Corrigans Beach Reserve (and satellite locations such as Hanging Rock Sporting Complex) will enable new and growing events to be effectively implemented over time. Key events improvements would include:

- The identification of a nominated event staging area, where level, well drained, primarily cleared public space can be created and underground electricity could be permanently supplied (and potentially used in conjunction with the relocation of the dump point).
- Enable occasional camping / accommodation within Hanging Rock Reserve, with a view to providing additional accommodation options for larger events and response to emergency situations - noting that ongoing management frameworks would need to be established around such use.
- Consideration of dump point relocation options, at the boat ramp and / or the northern area within Corrigans Beach Reserve to better service event needs.
- Landscape design and infrastructure provision outcomes to support existing events, including appropriate provision of shade trees, clearly defined overflow parking options and water and power provision.

### **Desired outcome**

These identified changes are designed to enable existing and emerging event and tourism opportunities to be considered both within the reserves, as well as how the reserve facilities can support events being held elsewhere within the Shire.

### **5.2.4 Integrate, protect and enhance natural and cultural features**

#### **Existing Situation**

The reserves contain a variety of native vegetation areas located predominantly on the foreshore edges and dunes, along Joes Creek and over most of Observation Point Reserve. The characteristics, history, and value of these areas, as well as the number of people who access and use the areas by foot, vehicles or other means, shows there is an opportunity to integrate and enhance these features.



Protection of these natural and cultural features is also critical as increased traffic and ease of access by pedestrians and vehicles to the dunes and other vegetated areas continue to have an impact. It is important that this is done in awareness of the environmental and cultural heritage values while also balancing the use and integrity of these areas. The Aboriginal cultural heritage values of the space and its connection to the foreshore, waterways and adjoining areas are of high value and recognition of this is important for the site.

### **Future Directions**

Integration of natural and cultural site features has already commenced with recognition of site opportunities and constraints as part of the master planning process. For example, the proposed viewing platforms will need to be managed with consideration of impacts on both the native vegetation, as well as the cultural significance of the area to the local Aboriginal community. Initial discussions with Aboriginal stakeholders and review of the background information have highlighted the former use of the Hanging Rock area as important meeting and recreational areas. Discussions have highlighted opportunities to interpret and provide education on Aboriginal history / heritage in and around the Hanging Rock facilities and foreshore as being important.

As such, the detailed design and resulting potential for impact on the land (e.g. earthworks) will need to be designed and considered in conjunction with the local Aboriginal community. Master planning has identified opportunities to facilitate regeneration around previously disturbed foreshore areas, as well as improve story telling / interpretation of the area.

Prior to any clearing or development within vegetated or low-lying areas, consideration will need to be given to legislative requirements under appropriate legislation such as the SEPP (Biodiversity and Conservation) 2021, *Local Land Services Act 2013* and the *Biodiversity Conservation Act 2016*.

Along the Corrigans Beach foreshore, native seagrasses and other marine vegetation are present. Much of these areas are outside the Plan of Management area, but nonetheless important to its setting, function and potential water sports that have a land-based component due to waterway access requirements and arrangements. The popularity of the reserves for beach access for people, vehicles and watercraft also needs to be managed with the integrity of the local environment in mind. This will require a combination of rationalised access points and means as well as restoration and remedial works to address loss of vegetation cover, erosion and weeds where required.

Of particular interest is the opportunity to create a greater connection between Corrigans Beach Reserve and Observation Point Reserve to the south. Access via beach stairs already exists and master planning highlights the opportunity further connectivity which has a dual function of creating both safe and practical access while also being inclusive of different requirements between the beach and Observation Point. There are also opportunities to enhance connections to the broader natural area (e.g. Batemans Bay), in the context of the Batemans Bay Coastal Headlands Walking Trail.

### **Desired Outcomes**

The context of the Reserves is that some areas are highly activated and urbanised, whilst others are relatively natural and have important environmental and cultural significance. The master planning process has sought to recognise and integrate these elements, ensuring that both are an important part of the overall design direction and highlight that these elements are also important to the overall visitor experience.

Where impacts on natural areas are identified, efforts are to be made to offset these through other supplementary works to increase the overall level of natural vegetation around the reserves. The maintenance, planting, infrastructure provision and permitted access or use will be reflective of the status of the vegetation present. In this way, a balanced approach to retaining and enhancing the natural and culturally significant areas presents both an opportunity to integrate new opportunities whilst providing an attractive natural backdrop and opportunity to better inform and educate users on the history and significance of the area. Protection of the natural environment, including the dunes, whilst managing safe access to the beach and an overall natural setting, matters to users.



*Designated pedestrian beach access*



*Dune vegetation located on Hanging Rock Reserve*



*Stairway connecting Corrigans Beach to Observation Point*



*Vehicle and pedestrian beach access to Corrigans Beach*

**Figure 26: Existing natural elements and connections within the Reserves**

### 5.2.5 Promote linkages within and beyond the reserves

#### Existing Situation

The Batemans Bay and Batehaven area comprise a range of public spaces and connected areas that are used by the public for passive recreation - such as walking and cycling, as well as picnic, play and rest areas. The available spaces include the extensive foreshore reserve wrapping around the area (part of which is within the Plan of Management area) and the main Beach Road commercial frontage that is used to access the area from the north and south. Within this is an array of infrastructure from pathways, lighting, to picnic facilities, resting spaces and regularly maintained grassed open spaces. The natural beauty of the surrounding Bay is a key asset for the foreshore aspects of the reserves and its appeal to be used by both community and visitors to the area.

The shared user path network, which runs from Corrigans playground along the inland length of Hanging Rock Reserve, connecting into the central Batemans Bay area, is a key feature connecting the area and provides a strong basis from which to build on clear and legible public access network between the reserves.

Infrastructure is generally based on long-term plans, such as the Pedestrian Access and Mobility Plan, with improvements being undertaken as funding is available, typically through recurring budgets. The result is a relatively high degree of accessibility and basic infrastructure provision, but little connection of this to broader visitor experience. Other connection opportunities would also be beneficial to reinforce the movement network and to enable the promotion of the area for these purposes, including the Batemans Bay Coastal Headlands Walking Trail. Currently, the beach is used by many to connect Hanging Rock Sporting Complex and Corrigans Beach Reserve to Observation Point, with stairs from the beach up to the lookout area and car park constructed in 2020.

There is a recognised need for improvements to wayfinding and other signage including use of public artworks, cultural identity or landmarks to highlight where linkages already exist. Whilst the status of signage is likely to be less of an issue for local users, wayfinding for visitors could be significantly improved alongside opportunities to promote activities / facilities that are available in and around the reserves.

Key considerations with respect to considering linkages include:

- the way that people are welcomed into the reserves / Batemans Bay (from the south) - creating a sense of entry to a defined locality that has a clear cultural identity.
- the way that people can easily find relevant site facilities or points of interest and are drawn to move around and beyond the site.
- the way that the reserves are presented and able to leave a definable image or memory so that visitors can easily relate and transfer positive experiences by word of mouth.
- the way in which upcoming events, activities and opportunities are communicated.

### **Future Directions**

There are a number of future directions that are relevant to this area, many of which are outlined by the Landscape Master Plans. These include:

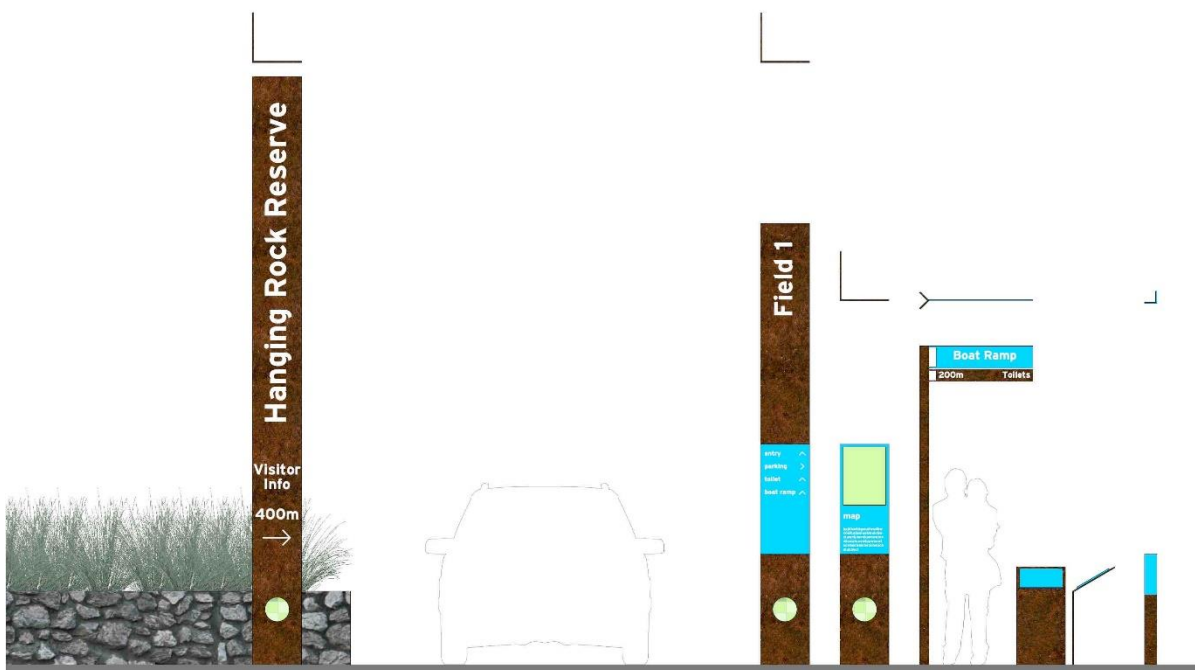
- Creating a hierarchy of wayfinding opportunities - from larger scale themed interpretive and interactive gateways that are easily identifiable, to more subtle directional signage that assists users to move around the Batemans Bay loop path and Coastal Walk to explore new opportunities.
- Creating a range of information and interpretive signage, particularly relating to the natural and cultural environment with a view to reinforcing key visitor attraction attributes such as viewing areas for marine wildlife, high-quality natural areas, and recreational points of interest for all ages.
- Establishing a sense of connection across the reserves, that presents the opportunity to establish a new piece of public art or related signage infrastructure and associated landscape, creating a coherent landscape character for the area.
- Ensuring safe and clear vehicular and pedestrian access, and car parking (including overflow) at each site, with effective signage

- Identifying opportunities to best promote and advertise upcoming events via existing electronic signage at the entry to Hanging Rock Sporting Complex or other signage as applicable.

The intent of these directions is to ensure that the reserves connect with one another and the surrounding areas, encourages people to stop and explore the area, and that both visitors and the general public can be more aware of opportunities within and around the reserves, whether related to upcoming events or new points of interest.

### Desired Outcomes

The future of the Reserves in terms of integrating signage, public art and wayfinding devices is to create an effective and consistent "branding" of the area that establishes its presence, highlights its offerings, and enables users to effectively negotiate their surrounds once they have entered the area. Creating a consistent palette and hierarchy of materials and a clear style guide for their creation will be key steps to enabling this to occur. Once this is established, opportunities for signage and associated features can be created over time and to work effectively with future detailed site planning and design. An indicative signage and wayfinding hierarchy is provided in Figure 27.



**Figure 27: Indicative signage and wayfinding palette / hierarchy**

### 5.2.6 Improve existing infrastructure for a variety of user groups

#### Existing Situation

The extent of available facilities and the size of the reserves means that there are generally relatively few conflicts between the various activities and events which occur. However, the summer period and corresponding increase in visitors due to events can create conflicts between users (including pedestrian/ vehicular conflicts). Infrastructure and landscape upgrades the design and formalisation of spaces could better meet changing needs and increasing use. This in turn, would support both the existing user groups and promote the space for emerging user groups, such as those that would be

more likely to visit Observation Point if accessibility was improved and features such as formed pathways, car parking and viewing platforms were provided.

Key areas that may could be more effectively used include:

- Events space in Corrigans Beach reserve: through improved landscape design potential increases in the type and frequency of activities undertaken in the area, which is in an accessible location and is well serviced by amenities and car parking.
- Hanging Rock Sporting Complex: through reconfiguration of the fields, provision of improved amenities, storage facilities and other sporting infrastructure, along with upgrades to the function centre.
- Corrigans Beach and foreshore: through provision of additional infrastructure that creates a greater useable space, in the form of shade trees and perimeter plantings, safe pathways/ linkages in and around the site, additions to the inclusive playground, picnic shelters, rationalisation of beach access points, dune rehabilitation, wayfinding signage and stormwater/ drainage improvements.
- Observation Point Reserve: formalise and upgrade to the lookout areas and parking, improved accessibility and access options.

### **Future Directions**

To ensure that the ongoing use of the reserves is a positive experience for those using the area, careful consideration of the utility and function of existing infrastructure is required. This has occurred through the consultation processes associated with the associated Landscape Master Plan for the reserves, but will remain critical moving forward into detailed design, and ongoing management of the area. Issues to be considered during the implementation of this Plan of Management via these detailed design and management phases will include:

- Balancing the type and distribution of activities between facilities and sites in order to reinforce their core roles
- Ensuring that the type of activities proposed are suitable for the long-term needs of the community and visitors to the area
- Ensuring a balance between current community user groups and emerging user groups

### **Desired Outcomes**

A key outcome of the master planning process, and as reinforced by this Plan of Management, is the desired for more integrated spaces that have greater levels of inter-relationship and use levels that support their retention. Ensuring that the extent of facilities available and how they are used in the future meets the needs of the existing local community, the emerging user groups and the broader visitor market is key to the success of the reserves. It is also important to maintain the intent behind the Variety Inclusive Playground as a premier site to cater especially for users with a disability and to consider this for all future developments in this area.

It is envisaged that the promotion and use of the reserves would be well co-ordinated with regular updating of a "what's on" style calendar being used to promote use of the area and to facilitate bookings across all facilities.

## 5.2.7 Manage user groups

### Existing Situation

Council currently provides a number of leases and licences to user groups that use the reserves as detailed in section 4.3.3 and in accordance with Section 47 and 47D of the LG Act. This practice is consistent with local government requirements and these are generally supported by this Plan of Management. A use agreement on Crown land may also impact on Native Title rights and interests. Any use agreement issued on Crown land must be issued in accordance with the "future acts" provisions of the *Native Title Act 1993* (Commonwealth) and in accordance with Part 8 of the *Crown Land Management Act 2016* (State) unless Native Title is extinguished. This will require written advice of Council's Native Title Manager that it complies with any applicable provisions of the native title legislation.

### Future Directions

Appropriate leases, licences and management arrangements continue to be established through administration processes in accordance with Sections 46, 47 and 47D of the LG Act that enable access to community assets in a fair and transparent manner. Council will continue to work with existing user groups and entities that have an interest in the reserves. Council will continue to ensure that appropriate management systems are in place to facilitate this, such as booking procedures and publicised fees and charges. In addition to these existing user groups, Council will also seek to increase the extent of use and the variety of groups that utilise the sites over time - particularly as infrastructure is improved or developed. This would potentially include, but is not limited to:

- Operators of existing and new infrastructure
- Operators of ancillary uses, such as canteen / café and other services at the various facilities
- Operators of mobile services including food vans, water sport and other recreational equipment hire
- Operators of accommodation offerings, including the existing Batemans Bay Holiday Resort and other occasional event related camping areas
- Event operators, including sporting, commercial, and community style events
- Adjoining land owners, including tourist parks and residents, where they have interests in the reserves more broadly

Council will determine the appropriate form of these management arrangements as applicable at the time of need, in accordance with requirements set out in section 6 below.

### Desired Outcomes

The intent is to ensure appropriate agreements (or alternative agreed arrangements) are in place for activities at any of the sites on the two reserves, including compliance with associated terms. Arrangements for existing user groups and their established activities will continue, but also be supplemented with additional groups, operators and activities which have a relationship to the sites and are consistent with the intent for long-term use. This may result in additional user group agreements, and modification of existing user group agreements to best meet the needs of Council and users over time. All future activities must be consistent with the reserve purpose and core objectives of the assigned community land category.

### 5.3 Development and Use

The future development and use of the Hanging Rock and Observation Point Reserves is generally set out in the Landscape Master Plan drawings provided in Appendix A. This Plan of Management enables the development of the land consistent with the Landscape Master Plans, and as the proposal moves to detailed design, any changes that may be required to the Master Plan to establish and implement the intent thereof over the longer-term.

Other development may also be required from time to time that is not directly identified by the Landscape Master Plans. Such development should be integrated with the master planning directions so as to not impact on its future implementation or intended outcomes. In particular, this Plan of Management does not prevent the implementation of infrastructure under the following:

- SEPP (Transport and Infrastructure) 2021 - provides for certain infrastructure developments to be exempt development, complying development or development that is permitted with consent. Division 12 of the SEPP applies to parks and other public reserves and includes a wide range of infrastructure developments for sport and recreation activities.
- Division 1 of Part 2 of SEPP (*Exempt and Complying Development Codes*) 2008 provides for a range of activities to be exempt including:
  - Temporary event signs
  - Community notice and public information signs
  - Tents, marquees or booths for community events
  - Stage or platforms for community events

For the avoidance of doubt, these activities remain possible under this Plan of Management over and above those specifically identified by the site Landscape Master Plan.

All developments and use must align with the reserve purpose and core objectives of the assigned community land category.

Future use of the reserves is to include those parties authorised under Section 6 of this Plan of Management to enter into appropriate forms of agreement with Council in regard to that use.

## 6. AUTHORISED USES - LEASES, LICENCES AND OTHER ESTATES

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

- the purpose is consistent with the purpose for which it was dedicated or reserved
- the purpose is consistent with the core objectives for the category of the land
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the Local Government (General) Regulation 2021
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (Cth)
- where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted
- the lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the Local Government (General) Regulation 2021
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

This Plan of Management authorises Council to enter into the most appropriate management arrangement for the **Hanging Rock Reserve** with consideration of:

- Current and future benefit to the relevant user groups, where applicable, and the local community and visitors to the area more broadly.
- Capacity to respond to the respective facility:
  - Long term asset maintenance requirements
  - Staffing needs and associated considerations where relevant
- Potential financial cost to Council of the facilities in their entirety or by segregation of the respective aspects of the facility.

Council may enter into leases or licences with community or commercial operators in accordance with *Local Government Act 1993* (section 47), including but not limited to the following uses and facilities:

- Food and drink related facilities
- Associated administration building facilities
- Café and/or food related outlet/s
- Tourist kiosk or similar
- Health and well-being related facilities
- Hire of goods, including but not limited to water sports equipment, e-bikes and other goods and services generally associated with the enjoyment of the reserve and adjoining waterways
- Meeting rooms or any other related building facilities
- Overnight camping that is temporary in nature and associated with events on, or in the vicinity of the Reserve



- Full operation of, or provision of alternative accommodation offerings within the area of the existing Batemans Bay Holiday Resort (including glamping and accessible tourism accommodation)
- Electric vehicle charging station/s

Leases or licences may only be granted where they are consistent with the core objective for the Public Recreation or categories of the land and are purposes nominated by the *Local Government Act 1993* (section 46(1)(b)), being public recreation activities or activities supporting the physical, cultural, social and intellectual welfare or development of persons.

This Plan of Management expressly authorises Council to enter into the most appropriate management arrangement for the **Observation Point Reserve** with consideration of leases or licences only being granted where they are consistent with the core objective for the Public Recreation or categories of the land and are purposes nominated by the *Local Government Act 1993* (section 46(1)(b)), being public recreation activities or activities supporting the physical, cultural, social and intellectual welfare or development of persons.

## 7. IMPLEMENTATION ACTION PLAN

This section provides an ongoing management framework for the implementation of this Plan of Management and associated Landscape Master Plan. This framework is identified through the "action plan" presented overleaf, which includes the minimum requirements of the *Local Government Act 1993*.

References to various elements included within the Action Plan include:

**Management Objective:** Refers to the objectives identified in Section 5.2 of the Plan of Management

**Performance Targets:** Provides performance targets that can be used to measure outcomes. This is in accordance with s.36(3)(b) of the *Local Government Act 1993*.

**Means of achievement of objectives:** Refers to options available to undertake actions that seek to meet the objectives. This is in accordance with s.36(3)(c) of the *Local Government Act 1993*.

**Manner of assessment of performance:** Refers to the ways that performance or success of the management process will be measured. This is in accordance with s.36(3)(d) of the *Local Government Act*

## Hanging Rock, Corrigans Beach and Observation Point Reserves Plan of Management - Implementation Action Plan

Management Objective	Performance Targets	Actions - means of achieving objectives	Manner of assessment of performance
1. Maintain and grow formal and informal sporting use	<ul style="list-style-type: none"> <li>• Increase number / membership of sporting groups training / playing at the Hanging Rock Sporting Complex and other groups using Corrigans Beach Reserve</li> <li>• Improve the range of available spaces and number of users of Corrigans Beach Reserve</li> <li>• Increase number of sporting, active and passive user groups utilising the Reserves as a whole</li> </ul>	<ul style="list-style-type: none"> <li>A. Maintenance and improvement of current facilities prior to new development by Council</li> <li>B. Development of new and shared facilities, such as amenities, field upgrades, cricket net upgrades, fencing upgrades, athletics track, function centre improvements, water tank, spectator areas to meet user requirements and applicable standards in accordance with the intent of the Master Plan</li> <li>C. Corrigans Beach Reserve activities are reviewed and opportunities identified to increase use over time</li> <li>D. Drainage improvements and levelling of open space in Corrigans Beach Reserve</li> <li>E. Provision and upgrade of infrastructure to meet user needs</li> </ul>	<ul style="list-style-type: none"> <li>• Number of user groups that use the Reserves</li> <li>• Membership of sporting organisations</li> <li>• Number of sporting events / classes held per annum</li> <li>• Level of satisfaction with facilities expressed by user groups and the community</li> <li>• Implementation of Master Plan</li> </ul>

Management Objective	Performance Targets	Actions - means of achieving objectives	Manner of assessment of performance
2. Integrate shared access for all users to and within the reserves	<ul style="list-style-type: none"> <li>• Facilities, such as shade, seating, water bubblers, pathways and picnic facilities, are provided to enable greater passive enjoyment of open space areas</li> <li>• Increased community awareness of spaces, access arrangements and facility availability through consistent and accessible information onsite and online</li> </ul>	<ul style="list-style-type: none"> <li>A. Connection between the Reserves, town Centre and Coastal Headland Walking Trail are reinforced, including appropriate directional, locational and information signage</li> <li>B. Viewing platforms are implemented at Observation Point and pedestrian pathways/ viewing locations provide access to the foreshore and waterways</li> <li>C. Furniture, shade, and other improvements are provided in accordance with the intent of the Master Plan</li> <li>D. Opportunities to improve access and wayfinding legibility are identified and implemented</li> <li>E. Traffic calming implemented where required</li> <li>F. Consistent communication and information sources regarding available space</li> </ul>	<ul style="list-style-type: none"> <li>• Access arrangements and facility connections, including all associated signage is implemented</li> <li>• All access improvements at Observation Point are implemented, including viewing platforms, pathways and vehicular access improvements.</li> <li>• Useable space improvements and design considerations have been implemented in accordance with the Master Plan</li> <li>• Information on site and online is consistent and accessible</li> </ul>

Management Objective	Performance Targets	Actions - means of achieving objectives	Manner of assessment of performance
3. Maintain and grow events and visitation	<ul style="list-style-type: none"> <li>• Increase visitation rates to the area</li> <li>• Increase the number of events undertaken within or adjoining the Reserves</li> <li>• Minimise use conflicts through improvements to available event spaces</li> </ul>	<ul style="list-style-type: none"> <li>A. Maintenance and improvement of current facilities and spaces prior to new development by Council to support existing events</li> <li>B. Development of increased event support infrastructure and useable space in accordance with the intent of the Master Plan to facilitate future use opportunities and meet needs of existing regular events</li> <li>C. Ensure safe and clear vehicular and pedestrian access, and car parking (including overflow) at each site, with effective signage</li> <li>D. Enable occasional event-related camping</li> </ul>	<ul style="list-style-type: none"> <li>• Tourism data for the area</li> <li>• Number of events held within or adjoining the Reserves</li> <li>• Water and electricity services provided for event purposes within Reserves</li> <li>• Improvements to drainage and level of open space in Corrigans Beach Reserve</li> <li>• Dump point at Corrigans Beach Reserves is relocated and a new point installed at Hanging Rock Boat Ramp</li> <li>• Occasional event-related camping permitted within Hanging Rock and Corrigans Beach Reserves</li> </ul>
4. Integrate, protect and enhance natural and cultural features	<ul style="list-style-type: none"> <li>• Use of areas reflects and responds to their natural assets and constraints</li> <li>• Natural and cultural elements of the site are retained and integrated into use activities and interpretive elements wherever possible</li> <li>• Environmental impacts are minimised wherever possible</li> </ul>	<ul style="list-style-type: none"> <li>A. Appropriate assessments are undertaken to ensure proposed uses are suitable and managed in ways that respond to environmental needs</li> <li>B. High value environments are identified, protected and enhanced</li> <li>C. Areas of cultural and heritage significance are recognised and protection measures are implemented in consultation with relevant user groups</li> <li>D. Beach, water and headland access is rationalised and improved where required and remediation works undertaken</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental assessment is undertaken prior to development or disturbance of natural areas in accordance with relevant legislation</li> <li>• Environmental management plans are in place for recognised areas of high environmental value</li> <li>• Aboriginal cultural and other interpretation opportunities are realised</li> <li>• Implementation of the Master Plan, including landscape restoration, weed control and erosion control at Observation Point, foreshore and Joes Creek.</li> </ul>

Management Objective	Performance Targets	Actions - means of achieving objectives	Manner of assessment of performance
5. Promote linkages within and beyond the reserves	<ul style="list-style-type: none"> <li>• Effective and consistent signage palette and plans are in place through detailed design</li> <li>• Wayfinding and interpretive signage is consistent with branding of Council and the site as applicable</li> <li>• Signage is effective in the communication of upcoming events and activities that are occurring at the site over time</li> </ul>	<ul style="list-style-type: none"> <li>A. Signage and wayfinding designs and layouts are developed in conjunction with detailed design - including a whole of site approach and appropriate consultation with relevant user groups</li> <li>B. Signage, branding and public art opportunities are integrated with new works or as funding opportunities arise and in accordance with the Master Plan</li> <li>C. Where applicable, signage is maintained and updated to communicate regular events and activities</li> <li>D. Ensure safe and clear vehicular and pedestrian access, and car parking (including overflow) at each site, with effective signage</li> </ul>	<ul style="list-style-type: none"> <li>• Signage palette and plans are available to guide implementation over time</li> <li>• Signage meets design requirements and able to facilitate the communication of upcoming events and activities</li> <li>• Public art opportunities are delivered as integral components of various areas</li> </ul>
6. Improve existing infrastructure for a variety of user groups	<ul style="list-style-type: none"> <li>• Existing facilities are able to meet the needs of users and be integrated through careful site planning and detailed design</li> <li>• Ongoing operation of the site is well co-ordinated, promoted and meets public and user needs</li> </ul>	<ul style="list-style-type: none"> <li>A. Ongoing review and design work involve relevant user groups</li> <li>B. Improvements are made to the Reserves to improve access, useable space, and amenities as well as functionality as described in the Master Plan</li> <li>C. Formalise and upgrade the viewing platform and parking at Observation Point Reserve as described in the Master Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure and features are improved through implementation of the Master Plan</li> <li>• Detailed design and planning involve and meets needs of user groups</li> </ul>

Management Objective	Performance Targets	Actions - means of achieving objectives	Manner of assessment of performance
7. Manage user groups	<ul style="list-style-type: none"> <li>• User groups and Council have clear and defined roles and responsibilities established under site user agreements</li> <li>• User groups activities occur within the context of site user agreements with Council including leases and licences</li> </ul>	<ul style="list-style-type: none"> <li>A. Council will ensure that use of the site is conducted in accordance with appropriate user agreements, leases and licences</li> <li>B. On-site user groups have current, clear and appropriate agreements with Council</li> <li>C. Communication with and between user groups will be facilitated by Council to best meet the needs of groups and the broader community</li> </ul>	<ul style="list-style-type: none"> <li>• Regular site users are captured within a user agreement, either with Council or another identified site user under subservient agreements</li> <li>• Legislative requirements are met</li> <li>• User group agreements are in place for each user and appropriately managed by Council</li> <li>• Effective management reporting opportunities are in place via effective communication</li> </ul>

## 8. PLAN ADMINISTRATION AND MANAGEMENT

Council will administer this Plan of Management in conjunction with its other Plans of Management for individual sites and generic plans that incorporate a range of categorised lands. Funding for ongoing development of the reserves, generally in accordance with the Landscape Master Plan drawings in Appendix A, will be subject to the considerations of Council and the competing pressures for project funding.

Efforts have been made to secure external funding for implementation of sites projects and these opportunities will continue to be pursued. This will include both State and Federal programs, with funding opportunities and efforts to be co-ordinated with user groups as required.

It is intended that the Plan of Management will be reviewed within 10 years of the date of endorsement by Council.



# Appendix A – DRAFT LANDSCAPE MASTER PLANS