

# “Hazelberry Park”

## The Berry Showground

Crown Reserve No. 81105

### Plan of Management

SCC PoM No. 16  
SCC File 32305



adopted by Council June 2006  
adopted by Dept of Lands October 2006



## Preface

Shoalhaven City Council, in consultation with the community, has prepared this Plan of Management for the Berry Showground.

The Plan of Management sets out how the Showground can be used, managed, developed and conserved, and specifies site improvements to better meet the needs of users of the area.

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### LIST OF RELEVANT DATES AND AMENDMENTS

	Adopted For Exhibition	Exhibited	Adopted by Council	Adopted by Dept of Lands
Plan of Management	28 March 2006	6 April 2006 – 17 May 2006	27 June 2006	16 Oct 2006 NA80R293

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## **Section 1     *Introduction***

### **1.1   Background**

Public land provides the community with a variety of facilities and spaces, including local and regional parks, showgrounds, community halls, picnic areas, natural bushland, caravan parks and camping grounds. The system has developed since the 1850s in recognition of the basic needs of all members of our community to access open spaces for physical, emotional and spiritual development and well-being.

Some public land is State owned and is managed by the New South Wales Government (e.g., Crown land managed by Dept of Lands or National Park managed by Dept of Environment and Conservation [NPWS]). However, there are also large areas of State owned Crown land that are managed by local councils, either as reserve trust manager appointed under the Crown Lands Act 1989, or because the land has devolved to them under section 48 of the Local Government Act 1993. Another type of public land is actually owned by councils and may be managed as community land or operational land under the Local Government Act 1993.

The Berry Showground, known as Hazelberry Park, is public land located within the township of Berry in the City of Shoalhaven. The Showground is a Crown reserve, for which Shoalhaven City Council is trust manager. Adjacent to the Showground are various parcels of Council owned community land, such as the David Berry Memorial Park, and some operational land on the southern side of Station Road (Figure 1). Day to day management is carried out by an enthusiastic group of volunteers who represent the main user groups, appointed as a management committee (the Hazelberry and David Berry Parks Management Committee) under the Local Government Act.

Berry Showground has been called “the prettiest showground” by some on the agricultural show circuit. It is a showpiece for the Shoalhaven and the south coast region, located on prime real estate with views to the Illawarra Escarpment and surrounding farming land. The Showground has a range of significant buildings and other facilities, including several with important heritage values.

The Berry Showground is used by many people, both Shoalhaven residents and visitors, with flow-on social and commercial benefits to the local community. Parts of the Showground are rented by a horse trainer. The Showground is popular for organised community activities such as the annual Berry Agricultural Show, monthly Berry Country Fair, sporting activities such as equestrian events and football, regular use by various community groups and occasional use for festivals, concerts, and group camping. The grounds are also enjoyed for passive recreation opportunities such as walking, picnicking and use of the children’s playground. The Berry Showground is well recognised as a focal point for community celebrations and interaction.

## **1.2 Purpose of this Plan**

A plan of management is a document that provides a framework for how a particular resource will be managed. With such a range of facilities and uses as are present at the Berry Showground, management is challenging. This plan has been prepared to assist the day to day management of the Showground, and to guide future use and development of facilities. It sets out how the Showground can be used, managed, developed and conserved.

The preparation of a plan of management allows for an integrated approach to the future development of the Showground which takes into account the needs of all regular user groups, as well as the wider community and tourists that visit the reserve. Through doing this it is anticipated that the needs of all user groups will be met and, subsequently, well managed.

As part of the planning process for the Showground, a review of its current condition and uses has been carried out, in an effort to determine which uses are sustainable in the long term and to identify priority works that need to be done on specific sites which will benefit both current and potential future users.

This plan of management does not aim to freeze the Showground in time. Use of the Showground has changed often in its lifetime and should be allowed to continue to evolve in response to community needs and desires. However, the plan aims to protect the significant values of the Showground and to provide for sustainable opportunities for recreational development.

## **1.3 What We Want To Achieve In Preparing The Plan**

In preparing this plan, we have, in consultation with the community:

- Identified the significant values of the showground, i.e., what's important about the place.
- Established a broad basis for management of the showground to protect and enhance the identified values. This describes where we want to end up and will provide the grounds for making further decisions.
- Determined appropriate, specific management objectives that will ensure the maintenance of recreational, social, natural, cultural and scenic values.
- Identified issues or problems that may detract from the showground's values.
- Developed a comprehensive action plan to maximise opportunities for the community to generate social, cultural and economic benefit from this reserve.

## **1.4 Legislative and Policy Framework**

The management of public land requires compliance with existing government legislation and policy. This plan has been prepared according to the provisions of the Crown Lands Act 1989. The basis for management that is provided for in the Act is set out in section 3 of this plan.

In addition to the requirements of the Crown Lands Act, the plan of management must comply with all other relevant legislation and policy, across all three levels of government. Examples of other legislation and policy which must be taken into account include the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979 and associated instruments such as the Shoalhaven Local Environment Plan 1985. A description of these, and other relevant legislation and policy, is provided in Appendix 1.

### **1.5 Related Planning Documents**

A number of important planning documents have been prepared in recent years that affect the management of the Berry Showground. They have provided essential information and direction for the development of this plan of management. They include:

- Conservation Management Plan for the Berry Showground Agricultural Pavilion. Prepared by Tropman and Tropman Architects, June 2002.
- Conservation Management Plan for the Berry Showground. Prepared by Tropman and Tropman Architects, November 2003.
- Tree Survey at Berry Showground. Prepared by David Potts, Consultant Arborist, January 2004.
- Landscape Plan for North Eastern Corner and Associated Heritage Impact Statement. Prepared by WH & G Smit, 2002.
- Heritage Impact Statement for Poultry Pavilion. Prepared by Robin Graham Architect, 2004.
- Generic Community Land Plan of Management - Sportsgrounds. Shoalhaven City Council, July 2001.

### **1.6 Plan Review**

This plan should be reviewed at least every five years to ensure that it remains relevant and useful. The plan should also be reviewed if there are significant changes to the factors that guided the development of the “Basis for Management” (section 3) or if significant issues arise that are not covered by the plan. The Minister administering the Crown Lands Act may adopt a new plan, following consideration of any comments made during public exhibition of such a plan.



## Section 2 Existing Situation

### 2.1 Land to Which This Plan Applies

This plan of management applies to Crown reserve R81105 which is known as “Hazelberry Park” and for which Council is trust manager. The reserve consists of those parcels of land labelled 1, 2, 3 and 4 in Figure 1.

Adjacent to the Crown reserve are several parcels of Council owned land (labelled 5, 6 and 7 on Figure 1). They are land to the north of Gillam Street, the David Berry Memorial Park, which are both Council owned community land, and the land on the southern side of Station Road, which is Council owned operational land. Some management recommendations for those areas are also included in this plan.

Details of the parcels of the land are described in Table 1. Approximate land areas are included and, by these dimensions, the total area of the Crown reserve is approximately 6.74 hectares. Including the Council owned land, the total area is approximately 7.55 hectares.



Figure 1. Public land referred to in this plan of management, outlined by the dotted white lines. The numbers refer to parcels of land as described in Table 1. Parcels 1, 2, 3 and 4 make up the Showground Crown reserve (R81105) and are formally covered by this plan.

Table 1. Parcels of land included in this plan of management (unshaded rows) and some adjacent areas of Council land (shaded rows). The numbers in the first column correspond with those in Figure 1.

	<b>Property Description</b>	<b>Council Reserve No</b>	<b>Crown Reserve No</b>	<b>Reserve Name</b>	<b>Land Tenure</b>	<b>Crown Land Purpose or Community Land Category</b>	<b>Current Management Arrangement</b>	<b>Approximate Land Area (hectares)</b>
1	Lot 1 DP 940561 35 Alexandra St	Part NBE128	Part 81105	Berry Showground  'Hazelberry Park'	Crown Reserve	Public Recreation. Proclaimed 23.4.1913 as Public Park. Notified 3.10.1958 as Reserve 81105.	Council Trust Manager	6.5
2	Lot 4 DP 17263 1 Station Rd	Part NBE128	Part 81105	Berry Showground	Crown Reserve	Public Recreation. Notified 19.12.1986	Council Trust Manager	0.09
3	Lot 5 DP 17263 3 Station Rd	Part NBE128	Part 81105	Berry Showground	Crown Reserve	Public Recreation. Notified 19.12.1986	Council Trust Manager	0.08
4	Lot 3 DP 17263 4 Gillam St	Part NBE128	Part 81105	Berry Showground	Crown Reserve	Public Recreation. Notified 9.10.1987	Council Trust Manager	0.07
5	Lot 1 DP 17263 Alexandra St	NBE008	-	-	Community Land	Park	Council owned	0.01
6	Part Lot 10 DP 751268 (Por 10) Alexandra St	NBE043	-	David Berry Memorial Park	Community Land	Park	Council owned	0.3
7	Lot 3 DP 840080 Station Rd	-	-	-	Operational Land	-	Council owned	0.5

## 2.2 Overall Context

Berry is the first township in Shoalhaven along the Princes Highway from Sydney and is 16 kilometres north of Nowra. It is set in lush pasture land with the escarpment forming an attractive backdrop to the north and west.

Berry has a long history (for Australia) of strong community ties and sense of its own identity. It was for a long time the solid centre of a prosperous dairying and sawmilling industry. People who visit Berry today see businesses which cater mostly for tourists, but this development is very recent.<sup>1</sup>

The town has strong historical links with the early settlement of the northern Shoalhaven and grew as a service centre to the rural hinterland. The economic growth of the town was based on its historical links, the attractiveness of the area and development in the rural sector.

The Berry Showground is one of the most significant areas of open space for the Berry community. It is part of the fabric of Berry, embedded in the urban area of the town, being surrounded on three sides by relatively quiet, low density, residential streets (Victoria, Albany and Alexandra) that have been fully developed for decades. A number of community buildings are also present on the streets surrounding the Showground, such as the CWA and RSL halls, the courthouse and the Presbyterian Church. To the south of the showground is Station Road, with the railway line, railway station and some open space. Two blocks to the north is the highway and business district.

There are entry points into the showground as follows, which are closed to vehicles each night and opened each morning:

- a double entryway for vehicles and pedestrian off Alexandra Street
- a pedestrian entry the corner of Victoria and Alexandra Streets
- a vehicle and pedestrian entry off the northern end of Albany Street
- a pedestrian entry and separate service entry to the swimming pool area off Albany Street
- cattle ramp access off the southern end of Albany Street
- a vehicle and pedestrian entry near the horse yards off Station Road
- a vehicle and pedestrian entry off Station Road east of Regal Lodge Stables

There is also direct access to the Agricultural Pavilion and the Former Council Chambers from the streets outside the Showground fence.

## 2.3 A Brief History of Berry and the Showground

The early history of Berry differs from that of most other country towns in New South Wales in that it began as a private estate town. The land on which the town of Berry began and is now situated was formerly part of the Alexander

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<sup>1</sup> Lofthouse, Andrea and Kaye Johnston (compilers), 1997. Berry Silver Band 1897 - 1997 Centenary Souvenir Edition. Published by Berry Silver Band.

Berry - Edward Wollstonecraft estate of Coolangatta. In November 1825 seven free sawyers employed by Alexander Berry made their camp near Broughton Creek. By 1866 a sizeable town, which had also taken the name Broughton Creek, had grown on the two ridges either side of Broughton Mill Creek. By 1868 the population had reached 300 persons and the area was declared a municipality.<sup>2</sup>

In 1873 Alexander Berry died and the estate passed to his younger brother David, who had been managing it since 1848. As David Berry aged, his second cousin John Hay took over more of the management of the estate. The men realised that the settlement could not be left to develop haphazardly and in 1883 it was arranged for a 'town plan' to be drawn. Land in the town was set aside for various community uses (banks, churches, etc). David Berry died in 1889 leaving a large estate. One third of his estate was left to John Hay, but the executors were obliged to sell much land to meet other bequests (including St. Andrew's University, Scotland, the Presbyterian Church of Australia and for the founding of the David Berry Hospital). The year after David Berry's death the name of the town was changed to Berry.

Agricultural Societies began to develop in New South Wales in 1822 and the Berry family was greatly involved. The first Broughton Creek Show was held in 1884 in a temporary wooden structure on an area of land adjoining Queen Street, approximately to the rear of Waddell's Newsagency. The shows were held there until 1888.

The current showground was set aside and furnished by David Berry and improved by John Hay after he inherited the estate. The first show held on the new showground in February 1888 was the fifth annual exhibition, and the Berry Show has been held there annually (except for the war years) ever since. For that first show at the new location, the Agricultural Pavilion on the corner of Victoria and Albany Streets was built, as were yards, pens, coops, stalls, etc for livestock and an ornamental pavilion for the judges of horses in the centre of the ring.

Whilst the aesthetic and social values of the Showground are of particular importance, the Berry Show is well known for its quality animal exhibitions. The district show has served a very serious purpose in allowing farmers to show off their prize stock and others to view it, to buy and improve their herds. It has given farmers an opportunity to meet and discuss farming methods with neighbours and to learn what was going on outside their own parcel of land.

The history of the Berry Show Society and its predecessors is also a history of growth and development of an agricultural industry in Berry. Through droughts, floods, depressions and wars, the Society has continued to play an important role in the improvement of farming techniques, maintaining a quality standard for the agricultural products of the district.

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<sup>2</sup> Lidbetter, Mary L. 1979. Historic Sites of Berry. Published by the Berry and District Historical Society.

The Society, by adopting modern roles, brings the town and country together by providing quality family entertainment and provides an inducement to improvement, whether it is in exhibiting dairy or beef cattle, alpacas or Boer goats, horses or showjumping, flowers or vegetables, or in the numerous sections for handcrafts, cookery, art or woodwork in the pavilion.

After the death of Sir John Hay, the NSW Government together with the Berry Municipal Council purchased the 16 acres that made up the showgrounds. Out of a compliment to Mr Alex Hay (Sir John Hay's half brother), for his generosity in the matter of financing the purchase of the Showground, it was resolved that the area would be called 'Hazelberry Park', being the combined names Alex's two children, Hazel and Berry. Hazelberry Park was dedicated as a public park in April 1913. It was reserved for the purpose of public recreation in October 1958.

There have been some more recent additions to the showground complex. In 1986 and 1987, owners of three residential lots to the east of the showground, on Gillam Street and Station Road, sold their properties as additions to the showground. These were paid half by Council and half by the NSW Government and were added to the Crown reserve for public recreation (R81105).

In 1995, at the request of the Berry Show Society, and after several years of negotiation, the land on the southern side of Station Road was purchased by Council from the State Rail Authority. Earlier requests had been declined by the Authority on the grounds that the land was not surplus to State Rail requirements. The purpose of the acquisition was for additions to the Berry Showground for use by the Berry Show Society and others.

Information on some important events in the development of the showground since 1888 is provided in Table 2. More information on the history of individual showground buildings and other elements are available in the Conservation Management Plans<sup>3</sup>.

Table 2. Some Important Berry Showground Improvements

Date	Improvements
1887-1888	Construction of Agricultural Pavilion together with all the outbuildings deemed necessary for show purposes
1888	An ornamental pavilion for the judges of horses built in the centre of the ring by W Isley & Sons
1888	The Botanic Gardens Sydney forwarded 126 trees and 160 shrubs to the Berry Estate (John Hay at Coolangatta). Some of these trees would have been planted at the Showground
1892	£100 laid out on improvements by A & H Society; shrubs and trees planted by Sir John Hay
1893	New grandstand erected by Sir John Hay at a cost of £300
1896	Trotting ring – ¼ mile constructed

<sup>3</sup> Tropman and Tropman Architects, June 2002 Conservation Management Plan for the Berry Showground Agricultural Pavilion and November 2003 Conservation Management Plan for the Berry Showground.

1896	Concrete cricket pitch constructed
1896	Brick caretaker's cottage erected on showground
1901	Drainage pond constructed at southern end of ring and surrounds drained
1912	Council chambers built to the north of the main showground gate
1914	Lady Hay donated £200 towards cost of the establishment of a children's playground
1915	Sir John Hay Memorial Fountain erected in children's playground
1935	Wood chopping event held for first time
1936	The ring area altered and band rotunda moved from centre of ring to children's playground
1936	The ring area enclosed with a wooden rail fence
1939	Adequate lighting for ring area to cost £5 carried out by Council's Engineer, W Scott.
1940	Repairs were carried out on dilapidated horse stalls at the southern end of the ground at a cost of 13/-. (On the site now occupied by Regal Lodge Stables)
1942	Military camp established
1943	Military camp established
1943	The cattle judging area cleared and 27 coral trees planted
1944	Temporary ticket office erected at the main entrance gate (prior to that tickets were sold from a small window in a partition on the verandah of the Council chambers)
1948	Provision of water troughs for cattle in the judging arena
1948	Severe windstorm demolished the remainder of the horse stalls at the southern end of the ground. Replaced with a wooden fence, which also served as a boundary for that section of the ground
1949	Provision of water troughs and washing areas for cattle
1952	Revival of wood chopping events
1953	Olympic show jumping obstacles introduced at Show. Obstacles borrowed from Colonel Parberry of Dunmore
1955	Ringside seating erected. T L Cochrane donated 500 feet of sawn timber for the seating and sufficient supporting blocks were obtained from the remains of a timber frame bridge, which had been replaced by a concrete one over Broughton Creek. A working bee of members erected the fence
1955	Trotting stables established by Kevin Robinson
1955	Olympic show jumping obstacles made for £20
1957	Approval for construction of Junior Farmers Hall by Parks Trust for a site on the showground, on the western boundary adjacent to the Agricultural Hall
1957	Grandstand and show ground buildings painted by members
1958	Junior Farmers Hall erected.
1959	Commenced enclosing showground with a cyclone wire fence to replace the dilapidated paling fence that provided the boundary. Cost of first section was £500
1959	Publican's booth erected (primitive)
1960	Installation of flood lighting
1963	Demolition of old poultry pavilion for construction of swimming pool
1963	Demolition of brick caretaker's cottage for construction of swimming pool
1963	Construction of swimming pool
1963	New poultry pavilion erected
1963	New luncheon rooms erected by members with materials supplied by Shoalhaven Shire Council
1964	A start was made to replace the old wooden railing around the ring with a new single pipe rail fence
1965	Committee Room painted by Barry Coles at a cost of £32
1968	Room for horse stewards built by voluntary labour
1968	Installation of permanent water supply to the cattle judging area commenced. Keith Miller donated a quantity of polythene pipe
1968	Drinking troughs constructed for the cattle
1969	Replaced seating in grandstand
1970	Berry Football Club undertook the task of re-turfing the ring area of the showground with Kikuyu sods

1973-1974	A start was made to fill in the drainage pond on the southern side of the ground – Provided a hockey field and car parking area on show days
1974	Local builder Stuart Priddle commenced construction of the new brick ticket office at the main entrance to the Showground
1974	Shoalhaven Shire Council erected new amenities block adjacent to the swimming pool at a cost of \$28,000
1975	Amplification of Showground and telephone system installed
1977	Improvement to floodlighting at the showground at a cost of \$3,000 by Shoalhaven Shire Council
1979	Erection of a stewards' box for the woodchop events by Pat Ryan and voluntary labour
1979	Improvement carried out on roadway around the southern end of the ring, when the surface was top dressed with shale at a cost of \$419
1980	Construction of a large storage shed on the eastern area of the ground to store equipment and trailer
1985	Increased lighting of the arena by SCC & A&H Society funds
1985	New floor in pavilion
1988	Restoration of grandstand
1991	Berry Country Fair held once a month
2001	Demolition of old toilet block
2001	Erection of new toilet block
2001	New playground equipment
2001	Restoration of rotunda
2003	Severe windstorm damaged some Coral Trees and blows roof off poultry pavilion
2004	New poultry pavilion and goat pavilion built in livestock area

## 2.4 Landscape and Trees

The majority of the showground is grassed and the perimeter lined with mature trees forming a dense tree canopy around the showground. A further line of mature trees borders the showground ring, and densely planted avenues of mature trees feature at the carpark area (brush box) and the cattle yards (coral trees). The view/sight lines between important buildings, entries and the showground ring are kept open. For functionality, the main show areas are kept open and grassed and shade/shelter is provided by box trees located on the perimeter of the area. The exception here is the cattle stands where the closely planted avenues of coral trees form a sheltered area for the prize stock displayed here.

The showground site is fenced with a tall cyclone fence around the perimeter of the site. This replaced the original timber paling fence in 1959. The area in the immediate vicinity of the Agricultural Pavilion is fenced with a tall cyclone fence topped with barbed wire from the corners of the Agricultural Pavilion to both Albany Street and Victoria Street. This is to prevent unpaid access to the showground during show time. The showground ring is fenced with a low metal pipe rail fence which replaced the original low timber picket fence in 1964.

In the Conservation Management Plan, the Showground was divided into nine landscape areas and two more have been added for this plan of management (land outside the Showground fence on Station Road and on Alexandra Street including David berry Memorial Park). The areas are listed below and are shown on Figure 2. The areas are described in more detail in the

Conservation Management Plan and, where appropriate, in section 4 of this plan.

Landscape Area 1 - Swimming Pool  
Landscape Area 2 - Grandstand  
Landscape Area 3 - Showground Ring  
Landscape Area 4 - Albany Street Car Park  
Landscape Area 5 - Agricultural Pavilion  
Landscape Area 6 - North-eastern Perimeter  
Landscape Area 7 - South-eastern Perimeter  
Landscape Area 8 - Former Hockey Field  
Landscape Area 9 - Cattle Yards and Horse Stall South-western Perimeter  
Landscape Area 10 - Alexandra Street Parkland  
Landscape Area 11 - Station Road Land

A number of notable landscape features/plantings are listed in the Conservation Management Plan:

- Coral trees (*Erythrina* sp) at the cattle yards (some removed since preparation of CMP because of 2003 storm damage and for construction of new Goat Pavilion)
- Brush Box trees (*Lophostemum confertus*) around the perimeter of the showground ring and the carpark
- Photinia (*Photinia serratifolia*) at the entrance corner to the Agricultural Pavilion (removed since preparation of CMP)
- One Magnolia (*Magnolia* sp) at the entrance steps to the Agricultural Pavilion (removed since preparation of CMP)
- One Magnolia (*Magnolia campbellii*) at the entrance corner to the Agricultural Pavilion (removed since preparation of CMP)
- One mature Magnolia (*Magnolia grandiflora*) at the entrance corner to the Agricultural Pavilion
- One Cypress (*Callitrus columellaris*) at the entrance to the Agricultural Pavilion
- Three mature Camphor Laurels (*Cinnamomum camphora*) at the entrance corner to the Agricultural Pavilion
- A mature Hoop Pine (*Araucaria cunninghamii*) at the entrance corner to the Agricultural Pavilion and a mature Bunya Bunya Pine (*Araucaria bidwillii*) in the coral trees at the cattle yards, which act as landmark trees
- Camellias (*Camellia japonica*) at the north-east corner of the showground.

Council employed a consultant arborist in January 2004 to carry out a comprehensive survey of the trees at the Showground. Each tree was identified and now has a number-stamped metal tag attached to the west side trunk at 2.5m up. A list of the numbered trees is included in Appendix 2 and tree numbers are shown on Figure 3.



Some trees have been planted since the survey was carried out, mainly in the livestock area (tulip trees and brush box).

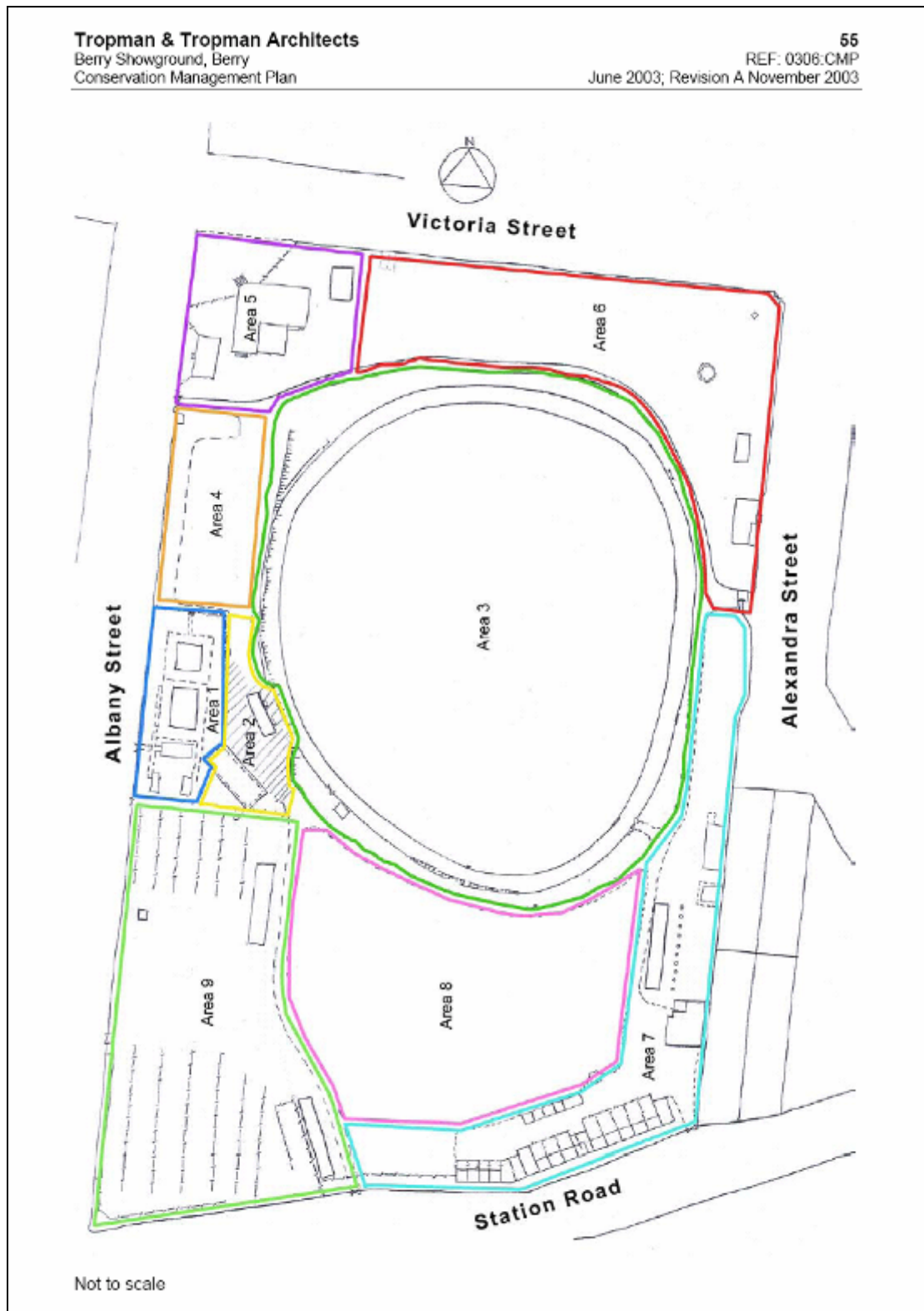


Figure 2. Landscape areas (from Berry Showground Conservation Management Plan, Tropman & Tropman, 2003)

## 2.5 Buildings and Other Structures

A detailed survey of the grounds, buildings, trees and other features was carried out in May 2005 and is reproduced in Figure 3.

The Berry Showground has a number of buildings, structures and areas referred to as Elements (E1, E2, etc). They are included on the following list which has been adapted and expanded from the Berry Showground Conservation Management Plan and are labelled on Figure 3.

- Rotunda (E1);
- Former Council Chambers (E2);
- Former Poultry Pavilion (E3);
- Wood Chopping Arena (E4);
- Showground Grandstand (E5);
- Two Alexandra Street entrances (E6 & E7);
- Showground ring (E8);
- Agricultural Pavilion (E9);
- Amenities building (E10);
- Ticket box 1 (E11);
- Ticket box 2 (E12);
- Commentary Box (E13);
- Publican's Booth (E14);
- Cattle yards and horse stalls (E15 & E16);
- Stock judging ring (E17);
- Stock judging ring commentary box (E17a);
- Cricket practice nets (E18);
- Swimming pools (built over old Caretaker's Cottage) and male and female change rooms and administration building (E19a & b, E20, E21 & E22);
- Former Hockey field (site of former lake) (E23);
- Rural Youth (Junior Farmer's) Hall (E24);
- Regal Lodge Stables (E25);
- Sir John Hay Memorial (E26);
- Brick toilet block 1 (E27);
- Brick toilet block 2 (E28);
- Animal Nursery and Woodchop Judges Booth (E29);
- Male toilet block (E30);
- New Poultry Pavilion (E31);
- Alpaca Pavilion (E32)
- New Goat Pavilion (E33);
- Location of former croquet lawn (E34); and the
- Location of former tennis courts (E35)
- Dog Club Building (E36)
- Centenary of Federation Memorial Tree (E37)
- Playground (E38)
- Apex Kiosk (E39)
- Cattle Ramps (E40).

The Conservation Management Plans contain photographic surveys of the site and detailed description of the subject buildings and elements as at June 2003.

Subsequent to the preparation of the Conservation Management Plan, a severe windstorm in August 2003 caused some major damage to some structures and landscape elements on the showground, particularly to the former poultry pavilion and coral trees at the cattle stand.

A new Poultry Pavilion with new cages was built in 2004 to the east of the cattle judging ring in the south western part of the showground. This enables all animal exhibitions to be located in the one section of the showground, thus minimising traffic / pedestrian conflict during the show. The poultry pavilion was designed as a multipurpose building and provides space for storage of equipment used elsewhere in the showground at show time. Conditions of consent for the new poultry pavilion included a requirement to locate the building to ensure the retention of the large tree located immediately to the west and to include an interpretation panel giving construction information (date and reasons) and information about the original pavilion, including pictures.

To ensure that the Show can provide for future animal exhibitions new small livestock pavilion (the Goat Pavilion) was also built in 2004 beside the existing Alpaca shed to the east of the cattle yards. This involved the removal of the easternmost rail and associated trees in cattle stand and relocation of the cattle wash. Building on the Show's recent exhibition success, the construction of the Goat Pavilion has increased the capacity of the annual show as well providing a covered multipurpose area for other users of the showground.

Another recent change, as proposed in the Conservation Management Plan, has been the relocation of the shipping container to less prominent position in south east corner.

There are three "memorials" within the main showground. These are

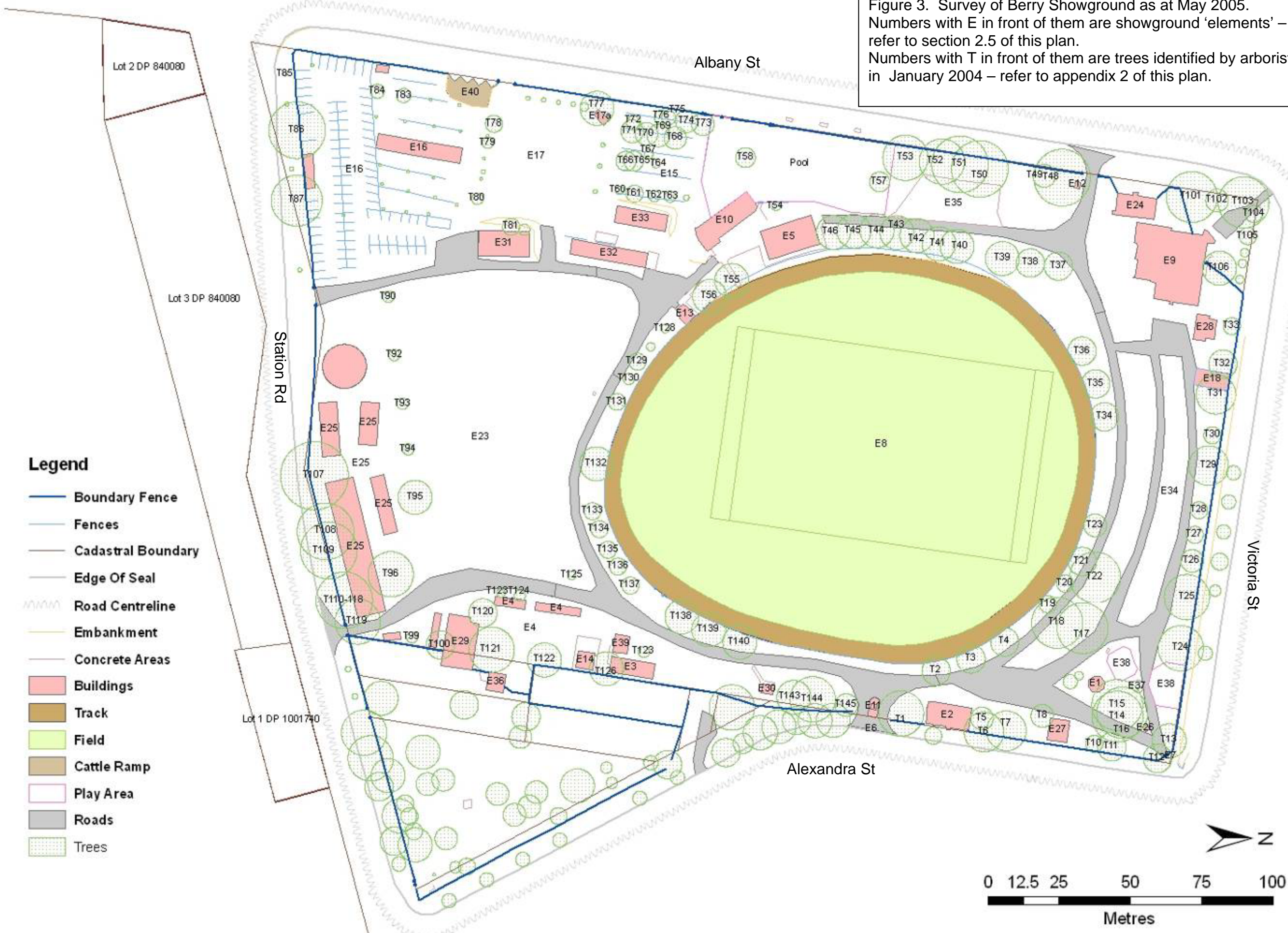
1. Sir John Hay Fountain – in the north eastern corner of the Showground near the children's play equipment, donated by his widow in 1915
2. The Centenary of Federation Tree – in the north eastern corner of the showground, near the children's play equipment and the rotunda; a *Magnolia grandiflora* tree was planted by the Berry Garden Club in 2001 to commemorate the centenary of the federation of Australia. It has a protective fence and a plaque indicating its significance.
3. Memorial Tree – a Cape Chestnut planted in the ring of trees that surrounds the showground ring (between labelled trees 128 and 129). Ashes buried below and plaque inscribed: "Thanks for the Memories of 50 years of Jersey Breeding at Austral Park Berry. A Tribute to the Vision of E. E and Rex Chegwidden."

Nearby, but outside the showground there are other significant memorials:

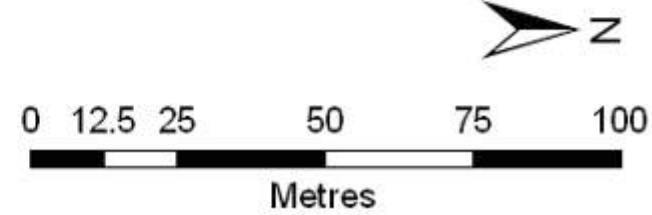
- the David Berry Memorial Column and Pedestal in the David Berry Memorial Park on the western corner of Alexandra Street and Station Road;
- the War Memorial in Berry War Memorial Park on the eastern corner of Alexandra Street and Station Road;
- the Memorial Avenue of trees, each planted in memory of particular fallen soldiers, on both sides of Alexandra Street.



Figure 3. Survey of Berry Showground as at May 2005. Numbers with E in front of them are showground 'elements' – refer to section 2.5 of this plan. Numbers with T in front of them are trees identified by arborist in January 2004 – refer to appendix 2 of this plan.



- Legend**
- Boundary Fence
  - Fences
  - Cadastral Boundary
  - Edge Of Seal
  - Road Centreline
  - Embankment
  - Concrete Areas
  - Buildings
  - Track
  - Field
  - Cattle Ramp
  - Play Area
  - Roads
  - Trees





## 2.6 Uses of the Showground

The Berry Showground began life as a place for the annual agricultural show and it is still used for that purpose. However, the Showground is a multipurpose community facility used by many people, both Shoalhaven residents and visitors. The uses of the Showground are diverse in both nature and intensity.

There are regular users throughout the year and there are seasonal users. Some are present every day while others are weekly, monthly or annual activities. At the time of writing, these include those in the following list. The main facilities used are included for each activity, including references to Elements shown in Figures 2 and 3 and sections 2.4 and 2.5 above.

- Berry Show is held on the Friday and Saturday of the first weekend in February each year. All facilities are used.
- Regal Lodge Stables are present every day. E25 and track in E8 and Station Road land.
- Lodge Broughton (Freemasons) meets regularly in the Agricultural Pavilion E9.
- Berry Silver Band meets regularly in the Agricultural Pavilion E9.
- line dancers use the Agricultural Pavilion E9.
- 'Kinda Music' uses the former Council Chambers E2.
- Berry Spinners and Weavers meet weekly at the Rural Youth Hall E24.
- Berry Community Church uses the former Council Chambers E24.
- Berry Country Fair is held on the first Sunday of each month by Berry Community Activities Centre. Landscape areas 4, 5 and 6. Parking is on area 3 supervised and charged for by Football Club
- Berry Shoalhaven Heads Rugby League Football Club use the Showground for training and matches E8, E5, E10, E9 (annexe) and landscape areas 3, 4, 5, 6.
- Nowra and District Kennel Club hold dog shows in David Berry Memorial Park - three each year - one on the Saturday of the annual Berry Agricultural Show, one on the following Sunday and one in August.
- Berry Pony Club holds a Gymkhana each year in October and participates in the Berry Show. E8, E23.

Other groups, such as the Berry Shoalhaven Heads Cricket Club and Berry Women's Hockey Club have used the facilities on a regular basis in the past, but have since moved on to other facilities. There were also tennis courts and croquet greens located at the Showground but these have long been removed. The hall under the grandstand has also been used recently by a cubs group and a yoga group. The NSW State Showjumping Titles were held at the Showground in the 1990s.

In addition to the regular uses, the Showground is used in a sporadic but organised way for such things as:

- group camping by motorhome/caravan clubs,
- concerts,
- festivals.

Thirdly, the Showground is important for casual uses, such as:

- Swimmers use the pool in summer. E19.
- walking and other exercise
- overnight camping by individuals
- picnicking eg in the Rotunda E1
- cricket practice in the nets near Victoria St E18
- children's play equipment in the north east corner E38
- walking of dogs
- sitting and relaxing.

There are long associations between some community groups and the Showground facilities. To mention a few examples:

- The Berry Show Society and its predecessors have used the facilities since they were first built.
- Lodge Broughton was established in 1885.
- The name "Berry Cricket Club" first appeared during the 1888-89 season, and one of the earliest games under this banner was on "the new show ground" as recorded in The Broughton Creek Register on December 29, 1888. The cricket club moved to new facilities in 1991.<sup>4</sup>
- The Berry Silver Band has played at every Berry Show, since 1898. Although Band practice has at times been held in other places, for most of the hundred years it has been in the "Band Hall," the pavilion of the Agricultural Hall at the Berry Showground.<sup>5</sup>

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<sup>4</sup> Clark, Alan, 1995. Wickets and Sixes. A History of Berry Cricket. Published by Berry-Shoalhaven Heads Cricket Club Inc.

<sup>5</sup> Lofthouse, Andrea and Kaye Johnston (compilers), 1997. Berry Silver Band 1897 - 1997 Centenary Souvenir Edition. Published by Berry Silver Band.



## **2.7 Who Manages the Showground?**

The Berry Showground is Crown land reserved for the purpose of public recreation, with Shoalhaven City Council appointed by the NSW Government as manager of the Berry Showground (R81105) Reserve Trust.

Like many other Council facilities, day to day management of the Berry Showground is carried out by a management committee, the Hazelberry and David Berry Parks Management Committee, with authority delegated by Council under section 377 of the Local Government Act 1993.

The Hazelberry and David Berry Parks Management Committee takes particular pride in the condition in which it manages the facility and is constantly endeavouring to improve the Showground's appearance and features for the benefit of the whole community.

The Hazelberry and David Berry Parks Management Committee is responsible for routine maintenance, taking bookings and collection of fees for use of the Showground. The committee is an extension of Council rather than a separate entity. The facilities and funds handled by the committee belong to the community through Council. The committee is in effect Council when acting within the terms of its delegated authority and is therefore obliged to operate in accordance with the rules and regulations which govern Council's activities.

This form of management is cost effective for Council, but perhaps more importantly, it allows for the facilities to be managed to their full potential and gives the local community opportunities for developing skills, local ownership and pride in achievement. Council greatly values the voluntary efforts of the community-minded citizens who contribute their time and energy in managing the facilities.

Due to the risk management issues and complexities of operational requirements, the swimming pool that is on the Showground reserve was, at the time of writing this plan, managed directly by Council, not by the management committee. In the past it has been variously managed by contractors and volunteers.

## **2.8 Funding**

Funding for Showground maintenance and improvements comes from a variety of sources. In recommending the fees and charges applicable to the facilities under the control of the Committee, Council requests that care be taken to ensure that the income received will meet the cost of managing and maintaining the facilities, including periodical maintenance of a major nature. The Management Committee does not have the power to set its own fees and charges - they must be determined by a Council resolution. The Management Committee provides recommendations to Council on what are considered to be appropriate fees and charges. Council then adopts fees and charges as part of its annual Management Plan.

Playing field maintenance subsidies are allocated annually to bridge the difference between maintenance costs and fees received for use of the facilities. In 2004/5 Council provided a sportsground maintenance subsidy of \$22,000 to the Hazelberry and David Berry Park Management Committee. These funds are to assist the committee maintain the grounds and not for capital works associated with the development of the complex.

Minor improvements and major capital works items are to be brought to Council's attention for consideration through the annual budgetary process.

The NSW Government's Showgrounds Assistance Scheme is a program designed to fund the balance of the costs of projects beyond the extent of funds available locally. It requires local contribution whether monetary and or in kind. The Showgrounds Standing Committee, comprising representatives of the Department of Lands and the Agricultural Societies Council of NSW is responsible for reviewing applications for financial assistance and making recommendations to the Minister for Lands on the proposed allocation of funds for showground improvements. Grant and loan funds are available through the program.

In partnership with the Management Committee and the Berry Show Society, and with financial assistance from the NSW Government, Council has made significant financial investments to improve Berry Showground to meet user needs. In recent times, this has included restoration of the original showground rotunda, replacement of Alexandra Street public toilets, improvements to showground flood lighting and electrical power boards, ground surface renovation and construction of the new poultry and goat pavilions.

Council and Hazelberry and David Berry Parks Management Committee work towards a shared vision of Berry Showground's development, in a manner which preserves its heritage character, meets current and anticipated community needs and maintains its status as one of the best Showground facilities.

## **Section 3      Basis for Management**

The “Basis for Management” is what underpins the way the Showground is managed. The basis for management describes stakeholders’ fundamental expectations and provides directions for making decisions. Stakeholders include resident and visiting community members, community organisations, Council and Government agencies. The basis for management is therefore derived from community values and from legislative and policy requirements as described below and it includes management objectives that aim to protect and enhance the Showground’s values.

### **3.1 Values – What’s Important About the Place**

The Berry Showground is a showpiece of the Shoalhaven region, a public open space for formal and informal use. The buildings and open areas continue to be used for community purposes and private functions, as intended when first established. It is clear that the Showground is valued greatly by the community. Its importance relates to recreational, social, historic and aesthetic values.

The character of the showground stems from:

- rural and agricultural show facilities, such as livestock yards and the main show ring,
- mature trees and open space,
- the buildings.

The following statement of significance for the Berry Showground has been adapted and expanded from the Berry Showground Conservation Management Plan 2003.

*The Berry Showground has historic and social significance to the State of New South Wales and aesthetic and technical research significance to the Illawarra region at a local level for the following reasons.*

- a) *The subject site was part of an original crown grant to Alexander Berry and Edward Wollstonecraft, two of the major land grantees in the area. David Berry set land aside for the purpose of an agricultural showground.*
- b) *The subject site continues to be used for its original function as a showground. This use first took place one hundred and eighteen years ago in 1888.*
- c) *The subject site and buildings were significant to the early settlers of the Illawarra region as the showground venue which hosted an annual showcase of the agricultural and horticultural activities of the area which was also an important social event. The annual show gave the district farmers a chance to meet and discuss farming methods with neighbours and to learn what was going on outside their own parcel of land.*

- d) *The subject site is associated with the early industries of the area and was purpose built to showcase the talent of the area.*
- e) *The subject site is a good example of an intact Agricultural Showground of the early colony which retains its relationship and association with and between the buildings of the showground.*
- f) *The subject site and buildings remain significant to the Shoalhaven area through their continued use for community purposes, recreational activities and as part of the annual Berry Show. The showground is an important local recreational facility.*
- g) *The subject site evolved to accommodate the growth of the industries in the area and the interests of the community.*
- h) *The subject site is a community facility associated with the lifestyle, industry and growth of the area.*
- i) *The subject buildings and areas continue to be used for community purposes and private functions, as intended when first established.*
- j) *The Rotunda is significant as one of the earliest structures of the showground. It was originally located in the centre of the ring for use by the horse judges and the band and was moved to its present location in the north-east corner of the showground in 1936.*
- k) *The former Council Chambers are significant in providing a community function. The building has been used as council chambers, a bank, and as meeting rooms. The latter use continues today. The location of the Former Council Chambers on the showground site is indicative of the importance of the showground site to the town.*
- l) *The former Poultry Shed was significant as an early timber structure on the showground used for its original purpose until damaged by a storm in 2003 and removed in 2006.*
- m) *The Wood Chopping Arena is significant as a purpose-built area that has been used continuously for this same purpose since 1935.*
- n) *The Showground Grandstand is significant as a replica of one of the earliest structures on the site. It is a landmark structure on the site and identifies the site as a showground.*
- o) *The two Alexandra Street entrances are significant as major entrances into the showground. The vehicular entrance on Alexandra Street has always been the main entrance into the showground. The pedestrian entrance on the corner of Alexandra and Victoria Streets provides a focal point and view corridor into the showground from the town.*

- p) The many trees at Berry Showground are important for their contribution to the character of the grounds. Berry has been promoted as the town of trees since the 1970s and the open space at the showground provides an exceptional opportunity for retaining a large number of trees, including a number of very large trees, in an urban setting.*
- q) The coral trees on the grounds located at the cattle stand are representative of a historic period of planting.*
- r) The Box trees on the showground site are representative of a historic period of planting.*
- s) The showground ring has retained its configuration and location and is still used for its original purpose.*
- t) The Regal Lodge Stables are significant for their longstanding association of use with the showground site.*
- u) The Agricultural Pavilion is important to the Illawarra region as a very fine example of a late nineteenth century building which has retained its relationship and association with the other buildings of the showground. The Pavilion is a good representative/rare example of its type which retains most of its external detailing and interior spaces.*

### **3.2 Principles of Crown Land Management & Purpose of Reservation**

The Crown Lands Act 1989 (see Appendix 1) requires that the Showground must be managed for the benefit of the people of New South Wales according to the following principles:

- a) that environmental protection principles be observed in relation to the management and administration of Crown land,
- b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
- c) that public use and enjoyment of appropriate Crown land be encouraged,
- d) that, where appropriate, multiple use of Crown land be encouraged,
- e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

The Crown land covered by this plan is reserved under the Crown Lands Act for the purpose of Public Recreation. This must be a primary consideration that guides management decisions. Specifically,

- Use of the Showground must be consistent with the public purpose for which the land is reserved (so, for example, a housing development would not be allowed).
- Improvements and developments are confined to those which support, or are ancillary to, public recreation.
- The land must be open to the public generally as a right. The public may only be restricted from access to parts of the reserve and buildings thereon, if exclusion is necessary for the public's enjoyment of the reserve, eg a workshop, equipment storage or operational facilities
- Right of access does not mean entirely free access. Reasonable entry fees and charges (eg, to swimming pools or the annual show) may be imposed as well as other legal constraints to entry, such as those relating to health and safety.

### 3.3 Permissible & Prohibited Uses

If a proposal is consistent with all of the above, then there are two principal processes that determine what can and cannot be approved in the reserve.

- some uses of the reserve require specific approval from Council in the form of development consent under the Environmental Planning and Assessment (EP&A) Act 1979.,
- some uses of the reserve require a lease, licence or temporary licence under the Crown Lands Act 1989 or the Local Government Act 1993.

Under the EP&A Act, the permissible uses are primarily determined by the land use zoning specified in Council's Local Environmental Plan. Most of the reserve is zoned 6 (a) (Open Space – Recreation). The following clauses from Council's Local Environmental Plan set out the objectives of the zone and what types of development could be considered for the reserve. This plan of management refines what types of developments may be considered for the reserve.

#### *Zone No. 6 (a) (Open Space – Recreation "A" (Existing) Zone)*

##### 1. Objectives of zone

The objectives are to identify land where existing recreation facilities for the general use of the community are provided.

##### 2. Without development consent

Nil.

##### 3. Only with development consent

Agriculture; buildings for the purposes of landscaping, gardening or bush fire hazard reduction; caravan parks; community facilities; drainage; drill grounds; forestry; racecourses; roads; showgrounds; sports grounds; uses or buildings associated with those purposes which are under the care, control and management of the council; utility installations (other than gas holders or generating works).

##### 4. Prohibited

Any purpose other than a purpose for which development may be carried out only with development consent.

Notwithstanding the above provisions, under section 54C of the local environmental plan, development consent is not required for:

- (a) the erection or installation of bins, bus shelters, fencing, lighting (excluding of sportsgrounds), minor shelters, park and street furniture, seats or viewing platforms (not exceeding 25m<sup>2</sup> in area); or
- (b) the erection in public parks, recreation areas and reserves of barbeques, buildings or structures for the purpose of bridges, boardwalks or staircases, picnic tables or playground equipment; or
- (c) the erection or installation of goal posts, sight screens and similar ancillary sporting structures on sporting or playing facilities (excluding grandstands, dressing sheds and the like); or
- (d) the construction of pedestrian paths and cycleways; or
- (e) the erection or installation of signs (including name, directional, interpretive and regulatory warning signs in parks, foreshores and natural areas),

by or on behalf of the Council.

Further, under Clause 39C, Council can approve temporary uses, such as weddings:

39C Temporary use of land

- 1) Notwithstanding any other provision of this plan, the Council may grant consent to the temporary use of any land for any purpose (not being designated development or development prohibited by the provisions of any other environmental planning instrument applying to the land) for a maximum period of 28 days (whether or not the days are consecutive) in any one year.
- 2) In determining whether to grant consent as referred to in subclause (1), the Council shall take into consideration:
  - a) the protection of the environment and the amenity of the locality during and immediately after the carrying out of the proposed use;
  - b) whether appropriate arrangements will be made for the provision of utility services, vehicular and pedestrian access, parking and restoration of the site to the condition prevailing immediately before the carrying out of the proposed use; and
  - c) whether the period for the carrying out of the proposed use is reasonable in the circumstances or whether a lesser period would be more appropriate.

Temporary licences for specific, short term uses may be granted under section 108 of the Crown Lands Act 1989 and clause 32 of the Crown Lands Regulation 2000, or under section 46 of the Local Government Act 1993 and clause 116 of the Local Government (General) Regulation 2005.

Set out below are those purposes for which Council will consider applications for the granting of a temporary licence at the Berry Sowground. Any application will be considered in terms of its impacts on the reserve and on other recreational uses of the reserve and, if approved, will require rehabilitation of the reserve at the conclusion of the activity. Unless it is revoked sooner or is granted for a shorter period, a temporary licence ceases to have effect one year after it is granted.

Purposes for which granting of a temporary licence may be considered for the Berry Showground, provided they do not involve the erection of any building or structure of a permanent nature:

- Advertising
- Camping using a tent, caravan or otherwise
- Catering
- Entertainments
- Equestrian events
- Exhibitions
- Filming
- Functions
- Hiring of equipment
- Markets
- Meetings
- Sales
- Shows
- Sporting and organised recreational activities
- Stabling of horses
- Grazing

Purposes for which a temporary licence will not be granted for the Berry Showground:

- Holiday accommodation

Other activities would require a longer term licence or a lease.

### **3.4 Management Objectives**

The following management objectives aim to protect the identified values of the reserve and comply with legislative and policy requirements.

1. To provide for a range of community activities and ancillary uses of the Showground and to balance potentially competing uses.
2. To provide for appropriate expansion and/or redevelopment of the Showground and to allow for appropriate new uses.
3. To protect and enhance the visual character of the reserve.
4. To protect and interpret the cultural heritage values of the Berry Showground as an intact example of an early Agricultural Showground.
5. To minimise physical and health risks to users of the reserve.



## Section 4 Issues

A number of issues that impact on the values of the showground were identified during the preparation of this plan. The main issues that need to be dealt with in order to achieve the objectives set out in the Basis for Management section of the plan (section 3) are listed in the table below. These main issues are then discussed in the following subsections, including discussion of the ways that Council proposes to deal with the issues.

Management Objective	Relevant Issues Sections
1. To provide for a range of community activities and ancillary uses of the Showground and to balance potentially competing uses	4.1 Berry Village Swimming Pool 4.2 Operation of the Management Committee 4.3 Authorisation of Uses 4.4 Commercial Use 4.5 Camping and Caravans 4.6 Quality of Grounds and Maintenance 4.7 Land Use Zoning 4.10 Station Road Precinct and the Horse Trainer
2. To provide for appropriate expansion and/or redevelopment of the Showground and to allow for appropriate new uses	4.4 Commercial Use 4.8 Opportunities for Expansion or Redevelopment 4.9 Gillam Street Precinct 4.10 Station Road Precinct and the Horse Trainer 4.11 Old Poultry Pavilion, Bar and Apex Kiosk Precinct
3. To protect and enhance the visual character of the reserve	4.4 Commercial Use 4.6 Quality of Grounds and Maintenance 4.12 Trees 4.13 Cultural Heritage
4. To protect and interpret the cultural heritage values of the Berry Showground as an intact example of an early Agricultural Showground	4.12 Trees 4.13 Cultural Heritage
5. To minimise physical and health risks to users of the reserve	4.1 Berry Village Swimming Pool 4.6 Quality of Grounds and Maintenance 4.12 Trees 4.13 Cultural Heritage 4.15 Potentially Contaminated Land

#### **4.1 Berry Village Swimming Pool**

The Berry Village Pool is located on the Albany Street side of the showground Crown reserve (R 81105), near the showground grandstand. It is separated from the rest of the showground by a chain mesh fence, some of which is covered with shade cloth. The pool has separate public and service entries off Albany Street, independent of the Showground entryways.

Within the fenced area there is:

- an 18 x 9 metre pool,
- a 9 x 4.5 metre wading pool,
- separate male and female amenities buildings,
- a building housing a kiosk, first aid area and office, and
- a building housing plant and store rooms.

A plan of these facilities is shown in Figure 4.

The main pool was built in 1963. The pool shell was assessed in 2005 as being in fair condition, the hydraulics and plant in good condition and the buildings fair.

Additional enhancements that could be made to the pool surrounds include tree planting for shade, seats around the wading pool and improvements to presentation and fittings of the amenities building.

The pool is operated seasonally (November to March in recent years). It has, in the past, been operated in association with volunteers (management committee) and at other times with licensees, but currently the pool is operated solely by Council (Shoalhaven Aquatics). Shoalhaven Aquatics works to an annual Business Plan which sets out the operational, marketing, asset management and financial goals for all the aquatic facilities in the Shoalhaven.

The pool is operated and maintained in accordance with statutory requirements and best industry practice. The centre must be kept clean, safe and tidy with good water quality. Shade has been provided, as have ramp access to the kiosk and a hydraulic access lift to the main pool for people with disabilities. The whole facility is fenced to improve safety and to reduce vandalism.

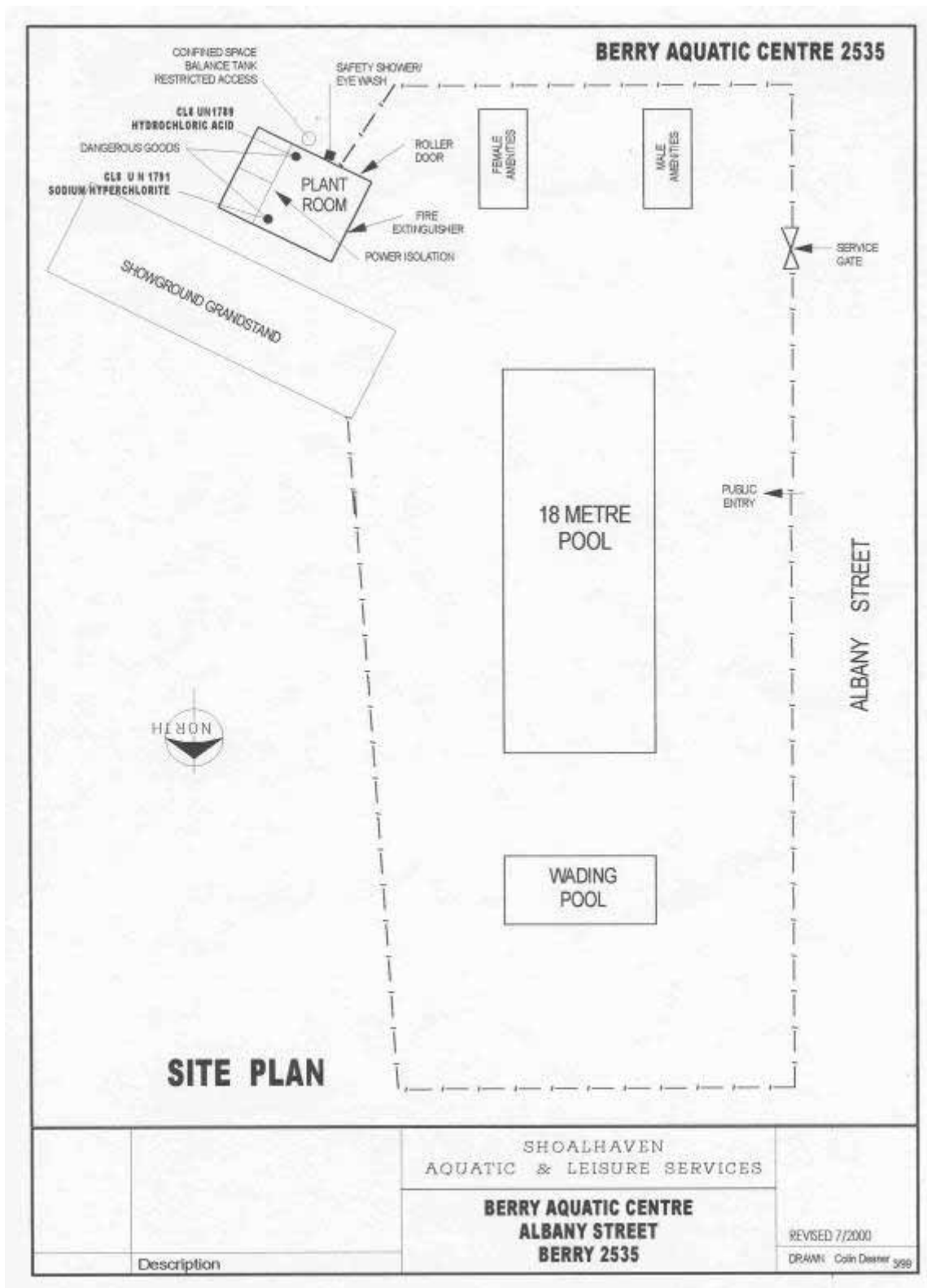


Figure 4. Layout of facilities at the Berry Village Swimming Pool.

Council operates the pool in accordance with its detailed “Shoalhaven Aquatics Centre Operations and Procedures Manual.” The contents of the manual have been developed (and are updated) with reference to key planning documents including:

- The Royal Life Saving Society Australia’s “Guidelines for Safe Pool Operation”
- NSW Department of Health’s “Public Swimming Pool and Spa Pool Guidelines”
- NSW Department of Local Government’s “Practice Note No. 15 – Water Safety”
- NSW Swimming Pools Act and Regulation
- NSW Public Health Act and Regulations
- NSW Occupational Health and Safety Act and Regulation
- NSW Protection of the Environment Operations Act 1997 (EPA)
- WorkCover licensing of Dangerous Goods
- Shoalhaven City Council policies and procedures

Staff working at the pools must be appropriately qualified as lifeguards with first aid, cardiopulmonary resuscitation and spinal management training, along with emergency response, safety with respect to electrical items, hazardous chemicals, etc.

The facility is expensive to operate for the following reasons:

- It is ageing and needs increasing attention if it is to remain in service. Repair and maintenance costs have increased with age of assets.
- Contemporary standards (public safety, water quality, occupational health and safety) are becoming more stringent. Pools are seen as high risk environments and there have been significant increases in public liability insurance costs and increases in demands in terms of facilities, procedures and supervision. Environmental considerations mean that backwash water and, if required, water from drainage of the pool must be discharged to sewer. This is expensive and, when large volumes are involved, requires a licence from the NSW Department of Environment and Conservation.
- The geographical dispersion of the Shoalhaven population has resulted in swimming pools being provided in areas of relatively low population, which on economic grounds alone would not justify their construction today, let alone their continued operation.

In the 2004/2005 season, usage of the pool was as follows:

- 581 Adult Entries
- 1046 Child Entries
- 197 Concession Entries
- 516 School Entries

The cost of running the pool (i.e., income minus operational expenditure, excluding capital expenses) for recent years was as follows:

Year	Net Cost to Operate, excluding capital expenditure
2004/2005	\$39,868
2003/2004	\$55,945
2002/2003	\$55,327

Operational expenditure covers such items as electricity, insurance, routine maintenance, cleaning, environmental fees, chemicals, water and sewer rates, advertising, wages, etc.

In addition to the operational expenditure there is also capital works expenditure. This has not been included in the figures above for cost to operate the pool. It includes repairs and replacement of water lines, filtration system, shade structures, pool shell, fences, grounds and associated buildings. In 2002, capital works expenses included \$43,700 for broken water lines and \$43,000 to replace the failing filtration system. More recently, about \$11,500 was spent on water line replacement, \$5,000 on shade structure replacement and the pool was repainted at a cost of more than \$5,000. \$12,500 was spent recently on installation of a hydraulic access lift for people with disabilities.

Supervision during the hours that pools are open has greatly reduced the occurrence of unsavoury behaviour. Vandalism has been a problem in the past but since the site has been secured with fencing and gates it is less common. However children are known to climb over the fence when the pool is closed. Redesign of the fence, or relocating it away from other structures that assist climbing could help reduce this.

The shade-cloth covered chain link fence between the swimming pool area and the grandstand acts as a windbreak, provides privacy to pool and showground users and helps trap leaves that might otherwise blow into the pool. However, it is visually intrusive to the grandstand (Figure 5). It should be moved further west away from the grandstand to reduce its impact and to improve the flow of pedestrian traffic around the grandstand. It could be replaced with a more sympathetic material such as a metal palisade fence.

Improvements could be made to parking adjacent to the pool on Albany Street, particularly for people with disabilities. This should include a pathway into the pool area



Figure 5. The pool fence intrudes onto the Showground area.

#### 4.2 Operation of the Management Committee

As described in section 2.7, the Hazelberry and David Berry Parks Management Committee. The Management Committee is an enthusiastic group of volunteers that takes bookings for the Showground and ensures that the facility under their care and control is properly maintained with respect to:

- cleaning
- maintenance of buildings (work up to \$1,000)
- periodic maintenance such as mowing of grass.

The Management Committee operates under a set of “Management Committee Guidelines” provided by Council. There are identified officers within Council who liaise with the Management Committee to help resolve problems and assist the committee in its work. The Management Committee provides council with a report of each annual general meeting which includes an audited financial statement for the year.

The Management Committee is formally reappointed following each Local Government election (every four years). Council’s policy on the make up of management committees aims to ensure that all user groups of a facility are given the opportunity for equal representation and the general community is also given the opportunity to participate in facility management. From time to time Council advertises to promote community involvement.

The Berry Show Society is well-represented on the Management Committee and contributes greatly to adaptation of facilities as circumstances arise. Other groups represented on the Management Committee at the time this plan was written include the Berry Shoalhaven Heads Rugby League Football

Club, Lodge Broughton (Freemasons), the Berry Community Activities Centre (organisers of the Berry Country Fair), as well as general community representatives. It has been several years since an invitation for new members to join the committee has been advertised and a number of groups that were represented on the committee are no longer regular users of the Showground (eg, Berry Shoalhaven Heads Cricket Club and Berry Women's Hockey Club). It is therefore appropriate that opportunity for membership of the committee again be advertised.

The Local Government Act requires that Council and its agents, including the Hazelberry and David Berry Parks Management Committee, be transparent, accountable and responsible in their management of public facilities. To help achieve this, Council has requested that management committees for all facilities throughout the City prepare a "Facility Management Plan." Council has provided the management committees with a template document that includes the following sections:

- goals and objectives for the operation of the committee
- details of regular users and hirers
- details of the pattern of usage of the facilities
- identification of work required in excess of \$1,000 (maintenance and capital improvements)
- occupational health and safety and risk management
- financial planning, including estimated income and expenditure for next three years and balance sheet for current year and previous year.

The Facility Management Plan will not only meet with the requirements of the Local Government Act, but also will enable compilation of information for the future planning of services at the showground and will enable requests and submissions to be made to Council for any future budget funding that may be required. The Facility Management Plan will complement this plan of management for the showground by acting as an operational plan for the Management Committee to work to.

### **4.3 Authorisation of Uses**

The Hazelberry and David Berry Parks Management Committee has a bookings officer who answers enquiries and takes bookings for Showground facilities. This requires the Management Committee to have an effective booking system and for regular users of the showground to ensure that they provide dates of their activities well in advance.

To assist the bookings officer, the Management Committee Guidelines include a booking form and standard "Terms and Conditions of Hire" to be provided to applicants. A bond is required for all events and evidence of insurance is required if the proposed hire would not be covered by Council's Regular Hirer's or Casual Hirer's Policies. The Management Committee Guidelines provide information to assist the booking officer decide whether public liability insurance is required or not. Bonds are not refunded until the booking officer has inspected the facility after use. Any cost incurred by the Management

Committee eg, for cleaning, repairs or replacement of items damaged by the hirer is to be deducted from the bond. More guidance could be given to the Management Committee on what is an appropriate amount for a bond in relation to various activities.

In deciding whether or not to take a booking for a proposed use of the Showground, the booking officer needs to consider the following matters (commercial uses are considered further in section 4.4 of this plan):

- whether it is a proposal for casual use (a 'one off') or regular use
- whether the facility is available at the proposed time or whether it has been booked for another use
- whether it is compatible with uses that may be booked for other parts of the showground at the same time
- capacity of grounds or buildings to take the proposed use impacts wear and tear

There are a number of pre-emptive existing uses of Showground facilities that always need to be taken into consideration. For example,

- the annual Agricultural Show utilises all facilities and groups that use facilities at other times (such as Lodge Broughton) need to ensure that the facilities are vacated and available for the show;
- other than at show time, Lodge Broughton occupies a wing of the Agricultural Pavilion;
- the main field is the home ground of the Berry Shoalhaven Heads Rugby League Football Club;
- the Berry Country Fair occupies areas of the Showground on the first Sunday of most months.

Other regular uses of the showground are listed in section 2.6 of this plan. A review of the pattern of usage of the facilities and occupancy of buildings, along with details of regular users and hirers, is to be provided by the Management Committee in the Facility Management Plan,. From time to time, changes to existing uses may be required to accommodate a proposed new use.

The following criteria are provided in the Management Committee Guidelines:

- Committees are required to ensure that the community has maximum
- access to facilities.
- All legitimate users of facilities have a right of access – subject to prior bookings, unacceptable damage, legality of use, public convenience and payment of relevant fees.
- Community centres/halls are designed to be versatile and adaptable for general purpose use and enjoyment by all sections of the community. The use of buildings and facilities should extend beyond the provision of social and recreational services for the active aged.



- The general public may not be excluded from any 'public open space' sporting areas except during events which have been approved by the Management Committee or if the activity is incompatible for the approved land use.

If necessary the booking officer can refer an application for use of Showground facilities to the whole management committee for guidance and it can also be discussed with Council's management committee liaison officer. Additional criteria can be developed over time for the Management Committee to balance competing uses.

Major new uses of the Showground may require development consent from Council. For example the Berry Country Fair operates under a specific development consent.

Fees and charges for use of the Showground are set by a resolution of Council based on recommendations from the Management Committee. No authority is given to provide discounts or waiving of fees. At the time this plan was written, the fees and charges were as shown in Table ?? Incorporated sporting groups in the Shoalhaven for the following sports are not subject to fees for use of grounds - soccer, cricket, rugby league, rugby union, touch football, netball, softball, hockey, AFL, athletics. Fees for camping are discussed separately in section 4.5 of this plan.

The fees are based on partial cost recovery for the facility – they do not cover the full cost of operating the showground. Council subsidises the operation for the benefit of the community as a whole, particularly keeping low income users in mind and usage patterns.

Some revision of the current structure for fees and charges has been identified. This includes separate charges being itemised for hire of particular areas of the grounds, such as the main field, the former hockey field, the northern area, etc. which are identified as numbered landscape areas in Figure 2.

Table ??. Fees and charges for Berry Showground facilities for 2005/6 financial year.

Agricultural Hall	\$55.45 per day
Grandstand Hall – per day	\$73.90 per day (8 hours)
Grandstand Hall – per night	\$12.30 per hour (2 to 4 hours)
Old Council Meeting Room – all users	\$12.30 per night
Rural Youth Hall – Spinners and Weavers	\$30.80 per month
David Berry Park – dog shows	\$86.25 per day
Floodlight Use – all users	\$36.95 per hour
Full Ground – all facilities	\$2,464.00 per day
Ground Use - Berry Fair	\$520.00 per day
Powerpoints around ground	\$3.70 per point

#### 4.4 Commercial Use

From time to time, Council or the Management Committee may be approached by individuals or groups to allow commercial activities on the Showground. The following discussion will help guide decisions, if, at some time in the future, such a request is made.

Council's policy on use and hire of community facilities for commercial activities applies to all Council managed/owned building and reserves. The policy provides that, prior to approval there be adequate consultation with other users of the community facility and potential businesses that may be affected by the proposed commercial activity. Proposals will not be supported for a commercial activity that may conflict with the normal function of the community facility or if the proposal contravenes the Local Environment Plan. Commercial fees, in accordance with Council's adopted Management Plan's Fees & Charges, shall apply for each day the community facility is required for setting up and dismantling of structures. Appropriate insurance and a bond are required to protect the community facility from damage or necessary clean up following commercial use.

The Management Committee Guidelines state that buildings shall not be made available for commercial/retail activities for profit, including the erection of advertising signs, without Council approval. If required by Council, a license or lease will be negotiated with the community facility hirer and be subject to the concurrence of Council.

There are advertising signs at the Berry Showground that may not comply with Council's Signage Strategy (Development Control Plan No 82). Advertising signs on fences on public land are exempt from requiring development consent if they meet certain criteria, including the following:

- facing nwards towards playing field and not visible beyond the site
- content does not relate to alcoholic beverages, tobacco products, etc.

A review of advertising signs could be undertaken as part of the development of an overall signage strategy for the reserve (one that deals with interpretive, directional, regulatory and advertising signage).

Any proposed new commercial lease of part of the showground would require approval of the Minister administering the Crown Lands Act. The NSW Government's current Policy on Food and Beverage Outlets on Crown Reserves (appendix 1) sets out some types of such outlets that might be suitable for establishment on reserves. The Department of Lands has also provided information for trust managers in respect of commercial lease or licence arrangements in Crown reserves, which is reproduced in Appendix 1. In accordance with these guidelines the overall objectives of a Crown reserve trust when negotiating commercial lease/licence arrangements should be to:

- Obtain the best value for money through a fair and impartial process (generally a competitive process such as a call for expressions of interest)
- Minimise the level of risk for the trust
- Minimise the opportunity for corrupt conduct
- Obtain the best environmental, social and economic outcome for the public

#### **4.5 Camping and Caravans**

Camping at showgrounds around Australia is a widespread and generally accepted use of these areas of public land. Most commonly this is an activity that occurs at show time, with members of the Showmen's Guild and other persons associated with the Show.

Camping at show time is of course an integral part of the Show, with many vans and other vehicles with living accommodation staying on the Showground during the Show and up to one week prior and after the event. In the case of the Showmen's Guild camping time can be extended beyond that.

At other times of the year, the Berry Showground regularly hosts caravanning groups that have varied in size from 6-53 vehicles (average stay is 4 nights). These groups include:

- Canberra Caravan Club
- Shoalhaven Historical Vehicle Club
- Far South coast Caravan Club
- Austin Touring Club
- Leisure Coast Wanderers
- 5th Wheel Special Interest Group
- Members of the Caravan Motorhome Club of Australia
- Lower Blue Mountains Caravan Club

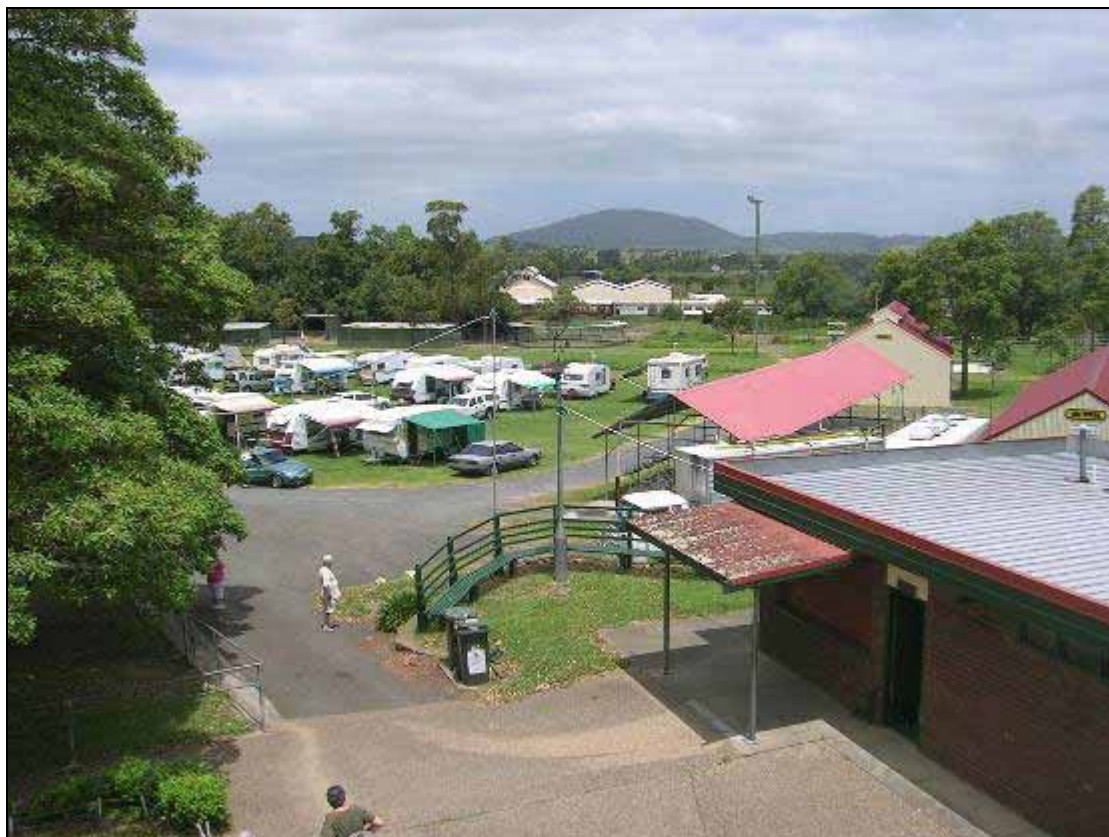


Figure 6. A caravan club at the Berry Showground in December 2005.

To accommodate such vehicles the Management Committee has invested \$15,000 into electrical upgrades and is currently installing a dump point for waste water. The power heads on the former hockey field are used by motorhome/caravan clubs, but are also a great benefit to the Show Society for displays during the show.

Over the past three years the Management Committee has experienced an increase in both interest and actual bookings from a wide variety of caravan and motorhome clubs and have enjoyed repeat business from many groups who have made the Berry Showground an annual event on their tour calendars. The income from such use exceeds all other income from fees collected by the Management Committee. The income from motorhome groups has paid for the electrical upgrade investment within 15 months and is also supplementing general maintenance.

Berry is a tourist destination but there is no caravan park in the town. Organisers of groups have advised the Management Committee that few caravan parks could be considered close to Berry that are capable of accepting and catering for groups up to 50 caravans or motorhomes and that the showground facilities are more than acceptable for their groups/clubs.

Given the unique character of Berry, and the location of the showgrounds the Management Committee believe there should be no change of policy which

would discourage use of Berry Showground as a venue for caravan and motorhome clubs as organised users of the grounds.

Council resolved in December 2005 that it supports in principle the use of showgrounds by vehicles such as large recreation vehicles eg campervans, caravans etc. At the time this plan was being written Council was developing a policy on fees and conditions for such use. Factors that will be considered by Council in developing its policy on this use of showgrounds include:

- The services and facilities that are required by law [Local Government (Manufactured Home Estates, Caravan, Camping Grounds and Moveable Dwellings) Regulation 2005], and those that are existing at the Showground; this review is under way.
- The length of stay.
- The timing of the stay with respect to other uses of the showground; this requires the Management Committee to have an effective booking system and for regular users of the showground to ensure that they provide dates of their activities well in advance.
- Whether or not the frequency/level of use warrants appointment of a caretaker.

Council, in consultation with the Management Committee, sets the fees and charges each year by resolution at a full Council meeting. The following fees for camping at Showgrounds were included in Council's 2006 – 2009 Management Plan:

- Unpowered site \$8 per person/per night
- Powered site \$11 per person/per night
- Group bookings of 5 or more sites incur a 30% discount
- The existing fee arrangements for Showman's Guild continue and be exempt from this proposal

The Motorhome Association of Australia has offered to assist in meeting the cost of providing common soil waste dumping points at all Showgrounds and Council has resolved to allocate matching funding in the future budget. Investigations have commenced to determine the costs involved in providing soil waste dumping points at each Showground.

Council has also resolved to allocate \$10,000 in its 2006/2007 parks and reserves budget for booking advisory signage at all Showgrounds.

#### **4.6 Quality of Grounds and Maintenance**

At the time of writing, the Management Committee employed contractors to mow grass, clean toilet facilities and carry out other minor repairs and maintenance inside the fence of the showground. Work has also recently been done by the Management Committee on the fence around David Berry Memorial Park. Some routine maintenance of facilities is carried out voluntarily by Management Committee and Show Society members.

Major repairs and maintenance are carried out by Council (either by Council staff or contractors), in consultation with the Management Committee. Council mows the grass in David Berry Memorial Park on the nature strip adjacent to the Showground in Albany, Victoria, Gillam and Alexandra Streets. The land on the southern side of Station Road is maintained by the horse trainer. The nature strip on the southern side of Station Road is in part mown by the horse trainer and in part by an adjacent resident.

Generally, the standards of the grounds are considered acceptable. Some years there have been concerns by the football club about the condition of the oval following the show and prior to the start of the football season. If there has been exceptionally heavy rain just before or during the show there can be considerable damage to the ground surface and it has been impossible to complete remedial works as early as would have been normal. The problem has also arisen in relation to the condition of the “hockey field.” It would be possible for someone to adjudicate as to ground fitness for use under these conditions, with a need to close grounds from time to time if it is considered play or use would cause further damage. To assist with field restoration following the show, the Football Club could consider training at a different location until the ground was in a suitable state, and, if necessary, consider arranging the draw so that games early in the season are played “away” rather than at the showground.

The area around the outside of the northern part of the main show ring is used each month to hold the Berry Country fair and this is also where “Sideshow Alley” is located during the annual Berry Show. There are some irregularities in the ground surface here that could be improved. There are also drainage and erosion issues in the northern part of the showground for which a drainage plan is required. This could be done prior to or at the same time as the proposed redevelopment of the north eastern pedestrian entry and playground area described below in section 4.8.2.

The Nowra District Kennel Club has from time to time carried out topdressing and reseeding of parts of David Berry Memorial Park to make it safer for operating dog shows.

Playing field maintenance subsidies are allocated annually by Council to bridge the difference between maintenance costs and fees received for use of the facilities. The Management Committee has in the past considered whether a contribution could be made by each user group on the basis of user pays, as a contribution to costs associated with oval and ground maintenance. However, Council’s policy is that certain sporting groups will not be subject to user fees (although fees are charged for floodlight use). Groups can however contribute to minor capital improvements through Council’s Voluntary User Contributions Scheme, with Council also making a contribution.

#### **4.7 Land Use Zoning**

Some parts of the parklands covered by this plan of management are zoned inappropriately in Council’s Local Environmental Plan because their preferred use has changed since that plan was made in 1985. Current land use zoning

is shown in Figure 7. The land use zones that apply to the land associated with the Showground are as follows:

- Zone No. 2 (a1) (Residential “A1” Zone)
- Zone No. 5 (b) (Special Uses “B” (Railways) Zone)
- Zone No. 5 (e) (Special Uses “E” (Proposed Local Roads Reservation and Widening of Local Roads Reservation) Zone)
- Zone No. 6 (a) (Open Space – Recreation “A” (Existing) Zone)

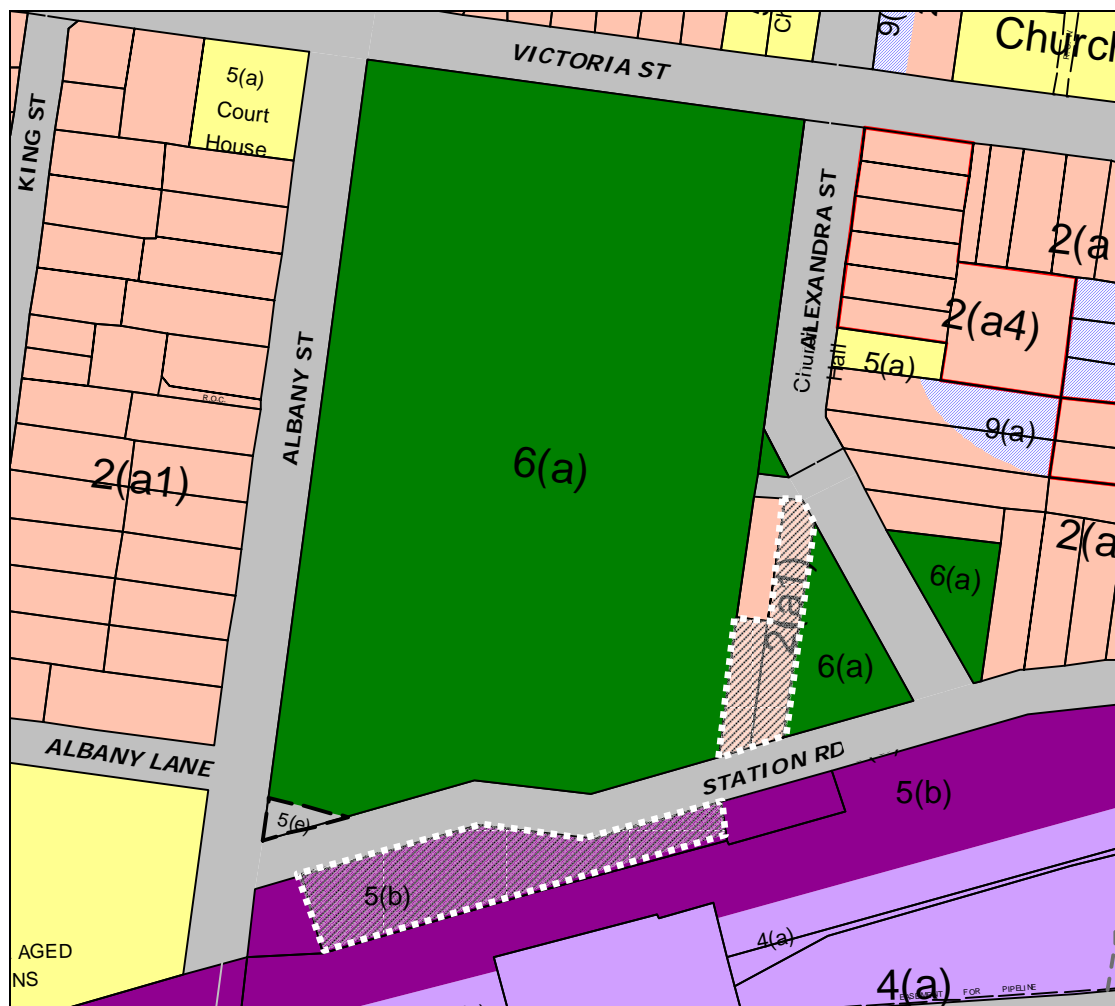


Figure 7. Land use zoning from Shoalhaven Local Environmental Plan 1985. The two areas outlined by dotted white line and crosshatched should be considered for rezoning to 6(a) when the LEP is reviewed.

There are two areas that should be rezoned to 6 (a), which is the zoning applied to most of the showground, or an equivalent zone under the revised planning system, such as a Local Open Space –Public zone. The two areas are the Station Road land which, at the time of writing, was zoned 5 (b), and the residential 2 (a1) zoned lots adjacent to David Berry Memorial Park. These zonings are inappropriately restrictive for land that is owned by Council for community uses as part of the showground complex.

The land zoned 5(e) for widening of the road reserve is at the western end of the Station Road, at its intersection with Albany Street. Here the road has been formed and sealed outside of the road reserve and on a small part of the south western corner of the Showground land. Consideration could be given to carrying out the administrative process of adding the land to the road reserve, which would involve removing that land from the Showground Reserve R81105.

At the time this plan of management was being written, Council was working on a Structure Plan for Berry to guide an eventual Local Environmental Plan review. Shoalhaven City Council, along with most other coastal councils, will be required to review its Local Environmental Plan within three years from a date to be determined to bring it into line with new planning laws and guidelines. It is appropriate to consider rezoning the parcels of land at the time of the overall review. To change an individual zoning outside the overall LEP review requires resources in terms of funding and staff time that is not justifiable in this case.

If at the time of the LEP review number 2 Gillam Street has been purchased as an addition to the showground then it too could be rezoned 6 (a) or equivalent. If it has not been purchased then consideration could be given to rezoning it 6 (c) (Open Space – Recreation “C” (Proposed) Zone) or equivalent.

#### **4.8 Opportunities for Expansion or Redevelopment**

Although many aspects of the Berry Showground’s original form and configuration can be clearly understood from what is currently there, there are uses and structures of the Showground that have changed through its lifetime. This plan of management does not aim to freeze the Showground in time – it should be allowed to continue to evolve in response to community needs and desires. However, the plan aims to protect the significant values of the Showground and to provide for sustainable opportunities for recreational development.

Nevertheless, the Berry Show continues to evolve with increasing numbers of animals being exhibited in some groups such as horses, alpacas and goats. Opportunities exist for intensification of use of some facilities, redevelopment of some areas and expansion into new areas.

##### *4.8.1 Intensification of Use*

Throughout the year, many of the buildings at the Showground are used for storage of equipment. This includes equipment that is only used at show time, as well as equipment that belongs to other user groups such as the football club and Lodge Broughton. During the annual Berry Show, the facilities (including buildings and open areas) are fully utilised and storage space is at a premium. The equipment associated with the show is in use at that time, but some equipment associated with other uses has to be taken off site for temporary storage. The storage of equipment means that throughout



the year many buildings are not available for alternative uses, however many are available and are used. It is appropriate that the use of the buildings throughout the year continue and where possible intensification of use should be encouraged. Brochures have been prepared and should continue to be distributed to promote the facilities.

#### *4.8.2 Redevelopment*

The Conservation Management Plan for the showground identified two areas as having potential for sympathetic redevelopment as shown on Figure 8. There has been some redevelopment of the south western area with construction of the new poultry pavilion and the goat pavilion and continued tree planting. A proposal for redevelopment of the eastern area that includes the old poultry pavilion, the apex kiosk and bar is dealt with separately in section 4.11. A number of other redevelopment proposals are described in the following paragraphs. They would each need to be assessed against the conservation policies in the Conservation Management Plan.

A landscape plan (Appendix 4) has been prepared for improvement and beautification of the north eastern corner of the showground, where Alexandra and Victoria Streets intersect. This is the main pedestrian link between the Showground and the business district of Berry and includes the children's play equipment, the Sir John Hay Memorial and the Rotunda (figure 9). There are problems with drainage and erosion and with some of the trees there.

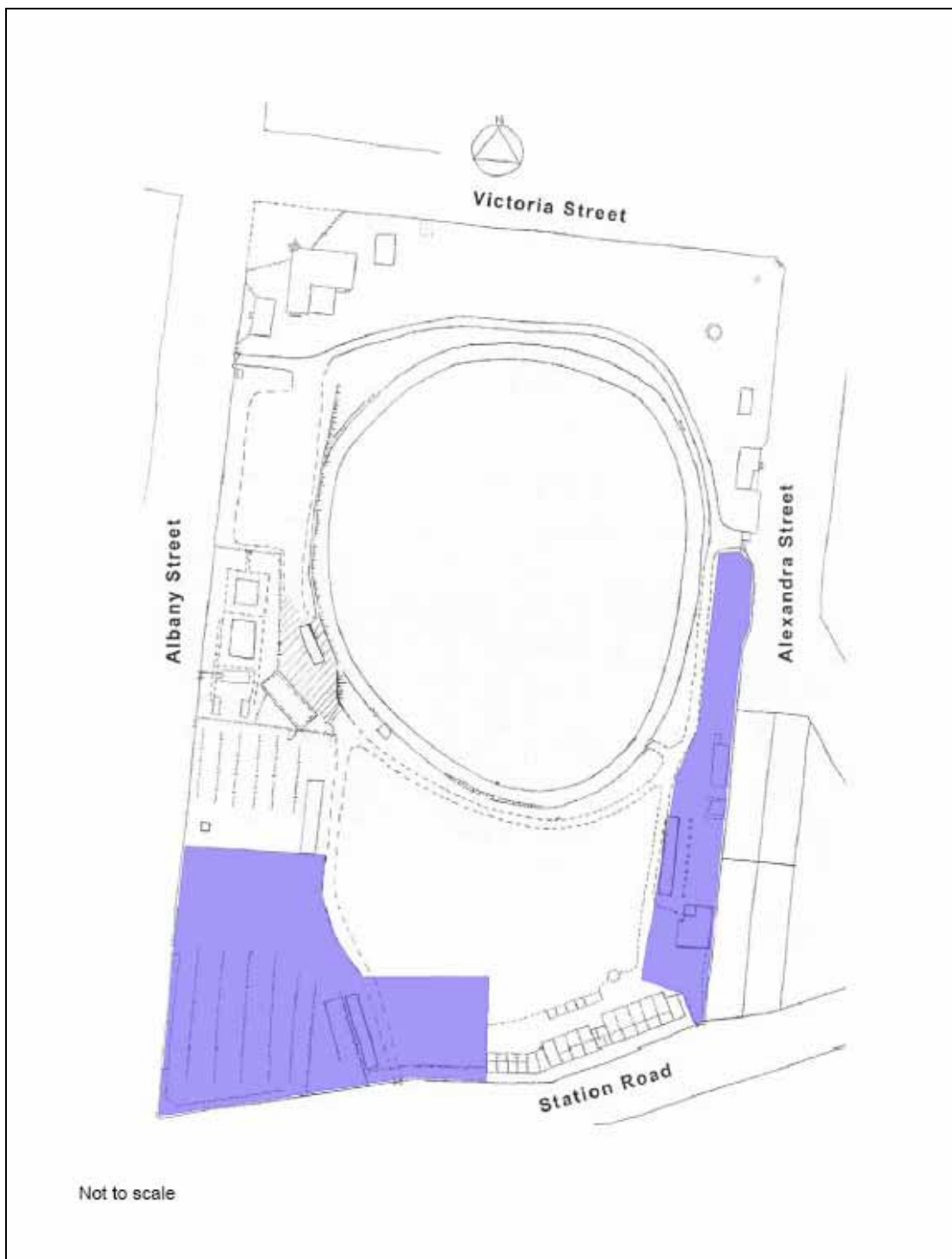


Figure 8. Areas identified in the Conservation Management Plan for sympathetic redevelopment



Figure 9. The main pedestrian entry way for people coming from the business district presents poorly.

The landscape plan incorporates a formal pedestrian entrance, fencing and gates, furniture, revamped rotunda and surrounds, paved paths, plantings, walls and access for people with disabilities. Council and the Management Committee can continue to explore potential funding sources for the work. It may be possible to modify the plan so that the costs might be reduced or it may be possible to carry the work out in stages as funds become available. The plan would need to be reviewed in light of the advice contained in the 2004 arborist's report which recommended some tree removal.

Several other entrances to the Showground could be redeveloped to improve their appearance and or their functionality. These include the Alexandra Street and Albany Street entrances and the Station Road entrance. Separation of pedestrian and vehicle movements at the entrances would improve safety.

Another redevelopment proposal involves opening the room under the grandstand out onto the concrete area to the east that overlooks the main show ring. This would greatly improve the usability of the area and would improve air flow in the room. It would be particularly beneficial at show time and for football matches.

It has also been suggested that a new football clubhouse could be developed where the commentary box currently stands on the south western edge of the show ring. The Conservation Management Plan rated the commentary box as having moderate heritage significance. Redevelopment of the area would need to consider the impacts on this element of the showground.

A number of intrusive structures to various buildings and landscape features of the Showground were identified in the Conservation Management Plan. In particular:

The shade-cloth covered chain link perimeter fence around the swimming pool area is intrusive to the grandstand. It should be moved further west away from the grandstand to reduce its impact and to improve the flow of pedestrian traffic around the grandstand. It could be replaced with a metal palisade fence. To improve the visual amenity of the pool from the showground, a hedge could be planted adjacent to the pool fence.

A more appropriate location and style should also be considered for the chainlink and barbed wire fence adjacent to the Agricultural Pavilion.

It was also indicated in the Conservation Management Plan that the Rural Youth Hall and the brick toilet are intrusive to the Agricultural Pavilion. Though the Rural Youth Hall is significant itself, consideration could be given to relocating it to another location the Showground where it would be less visually intrusive on other significant buildings or spaces.

#### *4.8.3 Expansion*

There are two areas into which the showground could be expanded:

- land to the south east of the main showground area including land in Gillam Street and Station Road, and
- land to the south across Station Road

These are dealt with in detail in the following sections.

### **4.9 Gillam Street Precinct**

Gillam Street, on the eastern side of the showground, is a very short street with just two parcels of land fronting its southern side and one its northern side (see Figure 10).

On the northern side, the small triangle of land is Council owned community land that is categorised under the Local Government Act as Park. It is outside the showground fence and is maintained by Council. It is mostly used for parking, particularly on country fair days and when dog shows are held at David Berry Memorial Park which is just to the south. There are a number of mature trees (Camphor Laurels) that were probably self-sown from seeds dropped there by birds.

The eastern parcel of land on the south side of the street (4 Gillam St), along with two parcels of land that front Station Road, were purchased jointly by Council and the NSW Government in the 1980s and added to the showground public reserve (R81105). The houses that were on these blocks were removed.

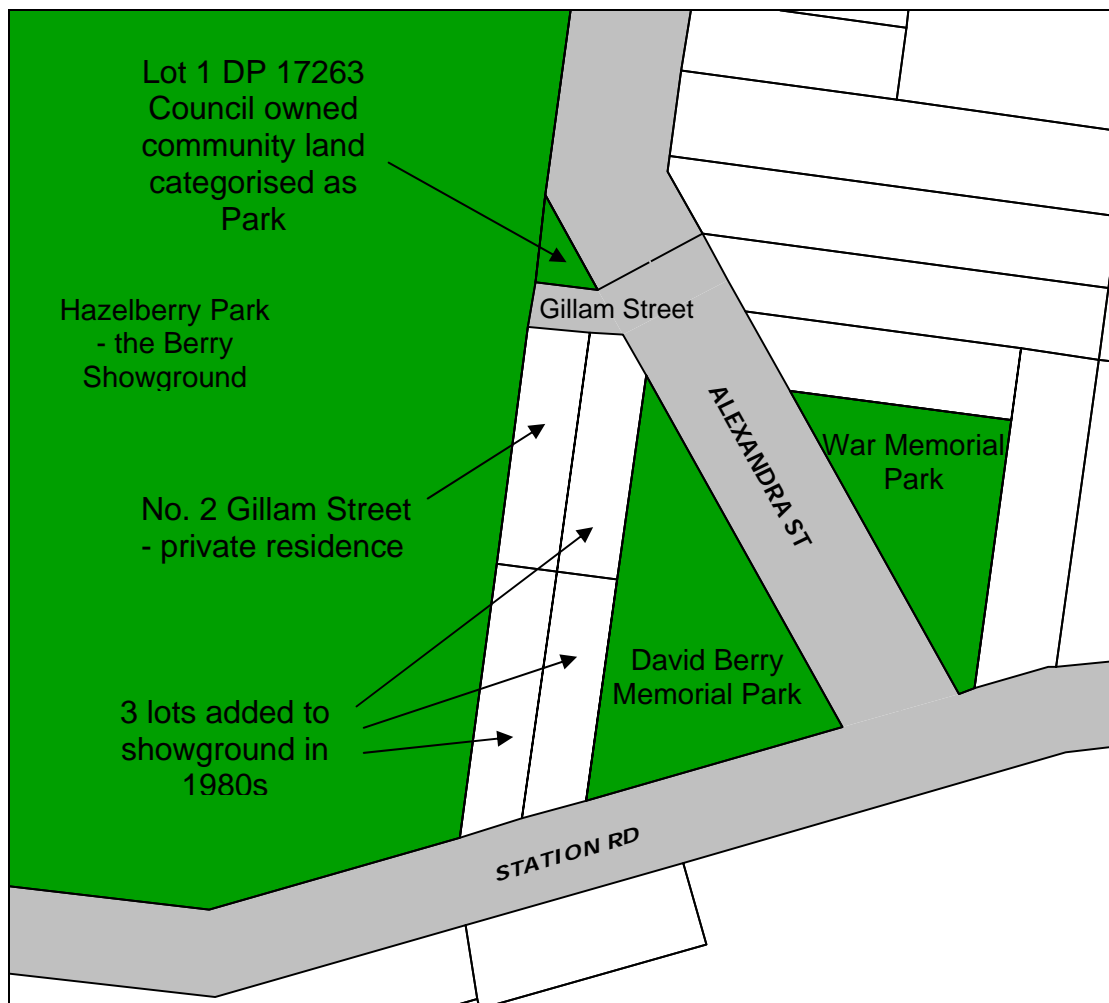


Figure 10. Land in the Gillam Street precinct.

These three blocks of land have largely been incorporated into David Berry Memorial Park, although the Kennel Club shed and part of the Animal Nursery extend onto part of one of the blocks. Relocating the Showground fence to the east to include some or all of these parcels of land would increase the area available for redevelopment.

Annexure of these areas would have little effect on the functioning of David Berry Memorial Park as a local park. It would still be an attractive area for people to relax in, with considerable open grassy areas and shade provided by the beautiful trees there. The main impact would be on the operation of the dog shows that are held three times each year. Currently they occupy the small building that is accessed from outside the Showground fence and the dog show rings occupy most of the grassy areas there. Relocation of the fence would not allow for the current arrangement of rings and would affect access to the building. These issues would need to be resolved to allow for continued holding of the dog shows in association with the annual Berry Show (a desirable thing). Possible solutions include utilising the land on the southern side of Station Road or operating the dog show inside the Showground fence.

At the time of writing this plan, 2 Gillam Street remained a privately owned residence. If 2 Gillam Street were to be acquired at some stage in the future then the area available for expansion of the Showground could include four parcels of land to the south of Gillam Street, Gillam Street itself and the small triangle of Council owned land to the north of Gillam Street.

During preparation of this plan, discussions were held with the owner of 2 Gillam Street and family members. They commented that people parking haphazardly in Gillam Street during events can block access to their private driveway. This could be improved by installation of some signage and use of vehicle barriers (available from Council) on event days.

For the longer term, they expressed the view that, if their property was purchased as an addition to the showground they would be pleased if the house could be used as a facility for people at the show, such as for mothers to feed their babies. If the land were purchased then an assessment of the condition of the building would need to be made to judge whether or not such a use could be considered.

It is not a recommendation of this plan that the land be compulsorily acquired, at least in the lifetime of the current owner. However, if the property were to come on the open market, or if the owners approached Council or the NSW Government offering the property for sale, then there would be some benefits in its purchase as addition to the showground.

#### **4.10 The Station Road Precinct & the Horse Trainer**

Part of the southern end of the main Showground and the land on the other (southern) side of Station Road has been occupied by the Robinson family for training horses since the 1950s. A number of improvements such as horse boxes and yards have been built in that time.

The trainer pays a fee to the Management Committee for use of the showground land and pays for water usage. The rent is reviewed from time to time, but there is no formal review procedure.

Whilst this plan was being prepared the trainer indicated that it was his intention to vacate the showground site completely and establish the operation elsewhere. It is proposed that the current arrangement be allowed to continue up to 31<sup>st</sup> December 2007, though the trainer may vacate the land sooner.

The question then arises, what is an appropriate future use for the land currently occupied by the trainer? Separate consideration is given below to the land on the main Showground and the land to the south of Station Road.

There would be benefits for the management of the Showground if a new long term tenant could be found to occupy the land on the main showground. Benefits obtained from the current occupants, over and above rent received, include:

- maintenance of those areas occupied,
- opening of Showground gates each morning,
- maintenance of the “trotting” track around the main show ring,
- daily presence at the Showground which helps reduce vandalism,
- grass cutting on the nature strips on Station Road (though some of this is done by the occupant of the privately owned residence at 2 Station Road)
- it is an activity of interest to visitors to the Showground and train travellers.

As described in sections 4.3 and 4.4 of this plan, any new agreement over the occupation or use of part of the Showground needs to be established by a fair, open, impartial and transparent process which may involve a call for expressions of interest.

If no long term tenant occupies the land on the Showground then consideration could be given to short term occupancies such as rental of horse boxes during show time, equestrian events or at other times. It could also provide further storage space for equipment associated with the annual Berry Show. The Show Society has indicated that it is willing to take on maintenance of the track around the main ring, though not necessarily in the form that currently exists.

Any occupancy of the Berry Showground would need to be formalised in the form of a lease or licence which must be approved by the Department of Lands and include information on the term of the agreement, annual rental, annual rental review method and details of area to be occupied.

The land on the southern side of Station Road (Figure 11) was purchased by Council from the State Rail Authority in 1995, at the request of the Berry Show Society and after several years of negotiation. The purpose of the acquisition was for additions to the Berry Showground complex for use by the Berry Show Society and others. Though not formally part of the Showground Reserve R81105, Council has advised the Hazelberry and David Berry Parks Management Committee that this land has been included in the area for which it is responsible, on the understanding that it would be made available to the Berry Show Society. A condition of hire for all users of the land is that they take out public liability insurance noting Council as the owner.





Figure 11. Council owned operational land on the southern side of Station Road.

At the time of purchase (and to date), the land was occupied by the horse trainer and fenced into paddocks with shelters erected in each paddock. Each year at show time, the horse trainer has removed the horses and this land provides valuable livestock overflow space and car parking. The Show Society received consent from Council in 2005 to build horse yards at the western end of the land for use during the Berry Show.

Show Society representatives have proposed that this land be better integrated with the main Showground. The Show Society put the case as follows. “Whenever the Showground is used to capacity, such as during the show, the monthly markets, and other regular events during the year, the lack of available space and the underutilisation of this land becomes apparent. Parking is at a premium. The Show Society would like to see this land, which was originally purchased by Council for addition to the showground, used for the show and other community uses for example extra parking and parklands.”

The Show Society agreed at the time of purchase to construct a fence as and when required. Consideration could be given to providing a gate at each end and having a one way traffic flow through the land. Piping and filling of the open drain that traverses the land would make the entire area more useable. Other options that have been suggested are to permanently close Station Road and incorporate the whole area into the Showground, or to relocate Station Road to next to the railway line.

To ensure that Council and the management committee meet their responsibilities in terms of public safety the area would have to be maintained to a suitable standard as a car park.



The continued use of the land to the south of Station Road for parking or stock holding during the show or other events is appropriate given that this is the purpose for which the land was purchased. However, other activities may require development consent or other approval from Council.

The Show Society has, in the past, also proposed the closure of Station Road between Albany Street and Alexandra Street to through traffic during the show. This could be achieved by temporary barriers (available from Council) at each end with marshals controlling traffic movements, or with more permanent fencing and large gates erected at the western and eastern boundaries of the Showground on Station Road. During the show, the area would not be available to general traffic but access would still be required to allow for vehicles associated with the show and for parking. The road would remain open at all times except for when major events are held at the Showground. Approval to temporarily close the road would require that appropriate notices were provided to minimise inconvenience to services and the general public. Even if the road is not closed, appropriate traffic management measures need to be in place during events, particularly as animals are moved between the land to the south of Station Road and the Showground.

Consideration needs to be given to potential future uses of the land to the south of Station Road throughout the year, ie, when there is not a major event being held at the Showground. Most days, having the area available for parking would not be particularly useful. The car park at the railway station is generally adequate for railway users and the land is too far from the centre of town to be useful for shoppers.

A potential use for the land would be for short term stays by caravan or motor home groups. This could be problematic from an aesthetic point of view and in terms of meeting the requirements of the Local Government (Manufactured Home Estates, Caravan, Camping Grounds and Moveable Dwellings) Regulation 2005.

In the past, the Show Society has proposed that the land be managed as open parkland. Keeping the land as open space is valuable for the town from a visual perspective, but there is no pressing need for the land to be converted to additional passive-use parkland in this part of Berry. Such uses are adequately provided for in the adjacent David Berry Memorial Park, War Memorial Park and the Showground itself.

More intensive uses could be considered for the land. These include sporting activities, though the land would not be big enough for many sports. As passive open space or sportsground of some kind, the land would need to be protected from inappropriate uses, such as dangerous or damaging driving and vandalism. It would also increase the maintenance costs for the Management Committee, to ensure it did not become overgrown.

It would be possible to continue letting the land as horse yards after the current horse trainer vacates. However, there have been some problems with

the condition of ground surface in the horse yards and to help with this the horse trainer has spread ash and road base material in places. Further, the existing fencing was installed by the horse trainer and in the past when the land has been vacated by the horse trainer to allow use for parking at show time, the Show Society has removed and replaced the fences as required. Unless considerable preparatory work is done before each show, it would have to be said that intensive ongoing use of the land as horse yards is incompatible with its use as a parking area. However, this could be a viable use if the fencing is altered, the intensity of use is reduced and/or work is done to make the ground suitable for vehicles prior to each Showground event. It would need to be clearly identified in a licence or lease agreement that occupiers would be required to vacate land when requested provided given reasonable notice (say one month)



Figure 12. Intersection of Station Road and Albany Streets showing formed road on the showground reserve and approximate location of road reserve.

A further consideration for the Station Road precinct is that the western end of the road, at its intersection with Albany Street, has been formed and sealed outside of the road reserve and on a small part of the south western corner of the Showground land. This can be seen in Figures 12. The land has been zoned under Council's Local Environmental Plan for widening of the road reserve and consideration could be given to carrying out this administrative process which would involve removing that land from Reserve R81105.

More importantly however, the location of the formed road means that the road reserve to the south is unoccupied. Inclusion of this unoccupied road reserve in any consideration of future uses of the operational land on the southern side of Station Road increases the amount of land available by a

small amount. Alternatively, consideration could be given to selling this small area of land.

When a draft of this plan of management was exhibited for public comment, a member of the Show Society suggested that consideration should be given to acquiring the old railway amenity sheds to the east of Council owned land and private residence to the west (see Figure 12a). There would be benefits at show time of having this land available as part of the showground facility. However it is not recommended that Council proactively pursue the purchase. Rather, if the land becomes available for sale then consideration could be given to its purchase at that time if funds (Council, NSW Government or other) are available.



Figure 12a. Additional land south of Station Road that could be considered for acquisition.

#### 4.11 The Old Poultry Pavilion, Bar and Apex Kiosk Precinct

This precinct is identified in the Conservation Management Plan as an area that is suitable for future sympathetic redevelopment.

The Berry Show Society and Berry Apex have expressed an interest in redeveloping the area to improve its function as a food and beverage area during the show. With the current arrangement the area becomes crowded

and access to the woodchop stand can be impeded by the fence around the bar.

Options that have been suggested include:

- to combine the bar and Apex Kiosk facilities
- to incorporate a shared cool room
- to create a covered area for patrons with tables and chairs
- to create space for more seating for viewing woodchop events.

Following damage to the former poultry pavilion by the wind storm of 24 August 2003, the insurers agreed to write off the building. It was made temporarily safe for the 2004 show and was removed just prior to the 2006 show.

The former poultry pavilion was identified in the Conservation Management Plan as having moderate significance. It was an integral component of the Annual Show accommodation and representative of the importance of this aspect of farming activity to the community in the area. It was one of the few remaining rudimentary buildings on the Showground complex. If elements of it can be retained at least in part then future visitors to the showground will be provided an opportunity to appreciate these values.

A Heritage Impact Assessment was prepared to accompany the development application for the replacement poultry pavilion.<sup>6</sup> Demolition of the former poultry pavilion was not approved on the following grounds:

- It directly conflicts with the adopted conservation policy for this structure and would result in the loss of a significant element of built fabric.
- The form and design of the former poultry pavilion would be lost.
- The interpretive value of the fabric of the former poultry pavilion as one of the only surviving elements of built fabric from the early development of the showground will be detrimentally impacted upon by the demolition of the building.

It was recommended that the building should be retained and repaired for future adaptive reuse, with the following specific recommendations:

- The building should be re-roofed and the structure stabilised until a clear option for its future use and or location can be identified.
- Repair work should be undertaken in a manner which retains as much existing fabric as possible and minimises the introduction of new or replacement fabric.
- The ground levels around the building should be reduced and drainage installed to minimize the potential damage from rot and termite attack.

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<sup>6</sup> Robin Graham Architect 2004 Heritage Impact Assessment for Proposed New Poultry Pavilion and Demolition of Storm Damage Poultry Pavilion at the Berry Showgrounds.

Additionally the perimeter ground and internal posts should be treated with a suitable termite treatment.

- Only options for the future use of the building which allow for all of the external timber slab walls and open mesh areas above to be retained as existing should be considered. Options which entail removing the enclosure of the small room to the north and the north enclosing wall could also be considered as could options entailing relocation of the building.
- The existing cages should be photographically recorded prior to removal.
- Where appropriate evidence of the existing cages by way of markings in internal finishes should be retained for its interpretive value.
- A representative sample of the existing cages should be salvaged and displayed as part of an interpretive display.
- A permanent interpretive display or panel which should include some photographic material depicting the original internal fit out and an explanation of the former use is to be incorporated in any options for the reuse of this building.

In redesigning use of the whole precinct, options should be considered that allow for retention and/or adaptive reuse of elements of the old poultry pavilion.

Redevelopment of the area would require development consent, and the development application would need to be accompanied by a Heritage Impact Statement.

#### **4.12 Trees**

The many trees at Berry Showground contribute greatly to the character of the place. Berry has been promoted as the town of trees since the 1970s and the open space at the showground provides an exceptional opportunity for retaining a large number of trees, including some very large trees, in an urban setting (see Figure 13).

The values of the trees at the Showground stem from:

- outstanding aesthetic quality,
- outstanding size or age,
- provision of shade,
- important contribution to the townscape,
- association with local people,
- historical associations and commemorative trees,
- curious growth habit or unusual physical feature and
- part of an historic garden or park.

In addition to the value of individual trees, some group plantings have been identified as significant to the overall setting, such as the Brush Boxes around the main show ring and the coral trees in cattle area. These are discussed in more detail below.



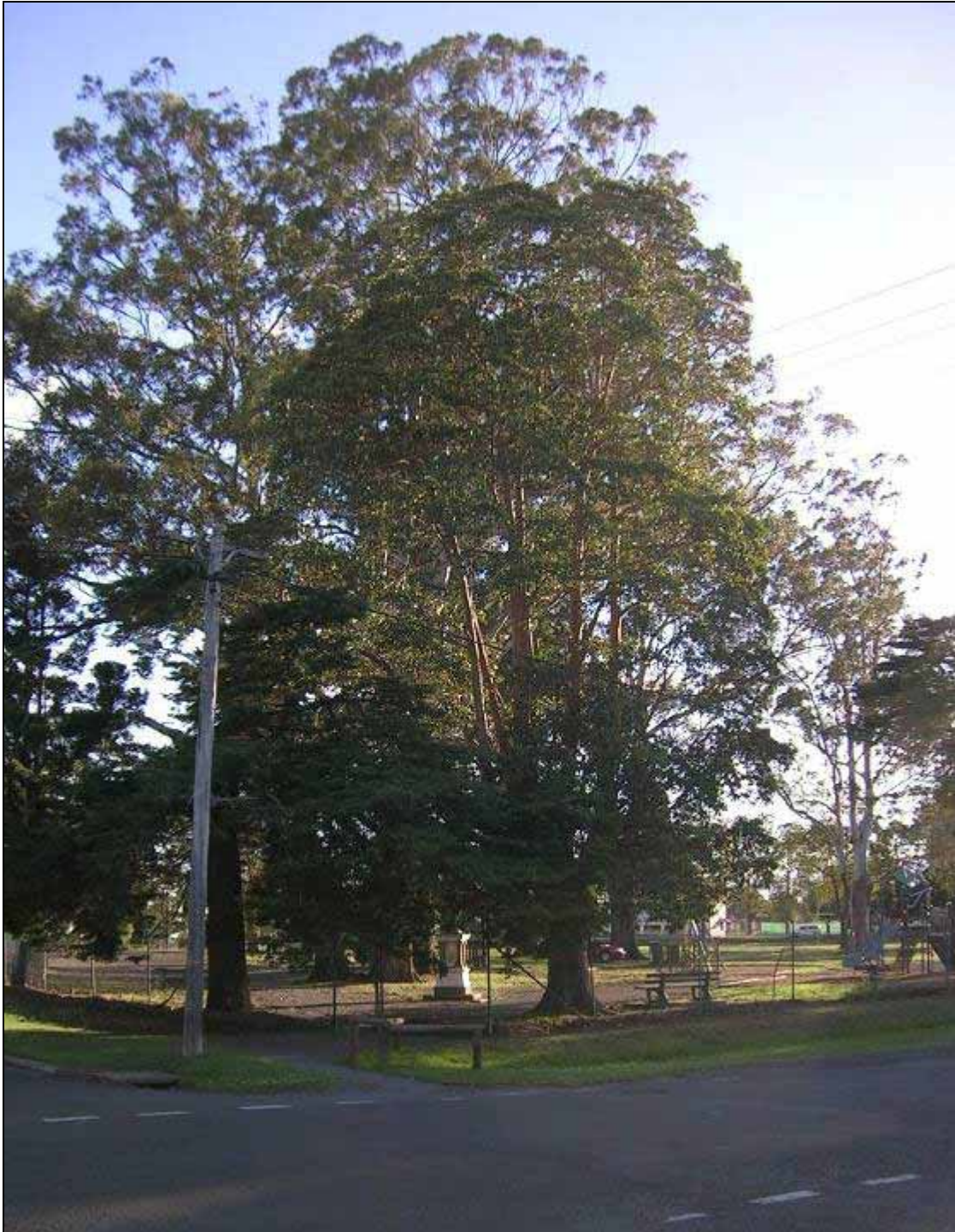


Figure 13. The Showground provides a rare opportunity to have a large number of trees, including a number of very large trees, in an urban setting.

#### *4.12.1 General Tree Management*

In an intensively used locality such as the Berry Showground, trees require a reasonably high level of maintenance. The Showground is not a bushland setting where trees can be allowed to progress through the natural processes of growth, injury, decline and death. Trees often require pruning to maintain



clearance for utility services and buildings, or to improve the safety, structure, health and beauty of the tree. This may involve formative pruning, hazard reduction, selective pruning and thinning. A lot of the problems caused by trees in Australia are a result of the tree having been poorly managed in the past, e.g., lopping of eucalypts.

To assess the condition of the trees at the Showground, Council employed a consultant arborist in January 2004. Recommendations were made, where necessary, for “deadwooding,” remedial pruning or tree removal. Comments were also on the suitability of some species for the site (eg, Brush Box) and unsuitability of others (eg, Swamp Mahogany – Figure 14).



Figure 15. Some trees at the Showground have past there safe useful life expectancy.

The arborist recommended removal of twenty two trees, including most of the Swamp Mahoganies (*Eucalyptus robusta*) in the southern part of the

Showground. It is estimated that removal and replacement of the trees would cost between \$15,000 to \$20,000. The recommendations of the arborist need to be enacted progressively. Members of the Management Committee also consider that the *Ficus hillii* that have been planted in some parts of the Showground (such as near the woodchop stand) are inappropriate because they have brittle branches, several of which have snapped. Some have already been removed. The remainder should be progressively removed and replaced with a more suitable species.

Consultation with Council's Tree Management Officer should be undertaken before removal of or major work on any trees within or around the Berry Showground.

Although it might have greater localised visual impacts, it is recommended here that consideration be given to removing the identified trees and replanting section by section. For example the trees around Regal Lodge Stables could all be dealt with at the same time, and the trees in the northeast corner could be dealt with when carrying out the proposed new landscaping work for that area. This approach would mean that disturbance and collateral damage of nearby trees and visual impacts would be limited to a single episode for each area.

The Conservation Management Plan for the Agricultural Pavilion recommended removal of a Camphor Laurel on Victoria Street that was overhanging and causing damage to the Pavilion. It has since been pruned away from building. Consideration could be given to removal of the tree when doing other work on northern fence line.

To reduce the risks arising from hazardous trees in the future, it is recommended that:

- when selecting species and location for new plantings, take into account potential impacts which may be created when trees are mature
- trees be protected from damage that might increase their potential to be hazardous, including damage from vehicles driving over and parking on the root zone
- the condition of trees be monitored by regular inspection, especially before major events such as the show (eg coral trees in cattle yard area)
- appropriate remediation/pruning be carried out when necessary
- the recommendation in the 2004 arborist's report progressively be carried out
- those people that may be involved in pruning of trees be trained in appropriate methods as set out in Australian Standard 4373 – Pruning of Amenity Trees.

The intention of Australian Standard 4373 is to encourage pruning practices and procedures that reduce the risk of hazard development, branch failure, fungal infection or premature tree death.



The procedures in the Standard are based on the widely accepted theories of compartmentalization of decay in trees. Lopping, topping or flushcutting are unacceptable practices. Pruning should be carried out by tree workers who through related training, on-the-job experience and qualifications are familiar with the principles, techniques and hazards of this work.

Should the need arise for root pruning or excavation around or near trees, expert guidance should be obtained. Root damage can result in death, disease or instability to the tree.

Replacement trees need to be given the best chance at establishing and reaching maturity. This will more likely be achieved if, when a tree is to be removed and replaced the following steps are undertaken: remove tree and grind out stump, if the new tree is to be planted in the same place replace the soil, incorporate slow release fertiliser, if possible use advanced plants. New plantings should be protected from damage, especially the main leader. If necessary, formative pruning through the first few years will help to ensure a sound structure. The aim is to have a healthy tree with good form and structure and sound root formation.

#### *4.12.2 Protection of Significant Plantings*

Trees at the Showground are listed as heritage items in Council's draft Heritage Local Environmental Plan. The conservation of appropriate plants and trees is of equal importance to the protection of the heritage values of the Showground's buildings.

The Conservation Management Plan for the Showground identified significant landscape elements and plantings should be retained and conserved. This includes, but is not limited to, the Hoop Pine (*Araucaria cunninghamii*) to the front of the Agricultural Pavilion; the coral trees at the cattle yards and the box trees around the showground ring.

The trees around the main showground ring are a major feature of the showground and should be retained and improved. Most are Brush Box, but there are two Swamp Mahogany (128 and 130) and the Cape Chestnut in memory of E. E and Rex Chegvidden. There are large gaps at the northern end of the ring where it appears some trees may have been removed. The 2004 arborist's report recommended removal of some others. Trees that are removed should be replaced with Brush Box, if practical with plants grown from the original stock and consideration should be given to filling any other gaps in the ring with Brush Boxes.

The Conservation Management Plan for the Showground identified the coral trees at the cattle stand as being of high heritage significance because they are representative of a historic period of planting. Coral trees are significant to the area as typical rural plantings to shade cattle. Their purpose would have been two-fold in this location; they are fast growing and provide good shade for cattle, and they have colourful flowers to provide a decorative backdrop in the showground. The stand should be maintained and conserved.

The significant layout of the planting rows between the cattle stands should be maintained. A large community area such as the Berry Showground is one of the few appropriate community locations for examples of Coral Trees. The Coral Trees are an important and interesting feature of rural life for visitors to the town.

The Conservation Management Plan recommended that specimens identified as damaged or declining should have a replacement planted before they are removed. This replacement should ideally be from the original stock (a plant propagated from the original tree). If this is not practicable, an alternative to replanting Coral trees could be Illawarra Flame trees.

Members of the Show Society have concerns about the Coral Trees because of the possibility of injury to people and damage to property from falling branches. The Conservation Management Plan recommends that this problem should be dealt with by regular maintenance of the coral trees (i.e., pruning) being undertaken as required. This should take the form of a regular inspection by an arborist and careful pruning where necessary. The 2004 arborist's report recommended a small amount of remedial pruning for some of the Coral Trees and possible removal of one.

Rows of shade trees are being established at the horse stalls/yard in the south-west corner and around the stock judging ring. These are in keeping with the character of this area of the Showground. The Conservation Management Plan indicated that these plantings should reflect the character of the stand of Coral Trees located at the cattle yards.

Overall it is important that there is a plan for succession planting so that the Showground does not gradually lose the character that results from the large number of mature trees there. When a tree is removed there should generally be a replacement planted. The additional planting being carried out now by the Show Society will also help to replace the future losses that are inevitable. A species list should be developed for future plantings that takes into account safety, heritage and landscaping considerations, and which complements Council's "Town Street Tree Planting Policy" (POL05/159).

#### **4.13 Cultural Heritage**

The Berry Showground is very significant in terms of cultural heritage. The former Berry Council Chambers and the Agricultural Pavilion are listed as heritage items in Council's current Local Environmental Plan. Furthermore, in Council's draft Heritage Local Environmental Plan, the whole of the Berry Showground and trees are included as heritage items, with some individual buildings and trees being specifically listed. The Local Environmental Plans describe processes that must be undertaken and include matters for consideration when assessing development proposals that would affect heritage items.

Council has commissioned Conservation Management Plans<sup>7</sup> for the Showground which set out Conservation Policies for the various items of significance. The Conservation Management Plan for the Showground makes the following main points:

- The Berry Showground is in good condition – the site’s original form and configuration can be clearly understood.
- It is critical that any works at the site be documented and implemented in a way that allows for the retention *in situ* of the maximum amount of existing significant fabric.
- The Berry Showground has historic and social significance to the State of New South Wales and aesthetic and technical research significance to the Shoalhaven area.
- Generally, Berry Showground should be retained and conserved as an intact example of an early Agricultural Showground.

No work should be done on any elements in the showground without first referring to the Conservation Policies in the Conservation Management Plans. The Conservation Policies will not be reproduced in full here, but the basic principle is that future developments have to be treated in sympathy with the surrounds and due regard must be paid to the historical nature of the facility.

If the site and structures are carefully developed and regular maintenance is undertaken, the significant heritage values of the site and structures can be retained and easily interpreted by the community, and it can continue to play an important function in the local area.

An interpretation plan for the whole Showground should be prepared and implemented which may include the provision of signs/plaques displayed at various points around the Showground and a display relating to the history of the Showground, possibly in the Agricultural Pavilion.

#### **4.14 Native Title**

The introduction of the Commonwealth Native Title legislation in 1993 recognised the existence of native title and made provision for Aboriginal and Torres Strait Islanders to lodge claims over Crown land. The legislation also sets out the requirements for the Crown (and appointed Crown reserve trusts) in dealing with Crown land in the future, unless it can be clearly established that any native title rights and interests that may have existed have been extinguished.

The land that makes up the Berry Showground reserve had previously been granted as part of a freehold estate (the Berry/Wollstonecraft Coolangatta Estate). Any native title interest that may have existed on this land was lawfully extinguished by the granting of the original freehold titles.

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<sup>7</sup> Tropman and Tropman Architects, June 2002 Conservation Management Plan for the Berry Showground Agricultural Pavilion and November 2003 Conservation Management Plan for the Berry Showground.

#### **4.15 Potentially Contaminated Land**

Land contamination is most often the result of past uses. It can arise from activities that took place on or adjacent to a site and be the result of improper chemical handling or disposal practices, or accidental spillages or leakages of chemicals during manufacturing or storage. When carrying out planning functions under the EP&A Act, a planning authority must consider the possibility that a previous land use has caused contamination of the site as well as the potential risk to health or the environment from that contamination. When an authority carries out a planning function, the history of land use needs to be considered as an indicator of potential contamination.

Railway use is listed in The Department of Planning's "Managing Land Contamination - Planning Guidelines" as an industry that may cause contamination because hydrocarbons, arsenic, phenolics (creosote), heavy metals, nitrates or ammonia may have been used there. Based on this, Shoalhaven City Council has, as an initial step, identified former and current railway land in Station Road as potentially contaminated.

In 1999, Rail Services Australia carried out a preliminary environmental assessment for Lot 1 DP 1001740 which is adjacent and to the east of the Council-owned land. It was concluded in the assessment that a review of site history showed no evidence of potential past environmental contamination due to the nature of past land use. Nevertheless, in order to determine appropriate alternative uses it will be necessary to undertake further analysis. Depending on the outcome, any future development in the area may need to take into account the requirements of the Contaminated Land Management Act 1997 and State Environmental Planning Policy No 55—Remediation of Land.

## ***Section 5      Action Plan***

This section of the plan sets out the way in which the Berry Showground can be developed and managed in the future.

The Action Plan set out in the following tables includes detailed management strategies and associated actions by which the management objectives will be achieved.

Improvement of the Showground could take place progressively over a number of years, as resources become available or as circumstances demand. Actions will need to compete with projects across the City for funding under reserve management budgets or for inclusion in Council's capital works program, or be funded through external grants, sponsorships or user contributions.

<i>Objective 1. To provide for a range of community activities and ancillary uses of the Showground and to balance potentially competing uses</i>	
<i>Strategy</i>	<i>Action</i>
1.1 Continue to manage the Showground as a multipurpose facility	1.1.1 Maintain the reserve to appropriate standards
	1.1.2 Open gates daily to allow for general community use
	1.1.3 If commercial uses are proposed consult with other users and businesses that may be affected
	1.1.4 Do not approve commercial uses that conflict with normal functions of the community facility
	1.1.5 Commercial activities for profit require Council approval and may involve a public competition process such as a call for expressions of interest
	1.1.6 Prepare a 'Facility Management Plan'
	1.1.7 Review fee structure
1.2 Give all user groups and the general community the opportunity to participate in facility management	1.2.1 Advertise from time to time to promote community involvement and fill vacancies on the Management Committee
	1.2.2 Encourage and support assistance from volunteers
1.3 Accommodate continued use of the Showground for short stays by organised groups of recreational vehicles such as motor homes and caravans	1.3.1 Continue to develop policy on fees and conditions for such use
	1.3.2 Ensure that services and facilities that are required by law [Local Government (Manufactured Home Estates, Caravan, Camping Grounds and Moveable Dwellings) Regulation 2005] are available
	1.3.3 Ensure that the timing of the stay with respect to other uses of the showground is not disruptive
1.4 Coordinate activities to minimise conflicts	1.4.1 Ensure that an effective booking system is used

<i>Objective 1. To provide for a range of community activities and ancillary uses of the Showground and to balance potentially competing uses</i>	
<i>Strategy</i>	<i>Action</i>
	1.4.2 Ensure events are formally booked, as far in advance as possible
	1.4.3 As far as possible, schedule works in the Showground so that disruption to special events is minimised
	1.4.4 Reduce inconvenience to private residents in Gillam Street on event days by installation of some temporary signage and use of vehicle barriers (available from Council) to prevent blocking of access to their driveway
	1.4.5 Review existing uses
	1.4.6 Develop drainage plans to reduce damage to grounds by activities undertaken in periods of wet weather.
1.5 Enhance the facilities at the swimming pool	1.5.1 Provide seats around the wading pool
	1.5.2 Improve the presentation and fittings of the amenities building

<i>Objective 2. To provide for appropriate expansion and/or redevelopment of the Showground &amp; to allow for appropriate new uses</i> Strategy	<i>Action</i>
2.1 Encourage more use of those facilities that are under utilised	2.1.1 Continue to distribute brochures that promote facilities
	2.1.2 Consider promoting facilities on the internet
	2.1.3 Ensure that facilities that are not required for storage are in a conditions that makes them available for use by the community
	2.1.4 Consider options for use of the horse facilities in the southern part of the showground when the horse trainer vacates, such as a new long term tenant, short term rental or storage, and which may involve a public competition process such as a call for expressions of interest
2.2 Redevelop appropriate areas and facilities	2.2.1 Develop plans for redevelopment of the eastern area that includes the old poultry pavilion, Apex kiosk and bar
	2.2.2 Review plans for redevelopment of the north eastern corner of the Showground in the light of the arborist's report and the estimated cost of the works
	2.2.3 Seek funding for the north eastern corner redevelopment and consider staging the works
	2.2.4 Consider redeveloping various entrances to the Showground to improve their appearance and function
	2.2.5 Develop plans for installing doors in the eastern wall of the room under the grandstand and seek funding
	2.2.6 Investigate the need for a new football clubhouse and potential locations and funding sources
	2.2.7 Consider relocating the Rural Youth hall to another location in the Showground
2.3 If necessary, expand the showground into the Gillam Street precinct	2.3.1 When next reviewing the Shoalhaven Local Environmental Plan, consider rezoning this land to 6(a) (Open Space - Recreation "A") or



<u>Objective 2.</u> To provide for appropriate expansion and/or redevelopment of the Showground & to allow for appropriate new uses Strategy	Action
	equivalent
	2.3.2 When necessary, relocate the Showground perimeter fence to incorporate some or all of the land identified in Figure 8
	2.3.3 If the fence is relocated ensure that the dog shows can still be held in association with the annual Berry Show
	2.3.4 If 2 Gillam Street comes for sale on the market or if the owner approaches Council or the NSW Government, consider its purchase as an addition to the Showground reserve
	2.3.5 If 2 Gillam Street is purchased as an addition to the Showground, assess the building for appropriate uses
2.4 Better integrate the land to the south of Station Road with the main Showground	2.4.1 When next reviewing the Shoalhaven Local Environmental Plan, consider rezoning this land to 6(a) (Open Space - Recreation "A") or equivalent
	2.4.2 Allow the current occupant to remain until 31 <sup>st</sup> December 2007
	2.4.3 Allow use of the land as a parking area and stock holding area during shows and other events
	2.4.4 Develop and maintain land to a suitable standard for use as a parking area
	2.4.5 Construct a new fence that protects the land from inappropriate uses
	2.4.6 Consider piping and filling the open drain that divides the land
	2.4.7 Consider temporary closure of Station Road between Alexandra and Albany Streets during the show or other major events
	2.4.8 Consider options for use of the land to the south of Station Road throughout the year, ie, when there is not a major event being held at the Showground, and which may involve a public competition process such as a call for expressions of interest
	2.4.9 Consider undertaking the administrative process of widening the

<u>Objective 2.</u> To provide for appropriate expansion and/or redevelopment of the Showground & to allow for appropriate new uses Strategy	Action
	road reserve to better reflect the location of the formed road at the western end of Station Road
	2.4.10 Consider sale or utilisation of the unoccupied section of the road reserve at the western end of Station Road
	2.4.11 If land adjacent to the Council owned land on Station Road comes for sale on the market, or if the owners approach Council or the NSW Government, Council consider its purchase as an addition to the Showground Reserve

<i>Objective 3. To protect and enhance the visual character of the reserve</i>	
<i>Strategy</i>	<i>Action</i>
3.1 Protect and enhance the distinguishing visual character of the reserve	3.1.1 Retain a large number of trees, including some very large trees
	3.1.2 Develop a species list for future plantings that takes into account safety, heritage and landscaping considerations, and which complements Council's "Town Street Tree Planting Policy" (POL05/159)
	3.1.2 Retain sightlines between buildings
	3.1.3 Design and position structures (including new buildings, additions or modifications to existing buildings, signs, fences, etc) to minimise visual impacts
	3.1.4 Relocate the pool fence near the Grandstand further west and use a more sympathetic material
	3.1.5 Investigate a more appropriate location and style for the fence near the entrance to the Agricultural Pavilion
	3.1.6 Prepare an overall signage strategy for the reserve (one that deals with interpretive, directional, regulatory and advertising signage)

<i>Objective 4. To protect and interpret the cultural heritage values of the Berry Showground as an intact example of an early Agricultural Showground</i>	
<i>Strategy</i>	<i>Action</i>
4.1 Retain significant heritage fabric of the Showground and develop carefully in sympathy with surrounds	4.1.1 Carry out necessary maintenance on existing structures
	4.1.2 Do not carry out any new development or maintenance at the Showground without first referring to the conservation policies in the Conservation Management Plans
	4.1.3 Plan any new works so that maximum amount of existing significant fabric is retained in situ
	4.1.4 Design and position structures (including new buildings, additions or modifications to existing buildings, signs, fences, etc) to minimise potential impacts on the individual settings of heritage buildings as well as the overall heritage character of the Showground
	4.1.5 Assess sites for relics before undertaking activities that have potential to disturb, particularly at the locations of the former croquet greens and tennis courts
	4.1.6 Ensure any new works are documented
4.2 In redesigning use of the eastern precinct, consider options that allow for retention and/or adaptive reuse of the elements of the old poultry pavilion	4.2.1 Consider designs that could involve rebuilding in the current location, reorientation or relocation of the building
	4.2.2 Retain as much existing fabric as possible (particularly the external timber slab walls and open mesh areas above) and minimises the introduction of new or replacement fabric
	4.2.3 Retain evidence of the existing cages for its interpretive value

<i>Objective 4. To protect and interpret the cultural heritage values of the Berry Showground as an intact example of an early Agricultural Showground</i>	
<i>Strategy</i>	<i>Action</i>
	4.2.4 A permanent interpretive display or panel which should include some photographic material depicting the original internal fit out and an explanation of the former use is to be incorporated in any options for the reuse of this building
4.3 Retain important elements of the landscape	4.3.1 Protect important plantings including the Brush Boxes around the main ring and Coral trees in the cattle stand area
	4.3.2 If trees around the main ring need to be removed, replace them with Brush Box, if practical with plants grown from the original stock
	4.3.3 If Coral Trees in the cattle stand area need to be removed, replace them with Coral Trees, if practical with plants grown from the original stock or if this is not practicable, an alternative to replanting Coral trees could be Illawarra Flame trees
4.4 Provide visitors to the reserve with opportunities to understand the cultural heritage of the place	4.4.1 Include interpretive signage at each building describing its history and functions, and at other appropriate locations around the Showground
	4.4.2 Prepare a display relating to the history of the Showground, possibly in the Agricultural Pavilion

<u>Objective 5. To minimise physical and health risks to users of the reserve</u>	
Strategy	Action
5.1 Reduce risks associated with traffic hazards	5.1.1 Ensure appropriate traffic management measures are in place for major events, for example in Station Road during the show
	5.1.2 Where feasible, separate pedestrian movement from vehicle movement
5.2 Reduce risks associated with tree hazards	5.2.1 Carry out the work recommended in the 2004 arborist's report
	5.2.2 Inspect the condition of trees on an annual basis and especially before major events
	5.2.3 In particular, the Coral Trees at the cattle yards should be regularly inspected and carefully pruned if necessary
	5.2.4 When selecting species and location for new plantings, take into account potential impacts which may be created when trees are mature
	5.2.5 Give replacement trees the best chance at establishing and reaching a reasonable level of maturity by using appropriate planting, protection and cultural techniques
	5.2.6 Protect trees from damage that might increase their potential to be hazardous
	5.2.7 Seek expert advice before root pruning or excavating around or near trees
	5.2.8 Consult with Council's Tree Management Officer before removal or major work on trees
	5.2.9 Progressively remove and replace <i>Ficus hillii</i> and <i>Eucalyptus robusta</i> with more suitable species
	5.2.10 Ensure that those people that may be involved in pruning of trees are trained in appropriate methods as set out in AS 4373
5.3 Reduce risks associated with physical and chemical hazards	5.3.1 Undertake a preliminary analysis (carried out by a suitably qualified person) of the potential for the Station Road land to have been

<u>Objective 5. To minimise physical and health risks to users of the reserve</u> Strategy	Action
	contaminated by railway activities.
	5.3.2 If necessary, ensure that any future development in the area takes into account the requirements of the Contaminated Land Management Act 1997 and State Environmental Planning Policy No 55–Remediation of Land
	5.3.3 Improve access and mobility into the Agricultural Pavilion by construction of a more appropriate ramp into the southern entry
5.4 Ensure that volunteers working on the reserve are adequately covered for personal accident and public liability	5.4.1 Register all volunteers working on the reserve that are not on the management committee as Parkcare volunteers
	5.4.2 Identify training requirements for Management Committee volunteers in for example <ul style="list-style-type: none"> <li>• emergency evacuation/site evacuation plan</li> <li>• emergency contacts</li> <li>• manual handling</li> <li>• chemical handling</li> </ul>
	5.4.3 Ensure that users of the Showground that are not covered by Council’s casual hirers policy have appropriate public liability insurance
5.5 Ensure swimming pool is safe to use	5.5.1 Operate the pool in accordance with “Shoalhaven Aquatics Centre Operations and Procedures Manual”
	5.5.2 Plant trees in pool surrounds for shade
	5.5.3 Improve parking in Albany Street, particularly for people with disabilities

## **Section 6      Appendices**

### **6.1 Appendix 1 - Legislative & Policy Framework**

The management of public land requires compliance with existing government legislation and policy. The main aspects of current legislation and policy affecting the management of the Berry Showground are outlined below.

The Crown Lands Act 1989 and the Local Government Act 1993 are most significant. Both of these stress the conservation of natural resources and their management in an ecologically sustainable manner, while at the same time, providing appropriate opportunities for public use.

#### *6.1.1 Crown Land, the Reserve System and Trust Management*

The Crown Lands Act 1989 governs the planning, management and use of Crown land, including provisions to reserve or dedicate lands for a prescribed public purpose and for leasing and licensing. The collection of Crown land which has been set aside for a public purpose is called the Crown reserve system.

The Department of Lands, together with reserve trusts appointed by the Minister, is responsible for the administration and management of the Crown reserve system. The Minister has appointed Shoalhaven City Council as manager of the Berry Showground (R81105) Reserve Trust.

#### How Can Crown Land Be Used?

Uses and activities on land reserved for public purposes are broadly defined by the public purpose of the reservation, in conjunction with any conditions and provisions within the specific zoning in council's local environmental plan.

In addition, case law judgements influence the policy and practice of the Department of Lands and the Trust Manager. The body of case law which helps define acceptable uses and activities on public recreation reserves provides the following guidance:

- Improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation;
- Land reserved or dedicated for public recreation must be open to the public generally as a right. The public may only be restricted from access to parts of the reserve and buildings thereon, if it is necessary for the public's enjoyment of the reserve to be excluded, eg a workshop, equipment storage or operational facilities;
- Right of access does not mean entirely free access. Reasonable entry fees and charges may be imposed as well as other legal constraints to entry, such as those relating to health and safety;
- Use of the reserve must be consistent with the public purposes for which the land is dedicated or reserved.



- A lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.

### **INFORMATION FOR TRUST MANAGERS IN RESPECT OF COMMERCIAL LEASE OR LICENCE ARRANGEMENTS ON CROWN RESERVES**

The following describes the general principles which a reserve trust manager needs to take into consideration when negotiating commercial lease or licence proposals on Crown reserves:

- Leases or licences for commercial purposes can only be granted where the commercial activity is consistent with the purpose for which the reserve was dedicated or reserved (unless special Ministerial approval is granted) and should not overpower or dominate the reserve.
- Commercial leases/licences on Crown reserves should be established by a fair, open, impartial and transparent process and provide optimum environmental, social and economic returns from such use of the reserve for the people of NSW.
- Appointed Trust Managers must be able to demonstrate that they have met their responsibility to the people of NSW of ensuring that the best possible result will be realised from the lease arrangement.
- Other than where special circumstances exist, opportunities to lease/licence public reserves should be decided by a competitive process. The Independent Commission Against Corruption (ICAC) advises public sector organisations against entering into negotiations which bypass a competitive process on the basis that direct negotiations can lack openness, fairness and accountability, and may result in outcomes which deliver less than the best outcome for the community. Accordingly, the Department of Lands has a responsibility when considering the granting of consent under Sections 102 & 103 of the Crown Lands Act 1989 to ensure that the best possible outcome has been obtained by the reserve trust.
- Where public tendering is not to be used to identify a suitable lessee, then there needs to be a clear account of how alternative processes serve the public good. This account would need to demonstrate openness, fairness and accountability.
- NSW Treasury directions require that any commercial use of State owned public lands realise the best possible financial return.

#### **NOTE**

ICAC guidelines suggest that a public competition process would avoid the following problems:

- Any public perception that the trust is not getting the best possible deal for the public
- Opportunity for corruption in direct dealings with current lessee
- Reduced opportunity to discover new or innovative ideas

- Possible lack of transparency and accountability in the process
- Lack of opportunity to test value for money

In accordance with these guidelines the overall objectives of a Crown reserve trust when negotiating commercial lease/licence arrangements should be to:

- Obtain the best value for money through a fair and impartial process
- Minimise the level of risk for the trust
- Minimise the opportunity for corrupt conduct
- Obtain the best environmental, social and economic outcome for the public

### 6.1.2 *Crown Lands Act 1989*

#### Section 10 Objects of Act

The objects of this Act are to ensure that Crown land is managed for the benefit of the people of New South Wales and in particular to provide for:

- (a) a proper assessment of Crown land,
- (b) the management of Crown land having regard to the principles of Crown land management contained in this Act,
- (c) the proper development and conservation of Crown land having regard to those principles,
- (d) the regulation of the conditions under which Crown land is permitted to be occupied, used, sold, leased, licensed or otherwise dealt with,
- (e) the reservation or dedication of Crown land for public purposes and the management and use of the reserved or dedicated land, and
- (f) the collection, recording and dissemination of information in relation to Crown land.

#### Section 11 Crown Land Management Principles

The principles referred to in (b) and (c) above are:

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land,
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
- (c) that public use and enjoyment of appropriate Crown land be encouraged,
- (d) that, where appropriate, multiple use of Crown land be encouraged,
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

## Section 112 Preparation of draft plan of management

- (1) The Minister may cause a draft plan of management to be prepared for a reserve.
- (2) A reserve trust may with the Minister's consent, and if the Minister so directs shall, prepare a draft plan of management for the reserve.
- (3) If the Minister directs a reserve trust to prepare a draft plan of management, the reserve trust shall:
  - (a) prepare it within the time directed by the Minister, and
  - (b) forward a copy of it to the Minister.
- (4) A draft plan of management prepared by a reserve trust shall include provision for such matters as the Minister requires.

## Section 113 Referral of draft plans

- (1) If a draft plan of management for a reserve is prepared, the Minister:
  - (a) shall refer a copy of it to the reserve trust for consideration (unless it was prepared by the reserve trust),
  - (b) may refer a copy of it to any other person for consideration, and
  - (c) shall place a copy of it on public display for not less than 28 days or shall direct the reserve trust to place a copy of it on public display for not less than 28 days.
- (2) Any person may make representations concerning the draft plan to the Minister within the time allowed by the Minister.
- (3) The Minister shall consider any such representations before adopting the draft plan.

## Section 114 Adoption of plan

- (1) The Minister may adopt a plan of management for a reserve without alteration or with such alterations as the Minister thinks fit.
- (2) If a plan of management is adopted:
  - (a) the reserve trust shall carry out and give effect to it, and
  - (b) no operations may be undertaken on or in relation to the reserve unless they are in accordance with the plan.

### *6.1.3 Crown Lands Regulation 2000*

#### Clause 35 Notification and public comment on draft plans of management

- (1) This clause applies to a plan of management under Division 6 of Part 5 of the Act that is required (before its adoption by the Minister) to be placed on public display.
- (2) The Minister is required to cause notice of a plan of management to be published in:
  - (a) the Gazette, and
  - (b) a newspaper circulating in the locality in which the land concerned is situated or in a newspaper circulating generally in the State.
- (3) Any such notice must:

- (a) invite representations from the public concerning the plan, and
- (b) specify the place and time at which the plan may be inspected by the public, and
- (c) specify the period (being not less than 28 days) within which any representations may be made and the person to whom they are to be sent.

#### *6.1.4 The Local Government Act, 1993*

The purposes of this Act are as follows:

- (a) to provide the legal framework for an effective, efficient, environmentally responsible and open system of local government in New South Wales,
- (b) to regulate the relationships between the people and bodies comprising the system of local government in New South Wales,
- (c) to encourage and assist the effective participation of local communities in the affairs of local government,
- (d) to give councils:
  - the ability to provide goods, services and facilities, and to carry out activities, appropriate to the current and future needs of local communities and of the wider public
  - the responsibility for administering some regulatory systems under this Act
  - a role in the management, improvement and development of the resources of their areas,
- (e) to require councils, councillors and council employees to have regard to the principles of ecologically sustainable development in carrying out their responsibilities.

The Local Government Act 1993 includes a range of requirements on the management and use of public land.

The Local Government Act 1993 also considers acts of vandalism in public places (eg. injuring plants and animals or defacing property) and gives Councils the power to establish and enforce alcohol free zones.

#### *6.1.5 NSW Environmental Planning & Assessment Act 1979*

The EP&A Act has the following objectives:

- to encourage the proper management, development and conservation of natural resources for the purpose of promoting the social and economic welfare of the community and a better environment
- the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities and their habitats.

#### 6.1.5.1 Environmental assessment

Environment assessment must be carried out for any proposed development or activity. Those uses of the reserve that require development consent are subject to environmental assessment under Part 4 of the EP&A Act. Environmental assessment under Part 5 of the EP&A Act must also be carried out for proposed activities that do not require development consent.

#### 6.1.5.2 Local Environmental Plan

Any land use proposed for an area must be consistent with the zoning that is applied to the land by Council's Local Environment Plan prepared under Part 3 of the EP&A Act. Most of the Berry Showground is zoned 6 (a) (Open Space – Recreation).

#### 6.1.6 Shoalhaven City Council Recreation Strategy (1999)

Council adopted a Recreation Strategy in late 1999 which aims to

*“Improve the quality of life in the Shoalhaven by creating a diversity of recreation opportunities whilst protecting and enhancing the natural and built environment”*

The Recreation Strategy identifies a range of actions to meet this goal, based on the following:

The provision of recreation facilities, programs and services is to:

- be based upon an assessment of current and future needs
- be realistic in terms of Council's (and the community's) ability to operate and maintain them
- ensure the achievement of equity of opportunity for all individuals and groups within the city, regardless of age, ability, ethnicity or economic capacity
- avoid unnecessary duplication of opportunities
- be based upon efficiency, quality and continuous improvement principles and approaches
- be based upon meaningful community consultation
- incorporate resource sustainability practices and principles
- incorporate best practice risk management processes to reduce public risk
- include the encouragement and support of community and commercial initiatives in the provision and management of recreation opportunities

#### 6.1.7 Food and Beverage Outlets on Crown Reserves, 2001

This policy provides guidance for assessing food and beverage outlets that may be acceptable and those that may not be acceptable on Crown reserves. In determining whether a proposal is appropriate the following criteria should be applied:

- The facility should enhance the public use of the reserve and not become the main focus of the reserve;
- The integrity of the reserve in terms of its public purpose and environmental qualities should be preserved; and
- The public's right of access to the reserve should be preserved.

The current Policy groups food and beverage outlets into 5 categories (see below) that are to be applied to the reserves as follows:

- Categories i to iii may apply to all public purposes where food and beverage outlets are an acceptable use.
- Categories iv and v may apply to public purposes where food and beverage outlets are an acceptable use other than: Arboretum; Public Park; Public Recreation; Public Recreation and Coastal Environmental Protection; Public Recreation, Conservation and Mineral and Petroleum Exploration.

Categories of Food and Beverage Outlets that may be acceptable on Crown Reserves:

- i. Kiosks that provide snacks, packaged and prepared light foods with non-alcoholic beverages to take away are an acceptable use on public purpose reserves, where they are ancillary and supportive of the use of the reserve.
- ii. Refreshment rooms, cafes and coffee shops which serve snacks, light meals and beverages to take away or to be consumed on the premises are acceptable uses on public purpose reserves, where they are ancillary and supportive of the use of the reserve.
- iii. A bistro, brasserie or restaurant that serves light to substantial meals with beverage to be consumed on the premise, is an acceptable use on public purpose reserves where they are ancillary and supportive of the use of the reserve.

Categories of Food and Beverage Outlets that may not be acceptable on Crown Reserves:

- iv. Major fast food operations that essentially service a passing trade rather than reserve users and cannot be regarded as ancillary to the reserve; and
- v. Restaurants that serve only substantial meals; contain a bar area that precludes the under 18 age group; or essentially service a passing trade rather than reserve users and cannot be regarded as ancillary to the reserve.

### 6.1.8 *Wedding Receptions On Public Parks*

Adopted 22/07/03 – Minute 03.964 – File 03/6320

Council's policy for wedding receptions on parks is as follows:

- a) Sufficient notice be provided to allow for the processing of a development application that includes adequate consultation with neighbouring residents.
- b) Development Applications will not be supported for popular locations – especially during peak visitation – where a conflict between casual users and a wedding is possible.
- c) Development Applications will not be supported for locations that are substantially overlooked by residences or for those locations where a large marquee would be overly dominating of view lines.
- d) Although exclusive use of a specific area might be approved, no fencing or other structural barriers shall be permitted.
- e) A specific fee for events requiring development consent shall be established. It is proposed that such fee be \$220, plus GST, per day.
- f) The fee shall apply for each day the reserve is required for setting up and dismantling of structures.
- g) A bond of \$1,000 shall be required to protect Council from damage to the reserve or necessary clean up following the event.

## 6.2 Appendix 2. Tree Species on the Showground.

From “Tree Survey at Berry Showground.” Prepared by David Potts, Consultant Arborist, January 2004. Each identified tree now has a number-stamped metal tag attached to the west side trunk at 2.5m up. Tree locations are shown on Figure 3. Those marked with an asterisk have been recommended for removal and replacement.

No	Species
1	<i>Ficus macrophylla</i>
2	<i>Lophostemon confertus</i>
3	<i>Lophostemon confertus</i>
4	<i>Lophostemon confertus</i>
5	<i>Phoenix canariensis</i>
6	<i>Cinnamomum camphora</i>
7	<i>Cinnamomum camphora</i>
8	<i>Lophostemon confertus</i>
9	<i>Camellia japonica</i>
10*	<i>Grevillea robusta</i>
11	<i>Cryptomeria japonica</i>
12*	<i>Cupressus torulosa</i>
13	<i>Lophostemon confertus</i>
14	<i>Eucalyptus botryoides x saligna</i>
15	<i>Eucalyptus botryoides x saligna</i>
16	<i>Eucalyptus botryoides x saligna</i>
17	<i>Eucalyptus pilularis</i>
18	<i>Eucalyptus botryoides x saligna</i>
19*	<i>Lophostemon confertus</i>
20	<i>Lophostemon confertus</i>
21	<i>Lophostemon confertus</i>
22	<i>Eucalyptus saligna</i>
23	<i>Lophostemon confertus</i>
24*	<i>Cupressus macrocarpa</i>
25	<i>Cinnamomum camphora</i>
26	<i>Lophostemon confertus</i>
27	<i>Eucalyptus robusta</i>
28*	<i>Lophostemon confertus</i>
29	<i>Lophostemon confertus</i>
30	<i>Lophostemon confertus</i>
31	<i>Lophostemon confertus</i>
32	<i>Lophostemon confertus</i>
33	<i>Callistemon viminalis</i>
34	<i>Lophostemon confertus</i>
35	<i>Lophostemon confertus</i>
36	<i>Lophostemon confertus</i>
37	<i>Lophostemon confertus</i>
38	<i>Lophostemon confertus</i>
39	<i>Lophostemon confertus</i>
40	<i>Lophostemon confertus</i>
41	<i>Lophostemon confertus</i>
42	<i>Lophostemon confertus</i>
43	<i>Lophostemon confertus</i>
44	<i>Lophostemon confertus</i>
45	<i>Lophostemon confertus</i>
46	<i>Lophostemon confertus</i>
47	<i>Lophostemon confertus</i>
48	<i>Ficus macrophylla</i>
49	<i>Chamaecyparis obtusa</i>
50	<i>Cinnamomum camphora</i>
51	<i>Cinnamomum camphora</i>
52	<i>Ficus macrophylla</i>
53	<i>Lophostemon confertus</i>
54*	<i>Callistemon viminalis</i>
55	<i>Lophostemon confertus</i>
56	<i>Lophostemon confertus</i>
57	<i>Callistemon viminalis</i>
58	<i>Cinnamomum camphora</i>
59	<i>Betula pendula</i>
60	<i>Betula pendula</i>
61	<i>Erythrina x sykesii</i>
62	<i>Cinnamomum camphora</i>
63	<i>Lophostemon confertus</i>
64	<i>Betula pendula</i>
65	<i>Erythrina x sykesii</i>
66	<i>Erythrina x sykesii</i>
67*	<i>Cinnamomum camphora</i>
68	<i>Erythrina x sykesii</i>
69	<i>Erythrina x sykesii</i>
70	<i>Erythrina x sykesii</i>
71	<i>Lophostemon confertus</i>
72	<i>Cinnamomum camphora</i>
73	<i>Cryptomeria japonica</i>
74	<i>Araucaria bidwillii</i>
75	<i>Erythrina x sykesii</i>



76	<i>Erythrina x sykesii</i>
77	<i>Cinnamomum camphora</i>
78	<i>Liquidambar styraciflua</i>
79	<i>Eucalyptus robusta</i>
80	<i>Lophostemon confertus</i>
81	<i>Lophostemon confertus</i>
82	<i>Pittosporum undulatum</i>
83	<i>Lophostemon confertus</i>
84	<i>Eucalyptus robusta</i>
85	<i>Lophostemon confertus</i>
86	<i>Eucalyptus robusta</i>
87	<i>Cinnamomum camphora</i>
88	<i>Eucalyptus robusta</i>
89	<i>Eucalyptus robusta</i>
90	<i>Eucalyptus robusta</i>
91	<i>Eucalyptus robusta</i>
92	<i>Eucalyptus robusta</i>
93	<i>Eucalyptus robusta</i>
94*	<i>Eucalyptus robusta</i>
95*	<i>Eucalyptus robusta</i>
96*	<i>Eucalyptus robusta</i>
97*	<i>Eucalyptus robusta</i>
98*	<i>Eucalyptus robusta</i>
99*	<i>Cinnamomum camphora</i>
100	<i>Cinnamomum camphora</i>
101	<i>Cinnamomum camphora</i>
102	<i>Magnolia grandiflora</i>
103	<i>Cinnamomum camphora</i>
104	<i>Callitris columellaris</i>
105	<i>Araucaria cunninghamii</i>
106	<i>Cinnamomum camphora</i>
107	<i>Toona ciliata</i>
108	<i>Cinnamomum camphora</i>
109	<i>Cinnamomum camphora</i>
110	<i>Cinnamomum camphora</i>
111	<i>Toona ciliata</i>

112	<i>Toona ciliata</i>
113	<i>Toona ciliata</i>
114	<i>Cinnamomum camphora</i>
115*	<i>Cinnamomum camphora</i>
116	<i>Toona ciliata</i>
117*	<i>Cinnamomum camphora</i>
118	<i>Cinnamomum camphora</i>
119	<i>Cinnamomum camphora</i>
120	<i>Lophostemon confertus</i>
121	<i>Lophostemon confertus</i>
122	<i>Araucaria cunninghamii</i>
123*	<i>Eucalyptus robusta</i>
124	<i>Ficus macrocarpa var hillii</i>
125*	<i>Ficus macrocarpa var hillii</i>
126	<i>Lophostemon confertus</i>
127*	<i>Eucalyptus robusta</i>
128	<i>Eucalyptus robusta</i>
129	<i>Lophostemon confertus</i>
130*	<i>Eucalyptus robusta</i>
131*	<i>Lophostemon confertus</i>
132	<i>Lophostemon confertus</i>
133*	<i>Lophostemon confertus</i>
134	<i>Lophostemon confertus</i>
135	<i>Lophostemon confertus</i>
136	<i>Lophostemon confertus</i>
137	<i>Lophostemon confertus</i>
138	<i>Lophostemon confertus</i>
139	<i>Lophostemon confertus</i>
140*	<i>Lophostemon confertus</i>
141	<i>Cinnamomum camphora</i>
142	<i>Grevillea robusta</i>
143	<i>Cedrus deodara</i>
144	<i>Lophostemon confertus</i>
145	<i>Cryptomeria japonica</i>

### 6.3 Appendix 3 – Consultation

Adequate consultation is essential when developing a Plan of Management, so that community values and issues can be identified. Community values are the attributes that make something, for example a park, important to the community as a whole. Values tend to change little over time and to be broad in nature. Issues, or problems, are those things that need to be dealt with in order to protect values. The values used to develop the Basis for Management for Berry Showground came from two main sources:

- those specific to the reserve identified through a community survey and many discussions held with key stakeholders,
- those more broad values for parks in the Shoalhaven that were identified in 1996, when Council undertook a Recreation Study to identify community values, needs, expectations and levels of satisfaction with respect to recreation facilities and services in the Shoalhaven.

These are described further in the following sections.

#### 6.3.1 Recreation Study

The results of the Recreation Study formed the basis of the Shoalhaven Recreation Strategy (1999). The community values for Parks reflected in the Recreation Strategy that have been used as a basis for management in this plan are set out below.

#### Social Values

For hundreds of years, parks have been incorporated in the design of residential and urban settlements. The planned inclusion of parks in urban design over this time demonstrates how integral parks are to the quality of life that is experienced by the community they serve.

Parks provide a sense of spatial relief in built up environments; they provide opportunities for socialisation (for all age groups) and contribute to the local identity of an area. For example, Nowra is well known for its “water feature parks”.

#### Recreational Values

Recreation is becoming an increasingly important value for individuals and the wider community as people are realising the benefits of recreation in achieving quality of life. One of the most important functions of parks is to provide recreation opportunities to the community.

The recreational value of parks is enhanced when a broad range of high quality opportunities are provided, which are capable of meeting the needs of the majority of the population. These opportunities include physical activity,

relaxation, solitude and socialisation depending on the individual nature of the park, and the needs of the individual.

### Health Values

Parks contribute to the health and well being of the community. The provision of open space and expanses of vegetation improve air and water quality and provide a visual relief from developed environments.

Particularly in areas where there is high housing density and small allotment sizes, parks provide an opportunity to enjoy the outdoors in a safe and stimulating environment. The presence of play equipment, walking trails and the like also allow for the community to participate in locally based, no-cost physical activity.

### Environmental Values

Parks make up a significant proportion of the Shoalhaven's reserve network and as such, are valued highly by the community for the open space they offer and for the functions this space performs. As previously mentioned, the presence of parks and the associated vegetation allows for improvements to air and water quality. Parks also provide habitat for native wildlife and allow for the protection of biodiversity. When parks are developed within a connective open space system, they can also act as wildlife corridors, which are essential to maintain the genetic biodiversity of native flora and fauna.

The preservation and enhancement of these areas is of paramount importance in maintaining the lifestyle enjoyed in the Shoalhaven.

### Economic Values

The economy of the Shoalhaven is particularly dependent on tourism. Tourism NSW states that the Shoalhaven is the second most popular tourist destination in the state (after Sydney). In 1999, it was estimated that the direct expenditure of tourists in the Shoalhaven was \$250 million. Much of this visitation and expenditure is based on the natural environmental beauty of the Shoalhaven and the diverse range of recreational opportunities this environment provides.

Due to their location and the diverse range of recreational opportunities available, parks are extremely popular with visitors to the Shoalhaven. The economic value of well-appointed and maintained parks is integral to the overall economy of the area.

### 6.3.2 *Berry Specific Consultation*

#### Stakeholder Discussions

Discussions have been held with key stakeholders including members of:

- Hazelberry and David Berry Park Management Committee
- Berry Show Society
- NSW Department of Lands
- Regal Lodge Stables
- Owner of 2 Gillam Street
- Berry Shoalhaven Heads Rugby League Football Club
- Nowra District Kennel Club
- Berry Pony Club
- Shoalhaven Showjumping Club
- Berry Shoalhaven Heads Cricket Club
- Berry Community Activities Centre

#### Newsletter and Community Survey

In May 2005, a newsletter and survey form was included in the “Berry Town Crier” which is distributed throughout the village of Berry and surrounding areas. A copy of the survey is on the following page. It was also available on Council’s internet site. Ten responses were received. Due to the small number of responses, no statistical analysis has been carried out on the survey responses. However, the content of all responses was considered when the plan of management was being developed.

#### Exhibition of Draft Plan of Management

In accordance with the provisions of the Crown Lands Act 1989, a draft of this Plan of Management was exhibited for public comment from 6 April to 17 May 2006. The exhibition was advertised in the South Coast Register and the NSW Government Gazette. The draft document was available for viewing at the Berry Post Office, the Nowra library, on Council’s internet site and at the Nowra Office of the Department of Lands. Copies of the draft plan were sent to the Principal Consultative Body for Berry (The Berry Alliance), the Berry Show Society and the Berry Showground Management Committee. Three submissions on the draft Plan of Management were received and the plan was subsequently adopted with the following amendments:

- a) Include a new action: “Improve access and mobility into the Agricultural Pavilion by construction of a more appropriate ramp into the southern entry”;
- b) Include a new action: “If land adjacent to the Council owned land on Station Road comes for sale on the market, or if the owners approach Council or the NSW Government, Council consider its purchase as an addition to the Showground Reserve” ;
- c) Add the following words to action 4.3.3: “or if this is not practicable, an alternative to replanting Coral trees could be Illawarra Flame trees”.
- d) Buildings access audits be included in the attachments.

## A Plan of Management for Berry Showground



Shoalhaven City Council is preparing a Plan of Management for the Berry Showground and nearby public land (the areas inside the white dotted lines on the map). The Berry Showground is operated on behalf of Council by an energetic committee of volunteers who represent the main user groups of the Showground. These lands are extremely valuable and well-used community resources. The Plan of Management will aim to protect the Showground's special values and will describe ways that it can best be used, conserved, developed, and managed for the community into the future.

The reason for preparing a Plan of Management is to provide a framework on which day to day management and operational decisions can be based. Careful planning now will help to ensure continued wise use into the future. The planning process provides an opportunity for broad community input and an opportunity to take a holistic view, considering everyone's needs. Once a Plan of Management for these lands is adopted then it becomes easier to attract funding from the State government, Commonwealth government and private sources for important projects within the facility.

You can help plan for the future of the Berry Showground by filling out this survey and returning it by **31<sup>st</sup> May, 2005**. You can mail it to Shoalhaven City Council, PO Box 42, Nowra 2541, or fax it to 4429 3173. If you would prefer to submit it via the internet, the form is available at <http://shoalhaven.nsw.gov.au/council/pubdocs/communityissues>. If you need more information, please call Peter Dalmazzo on 4429 3380.



Privacy Notification: The information requested below is being collected by Shoalhaven City Council and will be used by Council and NSW Government officials to assist in the preparation of a plan of management for Berry Showground. The provision of this information is voluntary and you may apply to Council for access to or amendment of the information at any time.

Optional: Please provide your details so we can contact you to get more information if needed:

Name:.....

Address:.....

Telephone:..... E-mail:.....

If you want to be added to a mailing list for this project, tick this box

1. How do you use the Berry Showground? eg, play/watch footy, go swimming, visit market, market stallholder, go to the Show, attend meetings, picnic/eat lunch, walk through, etc.
2. Describe what is special about the Berry Showground?
3. What uses do you think are appropriate or inappropriate for the Berry Showground? Why?
4. How do you think the Berry Showground could be improved?

**6.4 Appendix 4. Landscape Plans for Corner of Victoria and Alexandra Streets.**

## 6.5 Appendix 5. Disability Access Audit Reports

Defects identified by the disability access audits have not yet been prioritised as further investigation is required to establish the need for upgrading at individual facilities. Some items are mandatory, others are best practise and some need further investigation as they conflict with management or operational needs of the facilities. Council's Asset Managers, in conjunction with individual facility Managers, need to review these recommendations and decide when and how to best implement the improvements.

### PRIORITY CODING

Code	Description
✓	Included in Works Programme
COM	Completed
DEF	Not currently required Defer until a later date.
DES	Detailed Design required prior to carrying out work.
INV	Further Investigation required.
MAN	Facility Management issue to be addressed by Manager.
NA	Not Applicable.
OP	Conflicts with some Operational Procedures of the facility.
RH	Refer to Heritage Consultant or Conservation Management Plan.
RP	Refer to another Program or Strategy.