

Community Consultation Report
for the Black Rocks Sports Field Master Plan

Aug - Nov 2019

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1 Executive Summary

Council sent invitations to 12 community stakeholder user groups to nominate representatives for a Black Rocks Sports Field Master Plan Working Group.

Subsequently, Council sent questionnaires to the community stakeholder user groups seeking information in relation to the user groups' current and potential future requirements of the site and the community's vision for use of the area. The questionnaires provided a framework for written submissions and gave user groups an opportunity to provide input into the draft master plan.

Council received six nominations from the user groups towards the Working Group and seven completed questionnaires which are summarised in this report. Submissions were received from another four parties including the Tweed Coast Koala Management Committee.

Workshops were held with the Working Group on 24th September and 13th November 2019.

The following report summarises feedback received through the questionnaires, submissions and workshops.

2 Methodology

Council sent invitations to 12 community stakeholder user groups to nominate representatives for a Black Rocks Sports Field Master Plan Working Group. The Community stakeholder user groups include:

- Pottsville and District Men's Shed;
- Pottsville Fun Croquet Club Inc;
- Far North Coast Electric Flyers Club;
- Pottsville Beach Cricket Club;
- Cabarita Cricket Club;
- Tweed Coast Tigers AFL Club;
- Pottsville Beach Tennis Club;
- Pottsville Beach Football Club Inc;
- Pottsville Community Association;
- Pottsville Beach Primary School; and
- St Ambrose Primary School.

Council received six nominations from the user groups towards the Working Group.

Subsequently, Council sent questionnaires to the community stakeholder user groups seeking information in relation to the user groups' current and potential future requirements of the site and the community's vision for use of the area. Copies of the questionnaires are within Appendix A. The questionnaires provided a framework for written submissions and gave user groups an opportunity to provide input into the draft master plan.

Where Council did not receive formal written submissions, Council staff called representatives of the community groups to understand why submissions were not made or to receive the information over the phone.

Following review of the completed questionnaires, a workshop was held with the Working Group. The aim of the workshop to obtain a level of consensus regarding the site plan and a design brief for a community building.

A preliminary draft Master Plan was compiled and with a summary of community consultation to date, was referred to the Tweed Coast Koala Management Committee (TCKMC) for comment. The TCKMC provided a submission.

Feedback from the TCKMC was considered and integrated into an updated draft master plan which was then presented at a second workshop with the Working Group. Workshop discussions and final submissions were received from the Working Group were considered and integrated into the subject draft Master Plan reported to Council.

3 Questionnaire Feedback Summary

Seven completed questionnaires were received.

The common suggestions or statements from the questionnaires include:

- Formalisation of car parking which includes accessible car parking spaces;
- Bus access and parking;
- More public toilets including accessible facilities as the site is used more;
- A multi-purpose building shared between user groups; and
- Most clubs expressed how they can comfortably and happily coexist with other community groups or uses.

Other findings were as follows:

- Two groups suggested an athletics track (Croquet club and St Ambrose school);
- Two groups suggested a perimeter walking track or bike track with exercise equipment (Men's Shed and St Ambrose school);
- Two groups suggested a children's playground (Croquet club and St Ambrose school);
- Two groups suggested BBQ facilities (Cricket club and St Ambrose school);
- Two groups requested storage facilities (Cricket club and Electric Fliers) however it is noted that the Croquet club and Men's Shed already have temporary storage arrangements to be reconsidered;
- Additional shelters were requested by the Croquet club and St Ambrose School. The primary consideration for the school's use of the ground was the provision of enough shelter (both sun and rain protection);
- The Croquet club requested an improved turf surface and the Men's Shed requested an expansion to the shed. Both requests were supported by the Pottsville Community Association;
- The Croquet club further requested an additional court, meeting room and kitchen facilities potentially within a shared use building;
- The Cricket club further requested a canteen and change rooms.
- The Electric Fliers club requires open field without poles or lights;
- Pottsville Beach Tennis club were happy to remain at their current facilities and not relocate to Black Rocks Sports Field however did suggest an indoor sport facility;
- Two groups requested town centre directional signage to the sports field (Croquet club and Men's Shed); and
- Concerns were raised regarding the existing gate and issues with access by three groups (Men's Shed, Electric Fliers, Cricket club) including the gate's battery not charging the bad weather, hours of availability and the type of gate or opening arrangements being unsuitable for how busy the site is.

4 Individual Questionnaire Submission Summaries

Pottsville Fun Croquet Club: Designated Spokesperson

The club has 45 members with an average age of 70 comprising 90% women from Pottsville, Mooball, Kingscliff and Mullumbimby. The club considers itself an emerging young club operating for less than 2 years. Player numbers are increasing with the female to male ratio remaining consistent.

The group is currently based at Black Rocks Sports Field using two courts, toilets and pump shed shelter. The group currently uses the site three times per week for social play with no formal competition yet.

What works well with the current facilities?

The surrounding tree line on the perimeter provides a nice wind break. The Men's Shed members offer assistance. Use of the pump shed for storage and club house. Assistance from the Tweed Shire Council. Our new shelter provides shade and seating for a cuppa and socialising.

Are there any problems with the current facilities?

The turf on our courts is in a very poor condition. There is no designated car parking. Very small club house. Extra toilets are needed. Street signage to direct people to the Black Rocks Sports Field (Blue signs) would be good.

Please outline your organisation's potential future requirements for Black Rocks Sports Field as anticipated in 2, 5 and 10 years.

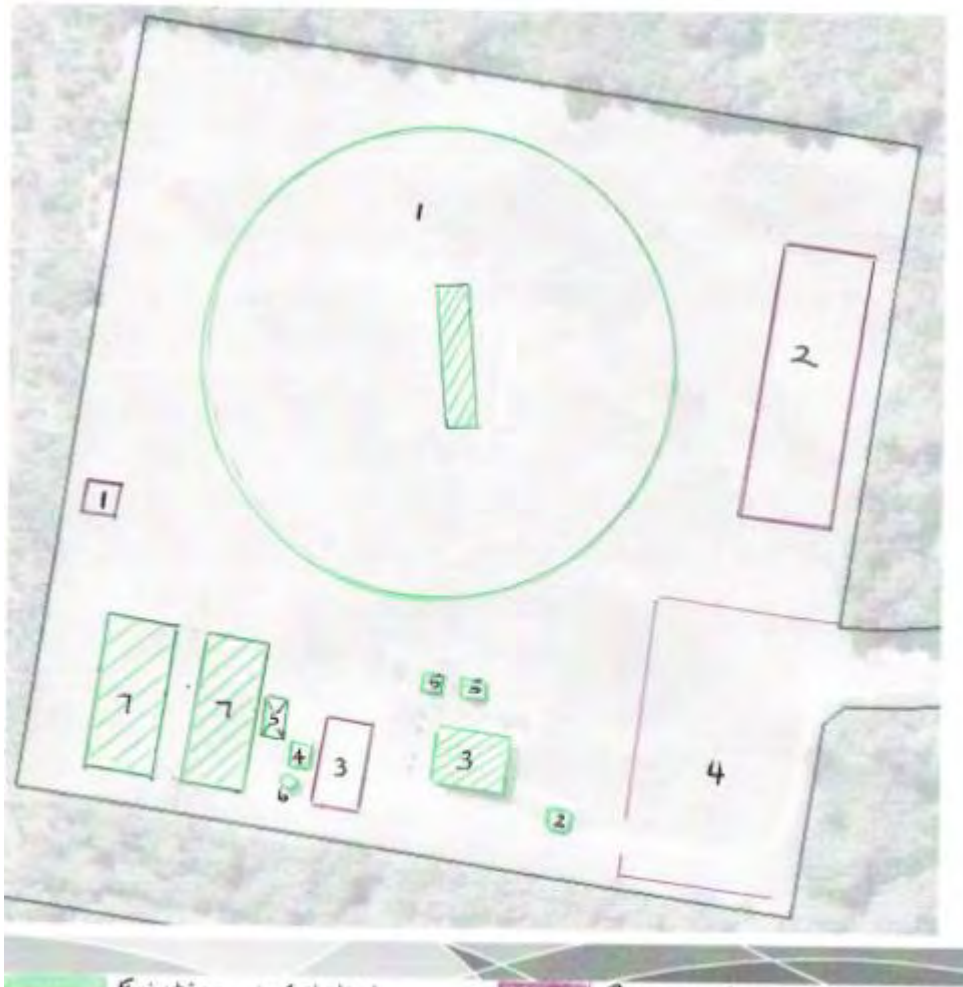
The club intends to continue meeting three times per week during daylight hours with an average of 16 players at each event. The club requires irrigation, additional courts and sheltered seating for each court like shown in the provided photo. More public toilets would be needed and a meeting room that seats 50 people that includes basic kitchen facilities. A 20 space car park is needed now with a 50 space car park required in 5 years.

The membership is anticipated to grow that is reflected in the population growth of the area.

Do you have any other suggestions for Black Rocks Sports Field embellishments?

Schools could use the fields especially if athletics and netball were added. They would require the extra toilets. Perhaps the education department could be approached to help fund. Multipurpose building similar to Arkinstall Park. Small fence playground similar to Eunga Street. Water fountain/bubbler, couch turf for croquet courts with irrigation. We are prepared to work with Tweed Shire Council with funding/grants as we did with the newly erected shelter.

A concept plan of the site and photos were provided by the club as shown below.



- Existing
1. Cricket
 2. Toilet
 3. Mens Shed
 4. Pump Shed
 5. Shelters
 6. Tank
 7. Croquet Courts

- Proposed
1. Toilet
 2. Netball Courts
 3. Car Park
 4. Fenced Car Park



Photos and concept plan submitted by Croquet Club

Pottsville & District Men's Shed: Secretary

The club has 75 members comprising primarily men aged 65 to 85 years although we have 2 Members aged over 90 and several disabled young men (who attend with their Carers). All members live in Pottsville or the surrounding area and many of the members suffer from a variety of disabilities including mobility problems. The club reports membership is continuing to grow at a rate of approximately one a month and numbers with disabilities are increasing. The club uses the site 'for the usual activities of a men's shed' all year round currently 3 mornings per week (8.30am – 12.30pm) however this is expected to increase to reflect the DA consent conditioned hours of Monday to Sunday 7.30 a.m. to 5.30 pm. The current facilities used include the shed and the public toilets. However members also walk around the oval for exercise.

What works well with the current facilities?

Access to the Shed and the public toilet block is disability friendly. We have access to potable water and 240v power. The open grounds of the Sports Field make for an amenable environment for the Shed Members, especially for those with health concerns. The cycle / path to and from the Field is used by several of our Members. We have a good relationship with the Council as regards resolving any specific issues which arise from time to time.

Are there any problems with the current facilities?

- *There is no formal hardstand car parking and the gravel access road is now in poor condition.*
- *The public toilets are becoming too small for the number of people using the Sports Field.*
- *The restricted availability of 240v power and no telecommunication lines to the Field is problematic.*
- *The solar powered electric gate creates problems from time to time.*
- *Visitor vehicles sometimes do not get close enough to activate the mechanism and often drive away.*
- *Occasional mechanical faults and overcast days (no solar power) have sometimes led to long delays awaiting the attendance of designated Council staff to open the gate.*
- *Thus far, the Council has resisted our requests for a copy of the emergency master code/key.*
- *This type of gate (with solar power only) is not designed to handle the amount of traffic that is now entering and leaving the field and raises the questions regarding accessibility of emergency services e.g. Ambulance, Fire Services or Police.*
- *We would prefer a situation where the gate is locked in an open position when the Shed is in operation.*

Please outline your organisation's potential future requirements for Black Rocks Sports Field as anticipated in 2, 5 and 10 years.

Our increasing membership and the consequential development of activities at the Shed and attendant health and safety/disability issues has reached the point where we need to extend the building. The Council has helped to mitigate the immediate problem (lack of storage space) by allowing us to temporarily locate two storage containers adjacent to the Shed.

The Shed also needs a larger Meeting Room and more user friendly kitchen facilities.

A concept plan of a shed extension was provided with the submission that was considered to *meet our needs for the immediate future but, assuming that Membership and associated activities continue to steadily increase, it may be necessary to increase opening days/hours and at some point down the track, we may be obliged to contemplate a further extension. It is important that this possibility is factored into the proposed Master Plan.*

We have always supported the development of the Black Rocks Sports Field for community use. The club believes they can comfortably coexist with any increased use of the Field for organised sports activities. It is anticipated that the preparation of the Master Plan will identify the need for the provision of a multi-purpose pavilion or the like.

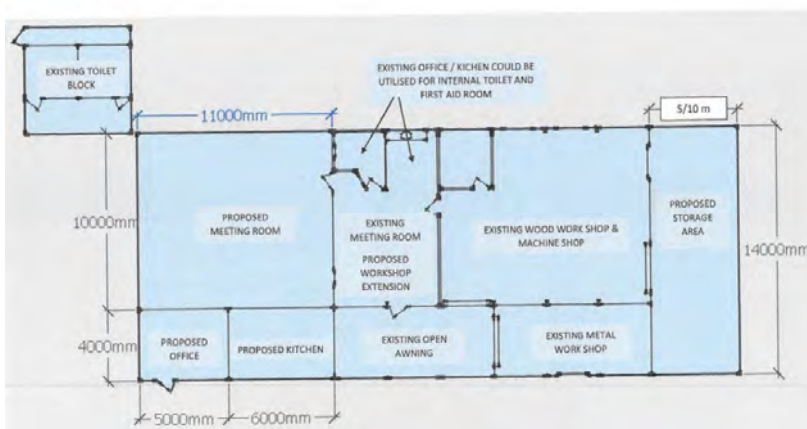
Other concerns raised within the scope of the Master Planning process included:

- The need for the site licence issue to be resolved;
- The need for the Shed to be provided with the emergency key/code for the automatic gate and for consideration to be given to the possibility of locking the gate in the open position when the Shed is in operation;
- Provision of provide a designated accessible car parking and hardstand area adjacent to the Shed;
- Any required improvements to the power supply and telecommunication facilities;
- Blue directional signs reading “Black Rocks Sports Field and Men’s Shed”.to be suitably positioned at the Tweed Coast Road/Coronation Avenue roundabout and at the Phillips Street (leading to Overall Drive) roundabout; and
- The provision of a designated walking /cycling track, possibly with seating and exercise stations en-route to encourage regular walking round the perimeter of the field by members.

Following is the *concept plan has already been provided to the Council* which comprises an 11 metre extension at the east end of the building and a 10 metre extension at the west end which will facilitate the removal of the two storage containers.

Preliminary/Proposed extension of P&DMS facilities at Black Rocks Sports Field.

- New Meeting Room 11m x 10m – 110 sq m
- New Office 5m x 4m – 20 sq m
- New Kitchen 6m x 4m – 24 sq m
- New Storage Area plus Dust Extraction unit 14m x 5/10m – 70 / 140sq m



Pottsville Beach Cricket Club – President

The club has 150 members ranging from 6 to 60 years who mostly live in Pottsville or in the Tweed Shire. Both the seniors and junior division membership numbers are reportedly growing. The club participates in a home and away cricket competition.

What works well with the current facilities?

What works well are the great field, nets and club house at Seabreeze and the toilets and shade at Black Rocks.

Are there any problems with the current facilities?

At Seabreeze, there is a lack of storage, concreting is needed under the shade structure and another wicket is required.

At Black Rocks, the club needs better access to the ground. Also, the club needs storage facilities and a BBQ.

Nothing prevents the club from using Black Rocks Sports Field.

Please outline your organisation's potential future requirements for Black Rocks Sports Field as anticipated in 2, 5 and 10 years.

The club uses the site every Saturday plus one day a week during Summer. There are 30 participants at each game.

In the future the club would like storage, canteen, change rooms, BBQ and car parking.

A growth in membership and number of teams would result in the club needing to use the sports field more.

Far North Coast Electric Fliers: President

The club has 9 members plus visitors comprising males 12 to 91 years old from Pottsville, Kingscliff and Murwillumbah. The club is 'growing slowly' and participates in events interstate and overseas. The club uses the site to fly electric power model aircraft weekly. The club requires 'open space' and access to toilets.

What works well with the current facilities?

Black Rocks Sports Field is considered an ideal space for safe model flying when it is not windy.

Are there any problems with the current facilities?

The 'automatic gate is set to operate to daylight savings time – allows early access but is locked too early in the evenings, especially in daylight savings time'.

Is there anything preventing your organisation from using Black Rocks Sports Field?

Only if sporting activities are under way and we then do not fly. Also if automatic gate does not operate and there have been times when bad weather does not charge the battery that operates it.

The organisation wishes to continue to use the site for flying electric powered model aircraft, weekly however weather dependent.



Into the future the club requires open field without poles or lights. A larger area would be welcome but the current area with the existing toilet facilities are adequate. A small storage area would be appreciated. A growth in membership is required to use the field more.

Other statements:

We support the Men's Shed.

One concern we have is that there are a few people who fly model aeroplanes who are not members of our club and are not covered by our insurance. They usually do not fly when our club is in operation but we are worried that these people could misuse the field and we could be blamed. Our club is registered with state and national model flying organisations and with the civil aviation safety authority. We have been granted 1,000 foot height clearance and the field is noted on the full size aviation maps and documents.

Pottsville Beach Tennis Club: Treasurer and Committee member.

The club has 108 members that generally live in the Pottsville/ Cabarita area. The club provides male and female tennis for adults (19-54 years), seniors (over 54 years), juniors (under 19 years) and associates (20-80 years). The trends in membership involve an increasing junior membership, stable adult and senior membership and increasing in registered players using the online book a court hire.

The club uses the Pottsville tennis courts next to Pottsville Memorial Oval. The four courts with lights are used daily, all year around and the club participates in home and away competitions around the Tweed district.

What works well with the current facilities?

The tennis courts are in a central location in proximity to shops, beach and holiday parks.

Are there any problems with the current facilities?

The fourth court is not in condition for tennis play.

Is there anything preventing your organisation from using Black Rocks Sports Field?

Yes. Lighting facilities are required which may impact the Koala presence. The tennis club is used 7 days/nights a week from 7am till 10pm with social play, coaching, competitions and court hire.

The tennis club is happy at their current location not wishing to relocate to Black Rocks Sports Field.

Do you have any other suggestions for Black Rocks Sports Field embellishments?

For a multi-purpose centre with hall to accommodate indoor sports eg basketball, soccer, cricket, gymnastics, netball, volleyball, squash or aerobic classes along with a meeting room and kitchen facilities. Also a little athletics facility is suggested.

St Ambrose Primary School: Principal

The school has 360 students of primary school age (4 – 12 years).

The school coordinates many sports and activities off the school grounds including cricket, hockey, AFL, rugby league, rugby union, netball, soccer and swimming.

The primary factor when determining appropriate spaces to conduct specific sports is where there is undercover areas and toilets.

The school currently utilises various fields including Seabreeze field, Casuarina rugby ground, Memorial Park for AFL and Murwillumbah and Casuarina for swimming.

Please outline your organisation's potential future requirements for Black Rocks Sports Field as anticipated in 2, 5 and 10 years.

The school has the potential to use the site for athletics carnivals if marked out appropriately. In addition to other general sporting carnivals – soccer etc. If the facilities were appropriate the school could use the site approximately 10 times a year.

The key requirement is shelter (in addition to the relevant sporting requirements). Sheltered areas are needed to accommodate schools/sporting grounds in lieu of inclement weather, in particular rain and heat.

Other requirements include toilets, parking and bus access. Ideally a sporting club could relocate there and the school would utilise their facilities week in and week out. For example, little athletics or the cricket club.

The main trigger that would result in the school utilising the Black Rocks Sports Field is the establishment of facilities that met the school's needs.

Is there anything preventing your school from using Black Rocks Sports Field?

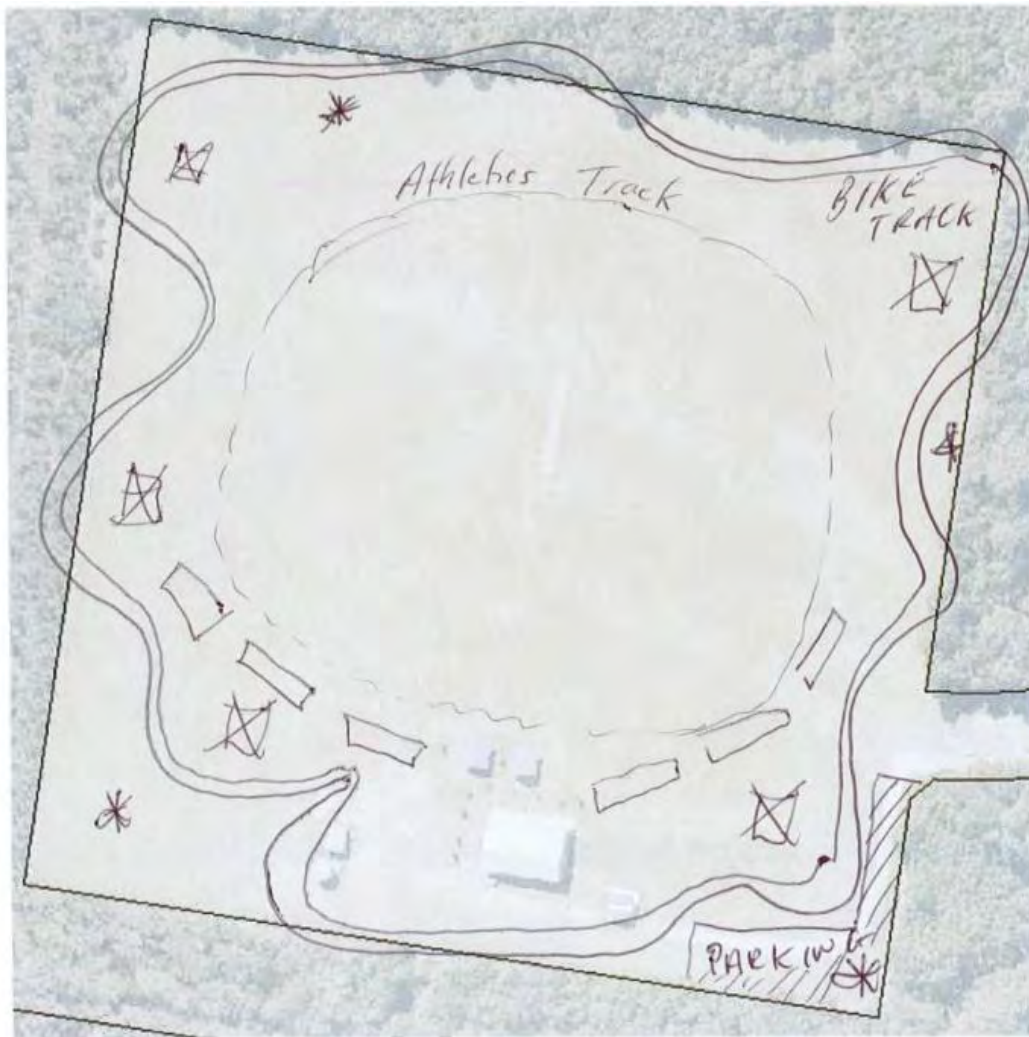
The lack of shelter is the primary thing preventing the school from using Black Rocks Sports Field in addition to marked fields or track.




Do you have any other suggestions for Black Rocks Sports Field embellishments?

A rough indicative sketch was provided which included:

- Undercover shelters
- Bike track
- Fitness trail
- BBQ facilities and seating
- Athletics field
- Car parking

The intent is to *have designated fields surrounded with community friendly activities.*



-  Fitness Station.
-  Barbecues.
-  Undercover Areas.

Pottsville Community Association – President

The community association has 145 members, growing in numbers of an age range from 30 years to mature age seniors. The association uses the Neighbourhood centre in Pottsville and states '*We are a community group who fought to keep the field and men's shed*'.

The Association reports that the Men's Shed, Croquet club and Cricket club work well at the current facilities at Black Rocks Sports Field.

Problems cited with the current arrangements include the uneven laying area for the croquet club and how the Men's shed need to expand.

Do you have any suggestions for Black Rocks Sports Field uses and embellishments?

We would like to see tennis facilities, rugby union/rugby league fields and incorporate soccer/hockey/baseball/netball facilities. The district would use all the above.

Support amenities would be needed to service the visiting public.

The facilities you describe could be a shared facility to accommodate multiple sports clubs.

Car parking could be along eastern and southern boundary.

The primary trigger for the above is that Pottsville is growing and if the facilities were provided they would be used.

The Pottsville Triathlon could start and finish at Black Rocks to avoid all traffic disruption at the town centre. I have a plan and it involves using Wooyung Road and the beach to stage the race. It also would bring more economic benefit to Pottsville.

Other comments include:

There are [a] minority group trying to reforest [sic] the field and they cause a lot of difficulty in the area.

Pottsville Beach Football Club – Vice President

The club did not wish to complete a questionnaire however did make an email submission as follows.

Unfortunately the club is currently not in a position to move to Black Rocks Sports Field. The club conveyed using the Black Rocks Sports Field would mean a splitting of the club as they would only be able to have teams based there that don't require lights. Therefore given there are no lights at the site, the club does not believe the site is suitable right now.

It was conveyed over the phone that if lighting was provided at the site, the club would review its position however it is happy at the current facilities at Koala Beach.

5 Meetings

Meetings were held with the Pottsville Fun Croquet Club (16 September 2019) and the Pottsville and District Men's Shed (19 September 2019) to detail the requirements. Everything discussed was consistent with the submissions made and summarised above. Following are the minutes taken from these meetings.

Subject: Minutes of Meeting with Pottsville Fun Croquet Club - Black Rocks Sports Field Master Plan

Time: 10am Monday 16 September 2019

Location: Peter Border Room, Murwillumbah Civic Centre

Present: Three representatives from Pottsville Fun Croquet Club (PFCC) and 4 representatives from Tweed Shire Council (TSC).

It was acknowledged that the Club had completed the questionnaire, highlighting that the club had requested improved surfaces, additional shelters, a meeting room and had submitted a site plan that included a car park and netball courts.

PFCC stated that the netball courts were included with the intent of having a multi-use facility with as many uses as possible. Also there are no other netball facilities in Pottsville. Another suggestion put forth was an athletics track.

TSC asked regarding the meeting room whether the club was comfortable in sharing the facilities with other groups.

PFCC said they were fine with that. They have no intention of having the site be just about croquet. The Men's shed have provided assistance on many occasions.

TSC asked about their current storage arrangements in the pump shed and what storage would be needed in the future?

It was concluded an area approximately the size of a garden shed is needed to fit a mower, line marker, visitor mallets (PFCC noting the generosity of other groups) and other equipment.

TSC clarified the purpose of the pump shed and how the irrigation works and the current strategy used across the site.

Photos of croquet players in action, the new shelter and Eunga Street Park were passed around.

PFCC said something like the playground and space at the newly upgraded Eunga Street Park would suit the site well. Also, it would service the croquet player's families. TSC asked about this and it was explained that croquet players especially during school holidays bring grand kids with them to get them out and a playground is more interesting than watching croquet for them.

PFCC asked about the possibility of shade sails over the courts.

TSC conveyed the challenge involved with shade sails generally with design requirements, how effective they are and how they're prone to vandalism which would definitely be a potential issue that this site given the isolated nature. The club agreed how this could be an issue however then asked about shade trees being planted and TSC agreed that is more of an option and likely to be integrated into the master plan design. This is in addition to making the facilities accessible which is also a request from the Men's Shed.

PFCC said another shelter would be great and agreed accessibility is important as there are a diverse range of people that play croquet in the club. However, the triangle tables newly moved to the site are not accessible in nature.

TSC noted this and said these tables were an opportunity but new accessible tables can be planned for the space.

TSC sought confirmation of the court size where PFCC stated was 17m x 33m with a maximum of 25 players per court.

PFCC asked what was happening with Dunloe Park and any Section 94 contributions that would arise from that development.

TSC advised that generally with larger developments like this, contributions are generally made by way of allocating facilities to Council rather than cash payments. TSC then provided a history of the Black Rocks Sports Field and how the facility was originally sited within the Black Rocks subdivision further to the east and embellishments planned which evolved to its current location and facilities. TSC went onto suggest that rather than netball courts, maybe a half basketball court like on Overall Drive would work which, the club agreed is always being used. Facilities for informal use are more likely to utilised. Similarly with exercise equipment which has been suggested by others (which the club agreed).

TSC then discussed the process for planning, approvals and grants and having projects 'shovel ready'.

PFCC asked about the anticipated timing of the improved surface for the croquet courts.

TSC advised that activities like that need to consider the seasons so likely best being established when coming into winter. He also advised them that of the best person to contact with regard to matters like this.

Meeting closed 10.50am

Subject: Minutes of Meeting with Pottsville and District Men's Shed - Black Rocks Sports Field Master Plan

Time: 3pm Thursday 19 September 2019

Location: Peter Border Room, Murwillumbah Civic Centre

Present: 3 representatives from Pottsville and District Men's Shed (PDMS) and 3 representatives from Tweed Shire Council (TSC)

TSC opened the meeting outlining the community consultation process underway including the questionnaires and workshops however this meeting was additional given the Men's Shed's presence at the site and to streamline the workshop process.

TSC acknowledged the submitted floor plan which included a 14m x 11m addition on the eastern side and a 14m x 5-10m addition for storage on the western side. TSC asked about the proposed meeting room additions (eastern side), how this space will be used and whether the Men's Shed would entertain locating this space within a community building and made available to other groups when the Men's Shed were not using it.

PDMS conveyed the space is not really a formal meeting room and instead a social space that they use daily. At present they have 30+ people using the existing meeting room which is a squeeze hence the request for extension. The Men's Shed also sought to construct a commercial kitchen and maybe a computer tech room.

TSC qualified the idea with how other facilities in the Shire work with a single community building which is shared between groups to avoid multiple similar facilities for each group at the same location.

PDMS raised the concern that sharing the space would result in insurance issues and ideally how the shed would prefer to be independent. PDMS asked how the sharing arrangement would work.

TSC responding generally as simple as possible through licencing and ideally through mutual agreement between groups. TSC further qualified the idea with how common this is across the shire to everyone's benefit.

PDMS stated he had no fundamental objection provided there was guaranteed availability of the room and that the Men's Shed wouldn't be criticised for the frequency of use of the meeting space as it is such a core activity of the shed and encouraged.

TSC agreed that this would need to be properly addressed in any licencing agreement and understood by all users. Other facilities shared can include a commercial kitchen however storage or office space can be located within the building but split and locked separately.

PDMS asked if Koala Beach Sports Ground facilities is like what Council is suggesting.

TSC said yes, similar however that the community building doesn't need to be just for sports but kitchens or canteens fit for purpose that can cater for volumes of food.

PDMS stated regarding the sharing of facilities it is likely that the kitchen and meeting space could be shared but the office space could not.

PDMS raised the topic of car parking at the site stating that this morning, when the croquet was on in addition to the Men's Shed, he counted 40 cars at the sports field. Another time he counted 140 cars at Koala Beach sports fields.

TSC said the car parking design would be discussed at the workshop however what is clearly important in the need for accessible car parking and ensure all abilities access is available from the car parking to the buildings and facilities.

PDMS agreed accessibility is important.

TSC asked for clarification regarding the Men's Shed's intent regarding the expansion of hours.

PDMS clarified that the expansion is to utilise the facility across a greater time of the week however still within the approved hours of the Development Consent. They endeavour to stay compliant with their conditions of consent as they have been spied on in this regard.

TSC asked about the required volume of storage required and the thinking behind the storage designed for the proposed additions.

PDMS said the proposed storage was to replace the existing temporary container storage at the site. A substantial amount of storage is needed to handle the donated timber and tools for example which the Men's Shed cannot turn away as some of the items are of value and can be put to good use.

PDMS asked how will the funding for a shared building work.

TSC stated it will be a combined application which would be managed and coordinated by Council.

PDMS thought the funding programs they use are not available for Councils e.g. Community Building program.

TSC said that there were several grants available for projects like these and that some may have separate Council streams available for Councils. Council would go about targeting the right grants by having the development approvals in place and QS evaluations once a master plan is adopted. The master plan will address staging of the development that will also help with the grant funding.

The meeting closed at approximately 3:50pm.

6 BRSF Master Plan Working Group Workshop 1

Council sent invitations to 12 community stakeholder user groups to nominate representatives for a Black Rocks Sports Field Master Plan Working Group and six nominations were received. Following review of the completed questionnaires, a workshop was held with the Working Group on Tuesday 24 September 2019. At the workshop, the following were present:

- 4 representatives from Pottsville and District Men's Shed;
- 2 representatives from Pottsville Fun Croquet Club Inc;
- 1 representative from Far North Coast Electric Flyers Club;
- 1 representative from Pottsville Beach Cricket Club;
- 1 representative from Pottsville Community Association; and
- 3 Tweed Shire Council staff members.



The aim of the workshop was to obtain a level of consensus regarding the site plan and a design brief for a shared multi-use building. The questionnaires provided a foundation for discussions.

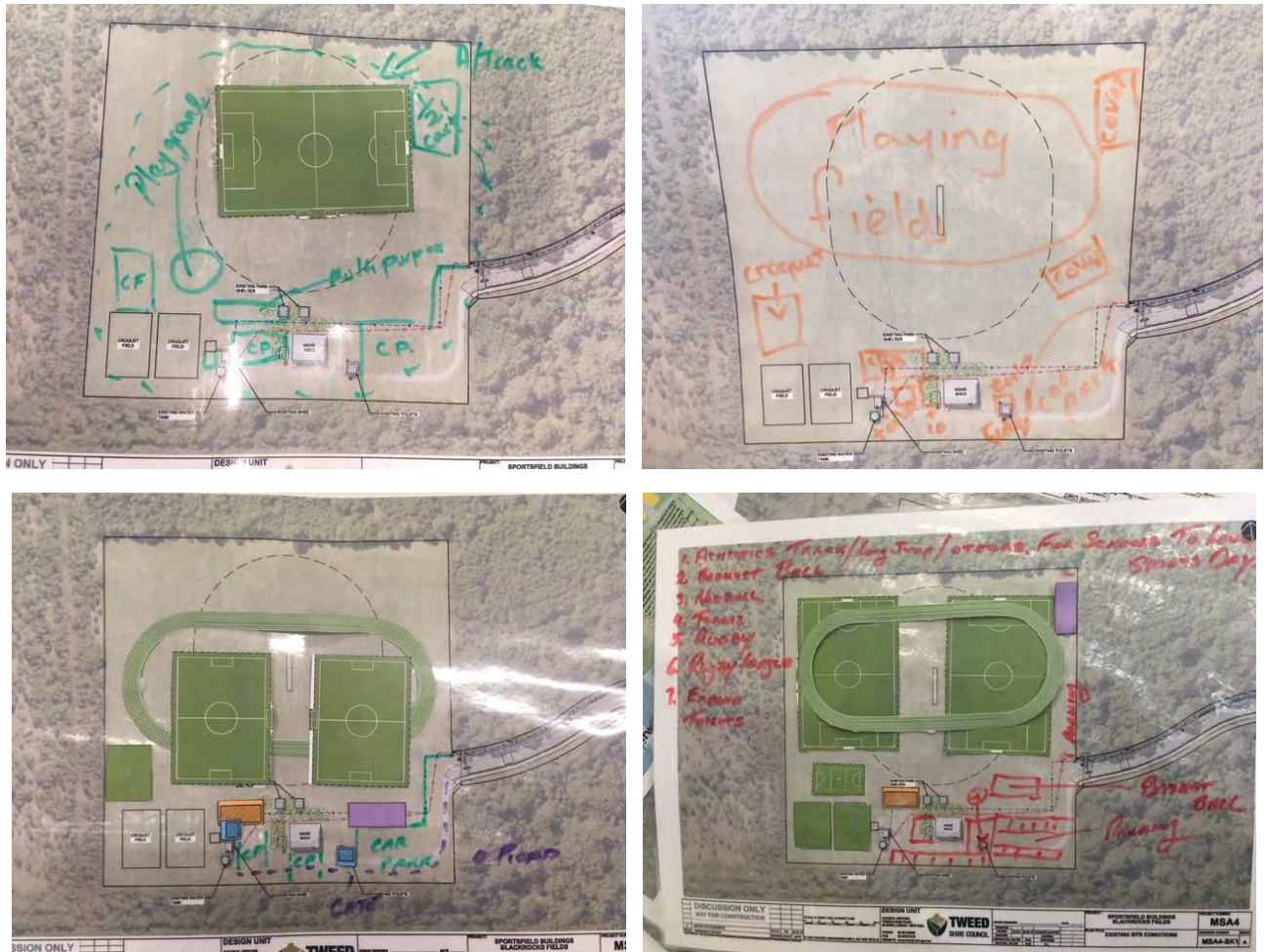


The first activity involved the group being split into groups to compile example site plans and to talk through the rationale for the design. Also for participants to understand the space available from the site plan perspective and scale.

As shown below, the general consensus was that:

- The bulk of the car parking is located to the south eastern corner with additional car parking along the southern border and vehicle access to the croquet club;
- The proposed community building with additional amenities is located to the north west of the existing Men's shed;
- The northern two thirds of the site remain open space for line marking for sports as required primarily for cricket and could include an athletics track, AFL, soccer or football depending on demand;
- An additional croquet court is nominated for north of the existing courts; and
- A walking track is proposed for around the cricket oval which maybe gravel in the future or could be left as grass.

The following were four sample site plans compiled:



The group was then asked to provide a design brief for the proposed shared clubhouse building.

The clubhouse building is to include:

- A meeting room approximately 160m² in size that can provide for at least 50 people;
- A large kitchen, a minimum 6m in length which may incorporate a canteen facility. The canteen is designed for multiple group use and provides storage for groups that share the facility;
- Verandas/ awnings are situated around 2-3 sides of the community building of sufficient depth to provide shelter from the weather for school groups for example.
- Storage is to be incorporated providing approximately a 3m x 3m area for croquet and small areas (a cupboard or 1m³ each for example) for cricket and electric flier clubs.

Acoustic impacts on the meeting room generated by the Men's Shed activities are minimised by way of setbacks, orientation, storeroom location and other design measures.

Other points made within the discussions were as follows.

Additional suggestions for the site plan:

- Bubblers/drinking fountains.
- Accessibility from car parking to buildings/facilities to amenities.

- Landscaping featuring plenty of natural shade.

Regarding the entrance gate from Overall Drive:

- The group had consensus to request that the main solar gate is kept open during approved activities rather than have the entrance always resemble a gaol and not reflective of a community facility open to the public.
- It was conveyed that the gate is considered inconsistent with the management of other environmentally valued public areas like Pottsville Environment Park.
- The sign says no bikes and does not clarify push bikes versus motor bikes.

Other discussion topics or suggestions include:

- To remove the existing bar gate at the sports field/access road junction to prevent people parking along the access road and needing to drive off the road to turn around. Further, create a formalised car park in the south eastern corner of the site that has bollards stopping hooligans from driving on the sports fields (addressing the purpose of the bar gate) and extend vehicular access westward to the croquet to provide for additional disabled access but is gated for use only by community groups or for special events.
- A small playground like at Eunga Street, Tweed Heads South. The Cricket club representative was concerned that a playground could become a target within a cricket match and if the playground is to go ahead, this needs to be considered when determining a location of a playground. I.e. Situated as far from the cricket centre as possible; ideally greater than 65m. Integrating a 600mm wall/seat would reduce the chance of a cricket ball moving along the ground reaching the equipment and playground users.

7 Tweed Coast Koala Management Committee

Following the first workshop, a preliminary draft site plan was compiled for review. The preliminary draft plan and summary of community consultation to date was referred to the Tweed Coast Koala Management Committee (TCKMC) for comment. The TCKMC provided the following submission:

Thank you for the opportunity to prepare and make a submission on behalf of the Tweed Coast Koala Management Committee on the preliminary Black Rocks Sports Field Master Plan.

The committee have conducted an out of session review of the Preliminary Master Plan (Oct 2019 issue A) and Community Consultation Summary till October 2019 and offer the following comments:

- 1. The extent of activities proposed raises some concern for the endangered ecological communities and the endangered Tweed-Brunswick koala population that occupies habitat in the immediate vicinity of the sports field.*
- 2. The committee requests confirmation that there is a council endorsed strategic and operational need for an additional community building with the facilities as proposed in this location, and that this has been demonstrated through an objective assessment of community facility requirements.*
- 3. It is important that any proposed new community facilities are consistent with the draft Tweed Shire Council Community Facilities Plan 2019-2036 and the Tweed Shire Council Open Space Strategy 2018 – 2028.*
- 4. The committee requests confirmation that there is a council endorsed strategic and operational need for additional youth space with the facilities as proposed in this location, and that this has been demonstrated through an objective assessment of community facility requirements.*
- 5. Should any or all of the additional facilities be constructed, it is recommended that use is limited to during daylight hours.*
- 6. Removal of bollards and establishment of landscaped buffer at a minimum average width of 10 m is supported.*
- 7. The landscaped buffer zone should be established with low growing native vegetation to remove the requirement for mowing, with preferred koala food tree species planted at appropriate intervals such that their canopies remain separated.*
- 8. It is recommended that detailed landscape design provides for rounded corners to the interface between the mown area and landscaped buffer in order to preclude the need for slashing equipment to reverse into corners.*
- 9. The proposed walking track and interpretive signage are supported but not considered essential.*
- 10. Should the walking track be installed, it is recommended that it be constructed from a gravel surface, not concrete, to maintain the natural character of the site and that it is located to the south of the planted trees in the north-western corner.*

- 11. It is recommended that the plan is amended to include the proposed fencing / bollard layout to demonstrate that general use vehicles will be restricted to the car park and related access tracks.*
- 12. The proposal to leave the gate open during periods of use is not supported. Issues relating to the effective operation of the gate should be addressed through carrying out any necessary upgrade or repairs to ensure that the gate functions as intended.*

8 BRSF Master Plan Working Group Workshop 2

Feedback from the TCKMC was considered and integrated into an updated draft master plan which was then presented at a second workshop with the Working Group on Wednesday 13 November 2019. At the workshop, the following were present:

- 2 representatives from Pottsville and District Men's Shed;
- 3 representatives from Pottsville Fun Croquet Club Inc;
- 1 representative from Far North Coast Electric Flyers Club;
- 1 representative from Pottsville Beach Cricket Club;
- 1 representative from Pottsville Community Association; and
- 3 Tweed Shire Council staff members.



The aim of the workshop was to review the preliminary draft master plan and obtain a level of consensus on the proposal.

At the end of the session, all participants were requested to complete a feedback form or provide a written submission to ensure that they all had adequate opportunity to convey their view. The feedback form asked *What do you like about the Master Plan? What don't you like about the Master Plan? Please outline any improvements that can be made to the draft Master Plan.* The following provides all of the responses.

What do you like about the Master Plan?

- All of it except...
- The general layout is good and should be a great asset for the community.
- I think it is great. Great size sports pavilion. Parking (tick), Shade (tick).
- Conforms with the plan put forward/design put forward in previous (Sept) meeting. WELL DONE!
- Very neat – Well laid out. A genuine attempt to cater for all the needs of various groups that use the site.
- The multi purpose shed is a very positive thing. Walking track – many people are using this area at the moment.
- Very well designed Kelly and Team!
- All good.

What don't you like about the Master Plan?

- ... the loss car parking adjacent to the south side of the shed.
- The club carpark is a bit small. The buffer zone is questionable. Car parking needed south of men's shed. The buffer zone over rides B.R. D.A. subdivision [Black Rocks Subdivision development approval].
- The buffer zone around the fields.
- Black Rocks Sports Field was provided as a sports ground and has trees all round. Why are we taking 10m off the area all round and further reducing the area to satisfy a group whose sole agenda is to close the sportsground?
- From our flying remote controlled aircraft view, the development will introduce quite a few obstacles and reduce the footprint available for aviation activities. We would have

to conduct trials after the development and see if the reduced site is appropriate for our activities. Worst scenario would be a need for relocation to a more suitable site.

- Perhaps informal parking at rear of Men's Shed and croquet courts rather than not allowing any parking.
- Parking maybe more in future.
- Need additional parking near buildings- fields for local users. Do not add to trees near the boundary. Plenty just outside the 'sportsfield'.

Please outline any improvements that can be made to the draft Master Plan.

- We need to define contents and layout of pavilion.
- A layout of the community building would be helpful.
- Some more informal parking.
- Remove the 10 metre 'landscape' buffer (particularly on the southern side). Also provides additional informal parking for resident associations.
- Not sure that the gravel walking track is required. Grass would be ok. Any reduction to the open spaces will be detrimental to our [flying] activities. The buffer zone does not seem appropriate from our point of view.
- Irrigation will be needed to keep the courts in reasonable condition during dry spells. Will there be any restrictions on water use?
- Re: Youth space. Perhaps youth space maybe used. Men's Shed machinery need to be well away from the multipurpose building. Can be very noisy.
- Construct a bitumen track - not gravel. Add some seating around the area. Additional car parking.

The following provides a summary of the workshop discussions:

- Overall the working group were generally in support of the preliminary draft Master Plan presented.
- The primary objection to the preliminary draft Master Plan as presented was the inclusion of landscaping around the perimeter. The objection was strongly conveyed by some Working Group participants.
- It was conveyed that the landscaped buffer resulted in a loss of sports field, loss of a row of car parking area and offered no benefit to koalas given the sports field use of the site. If a transition buffer is required then this should occur outside the sports field land.
- Landscaping cannot undermine any asset protection zone (bushfire protection) requirements as per the Men's Shed development consent.
- Other Working Group participants generally supported the landscaping proposed particular for the benefits of natural shade provided it doesn't impact the extent of the uses proposed.
- The amount of car parking proposed was questioned and it was stated that the number of cars present during peak times at present may exceed what is proposed and therefore a request for informal overflow parking was made.
- **A group consensus was reached to request removing the landscaping along the perimeter on the southern border, to the extent of the existing and proposed buildings and have it set aside for informal overflow parking.**
- The Electric Fliers representative conveyed that the addition of tall trees and buildings to the area results in a reduced flying area for the club. It was acknowledged that it may not stop the club from using the site once developed however this won't be known until after the trees have grown and buildings built.

- The proposed clubhouse building appears close to the proposed Men's Shed extension and therefore the design, layout and orientation would directly impact the use of each building. The Men's Shed representatives requested that an indication of the layout for the clubhouse building be presented sooner rather than later to allow the Men's Shed to consider their internal layout options for the best outcome for both buildings.
- It was noted that the request for the Men's Shed to extend eastward was not integrated into the plan (only the westward extension was included), however the inclusions within the clubhouse building can, if designed well, adequately address the needs the eastward extension planned to meet.
- Discussions were had regarding the timing of the implementation of the Master Plan if adopted, including the approvals required and the best position to be in to attract required grant funding.
- The cricket club representative asked about storage availability in the new building.
- The youth space was discussed relative to the Tweed Shire Open Space Strategy actions and priorities. It was agreed that the site's intent was more toward passive recreation (small playground, BBQs, half court basketball) and not a skate park and is unlikely to be prioritised in the short term given other local area priorities.

9 Working Group Submissions

Following the workshop, the Pottsville and District Men's Shed and Pottsville Community Association provided the following submissions.

From Pottsville and District Men's Shed

Email dated 15 November 2019

I refer to the meeting of the Black Rocks Sports Field Master Plan Working Group held at the P&DMS on the 13th November 2019.

I thought it might be useful to summarise the P&DMS' views on the draft Plan discussed at the meeting.

1. *We are pleased that the draft essentially conforms to the various suggestions put forward at the previous meeting of the Working Group;*
2. *Obviously, we are anxious to see the detailed design and layout of the proposed Sports Pavilion as this may have a significant impact on the design of the proposed extension of the Shed;*
3. *We would like to clarify certain issues in relation to the proposed extension of the Shed;*
 - a) *Will Council approval of the Master Plan incorporate all DA issues associated with the proposed Shed extension?;*
 - b) *Will the P&DMS be subject to any expenditure (Council Fees etc) involved with the proposed extension? This is important as any fees will need to be included in any funding applications we make;*
 - c) *Subject to the Minister's decision re the proposed renewal of the site Licence, will the Council automatically extend the area covered by the Licence to accommodate the proposed extension or do we need to take any further action to secure this result?; and*
 - d) *At what point (timescale) can we realistically begin the search for funding for the extension? bearing in mind that the ideal situation would be for the proposed sports pavilion to be built first;*
4. *Most importantly, we have serious reservations about the proposed creation of the 10 metre "landscaped" zone, particularly as it relates to the southern boundary of the Field, for the following reasons:-*
 - a) *The Sports Field is designated for Community Use, not bush regeneration;*
 - b) *The DA for the Shed specifies a 20 metre barrier from the bush. The proposal will be in conflict with the DA as it reduces the gap to 10 metres. Given the current prevalence of bush fires this does not seem to be a sensible idea;*
 - c) *The proposed 10 metre landscaping in this area will restrict vehicle access and parking adjacent to the Shed and the Croquet Club, particularly inconveniencing access for deliveries, disabled members and visitors; and*
 - d) *Whilst we welcome the proposed designated parking area in the south east corner of the field as defined, we believe it should be augmented by*

maintaining the existing parking arrangements adjacent to the Shed and the Croquet Club; and

5. *Assuming that the draft Master Plan is put out for exhibition and public consultation, I trust we can avoid a situation where we have, once more, to seek public support for proposals which although in part, will be of benefit to the Men's Shed, will also be of significant benefit to the residents of Pottsville, particularly those who live in the Black Rocks area.*

Regards.

*Secretary,
P&DMS.*

2 submissions from Pottsville Community Association

Email dated 15 November 2019

Firstly I would like to compliment you and Stuart for the way in which you have handled this matter, again it is very rare to see a shire council make decisions and keep to time frames discussed and finish the job in a commercial and business like manner, thus causing the least cost and inconvenience to all the parties concerned.

I note from the meeting yesterday that your draft plan was received well by all, but for one point and this was the 10m buffer area requested by the Koala Committee.

To understand why the respective parties objected to this buffer you need to be reminded of the history of the Black Rocks Sports Field.

And before I start this section of this letter I would like to point out that the Tweed Shire Council for many years has planned consistently and effectively to protect the flora and fauna in this shire and in particular Pottsville.

The members of the PCA and our community object to the late request from the Koala Committee to provide the 10 m buffer around the BRSF.

Our community has been subjected to relentless attack from a very small minority group for over 6 years, this group of people do not in any way represent the views of the residents in Pottsville and to prove this point there has been two petitions done in the last four years and the first one had 792 signatures supporting the mens shed and to stop the reforestation of the field and Just recently another petition was done with a further 794 names on it to support the Men shed application and to stop the reforestation of the sports field. And a few years ago 300 residents marched from town down Overall Drive to the field in protest against the Reforestation and in support of the Mens Shed.

The Koala Committee need to be able to explain the following:

If you drive along the Kelihers Road behind the locked gate you will see the Stainless steel sleeves on the gum trees in this region, these sleeves are on all the very best food trees in this region and they have been there for a very long time at least 8 years or more, [I have photographs of the stainless steel sleeves on the trees] These sleeves

were put there to stop the local Koala from Climbing these trees, God knows why. [I have rung to have them removed and they are still there, as of three months ago.]

Secondly all of these people who claim to be there for the benefit of the Koala fail to tell the rest of the Pottsville community that they this minority Lobby group had been granted as part of the approval for the Black Rock Residential Estate 111 hectares of Koala corridor adjacent to the boundary to the BRSF. In all that time they have done very little with this land that was given for the specific purpose of a Koala corridor. There was never any need to cause the upset in the district, the inconvenience and cost associated with the relentless programme this minority group ran to stop any activity on this sports field.

late in 2018 the Tweed Shire Council commissioned a new koala study for the Black Rock region and that study confirmed that none of the activities on the BRSF had any effect what so ever on the Koala Population in that region.

It is hoped that the TSC will put these people in there place, a minority should never be allowed to over rule the majority wishes. The council need to direct them to get on with there designated job and use the resources they have very generously been provided by the TSC. This monority group have tried to stop every positive step forward with respect to this field and our Community wants our council to stand up for the vast majority of this communities wishes, this time.

This minority Group have obstructed every positive plan put forward for this field in the last 6 years and now the message from this community is enough is enough this draft plan prepared by your staff minus the buffer zone is a job well done, your staff listened to the community and got it right.

So listen to our community no Buffer zone.

The balance of this email will be directed at planning issues:

- 1. At the first consultation it was never discussed that the Koala Committee's input would be required on this issue.*
- 2. The Development approval given for the Black Rock Estate included this area to be designated sports field -community use, not bush regeneration.*
- 3. A problem arises with this buffer for the Mens Shed. the shed approval requires a 20m set back from the boundary.*
- 4. Any further encroachment of vegetation from inside the boundary only increase the risk of a fire hazard to the existing buildings and the ones to be created.*
- 5. When you study the draft plan prior to the inclusion of the vegetation buffer the parking allowance was adequate for the activities on the field, by including the vegetation buffer and reducing the access to the field and the activities on the field you have restricted the parking for all sports who will use this field. the mens shed will loose their parking which is used extensively.
The croquet club will also loose there parking area which is used extensively.
This field is going to be used by our 2 primary school for their out door activities, because they do not have any room left on the school sites for major out door activities because of the expansion plans just completed, for this reason you can not reduce the areas for parking because we all know the interest and the number of cars these school activities will create among parents and associated people.*
- 6. Planning situations in some circumstances require a vegetated buffer zone [Vince Connel Director of Planning will confirm this] but in this case there is no good planning argument to support a buffer zone in this master Plan for all the obvious reasons.*

This community has been blocked too many times when sensible efforts have been made to use this sports field.

The Pottsville Community wants their councillors to support the majorities wishes in our community and remove the buffer from the draft plan and approve the draft plan with out a vegetation buffer.

Regards

*President
Pottsville Community Association Inc.*

Email dated 20 November 2019

Thank you ... for taking the initiative to call this morning and discuss the Black Rock Sports Field Master Plan.

I have listened to the commonsense you put forward with respect to not leading the situation into any further potential delays and I have spoken to other stakeholders in this matter and we all agree that to get this finished we need to compromise and accept the Buffer area as shown on this last draft plan.

How ever, in saying this we do not expect this plan to change or to be interfered with in any way. this community will no longer accept a minority view over ruling the majority wishes, any more.

If my memory is correct this draft master plan should not have to go to public notice, it has been through due process and public consultation and the only thing left to do is for the council to vote on the outcome.

Because of the positive nature of the community and the relevant stakeholders towards this master plan, this should give the councillors a real indication of this communities expectations for a fair and reasonable decision by Council to approve this master plan on behalf of this Pottsville Community.

Thank you in anticipation of a good result.

Regards

*President
Pottsville Community Association Inc.*

Appendix A – *Community Requirements for Black Rocks Sports Field Questionnaires:*

- 1. For sporting clubs or community groups:**
- 2. For schools**



Community Requirements for Black Rocks Sports Field

Council is inviting key community stakeholder groups to complete the following questionnaire which investigates the current and potential future requirements of the Black Rocks Sports Field and the community's vision for use of the site.

The feedback will inform the proposed Black Rocks Sports Field Master Plan.

Club or Community Group name

Name and position of person completing questionnaire on behalf of the group.

How many members of the club/group are there?

What main sports/activities are undertaken by your organisation?

Who makes up your membership?
Please outline approximate age, gender and generally where the members live?

What is the trend in club membership? Is the club growing, staying consistent or reducing in numbers? Is one age group/gender changing more than another?

What facilities does your organisation currently use?

Where?	What? How many fields or any associated buildings (e.g. toilets)	How often and/or time of year?

If applicable, does the organisation participate in a home/away competition or is the competition based at one location?

What works well with the current facilities?





Community Requirements for Black Rocks Sports Field

[Large empty light green rectangular area for input]

[Lined area for input]

Are there any triggers or thresholds that would result in the group needing to use the sports field more. (e.g. increase in membership, change in division.)

[Lined area for input]

Do you have any other suggestions of how your organisation would like to see the facility embellished or enjoyed for other uses?
Again, please feel free to submit indicative drawings or utilise mapping on the following page. Additional pages can be added

[Large lined area for input]





Community Requirements for Black Rocks Sports Field





Community Requirements for Black Rocks Sports Field

Council is inviting key community stakeholder groups to complete the following questionnaire which investigates the current and potential future requirements of the Black Rocks Sports Field and the community's vision for use of the site.

The feedback will inform the proposed Black Rocks Sports Field Master Plan.

School name

Name and position of person completing questionnaire on behalf of the school.

How many students attend the school?

What school sports/activities are undertaken off school grounds?

Off school grounds, which public open space or sports field facilities does the school use?

Where?	What? How many fields or any associated buildings (e.g. toilets)	How often and time of year?

What works well and what doesn't work well? What features of the fields or public space support the school activities well? Are there any issues? (e.g. poor drainage, lack of toilet facilities, bus parking).

Please outline your school's potential future requirements for Black Rocks Sports Field as anticipated in 2, 5 and 10 years.

Please feel free to submit indicative drawings, photos or utilise mapping on the following page. Additional pages can be added.

Which sports or activities would the school use the site for?

For these events or activities (e.g. carnivals or cricket matches), how often and how many participants?





Community Requirements for Black Rocks Sports Field

What facilities would the school need at the site in the future?

Please list requirements including:

- fields/area needed,
- number of change rooms;
- number of public toilets;
- storage requirements;
- kiosk use;
- spectator requirements (seating, shelter etc);
- bus or car parking.

Are there any triggers or thresholds that would result in the school needing to use the sports field more. (e.g. increase in student numbers.)

Is there anything preventing the school from using Black Rocks Sports Field?



Community Requirements for Black Rocks Sports Field





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