



2018

# BEATON PARK PLAN OF MANAGEMENT



Z18/78815 – Adopted by  
Wollongong City Council  
5/28/2018

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## 1. INTRODUCTION

A Plan of Management (PoM) provides Council with an appropriate framework for the future management of public land in accordance with relevant legislation. All land owned by Council that is classified as community land requires a plan of management in accordance with the Local Government Act 1993 (the Act). This is to ensure that an endorsed framework guides the operation and development of these community resources. Plans of Management are public documents, and as such require stakeholders to be involved in their formation. Development of a Plan of Management provides opportunities for the community to participate and to be involved in shaping the future management of an area of community land (*please see Appendix I Community Consultation*) in line with existing Council policies. The purpose of this 2017 Beaton Park Plan of Management is to provide a guide for the future use, development, and management of public land at 37 Foley Street, Gwynneville.

The Plan of Management area is locally known as Beaton Park and includes six land parcels of community land (Lot 113 DP 788462, Lot 104 DP 594259, Lot 401 DP 1128781, Lot 105 DP 594259, Lot 2 DP 700616 and Lot 102 DP 611233) that are zoned RE1 Public Recreation under the Wollongong Local Environmental Plan 2009. Beaton Park is a sporting area of regional importance that supports a variety of sporting codes, sporting clubs, as well as community and commercial uses. This Plan of Management supersedes the Plan of Management for Beaton Park that was amended in June 2007 and first adopted in December 1999.

The 2017 PoM is an outcome of Council's resolution in May 2016 to review the previous PoM following consideration of a Beaton Park Precinct Needs Analysis completed in December 2015. The development of a detailed Beaton Park Masterplan in 2017/18 and the resulting future capital improvements (*as funds are made available to Council from future budget allocations, grant applications and partnerships with existing and future licensees and leasees*) will enable Council to meet the Aim, Vision, Values and Management Objectives of this PoM over the long term.

### 1.1. Structure of this Plan of Management

This Plan of Management is in five main sections:

1. The Introduction – provides the purpose of the Plan and the details of the land for which the Plan is being developed and its general condition.
2. Legislative Requirements and Existing Council Studies, Plans, Policies – outlines the legislative framework, the categorisation and core objectives for the land, the current zoning of the land under the Wollongong Local Environmental Plan 2009 and how existing Council studies, plans and policies apply to the land.
3. The Strategies and Actions for implementation – provides an Aim, Vision, Values and specific Management Objectives for Beaton Park, along with strategies and performance targets for the management of the land.
4. Future Use and Development of the land – provides the permissible (proposed and potential) uses and developments on the land.
5. Review and Assessment of Progress towards Management Objectives.

### 1.2 Land Covered by this Plan of Management (PoM)

This Plan of Management applies to six land parcels (Lot 113 DP 788462, Lot 104 DP 594259, Lot 401 DP 1128781, Lot 105 DP 594259, Lot 2 DP 700616 and Lot 102 DP 611233) that are zoned RE1 Public Recreation under the Wollongong Local Environmental Plan 2009. The Beaton Park PoM area is approximately 13.8 hectares and is shown on the aerial photograph in Figure 1 outlined in red. Beaton Park is in the suburb of Gwynneville, approximately 1.5 km from the Wollongong central business district and the site fronts Gipps Street, Foley Street and Throsby Drive and borders the South Coast Railway Line.

The facilities within Beaton Park PoM area include Beaton Park Leisure Centre, Wollongong Tennis Club, Illawarra Basketball Stadium, sportsgrounds with regional athletics track and park equipment. Wollongong City Council owns the land. Council directly operates the Beaton Park Leisure Centre as a commercial health and fitness business, while other areas are managed under licenses or leases.

Figure 1 Map of Beaton Park Plan of Management Area



### 1.3 Condition of the Land

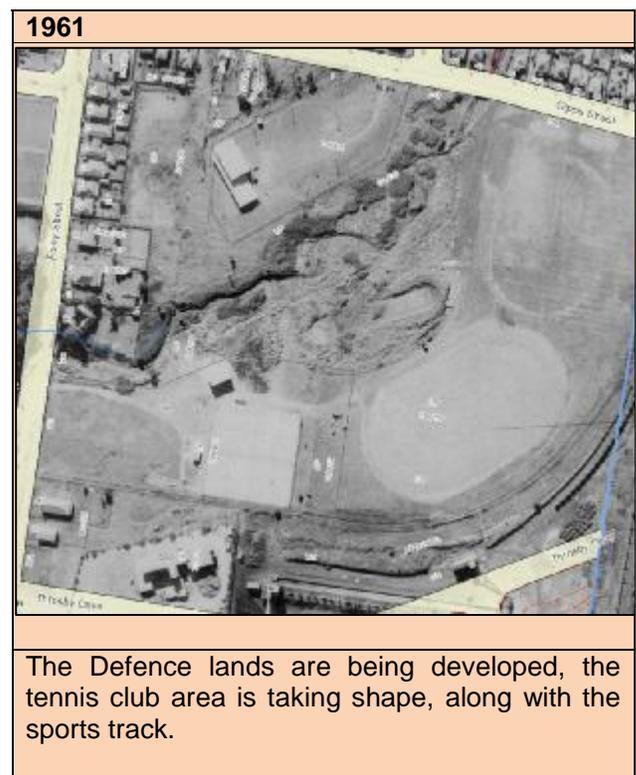
Wollongong City Council first formed Beaton Park in 1951 from the consolidation of two adjoining private land areas in 1951. The first major development on site was the creation of the Wollongong Tennis lease and development of the tennis courts in 1957. The Snake Pit (four court stadium) was developed on site and leased to Illawarra Basketball in 1964. Council acquired more land for Beaton Park in 1973 (2 ha) and in 1978 (1.056 ha) excess railway land was incorporated. In 1980 land from the Department of Defence was purchased, upon this land the Beaton Park Leisure Centre (BPLC) was built in 1981 with indoor sport and recreation facilities. As part of building the BPLC, a creek that forms part of the Fairy Creek catchment area was realigned, with access between the Snake Pit and BPLC linked by a causeway and a pedestrian bridge. The December 2015 Needs Assessment noted the following relative to the condition of BPLC:

*“As an aging facility of 30 years, design changes and expansion over the coming years are essential in ensuring the facility is able to cater not only for their current clientele but also with any increases in patronage in the future.”*

In 1983 the BPLC outdoor heated pool was added to the facilities. In 1986 the outdoor heated pool was covered with a tension membrane roof. In 1993 the synthetic athletics track and field areas were opened with the grandstand added to the track in 2001. The most recently built facility at Beaton Park is the playground between the BPLC and the tennis courts that was built in 2005. All major existing built facilities within the PoM area are aging and in need of redevelopment, repurposing or demolition when modern facilities are developed in the future to meet the needs of the community in accordance with the Aim, Vision, Values and Management Objectives of this PoM and the future Beaton Park Master Plan.

The development history of the Beaton Park PoM area can be tracked over the following aerial photographs from 1948 to 2014. The aerial photography is a record of the history of the condition and development of the land.

**Figure 2 Aerial Photograph Series 1948 - 2014**



1977 – 1978



The tennis club is continuing to grow and the Snake Pit (basketball stadium) is in place.

2001



The PoM area has found its current form, the Snake Pit has been expanded, the track and field area and stadium are to a regional standard for the time period. The Beaton Park Leisure Centre, including 25 m heated pool covered by a membrane, was built in the 1980s.

2006



By 2006, the area has been improved by a new playground while other uses remain the same.

2014



In 2014 the tennis courts include smaller blue courts to introduce young children to tennis and parking areas are better paved and marked.

#### 1.4 Existing Facilities and Uses

The LGA 1993 requires that a site specific PoM provides a description of existing developments, (ie Physical Assets) or facilities and uses of those physical assets, as well as applicable leasing or licensing information. Council manages physical assets in accordance with Council's Asset Management Policy adopted by Council on 7 April 2014 (or its successor). Please see the table below for more information listed by Asset Type and organised by each major Beaton Park facility. For facility photographs refer to Appendix G.

**Table 1 Existing Developments (ie Physical Assets), Uses, Leases, Licences within the Beaton Park PoM Area**

<b>Asset Type</b>	<b><u>Beaton Park Leisure Centre Components</u></b>	<b><u>Kerryn McCann Athletics Centre</u></b>	<b><u>Wollongong Tennis Club</u></b>	<b><u>Beaton Park Sports Grounds</u></b>	<b><u>Snake Pit - Basketball Stadium</u></b>	<b><u>Other</u></b>
<b>Buildings</b> (includes rooms in buildings)	<ul style="list-style-type: none"> <li>· Front of house foyer, reception, retail display and offices</li> <li>· Gymnasium</li> <li>· Bicycle studio</li> <li>· Cardio facility</li> <li>· Circuit room off main gym</li> <li>· Multi-purpose sports hall with storage</li> <li>· Air conditioned activities/meeting room</li> <li>· Spa and sauna facilities accessible from change areas</li> <li>· Childcare room and outdoor play area</li> <li>· Dry change area (male/female and 2 x DDA/family)</li> </ul>	<ul style="list-style-type: none"> <li>· Amenities and change x 2 and storage under the grandstand</li> </ul>	<ul style="list-style-type: none"> <li>· Licensed Clubhouse</li> <li>· Pavilion and change facilities</li> <li>· Tennis Club Pro Shop and Court Hire</li> <li>· Meeting rooms</li> <li>· Restaurant</li> <li>· Tennis Wollongong Inc Administration Building</li> </ul>	<ul style="list-style-type: none"> <li>· Amenities and change room block</li> <li>· Grounds maintenance workshop</li> </ul>	<ul style="list-style-type: none"> <li>· 4 indoor basketball courts</li> <li>· Office and kiosk</li> <li>· Amenities and change areas</li> <li>· Storage</li> <li>· Portable buildings (offices/ administration areas)</li> </ul>	

Asset Type	<u>Beaton Park Leisure Centre Components</u>	<u>Kerryn McCann Athletics Centre</u>	<u>Wollongong Tennis Club</u>	<u>Beaton Park Sports Grounds</u>	<u>Snake Pit - Basketball Stadium</u>	<u>Other</u>
	<ul style="list-style-type: none"> <li>amenities</li> <li>· Medicine Clinic, Incorporating physiotherapists, sports physicians, dieticians treatment rooms x 4, 2 offices, reception area, exercise and rehabilitation area and kitchen and toilet (leased space)</li> <li>· Portable building café (leased space)</li> </ul>					
<b>Recreation Assets</b>	<ul style="list-style-type: none"> <li>· 25m x 6 lane indoor heated swimming pool with L Shape program pool area, (covered by a tension membrane roof)</li> <li>· Wet change and amenities area (male/female and DDA change x 1) linked to pool hall</li> <li>· Swimming pool office and staff change</li> </ul>	<ul style="list-style-type: none"> <li>· Synthetic all weather athletics track</li> <li>· Front and back straight lighting</li> <li>· 600 seat grandstand</li> <li>· Inner track field and jumps area</li> <li>· 2 outside jump areas</li> </ul>	<ul style="list-style-type: none"> <li>· 10 Pexipaved tennis courts</li> <li>· 4 Synthetic grassed tennis courts</li> <li>· 8 Mini-tennis courts</li> </ul>	<ul style="list-style-type: none"> <li>· Cricket pitch</li> <li>· Soccer pitch</li> </ul>		<ul style="list-style-type: none"> <li>· Children's Playground</li> </ul>

<b>Asset Type</b>	<b><u>Beaton Park Leisure Centre Components</u></b>	<b><u>Kerryn McCann Athletics Centre</u></b>	<b><u>Wollongong Tennis Club</u></b>	<b><u>Beaton Park Sports Grounds</u></b>	<b><u>Snake Pit - Basket Ball Stadium</u></b>	<b><u>Other</u></b>
<b>Transport Networks</b> of roads, bridges, culverts, kerb and gutter, footpaths, cycle ways and associated						<ul style="list-style-type: none"> <li>· Paved car parking areas throughout entire PoM area</li> <li>· Bicycle parking racks</li> <li>· Pedestrian footpaths</li> <li>· Causeway crossing</li> <li>· Access roads</li> <li>· Internal road</li> </ul>
<b>Stormwater Network</b> of pipes, inlets, outlets, flow control and water quality devices(See <i>Appendix F for locations</i> )						<ul style="list-style-type: none"> <li>· Stormwater network <ul style="list-style-type: none"> <li>○ inlets</li> <li>○ outlets</li> <li>○ channel with gabion bank support,</li> <li>○ culvert</li> </ul> </li> </ul>
<b>Community Land</b>	<ul style="list-style-type: none"> <li>· BPLC is built on part of Lot 104 DP 594259</li> </ul>	<ul style="list-style-type: none"> <li>· KMAC is built on part of Lot 104 DP 594259 and on part of Lot 401 DP 1128781</li> </ul>	<ul style="list-style-type: none"> <li>· WTC is built on part of Lot 113 DP 788462</li> </ul>	<ul style="list-style-type: none"> <li>· BPSG includes part of Lot 104 DP 594259</li> </ul>	<ul style="list-style-type: none"> <li>· Snake Pit is built on Lot 105 DP 594259</li> </ul>	<ul style="list-style-type: none"> <li>· “Other” Assets types are located throughout PoM area</li> </ul>
<b>Natural Assets</b>						<ul style="list-style-type: none"> <li>· Riparian Corridor along creek</li> <li>· Trees along edge</li> </ul>

<b>Asset Type</b>	<b><u>Beaton Park Leisure Centre Components</u></b>	<b><u>Kerryn McCann Athletics Centre</u></b>	<b><u>Wollongong Tennis Club</u></b>	<b><u>Beaton Park Sports Grounds</u></b>	<b><u>Snake Pit - Basket Ball Stadium</u></b>	<b><u>Other</u></b>
						of sports areas and foot paths create park like setting (MU56c) some were part of National Tree Day
<b>Other Assets</b> such as plant and vehicles, furniture and office equipment, library books, art works, domestic waste bins	<ul style="list-style-type: none"> <li>29 piece cardio facility</li> <li>24 piece bicycle studio</li> <li>Plant rooms</li> </ul>		<ul style="list-style-type: none"> <li>N/A - Leased</li> </ul>		<ul style="list-style-type: none"> <li>N/A - Leased</li> </ul>	<ul style="list-style-type: none"> <li>Lighting</li> <li>Signage</li> <li>Bins</li> </ul>
<b>information and communication technology</b>						<ul style="list-style-type: none"> <li>Tele-communications tower</li> </ul>
<b>Leases</b> (exclusive use)	A portion of BPLC on Lot 104 DP 594259 is leased to Illawarra Sports Medicine Clinic Ltd for a Sports Medicine facility until 2 October 2018	There are no leases of this area in 2017	The buildings on Lot 113 DP 788462 are leased to the Wollongong City Tennis Club until 31 December 2020	There are no leases of this area in 2017	Illawarra Basketball has a lease for the Stadium and portable buildings on Lot 105 DP 594259 until 30 June 2031	
<b>Licenses</b> (non-exclusive use)	Chris Buchanan Aquatic Academy for	Athletic Wollongong Inc for use of rooms	Part of Lot 113 DP 788462 and part of	There are no licenses of this	There are no licenses of this area in 2017	There are no licenses of these

<b>Asset Type</b>	<b><u>Beaton Park Leisure Centre Components</u></b>	<b><u>Kerryn McCann Athletics Centre</u></b>	<b><u>Wollongong Tennis Club</u></b>	<b><u>Beaton Park Sports Grounds</u></b>	<b><u>Snake Pit - Basketball Stadium</u></b>	<b><u>Other</u></b>
	<p>use of part of BPLC Pool until 30 Sept 2020</p> <p>Council put out an Invitation to Quote for a Licensee to operate the Kiosk located at Beaton Park Leisure Centre closed on 23 March 2017. New Licensee not known at the time of making the PoM</p> <p>Use of the BPLC by Sporting Groups, community or school groups is by booking through BPLC for the day(s) required during the relevant sporting season or event day in 2017</p>	<p>below grandstand on Lot 104 DP 594259, holding over since 21 April 2011</p> <p>Use of the Athletics Centre by Sporting Groups, community or school groups is by booking through the BPLC for the day(s) required during the relevant sporting season or event day in 2017</p>	<p>Lot 401 DP 1128781 is licensed to the Wollongong City Tennis Club until 31 December 2020</p> <p>Council and the Club are considering a new licensed area (see <i>Appendix E</i>) over part of Lot 113 DP 788462 for a period of five years with an option of another 10 years (until 2032), if the current license is forfeited</p>	<p>area in 2017</p> <p>Use of the Sportsgrounds by sporting groups or school groups is by booking through the BPLC for the day(s) required during the relevant sporting season in 2017</p>		<p>areas in 2017</p>

## 2. LEGISLATIVE REQUIREMENTS AND EXISTING COUNCIL STUDIES, PLANS, POLICIES

Under the legislative requirements of the Local Government Act 1993 (the Act), Council is required to prepare and adopt Plans of Management for all land classified as Community land, either generally or on a site-specific basis. The Beaton Park PoM meets the requirements of a site-specific plan of management as shown in Table 2.

**Table 2 Site Specific PoM Requirements under the Local Government Act 1993**

Site Specific PoM Requirements under the Local Government Act 1993	Section in PoM
Community land is categorised as either an area of cultural significance, sportsground, park, general community use or type of natural area - foreshore, bushland, escarpment, watercourse or wetland. (These categories are prescribed legislatively).	Section 2.2 and Community Land Category Map
Objectives and performance targets identified with proposed means by which they are met and methods for assessment of progress.	PoM Action Plan
May require the prior approval of the Council to the carrying out of any specified activity on the land. (Existing legislative requirements – EP&A 1979 for example).	Section 2
Description of the condition of the land, and any building or improvements on the land as at the date of the adoption of the plan.	Sections 1.3 and 1.4
Specify the purposes for which the land and any such improvements will be permitted to be used.	PoM Permissible Uses Table
Specify the purpose for which any further development of the land will be permitted, whether under lease or licence or otherwise.	PoM Permissible Uses Table
Describe the scale and intensity of any such permitted use or development.	Section 4.1

### 2.1 Aim, Vision, Values and Management Objectives

The starting point for any Council plan is how does it fits into Council's Community Strategic Plan? The making of this Beaton Park PoM and any future improvement made under this PoM meet Council's Community Strategic Plan (Wollongong 2022) Goal: *"We are a healthy community in a liveable city"*.

#### 2.1.1 Aim

The Aim of the Beaton Park Plan of Management has been developed from the 2015 Beaton Park Precinct Needs Assessment:

*"Develop Beaton Park as a Regional Centre of Excellence with High Performance and Event Facilities that are complemented with improved local open space/parkland areas"*.

#### 2.1.2 Vision

The following Vision has been developed from the 2015 Beaton Park Precinct Needs Assessment:

*"Beaton Park is a place to foster and promote healthy lifestyle choices for the whole community through a diverse and affordable range of quality recreational, sporting, health and leisure opportunities"*.

### 2.1.3 Values

The Values of Beaton Park will guide future use, development and scale decisions of Council, lessees and licensees. The Values are a result of the Needs Assessment and further consultation with Council staff and stakeholders. The community values Beaton Park as an existing regional centre of sport, recreation, and health and wellbeing. This overarching value has resulted in the PoM Aim and Vision that will guide future improvements at Beaton Park so its value to the community does not erode. The PoM has set the following shaping values to guide future enhancements that are aimed at increasing Beaton Park's value to the community: Health, Integration, Accessibility, Quality, Financial Sustainability, Utility, and Flexibility.

- **Health:**

*To contribute positively to the health outcomes of our community and visitors.*

- **Integration:**

*To further develop Beaton Park with an integrated range of recreational, community, health and primary care facilities and options in pursuit of excellence in sporting, lifestyle, medical, allied and related facilities and services*

- **Accessibility:**

*Affordable and well-designed facilities, services and programs that provide greater accessibility to the community*

- **Quality:**

*Facilities that are presented to the highest quality standards*

- **Financially Sustainability:**

*The development of a financially sustainable regional centre of sport, recreation and health and wellbeing facilities and services*

- **Utility:**

*Increasing utilisation by providing a mix of sport, recreational, health and wellbeing opportunities*

- **Flexibility:**

*Flexible design that can grow and develop with changing community needs*

## 2.1.4 Management Objectives

A PoM is required to identify objectives (an end towards which efforts are directed) for the management of Community land. The Beaton Park PoM management objectives have been developed by identifying the legislated Community land categories that apply to land within the PoM area, by reviewing existing Council studies, plans and policies and consulting with stakeholders. Table 3 lists the management objectives to achieve the Aim and Vision for Beaton Park in keeping with the PoM Values of Health, Integration, Accessibility, Quality, Financial Sustainability, Utility, and Flexibility.

**Table 3 Beaton Park PoM Management Objectives**

#	Beaton Park Management Objectives	Source
1	There is an increase in the physical fitness, mental health and emotional wellbeing of all who use the facilities and grounds within the Beaton Park Plan of Management area.	Wollongong 2022 adapted to Beaton Park
2	The facilities and grounds within the PoM area are maintained to a high standard.	As above
3	Community safety is improved as upgrades at Beaton Park present new opportunities to reach even higher safety standards.	As above
4	Participation in recreational and lifestyle activities is increased as Beaton Park is upgraded.	As above
5	All who use the facilities within the Beaton Park PoM area have a high level of life satisfaction and personal happiness.	As above
6	To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	Sportsground Core Objectives Section 36F of the Act
7	To ensure that activities are managed having regard to any adverse impact on nearby residences.	As above
8	To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area.	Natural Area Core Objective Section 36E of the Act
9	To maintain the land, or that feature or habitat, in its natural state and setting.	As above
10	To provide for the restoration and regeneration of the land.	As above
11	To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.	As above
12	To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or	As above

#	Beaton Park Management Objectives	Source
	the Fisheries Management Act 1994.	
13	To manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows. <i>(Please note: The Local Government (General) Regulation 2005 category guidelines include streams of water that have been “artificially improved, or in an artificial channel that has changed the course of the stream of water...” as natural area watercourse.)</i>	Natural Area Watercourse Core Objective Section 36M of the Act
14	To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability.	Natural Area Watercourse Core Objective Section 36M of the Act
15	To restore degraded watercourses.	As above
16	To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.	As above
17	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 in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and 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).	Core Objectives for land categorised as General Community Use: Sections 36i of the Act
18	Provide sustainable assets for the community at Beaton Park by recognising and considering the full cost of Council acquiring and operating assets throughout their lifecycle and managing these assets in line with the Council's adopted strategic directions in order to respond to the needs of our community. <i>(Please note: Strategic direction for pool management/capital investment is found in Council's “Future of Our Pools Strategy 2014-2024” and for general asset management, repair, and capital investment/replacement the Asset Management Policy is the guide. Each year Council's Annual Plan and Capital and Services Budgets indicate how Council is planning to dedicate its finite resources to managing its assets across the entire Local Government Area.)</i>	Asset Management – Council Policy
19	Ensure the precinct has a flexible design that can grow and develop with changing community needs.	PoM Value of Flexibility
20	Redevelopment of the Beaton Park pool facility using modern aquatic facility design guided by Council's Future of Our Pools Strategy 2014-2024.	Future of Our Pools Strategy

## **2.2 Community Land Categorisation under this Plan**

Community land requires categorisation under the LGA 1993 Act. Community land may be categorised as Park, Sportsground, General Community Use, an area of Cultural Significance or Natural Area. Natural Areas are further sub-categorised as bushland, wetland, escarpment, watercourse or foreshore. Each Community land category has legislated core objectives which assist in determining the way that the land may be used, managed, leased or licensed. The core objectives of each Community land category have been incorporated into the PoM Management Objectives and they apply to land with that Community land category.

All Community land must be categorised. These Community land categories are in effect for as long as the Plan of Management is in effect by resolution of Council or until the land is no longer classified as Community land in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993.

Land under this PoM is categorised as shown in Figure 3.

Natural Area Watercourse – for the creek and banks.

General Community Use – land which is used by Council for the operation of the Beaton Park Leisure Centre and the Wollongong Tennis Club which is shown in the Community Land Map as an area of General Community Use.

Sportsground - for all the remaining land under this PoM.

Figure 3 Community Land Categories under the Beaton Park Plan of Management



## 2.3 Zoning of the Land

The Wollongong Local Environmental Plan (LEP) 2009 is the planning instrument in effect at the time of the PoM making (ie 2017). It is subject to change in accordance with the Environmental Planning and Assessment (EP&A) Act 1979 or its successor. All the land under this PoM is zoned RE1 Public Recreation under the Wollongong LEP 2009. Uses and Developments requiring development consent under the EP&A Act 1979 on Community land at Beaton Park are required to be in accordance with both the EP&A Act 1979 and this Plan of Management made under the Local Government Act 1993.

Understanding the zoning of the land under the Wollongong LEP 2009 provides context for the PoM permissible uses and developments. In instances where there is an inconsistency between the planning instrument and the Plan of Management, the planning instrument in effect overrides the PoM. From time to time Council may consider draft Planning Proposals to change the zoning of land within the PoM area or to add additional uses to the land which may assist in implementing the Aim, Vision and Management Objectives of the Beaton Park PoM to a scale that is not achievable as an ancillary use to existing facilities or to correct planning anomalies such as having a registered club such as the Tennis Club in a zone where such a use is prohibited.

As the land at Beaton Park has a long development history, it is to be expected that as planning legislation or planning instruments change over time, long time uses and developments may present legislative inconsistencies that need correction. Council is currently considering a Draft Planning proposal (Appendix C) to permit additional uses – Health Services Facility types – medical centre, community health services facilities for Lots 113 DP 788462, 104 DP 594259 and 401 DP 1128781 and registered club for Lot 113 DP 788462 to assist in implementing the Aim, Vision and Management Objectives of the PoM by proposing a means to address potential legislative inconsistencies.

Per the Wollongong LEP 2009 as of March 2017, is the following:

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### 1 Objectives of RE1 Public Recreation zone

- *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 cater for the development of a wide range of uses and facilities within open spaces for the benefit of the community.*

### 2 Permitted without consent

*Nil.*

### 3 Permitted with consent

*Boat sheds; Camping grounds; Caravan parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Helipads; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreational facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures.*

### 4 Prohibited

*Any development not specified in item 2 or 3.*

---

## 2.4 Approvals and Land Owner's Consent

Section 35 of the Local Government Act 1993 states:

*“Community land is required to be used and managed in accordance with the following:*

- *the plan of management applying to the land.*
- *any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land.*
- *this Division.”*

Council, leasees, licensors and casual users must comply with relevant laws by obtaining the relevant approvals that apply to the use and development of any land, as well as comply with the Plan of Management if the land is Community land. Common approvals required on Community land are development consent under the EP&A Act 1979 and approval under section 68 of the Local Government Act 1993. There are many laws permitting the use of land for a specified purpose or otherwise regulating the use of land and different laws apply depending on the use, activity or development.

A leasee or licensor of Council owned land is required to gain the consent of Council as a landowner before lodging any application seeking a relevant approval. Council will only consider granting landowner consent for applications to be lodged that are consistent with the Plan of Management that applies to that land in the case of Community land or that is consistent with Council's strategic directions (Wollongong 2022 or its successor) in the case of Operational land. Land owner's consent is separate from consent under the applicable legislation, but where land owner's consent is required to lodge an application to seek a legislative approval the two are linked, with Council in effect determining the matter, as land owner, not regulator, if land owner's consent to lodge the application is not given.

## 2.5 Granting a lease or licence on Community Land

A lease, licence or other estate may be granted in accordance with an express authorisation by this Plan of Management, providing the lease, licence or other estate is for a purpose prescribed in s. 46 of the Local Government Act 1993. The purpose of the lease, licence or other estate must also be consistent with core objectives for the category of the Community land. The land within the Beaton Park PoM, is categorised as sportsground, general community use or natural area watercourse so those respective core objectives apply to the relevant locations (see Figure 3).

Under the Act, there are limits to the term of a lease or license of Community land, and there are prescribed processes for granting a lease or license depending on the type of leasee or licensee (not for profit or for profit) and the length of the lease or license (short term casual or longer). Any lease or license over community land exceeding 22 years requires Ministers consent. Additionally, leases or licenses over Community land cannot exceed 30 years. Council has a “Leases and Licences of Council Owned and Managed Land, Buildings and Public Roads Policy adopted on 3 April 2017 which it follows when leasing and licencing public land. The main objective of the policy is to outline the general requirements for the grant of occupation agreements for Council owned and managed land and buildings in a timely manner that meets legislative requirements. Council policies are reviewed on a regular basis and this PoM acknowledges that this Council policy or its successor is the guide for Council's leasing and licencing of Council land, building and public roads.

*This Community land Plan of Management expressly authorises the granting of leases, licences or other estates over any part of the land covered by this Plan of Management for any permissible use or development in accordance with this PoM and any purpose prescribed from time to time by the Local Government Act 1993 or the Local Government (General) Regulations in keeping with the PoM Aim, Vision, Values and Management Objectives.*

For example, only, at the time of the making of this PoM, prescribed purposes included:

- the provision of goods, services, facilities and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to public recreation, the physical, cultural, social, and intellectual welfare or development of persons, such as, but not limited to, maternity welfare centres, infant welfare centres, kindergartens, nurseries, child care centres, family day-care centres, surf life saving clubs, restaurants or refreshment kiosks;
- roads, public utilities and works associated with or ancillary to public utilities or pipes, conduits or other underground connections of premises adjoining the community land; and
- on a short-term, casual basis only, busking, engaging in trade or business, the playing of a lawful sport or game, delivery of a public address, commercial photographic sessions, picnics and private celebrations such as weddings and family gathering or filming projects.

### **3. ACTIONS AND WAYS FORWARD**

#### **3.1 Action Plan**

The Action Plan (Table 4) provided within this section outlines the direction for the management and development of the parcels of land within the Beaton Park PoM area. The Action Plan incorporates the PoM Management Objectives (Table 3) and has been developed to do the following:

- To formulate objectives that align with Council's Community Strategic Plan Wollongong 2022 Goal: "We are a healthy community in a liveable city";
- To ensure consistency with the core objectives of the Community land categories of the land;
- To develop performance targets that will define the way that Council will achieve its objectives;
- To provide actions (or means of achievement), which is the way that Council will achieve its targets;
- To provide performance measures for each action; and
- To facilitate opportunities for implementation of priorities as the Beaton Park Plan of Management is one of Council's "suite of informing and supporting documents" that is considered when Council implements its Community Strategic Plan by adopting its four year Delivery Plan and its Annual Plan each year. *(The Delivery Plan and Annual Budget are the tools used to allocate the limited resources available to Council and the community to the highest level needs and priorities across the entire Local Government Area).*

#### **3.2 Priority ranking in the Beaton Park PoM Action Plan**

Beaton Park PoM is only one of the more than 100 Council endorsed strategies and plans, which are collectively referred to as Council's suite of informing and supporting documents that address the goals of Council's Community Strategic Plan, Wollongong 2022. Each year there is an opportunity through the refinement of the Wollongong 2022 four year Delivery Plan and the adoption of the Annual Budget to pursue the actions in this Beaton Park Actions Table. However, Council has limited resources available and allocates to the highest-level needs and priorities across the entire Local Government Area *(taking into account public health and safety, legislative requirements and its Wollongong 2022 goals).*

Council's Property and Recreation (P+R) Division manage the Beaton Park PoM area as a property manager, recreational services provider and as a commercial business operator. Beaton Park Leisure Centre (BPLC) is a commercial business providing opportunities for the community to increase their personal health and wellbeing through sporting activities, recreational pursuits, health services and social interaction. P+R have ranked actions in the PoM Action Plan as High, Medium and Low. The rankings are reflective of how P+R will seek to use any existing or new operational or capital resources to manage the facilities and grounds within the PoM area. Obtaining new operational or capital resources for the management of Beaton Park is not guaranteed. Methods include obtaining grant funds, increasing

commercial opportunities, increasing lease/license income and being successful in having more funds allocated to the management and development of Beaton Park in Council's Annual Plan (ie its annual budget).

The priority rankings and their desired implementation time frames are listed below:

**High:** commence within the next two years

**Medium:** commenced in two to five years

**Low:** commence after five years

**Ongoing:** existing, ongoing action

**Table 4 Beaton Park PoM Action Plan**

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
1	There is an increase in the physical fitness, mental health, and emotional wellbeing of all who use the facilities and grounds within the Beaton Park Plan of Management area.	<p>Beaton Park PoM is a major regional centre of excellence for organised sport, recreational, fitness, wellbeing, and medical services.</p> <p>Beaton Park PoM area has facilities and services to cater for the amateur to elite athlete as well as those looking for a variety of recreational opportunities in the one location.</p>	<p>Develop Beaton Park as a Regional Centre of Excellence with high performance and event facilities that are complimented with improved local open space/parkland areas.</p> <p>Increase the capacity to accommodate more customers to BPLC by capital expansion of existing facility or companion facilities.</p> <p>Increase the ability of current and future leasees and licensees to provide organised sport, recreational, fitness, wellbeing, and medical services and social interaction to attract more people of all ages to Beaton Park by capital and service improvements.</p> <p>Development of a Beaton Park Master Plan in 2017-2018.</p> <p>Obtaining relevant approvals for improvements in line with the Master plan by Council and/or Leasees and Licensors.</p> <p>Development of a 10-year staged improvement plan that will detail up priority short term, medium and longer term works.</p> <p>Consider developing a Beaton Park Advisory Committee to better coordinate future development, improve communication between stakeholder groups and provide a one stop management organisation to help</p>	<p><b>H</b></p> <p><b>H</b></p> <p><b>H</b></p> <p><b>H</b></p> <p><b>H/M</b></p> <p><b>H</b></p> <p><b>M</b></p>	<p>Completed new capital works and upgrades of existing and new facilities within the PoM area.</p> <p>New services to meet the Aim, Vision and Values of the PoM.</p> <p>Positive response from the public about facility upgrades and service provision.</p> <p>Benchmarking and other assessment tools developed by Council and current and future Beaton Park lease or license holders to capture comparison data relative to other centres of excellence to inform the redevelopment and future management of facilities at Beaton Park to meet the management objective #1</p>

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
			<p>cater for major events and high performance team and athlete use.</p> <p>Consideration of a Beaton Park Asset Improvement Fund as a dedicated source of matching capital for grants and to assist partnering with leasee and licensees who undertake capital improvements.</p>	<b>M</b>	
2	The facilities and grounds within the PoM area are maintained to a high standard.	<p>Provide high quality sporting facilities to accommodate junior/district team sports, users of the Beaton Park Leisure Centre, and junior, senior and elite athletes.</p> <p>Facilities are presented and maintained in accordance with agreed service levels.</p>	<p>Identify, through asset condition assessment and risk management, initiatives to reduce the Council's exposure to losses arising from asset related risks at Beaton Park.</p> <p>Use full life cycle costs in decision making on asset acquisition, replacement, disposal and service levels.</p> <p>Consideration of a Beaton Park Asset Improvement Fund as a dedicated source of equipment replacement and maintenance of existing or new BPLC facilities.</p> <p>Provide assets that deliver sustainable services at Beaton Park to benefit the community to a level of service that justifies the costs of owning and operating these assets.</p>	<p><b>O</b></p> <p><b>O</b></p> <p><b>M</b></p> <p><b>O</b></p>	<p>Number of repairs, upgrades and replacements of existing Council assets.</p> <p>Keep record of comments on facility upkeep.</p>
3	Community safety is improved as upgrades at Beaton Park present new opportunities to reach even higher safety	Vandalism is removed quickly or ceases to occur within the PoM area.	Develop and maintain a capital prioritisation process for asset renewal based on minimising risk and maintaining service levels at Beaton Park.	<b>O</b>	Insurance claims relating to Beaton Park are tracked.

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
	standards.	Customer surveys demonstrate a high level of community satisfaction with their surroundings at Beaton Park even in times of early morning and late evening.  Rate of accidental injury to customers of BPLC, members/visitors to the Tennis Club and users of the Basketball stadium decrease every year.	Development of Beaton Park Masterplan with community safety measures in design, facility layout and site configuration taken into account.	H	Number of repairs, replacements and upgrades of plant and buildings, transport network and drains, culverts, etc are monitored for trends.
4	Participation in recreational and lifestyle activities is increased as Beaton Park is upgraded.	Beaton Park is a hive of activity between the hours of 6 am to 9 pm with people improving their health, fitness and wellbeing through a variety of means.	Monitor current utilisation and predict future demand changes for Beaton Park physical assets and make adjustments in asset provision and management to attract more participation.  Provide affordable and well-designed facilities, services and programs that provide greater accessibility to the community.	O  O	Membership at BPLC is monitored.  Leasees and Licensees report to Council on their user rates or membership numbers.
5	All who use the facilities within the Beaton Park PoM area have a high level of life satisfaction and personal happiness.	90% users of facilities and services within the Beaton Pom Area who are surveyed report a high or very high level of satisfaction with the service or facility.	Update the aging facilities in line with the PoM and future Masterplan.  Provide a wider variety of sports, health and leisure opportunities.	O  O	Track BPLC surveys of customer's satisfaction with services and facilities.
6	To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games. <i>(sportsground core objective)</i>	PoM adopted.  Masterplan developed.  Users of Beaton Park facilities and	Increase marketing of Beaton Park PoM area activities and facilities to the general public.	O	Marketing activities tracked.  User data collected.

#	Objective (an end towards which efforts are directed)	Performance Target (an objective or goal to be performed)	Means of Achievement - Actions (How Council or the community can achieve the objective and performance targets)	Priority Rank	Performance Measure (How Council can assess the performance of the means of achievement)
		sporting grounds are increased.			
7	To ensure that activities are managed having regard to any adverse impact on nearby residences <i>(sportsground core objective)</i>	All sportsground uses and development within the PoM area follow development consents, existing council policies and relevant lease and license terms.	Monitoring of development consent conditions, lease and license requirements.	O	Number of monitoring activities tracked.
8	To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area. <i>(natural area core objective - sub category is watercourse)</i>	The watercourse in the PoM area provides support for the Illawarra's biodiversity.	The watercourse flows freely.  The existing tree cover along the water course cover is not significantly reduced and maintains its health.	O	Storm water systems are well maintained.  Number of trees planted or removed is tracked for monitoring.
9	To maintain the land, or that feature or habitat, in its natural state and setting. <i>(natural area core objective)</i>	N/A – watercourse has been altered in 1980s so it is not obtainable.	N/A	N/A	N/A
10	To provide for the restoration and regeneration of the land. <i>(natural area core objective)</i>	N/A – watercourse has been altered in 1980s so it is not obtainable.	N/A	N/A	N/A
11	To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion. <i>(natural area core objective)</i>	N/A – watercourse has been altered in 1980s so it is not obtainable.	N/A	N/A	N/A
12	To assist in and facilitate the implementation of any	N/A – there are no recovery plan or threat abatement plan over this	N/A	N/A	N/A

#	<b>Objective</b> (an end towards which efforts are directed)	<b>Performance Target</b> (an objective or goal to be performed)	<b>Means of Achievement - Actions</b> (How Council or the community can achieve the objective and performance targets)	<b>Priority Rank</b>	<b>Performance Measure</b> (How Council can assess the performance of the means of achievement)
	provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994. <i>(natural area core objective)</i>	land.			
13	To manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows. <i>(natural area water course core objective)</i>	The watercourse in the PoM area provides support for the Illawarra's biodiversity.	The watercourse flows freely.  The existing tree cover along the water course cover is not significantly reduced and maintains its health.	O	Storm water systems are well maintained.  Number of trees planted or removed is tracked for monitoring.
14	To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability. <i>(natural area water course core objective)</i>	The watercourse in the PoM area provides support for the Illawarra's biodiversity.	The watercourse flows freely.  The existing tree cover along the water course cover is not significantly reduced and maintains its health.  Undertake works in accordance with the Beaton Park Vegetation Management Plan	O	Storm water systems are well maintained.  Number of trees planted or removed is tracked for monitoring.  Amount of VMP dated 20/11/17 works completed
15	To restore degraded watercourses. <i>(natural area water course core objective)</i>	The watercourse in the PoM area provides support for the Illawarra's biodiversity.	The watercourse flows freely.  The existing tree cover along the water course cover is not significantly reduced and maintains its health.	O	Storm water systems are well maintained.  Number of trees planted or removed is tracked for monitoring.

#	<b>Objective</b> (an end towards which efforts are directed)	<b>Performance Target</b> (an objective or goal to be performed)	<b>Means of Achievement - Actions</b> (How Council or the community can achieve the objective and performance targets)	<b>Priority Rank</b>	<b>Performance Measure</b> (How Council can assess the performance of the means of achievement)
16	To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category. <i>(natural area water course core objective)</i>	N/A – watercourse has been altered in 1980s and a causeway and pedestrian bridge are the ways visitors to Beaton Park avoid accessing the watercourse for public safety reasons related to floodplain management.	N/A	N/A	N/A
17	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 in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and 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). <i>(general community use core objective)</i>	PoM adopted.  Masterplan developed.  Users of Beaton Parks new and existing facilities are increased.	Develop draft PoM.  Develop Draft Master Plan.  Allocate funds to prioritised capital improvements relating to the areas categorised as general community use.	<b>H</b> <b>H</b> <b>H</b>	Completed new capital works and upgrades of existing and new facilities within the PoM area.  New services to meet the Aim, Vision and Values of the PoM.  Positive response from the public about facility upgrades and service provision.
18	Provide sustainable assets for the community at Beaton Park by recognising and considering	Increase utilisation by providing a mix of sport, recreational, health and wellbeing opportunities.	Encouraging new and existing leasees and licensees to increase their level of financial commitment to improving new and existing	<b>H</b>	Income to Council through leasing and licensing at Beaton

#	<b>Objective</b> (an end towards which efforts are directed)	<b>Performance Target</b> (an objective or goal to be performed)	<b>Means of Achievement - Actions</b> (How Council or the community can achieve the objective and performance targets)	<b>Priority Rank</b>	<b>Performance Measure</b> (How Council can assess the performance of the means of achievement)
	the full cost of Council acquiring and operating assets throughout their lifecycle and managing these assets in line with the Council's adopted strategic directions in order to respond to the needs of our community.	New and existing facilities are well maintained and designed to achieve better operating efficiencies in utilities and meeting customer needs.	facilities and services at Beaton Park in accordance with future Beaton Park Masterplan.  Encourage Illawarra Basketball to collocate in new indoor facility in accordance with future Beaton Park Master Plan and surrender current lease over current obsolete facility once the new facility is built.	<b>M/L</b>	Park is tracked.
19	Ensure the precinct has a flexible design that can grow and develop with changing community needs.	Development of a PoM in 2017 with flexibility.  Development of a Masterplan to cater for flexibility in design and consolidation and sharing of recreational, social, sporting, medical facilities and services in 2017-2018.	Develop a financially sustainable sporting, recreational and health/wellbeing precinct.	<b>H</b>	PoM adopted.  Masterplan completed.
20	Redevelopment of the Beaton Park pool facility using modern aquatic facility design guided by Council's Future of Our Pools Strategy 2014-2024.	Beaton Park is the premier year-round indoor facility and program pool in the Wollongong LGA that attracts the largest and greatest variety of indoor pool users.	Prepare a Masterplan for pool expansion – upgrading.  Secure funding for the pool redevelopment and undertake the capital improvement.  Provide pool asset that delivers sustainable services at Beaton Park to benefit the community to a level of service that justifies the costs of owning and operating the asset in a manner consistent with Council's Future of Our Pools Strategy and Council's Asset Management Policy.	<b>H</b>  <b>M</b>  <b>O</b>	Rate of completion of the Actions related to Pool Redevelopment.

#### 4. PERMISSIBLE USE AND DEVELOPMENT OF THE BEATON PARK POM AREA

**Table 5 PoM Permissible Purpose/Use and Development Table**

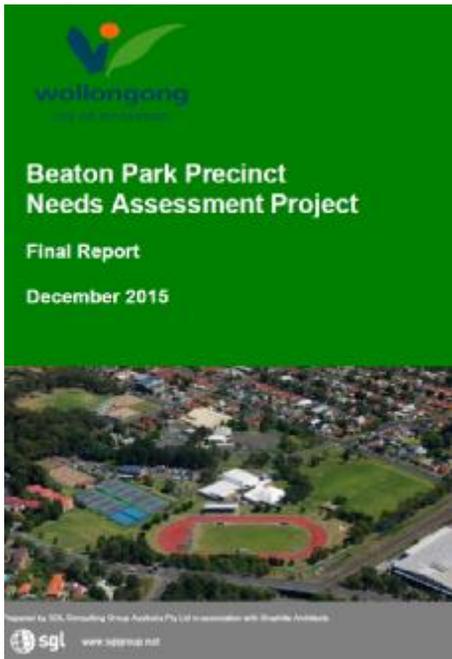
Purpose/Use	Development
<p>Active and passive recreational and sporting activities consistent with the nature of the land and any relevant facilities to serve a regional class facility or centre of sporting/health and wellbeing excellence of state importance, eg</p> <ul style="list-style-type: none"> <li>• oval (cricket, football, rugby, track and field athletics, Australian rules, baseball, softball)</li> <li>• marked court (basketball, volleyball; badminton, tennis, table tennis and netball);</li> <li>• aquatic facility (learn to swim classes, squad training, fitness and health classes including aqua aerobics, recreational and competitive swimming and diving, organised water sports including water polo, diving, hydrotherapy facilities);</li> <li>• Change room/locker areas;</li> <li>• Shower/toilet facilities;</li> <li>• Kiosk/café uses; and</li> <li>• Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas).</li> </ul> <p>Shade structures, storage ancillary to recreational uses, community events or gatherings, and public meetings.</p> <p>Commercial uses associated with sports facilities (eg kiosks, cafes, sale or hire of recreational equipment, sports tuition, nutritionist, physiotherapist).</p> <p>Commercial uses associated with meeting the current and future needs of the local community and of the wider public in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.</p>	<p>Development for the purpose of conducting and facilitating organised sport (both amateur and professional) or meeting the current and future needs of the local community and of the wider public in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public</p> <ul style="list-style-type: none"> <li>• Sports training and playing of games/matches;</li> <li>• Promotion of organised and unstructured recreation activities for individuals and groups;</li> <li>• Provision of amenities to facilitate use and enjoyment of the community land including change rooms, toilets, storage, first aid areas;</li> <li>• Provision of playground equipment, outdoor fitness equipment, pedestrian paths, cycleways;</li> <li>• Café/kiosk facilities;</li> <li>• Equipment sales/hire areas;</li> <li>• Meeting rooms/staff areas; and</li> <li>• Compatible, commercial development (eg physiotherapy practice, dietician or other medical centre or allied health services facilities) suitable to community land categorised as general community use or sportsground.</li> </ul>

##### 4.1 Scale and Intensity of Permissible Uses and Developments

The use and development of Community land should be generally compatible with both the intended function of the land, the known land constraints and the wider community context. The facilities within the Beaton Park Plan of Management area may change over time, reflecting the needs of the community. Land constraints are mapped in Appendix A. Significant changes to existing (as of 2017) uses and developments within the Beaton Park Plan of Management area would require inclusion in a future Beaton Park Masterplan.

The anticipated uses, and associated development, identified in the PoM Permissible Purpose/Use and Development Table Permissible Uses and Development above is intended to provide an overview or general guide. The expressions used are not intended to impose a strict, or defined meaning. For example, a reference to “tennis” is also intended to include the variations and modifications of that game (such as Hotshots tennis for kids). New sports may develop, and others increase in popularity. If this occurs, then some sections of the Plan of Management area may be adapted to allow that use, as it is a form of ‘active recreation’ enjoyed by members of the community. References such as ‘field’, or ‘court’, are not intended to preclude development of an appropriate surface for that sport, even if that surface is usually described in a slightly different way.

The future Beaton Park Masterplan would take its initial start from the development directions in the Beaton Park Needs Assessment and would be developed with the PoM Aim, Vision and Management Objectives in mind as well as other Council policies such as (but not limited to) the Community Strategic Plan, Planning People Places and the Future of Our Pools Strategy.

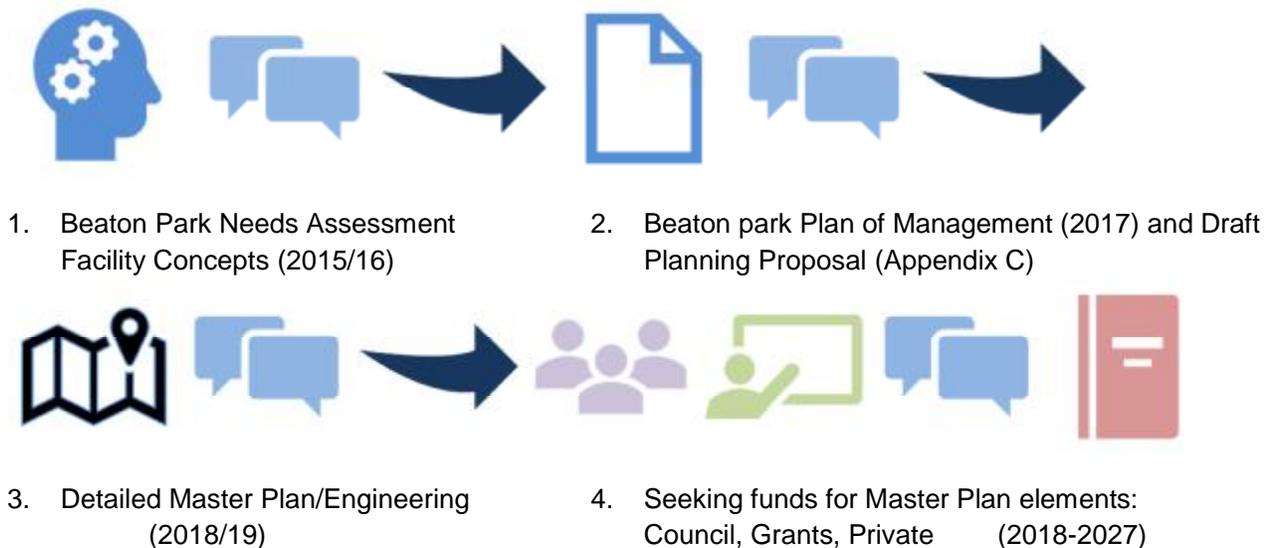


(circa 2017 Council Policies)



The Needs Assessment included recommendations for future improvements to Beaton Park as a regional centre of sporting excellence, identified the need to acquire the neighbouring Defence lands to meet future leisure, recreational and sporting needs of a growing population, highlighted the need to seek additional funding sources and new partnering organisations and identified a conceptual future facilities masterplan. However, the exact details of building design, layout, site configuration and timing of improvements require substantial forward planning, engineering, financial resources, and further community consultation as Council progresses a future redevelopment of Beaton Park into a Centre of Regional Excellence for sports, health and wellbeing in accordance with all applicable legislation. Site constraints, community feedback, building codes, financial constraints, will all play a role in how Beaton Park facilities and land is improved to meet the Aim, Vision and Values of the PoM. The Needs Assessment’s recommendations were a good place to start. The development of the Plan of Management provides the legislative framework, while a detailed Beaton Park Masterplan and plans for individual future capital projects will be needed before improvements are built. The way forward is depicted in the following steps:

**Figure 3 The Way Forward to Regional Centre of Excellence for Sports, Health and Wellbeing**





5. Receive funds and development approvals  
(2018-2027)

6. Start construction on improvements  
(2018-2027)



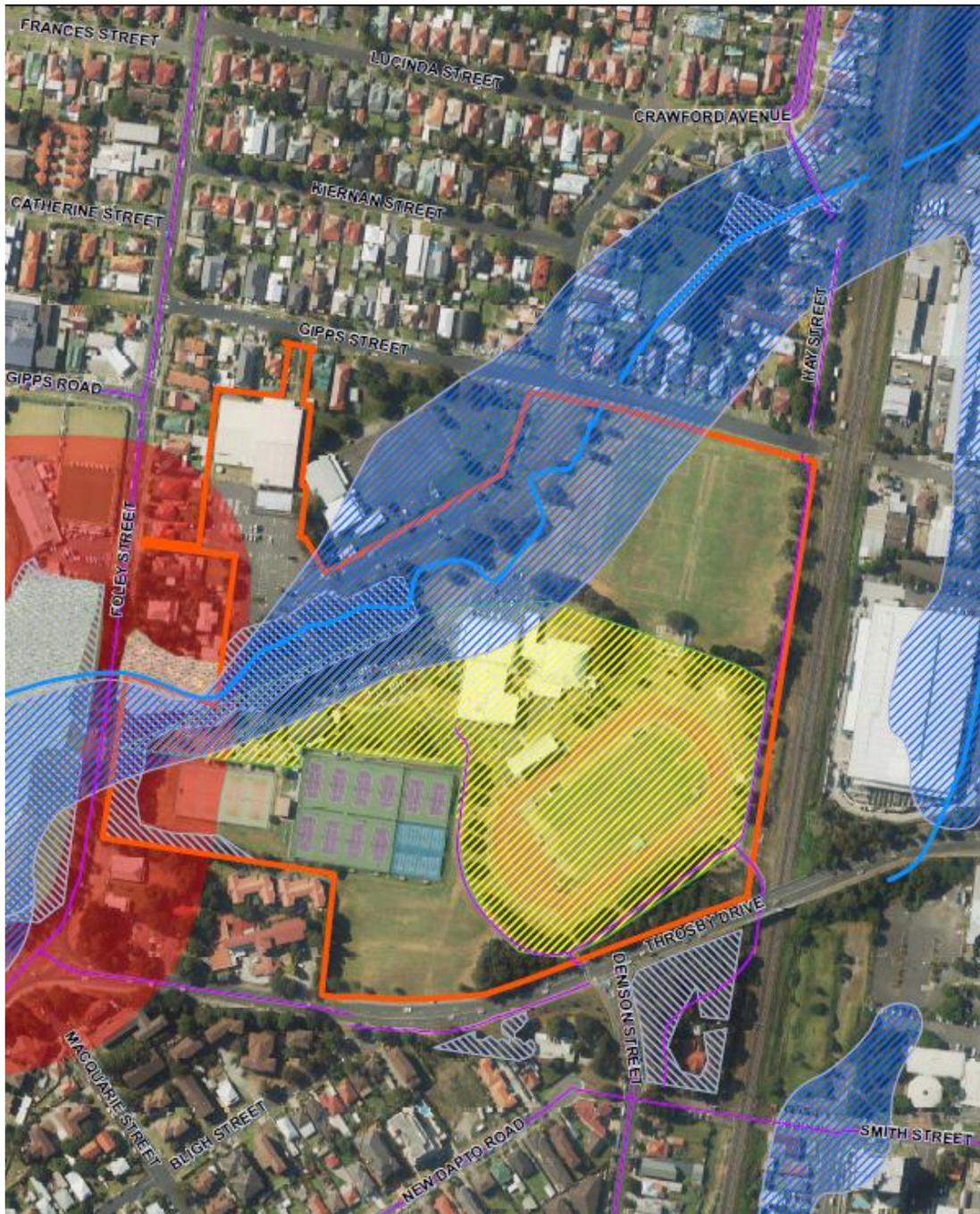
7. Improvements made in facilities, sports offerings, café, medical/health and wellbeing services at Beaton Park towards aim, vision and values  
(2018 – 2028)

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## 5. REVIEW AND ASSESMENT OF PROGRESS TOWARDS MANAGEMENT OBJECTIVES

A review of the Beaton Park PoM will be undertaken in 2022. The rate of progress towards implementing the Aim, Vision, Values, and Management Objectives can be assessed by the public by the rate in which capital improvements are included in Council's Annual Plan and Budget each year until the review.

**APPENDIX A: Beaton Park PoM Area Land Constraints Mapping**



**Legend**

- |   |   |
|---|---|
|  Cycleway                |  Significant Vegetation              |
|  Watercourse             |  vectordata.MAPPING.FloodHazardAreas |
|  POM Area                |  Bushfire Buffer                     |
|  Natural Area Asset Unit |  Bushfire Vegetation Category 1      |
|  Land fill Areas         |  Bushfire Vegetation Category 2      |

**APPENDIX B Beaton Park PoM Area WOLLONGONG LEP 2009 Zone Mapping (RE1 = Public Recreation) as of April 2017**



**APPENDIX C: Beaton Park Draft Planning Proposal Location Map**

To permit additional uses – Health Services Facility types – medical centre, community health services facilities for Lots 113 DP 788462, 104 DP 594259, 401 DP 1128781 and registered club for Lot 113 DP 788462



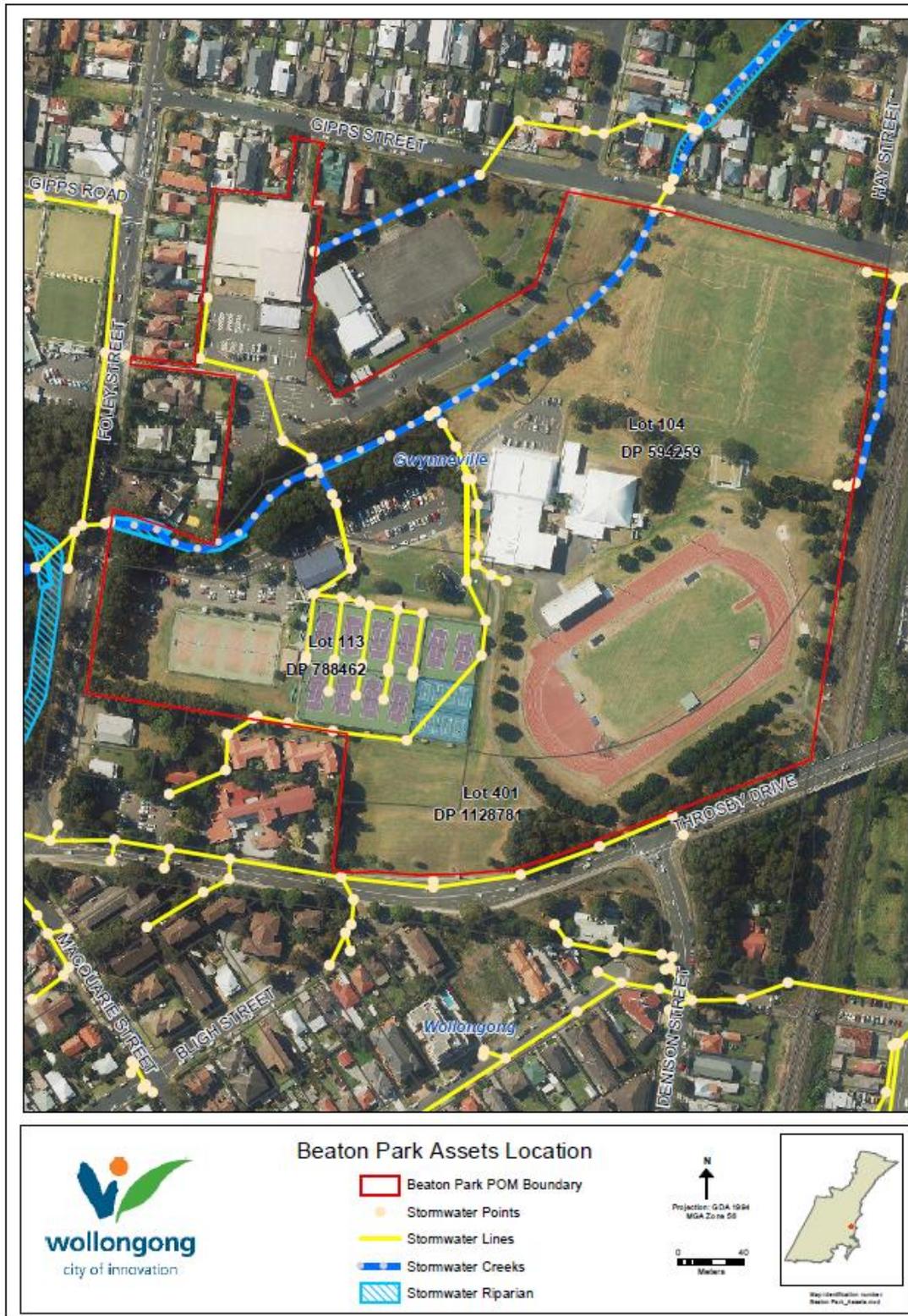
**APPENDIX D Beaton Park POM Area Land Parcel Area Map**



APPENDIX E Proposed Wollongong Tennis Club License Area 2017



**APPENDIX F Beaton Park PoM Area Stormwater Network Map**



**APPENDIX G Beaton Park PoM Existing Facilities Photographic Record and BPLC existing Floor Plan**



1. City of Wollongong Tennis Licensed Clubhouse



2. City of Wollongong Junior 'ACE' Tennis Courts

3. City of Wollongong Tennis Club Pro Shop and Court Hire



4. City of Wollongong Lit Tennis Courts



5. Tennis Wollongong Inc. Administration Building



6. Potential location for future 'Show Court' or clay tennis courts



7. Olympic Junior Football Pitch Amenities and Storage Block



8. Beaton Park Playground at entrance to Leisure Centre



9. Current 25M swimming pool enclosure and future pool site



10. Illawarra Basketball Stadium A



11. Illawarra Basketball Stadium B



12. Illawarra Basketball Stadium C



13. Illawarra District table Tennis Association promotion



14. Beaton Park Swim Centre



15. Kerryn McCann Athletics Centre



16. Illawarra Sports Medicine Clinic Building Photo A



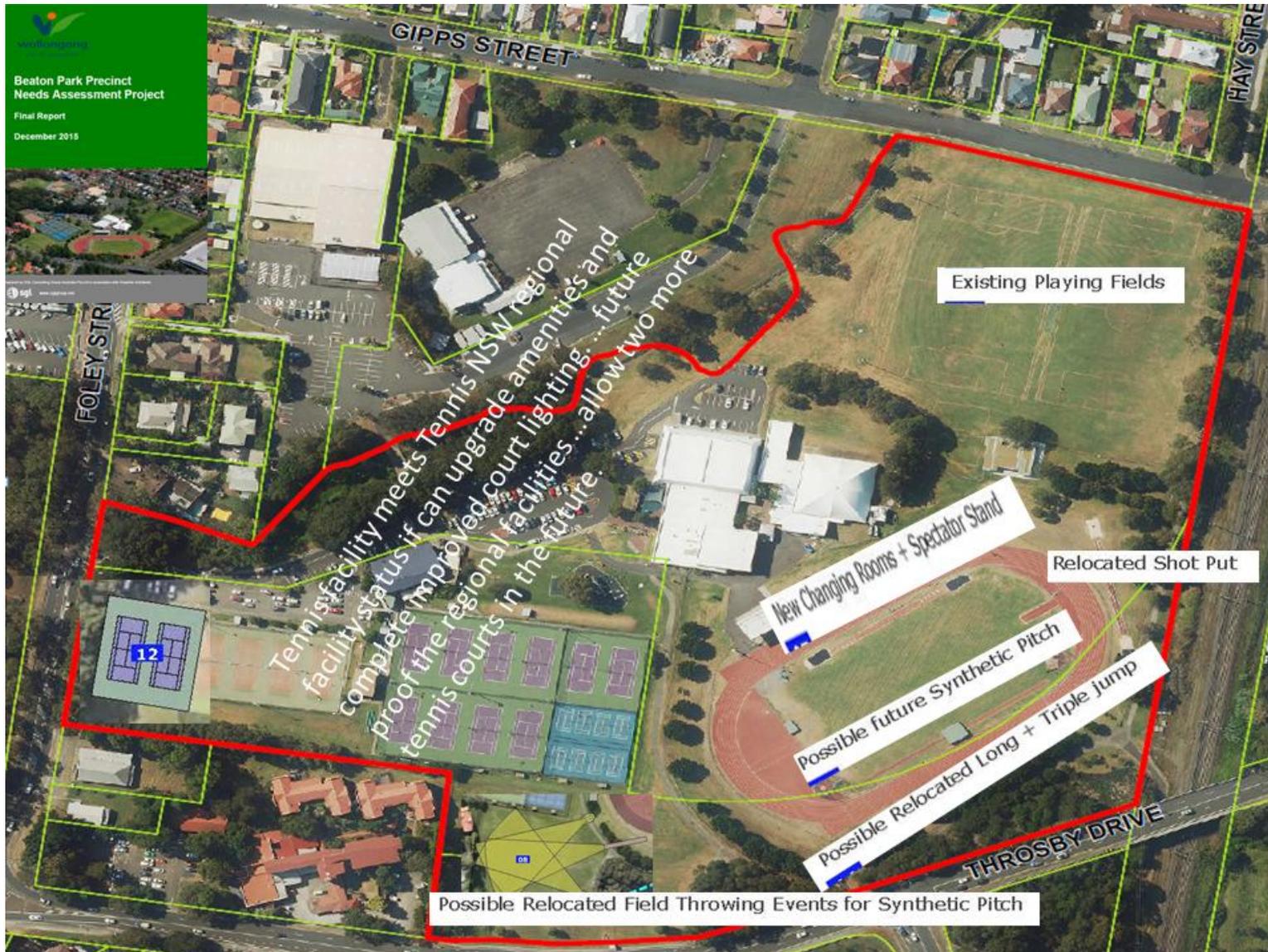
17. Illawarra Sports Medicine Clinic Building Photo B



18. Activity Listings at Beaton Park Leisure Centre



APPENDIX H "SNAPSHOTS" OF BEATON PARK NEEDS ASSESSMENT RECOMMENDATIONS





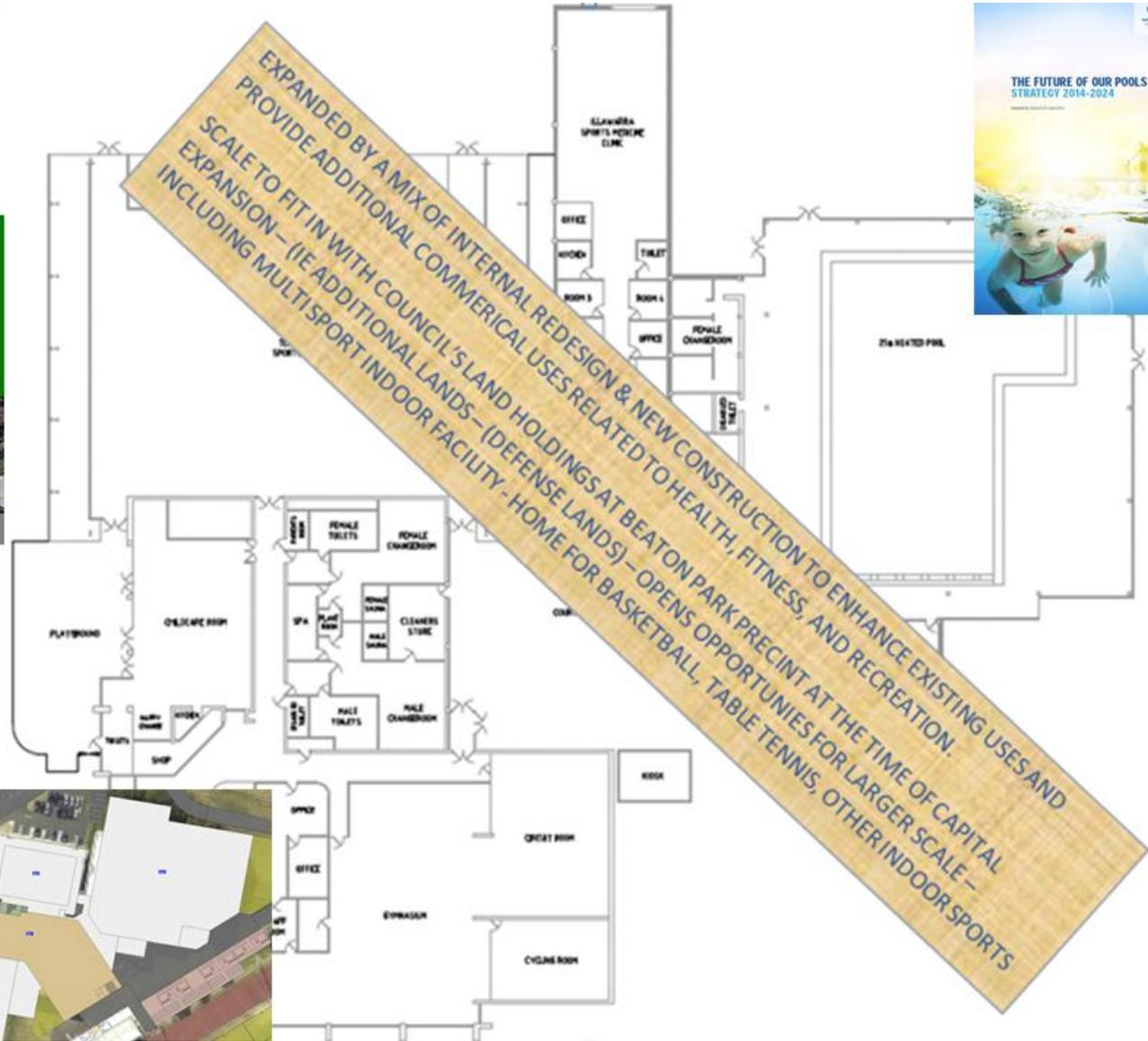
new community adventure  
park, playground and  
picnic area

Department of Defence  
land - redeveloped as  
extended park land

improve landscape and plantings along water  
way and rear of residential properties

FOLEY STREET

GIPPS STREET



**APPENDIX I COMMUNITY CONSULTATION**

Council Assessment or Plan	Community Consultation Completed																										
<p>Beaton Park Needs Assessment 2015/2016</p>	<p>The Needs Assessment included extensive reviews of existing facilities and input from key precinct stakeholders, tenant groups and State and Regional Sport Associations.</p> <p>The project identified opportunities to enhance existing stakeholder relationships and explored new potential stakeholders that could align to the vision for the Beaton Park Precinct.</p> <p>Consultation and market research completed as part of this study can form the key stakeholders input into an updated Plan of Management.</p> <p>Local Stakeholder Organisations Interviewed as Part of Needs Assessment Included:</p> <table border="0" data-bbox="418 653 1325 972"> <tr> <td>Wollongong City Council Reps</td> <td>Illawarra Sports Medicine</td> </tr> <tr> <td>Tennis Wollongong</td> <td>Illawarra Academy of Sport</td> </tr> <tr> <td>Football South Coast</td> <td>Illawarra Hawks Basketball</td> </tr> <tr> <td>Wollongong Olympic Junior Football</td> <td>Beaton Park LC Kiosk Operator</td> </tr> <tr> <td>Illawarra Basketball</td> <td>Illawarra Blue Stars Athletics</td> </tr> <tr> <td>Illawarra Badminton</td> <td>Athletics Wollongong</td> </tr> <tr> <td>Wollongong Swimming Club</td> <td>Wollongong University</td> </tr> <tr> <td>Illawarra Junior/Senior Cricket</td> <td>Destination Wollongong</td> </tr> <tr> <td>Illawarra District Table Tennis</td> <td>Peoplecare Health Insurers</td> </tr> </table> <p>State Sport Association Interviews as Part of Needs Assessment included:</p> <table border="0" data-bbox="418 1045 886 1182"> <tr> <td>Tennis NSW</td> <td>Swimming NSW</td> </tr> <tr> <td>Basketball NSW</td> <td>Little Athletics NSW</td> </tr> <tr> <td>Netball NSW</td> <td>Football NSW</td> </tr> <tr> <td>Table Tennis NSW</td> <td></td> </tr> </table> <p>Report to Council on the Beaton Park Needs Assessment Final Report (Dec 2015) made on 9 May 2016.</p> <p>June 2016 Presentation on Needs Assessment given to Neighbourhood Forum 5.</p> <p>A Note about Consultation:</p> <p>It is acknowledged that the Needs Assessment includes recommendations that may not be reflective of all needs identified by the stakeholder groups in their interviews, for example, the Wollongong Swimming Club’s identified need for “The development of a 51.5m x 25m x 3,000mm pool that completely meets the specifications of FINA at BPLC” is not accommodated in the Needs Assessment’s conceptual BPLC redevelopment plans because their identified need is not in line with Council’s “The Future of Our Pools Strategy 2014 – 2024” or within the capacity of Council’s finite resources. In addition Swimming NSW acknowledged that they had “Interest in Centre of Excellence concept for the region, but it would be limited by 25m pool”. The University of Wollongong reported in the Needs Assessment interviews their “Outdoor 50m heated pool has capacity for more use by clubs and athletes looking to rain in long course water.”</p>	Wollongong City Council Reps	Illawarra Sports Medicine	Tennis Wollongong	Illawarra Academy of Sport	Football South Coast	Illawarra Hawks Basketball	Wollongong Olympic Junior Football	Beaton Park LC Kiosk Operator	Illawarra Basketball	Illawarra Blue Stars Athletics	Illawarra Badminton	Athletics Wollongong	Wollongong Swimming Club	Wollongong University	Illawarra Junior/Senior Cricket	Destination Wollongong	Illawarra District Table Tennis	Peoplecare Health Insurers	Tennis NSW	Swimming NSW	Basketball NSW	Little Athletics NSW	Netball NSW	Football NSW	Table Tennis NSW	
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<p>Draft Beaton Park Plan of</p>	<p>Council Report to exhibit the draft PoM for community feedback for a period of 28 days with a further period of 14 days to receive written submissions via email, letter or</p>																										

<b>Council Assessment or Plan</b>	<b>Community Consultation Completed</b>
Management Exhibition Processes	<p>community feedback form on 29 May 2017.</p> <p>Exhibition to run concurrently with the exhibition of a draft Beaton Park Planning Proposal, subject to Gateway determination by NSW Department of Planning and Environment. Public Comment period was 2 November – 15 December 2017.</p> <p>Written notices of the exhibition period and public meeting/hearing regarding the draft PoM and the Draft Planning Proposal to be sent via email, letter to active Neighbourhood Forums, Beaton Park lease holders, license holders and other stakeholder organisations, Beaton Park individual members and user groups, and to property owners in the suburbs of Gwynneville and Keiraville.</p> <p>Stakeholder organisations offered opportunity to meet with Council staff to discuss the draft PoM and draft Planning Proposal in the written notice.</p> <p>An information kiosk on the Draft PoM and Draft Planning Proposal to be held during the 28 day exhibition period at Beaton Park Leisure Centre. Information Kiosk held on 18 November 2017 attended by 20 people.</p> <p>Information on the draft PoM and draft Planning Proposal available on Council's website during the exhibition and submission period and the period lead up to the holding of a public meeting/hearing.</p> <p>A public meeting/hearing to be held by an independent chairperson on the draft PoM and draft Planning Proposal at least 21 days after the close of the exhibition and submission period to enable Council give to notice to all persons who wrote a submission about the date of public meeting/hearing. The public meeting was held on 20 February 2017 attended by 23 people.</p> <p>After the close of the exhibition, submission period and after the holding of the public meeting/hearing a report will be made to Council on the results of the exhibition/submission period and the issues raised at the public meeting/hearing regarding the draft PoM and the draft Planning Proposal. Council will consider all submissions received and issues raised at the public meeting/hearing prior to making any determination on the draft PoM. Council considered the 109 with 80 form letters submissions/issues raised at its meeting of 28 May 2018 and resolved to adopt the PoM with minor amendments.</p>
Draft Beaton Park Planning Proposal	<p>A report was made to Council on 29 May 2017 that a Draft Planning Proposal be prepared to add "medical centre", "community health facilities" for Lot 113 DP 788462, Lot 104 DP 594259 and Lot 401 DP 1128781 and "registered club" for Lot 113 DP 788462 as permissible uses in the RE1 Public Recreation zone for the Beaton Park site through a Schedule 1 amendment and referred to the NSW Department of Planning and Environment for Gateway determination. Public Exhibition to be in accordance with any future Gateway determination. At a minimum, exhibition activities to occur as noted in the Draft Beaton Park Plan of Management Exhibition Processes entry in this table. Council considered submissions received on the draft planning proposal at its meeting of 28 May 2018 and resolved to finalize the draft planning proposal.</p>

<b>Council Assessment or Plan</b>	<b>Community Consultation Completed</b>
Future Beaton Park Master Plan	A future Beaton Park Master Plan will be subject to future public exhibition and comment period prior to seeking Council endorsement. Council would consider any submissions received during the comment period prior to making any determination on a future Beaton Park Master plan.