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Eurobodalla Shire Council
Works & Facilities
Committee Meeting



EUROBODALLA SHIRE COUNCIL

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PLAN OF MANAGEMENT

CORRIGANS BEACH RESERVE



Picnic shelter near the foreshore at Corrigans Beach Reserve



LAND & WATER
CONSERVATION

Adopted by the Minister DLWC
9th July, 2002

This Plan of Management was prepared by Eurobodalla Shire Council at the request of the Department of Land and Water Conservation.

This plan is the Plan of Management for the Corrigans Beach Reserve which is identified as part Crown Reserve 66122 for Public Recreation.

Any Requests for further information or questions regarding this Plan of Management can be addressed to:

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1.0 INTRODUCTION

1.1 BACKGROUND

Part Crown Reserve 66122 covers over 19.9 hectares of foreshore area at Batehaven. This Reserve was notified on 17 July 1936 with Eurobodalla Shire Council appointed as trustee on 15 October 1937.

To avoid ad hoc development of this foreshore area and ensure that the land is developed to its full potential in a way that will best meet the needs of the community, it was resolved that a Plan of Management should be prepared for the whole site. Due to the different uses and issues which face the northern and southern sections of the reserve and the fact that it is naturally divided by Joes Creek it was decided to prepare separate plans of management for the north and south of the Reserve.

A separate Plan of Management was prepared for the Hanging Rock Recreational Reserve (the northern section) in 1998 and advertised for public comment before being adopted in January 1999.

This Plan is over the southern section of the Reserve and is for the areas commonly known as Corrigans Beach Reserve and Glenhaven Caravan Park. The area is south of 'Birdland' and Joes Creek along the foreshore to Edward Road, which bounds the heart of Batehaven shopping centre.

1.2 ABOUT THE PLAN OF MANAGEMENT

This Plan constitutes a Draft Plan of Management which has been prepared by Eurobodalla Shire Council and is being exhibited for public comment by the Department of Land and Water Conservation under the provisions of the Crown Lands Act, 1989. All comments received will be considered jointly by Eurobodalla Shire Council and the Department of Land and Water Conservation, and where appropriate, the plan will be amended. The final plan will then be referred for adoption by the Minister for Land and Water Conservation, as a statutory Plan of Management under section 114 of the Crown Lands Act, 1989.

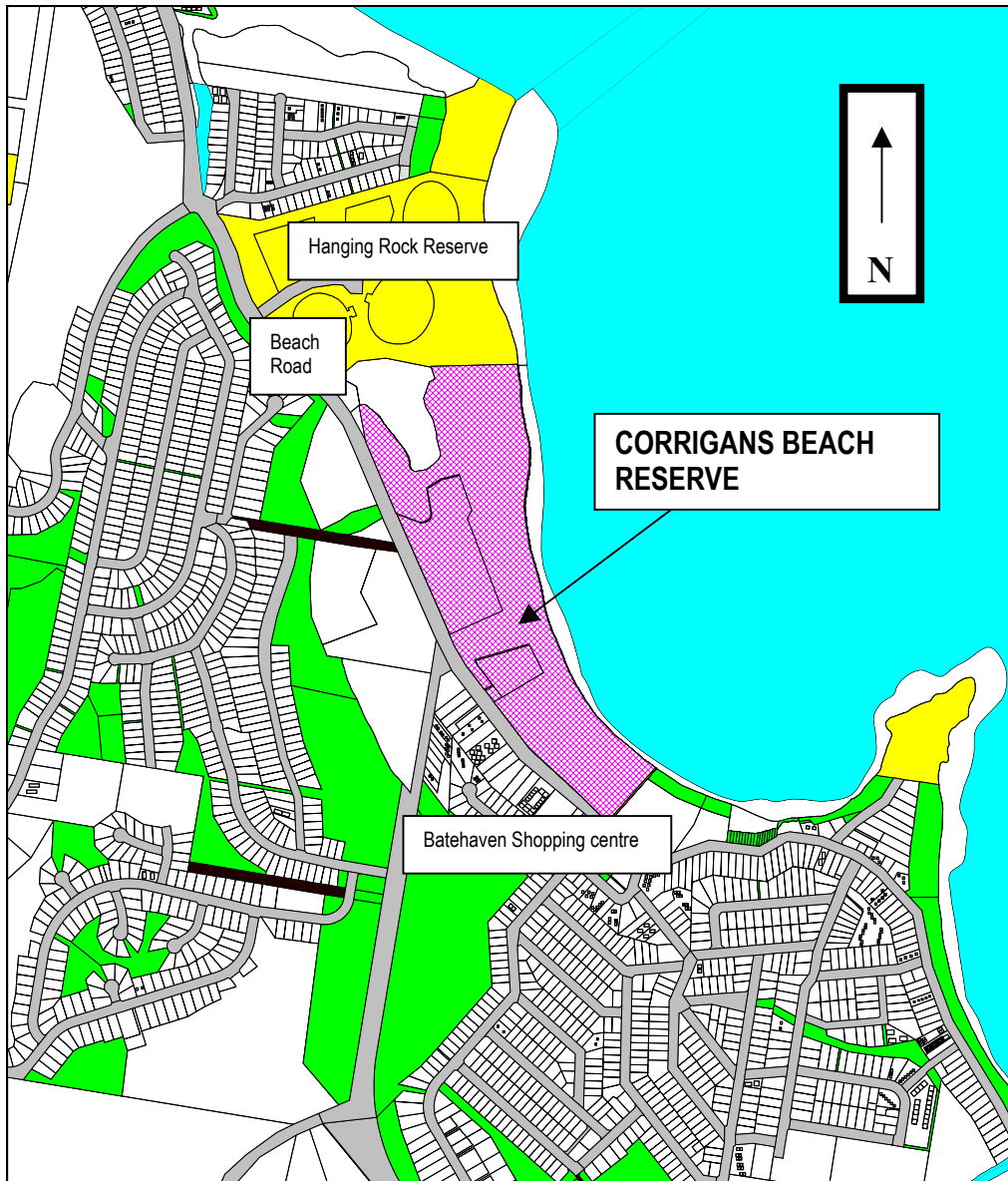
The main function of the plan will be to provide the Trust Manager (Eurobodalla Shire Council), the land owner (Department of Land and Water Conservation) and all users of the reserves with a working document, which sets out a statutory framework for future use, development and management of the area over the next 10-15 years. The strategies and actions outlined in the plan will be subject to a program of ongoing review and monitoring through the use of adaptive management methods. Any proposed changes to the adopted Plan of Management will require the approval of the Minister for Land and Water Conservation. If the proposed alterations were regarded by the Department of Land and Water Conservation as being significant they would generally be exhibited for public comment.

The general aim of the Plan is to provide a strategy for the management of Corrigans Beach Reserve that not only meets community expectations, but also complies with current government policy, legislation and statutory planning requirements and will enable the area to be utilised sustainably for the benefit of all users. The principles of Crown land management as set down by the Crown Lands Act, 1989 (as detailed in Attachment 4) and the NSW Government's Coastal Policy 1997 provided the main basis for making decisions about the future use and management of this area.

1.3 LANDSCAPE MASTERPLAN

A Landscape Masterplan has been developed for Corrigans Beach Reserve (Attached). This plan graphically describes proposed future developments for the reserve, including revegetation and dune nourishment, and also some lease limitations over Glenhaven Caravan Park. Any changes to this Masterplan will be made in accordance with the Plan of Management.

2.0 THE STUDY AREA



LOCALITY PLAN - CORRIGANS BEACH RESERVE



Picnic shelter near the foreshore at Corrigans Beach Reserve

2.1 DESCRIPTION

The Study Area comprises approximately 19.9 hectares and is located within the coastal zone on the eastern side of Beach Road at Corrigans Beach, Batehaven approximately 5 kilometres south of the Batemans Bay town centre. The site known locally as Corrigans Beach Reserve covers the southern section of Crown Reserve 66122 for Public Recreation and Resting Place as shown on the Locality Plan (previous page). This reserve is part of the NSW Crown Reserve System which is administered by the Department of Land and Water Conservation under the Crown Lands Act, 1989. Eurobodalla Shire Council has been appointed as the corporate trust manager for the reserve.

The majority of the site is cleared flat land with a wide vista of the waters of Batemans Bay. The northern section has been developed as a Caravan Park and Camping Ground known as Glenhaven Caravan Park. This area has been leased by the Reserve Trust to a private operator. The southern section is mostly open space with some development consistent with its use as recreational parkland. Improvements include two tennis courts, two cricket pitches, several picnic shelters, a playground, toilet block, formal and informal parking areas, an access road and informal boat ramp. The reserve is highly utilised by both locals and tourists alike and is well patronised most weekends and throughout the summer holiday period. It is surrounded by caravan parks, a motel, shopping and medium density housing along the western side of Beach Road. An area of the central zone of the reserve is licenced annually to a Carnival for a period of six weeks over summer.

The reserve is also the access to community land to the south, which forms the foreshore of two privately owned Caravan Parks / Mobile Home Villages.

“Table A” contains property numbers and zoning details for the parcels included in this Plan. The land is zoned under Council’s Urban Local Environmental Plan as Open Space 6a1. (Refer to Tables)

2.2 EXISTING NATURAL ENVIRONMENT

The site is basically flat land, which is extensively cleared of original native vegetation. There has been some planting of shade trees along sections of the cycleway and in several places within the parkland at the southern end of the reserve (see photos). The open areas are well grassed and regularly maintained. The beach foreshore area varies in width depending on storm action and there is currently some 15 meters between the high water mark and a small bank (generally less than 0.5 meter high) at the edge of the access road and grassed parkland area. This dune is currently between 0.8m and 1.2m too low along this reserve to avoid wave overtopping into the reserve in a major storm event. This is a result of partly human development and partly the reclaimed nature of the site.

The riparian zone along Joes Creek has been significantly modified through clearing and bank armouring. This zone in a natural system would be a major habitat and environmentally sensitive area and thereby be of great importance to the site in terms of biodiversity.

The only formal structure delineating beach and park is the access road in the southern end of the reserve. The beach is largely protected from the full extent of ocean swells by the geography of the area (headland and offshore islands). However during storm events changes in sand forms and foreshore depth occur. The medium / long term trend is to a silting up and accretion of the highwater mark. The photo below is a view of the southern end of the beach foreshore of the reserve.

The site is subject to seasonal salty winds, which provides some difficulty in establishing good tree specimens, other than endemic native species and Norfolk Island Pines shown.



Southern foreshore of Corrigans Beach Reserve.

2.3 EXISTING USE, FACILITIES AND MANAGEMENT.

Plan 3474 shows the current boundaries of both the recreation reserve and the Glenhaven Caravan Park, together with all existing facilities located within the study area.

The recreation reserve contains

- One 244 site caravan park (28 long-term sites, 177 short term sites, 39 campsites) with amenities, office and residence. This area is fenced on two sides and bordered by Joes Creek and the estuary on the other two.
- 2 tennis courts with a small three sided roofed shelter partially contained within the fenced perimeter
- two large picnic shelters, several BBQs and picnic tables
- a public toilet with disabled facilities
- partially sealed two way access road with informal parking and two points of entry from Beach Road
- one formal carparking area only accessible from Beach Road
- Cycle/walkway along the western boundary adjacent to Beach Road (links to the Hanging Rock Reserve to the north).
- Playground area and equipment with adjacent seating and pergola

- Amphitheatre (grassed crescent shaped mound around a paved circular flat area)
- Circus and carnival site (open grassed areas to north of the access roads has been utilised during the holiday periods for many years).
- Smaller circus events have also utilised the southern end.
- Facilities are utilised by the various user groups listed on Attachment 3
- Remains of two concrete boat ramps that have broken up and been covered by sand
- Log fencing around access road
- Cricket pitch on north and south open grassed areas (utilised by Junior cricket and informally by groups and families)
- Jet ski hire is currently permitted from Corrigans Beach under a 12 month licence that will expire in November 2002. As at the date of adoption of this Plan of Management Council is considering Shire wide policy on jet ski use.
- Pony rides

In general terms the condition of the facilities on the reserve could be described as good. However there is a need to update or refurbish assets such as BBQ's, toilet block and parking.



View across southern portion of reserve.

2.4 ALLOWABLE FUTURE USES

From time to time in recent years the following businesses have operated from Corrigans Beach Reserve under licence arrangements: sailing boat hire, pony rides, boat hire, bicycle hire, windsurfer hire, Bell's Carnival, Glenhaven Caravan Park. Jet skis may be approved from the reserves, however as at the date of adoption of this Plan of Management Council is considering a shire wide policy on jet ski use. It is proposed that uses of this nature, or similar, which provide recreational opportunity of a sustainable nature continue to be a feature of the reserve under appropriate lease or licence arrangements.

2.5 CARAVAN PARK MANAGEMENT

The Glenhaven Caravan Park occupies approximately one third of the recreation reserve and currently provides a total of 244 sites which include a mix of long-term, holiday van, park van, tourist and camping sites. The continued use of a section of this reserve as a tourist oriented caravan park is considered to be an appropriate landuse for this area. The facility provides an opportunity for visitors to enjoy a beachside holiday on the foreshore of Batemans Bay. The Caravan Park also provides a valuable income stream for the management and development of the whole reserve for the benefit of the broader community.

The park has for many years operated by way of a lease agreement from the reserve trust. Under this lease agreement the lessee was permitted to use an area in front of the main body of the Caravan Park for overflow camping during peak tourist periods.

A number of sites along the eastern boundary of the park currently encroach into this overflow area. Encroachments also exist along Joes Creek.

Permanent residents presently occupy Twenty eight sites within the park. Private occupation of a public recreation reserve is not regarded to be an acceptable use of crown land set aside for general public recreation use and enjoyment.

To ensure adequate access is provided and maintained along the foreshore for the general public, part of the previously approved overflow camping area is to be excluded from the redefined caravan park lease boundary. This area will be landscaped to improve the visual amenity of the area and reduce the impact of coastal hazards.

The caravan park must be operated in accordance with the Local Government (Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 1995 which stipulates requirements in relation to design, minimum site sizes, setbacks, utilities, services, general health and safety issues. An approval to operate is also required under Section 68 of the Local Government Act. Such approval can only be issued by Council with the prior consent of the Minister for Land and Water Conservation through the DLWC.

In broad terms the continued lease for the caravan park will be required to comply with the Crown Lands Caravan Parks Policy, 1990, or any subsequent revision.

What this will mean in detail is graphically represented on Drawing No. 3474 Sheet 2 and is described as follows.

- The new lease boundary for the park will be as shown on drawing No. 3474 sheet 2. A low fence with appropriate pedestrian access points will define the eastern boundary.
- The park will be divided into three zones as shown on drawing 3474 sheet 2. The camping zone will only be permitted to be used for campervans and tents not towing caravans. The prime zone will only be permitted to be used for park owned vans or cabins or tourist sites with Long term and Holiday vans phased out through natural attrition. The general zone will be permitted to be used for all caravan park site uses.
- A maximum of 30% of approved short-term sites will be permitted to be occupied by park owned vans or cabins. Park owned accommodation facilities must be provided in a range of styles which cater for all markets from budget style facilities through to family units and luxury ensuite cabins.
- The maximum number of holiday van sites permitted on the park to be capped at current levels, ie 90 out of 244 sites.
- 30% of the total of sites to be made available for use by campervans, tents and towing caravans.
- A minimum of one specialised disabled use cabin to be provided by lessee.
- No two-storey development will be permitted in the “camping” or “prime” zones.
- A riparian zone between 10m and 20m wide, dependent on structures, is established within the lease area along Joes Creek boundary. No future development will be permitted within this area. Any existing encroachments will be relocated as the current occupants vacate the sites or as the opportunity arises. This zone will be revegetated with native endemic species
- No new long term residence sites will be permitted. Existing long term sites will be permitted to remain until vacated by current residents, at which time these sites will revert to short term sites.
- All existing permanent residents will be required to enter into Residential Site Agreements with the lessee. No consent to assignment or sub-letting of a residential site agreement will be permitted, as these sites are required to be returned to short term sites for tourist accommodation use.

- All holiday van owners must enter into a written agreement for hiring of the site on a maximum twelve monthly basis.
- Any approval to sell “on-site” a van or UMD which currently occupies a long term site will only be granted on the basis that the site will convert to a short term site and the purchaser enters into a written agreement which acknowledges that they have no ownership in the site and may be required to relocate to another site.
- Owners of holiday vans must obtain prior permission from the lessee to sell their van “on-site”.
- Privately owned holiday vans will not be permitted to be replaced by movable dwellings (UMD's).
- Park must achieve and maintain a 3½ star rating or better, in accordance with the Australian Automobile Association National Classification Guidelines for caravan parks and camping grounds or it's equivalent.

In general, these criteria are aimed at maintaining a mix of sites within the park to guarantee access for a broad cross-section of the community.

Any new development within the park, including the installation of cabins, will be sympathetically designed and must take into consideration the NSW Coastal Policy, particularly in relation to issues of coastal hazards and visual amenity.

This plan proposes to either lease the park for a maximum of 20 years by way of public competition or directly manage as a Trust run facility. The Trust may assume operation under a management agreement prior to seeking expressions of interest and finalising a lease agreement or directly managing.

2.6 TENNIS COURTS MANAGEMENT



Tennis courts shelter

The Tennis Courts have been managed by the Batemans Bay Tennis Courts Management Committee for a number of years. This committee also manages the 12 court complex at Hanging Rock and was formed as a Management Committee in accordance with Section 355 and 377 of the Local Government Act, 1993. The committee operates under a written management agreement, which details their role and responsibilities. Attachment 1 lists the current capital and maintenance responsibilities shared between Council and the Management Committee for the tennis courts.

2.7 PRESSURES ON USE

The southern end of the reserve is located adjacent to Batehaven shops with increasing parking pressure being placed upon Beach Road and the formal and informal parking areas within the reserve during peak periods of reserve use. Informal parking on the dunal zone adjacent to the access road appears to have eliminated the possibility of natural revegetation occurring and has led to site deterioration from vehicular wear and compaction. This area has also been highlighted as the most suitable location in the northern area of the Shire for increased disabled / equal access facilities with increased pressure from the disabled members of the community to provide better access and increased recreational opportunities on council reserves.

The central area of the reserve is less intensely developed and used, however, for two months during the summer Bell's Carnival operates on this site. For site security reasons, the operators reside in caravans adjacent to the carnival in the dunal zone. As a result, sullage from accommodation caravans is sometimes released on site into the dunal zone. Also the poorly drained nature of this area forces the carnival to setup on the highest point which is the most environmentally sensitive area in that portion of the reserve.

The Northern third of the reserve is almost entirely covered by Glenhaven Caravan Park. The current arrangement of the temporary camping area, drainage channel and vegetation visually and physically deters pedestrian access through what is public open space outside the caravan parks' lease area. This places pressure on the dunal zone with campers erecting tents immediately adjacent to or in that zone and informal pedestrian access going through the zone at any point.

2.8 NATIVE TITLE

It should be noted that the land within the study area is part of a large unresolved Native Title Determination Application (No. NC 96/29) which has been lodged with the National Native Title Tribunal on behalf of the Walbunja clans. This claim covers land and sea along the coastal strip from Jervis Bay to Narooma. A determination regarding this claim is expected to take a considerable amount of time. Native Title is considered to have been extinguished within the caravan park lease area.

3.0 FINANCE

3.1 OPERATING COSTS

The maintenance of the reserve and its facilities is funded by the Reserve Trust with Eurobodalla Shire Council as the Trust Manager. However, the maintenance and development of the tennis courts have been undertaken by the Batemans Bay Tennis Club Management Committee with day to day management of the two tennis courts being carried out via an arrangement with Batehaven Newsagency.

Glenhaven Caravan Park has typically returned to the Trust approximately \$50,000 per annum. This is intended to be increased with the re-leasing of the Park to a commercially appropriate figure assessed at that time.

Bell's carnival typically returns approximately \$6,000 to the Trust per annum on an annual licence basis.

In general terms the operational and capital costs of the reserve (which includes Hanging Rock) exceed the income from the reserve.

3.2 CAPITAL IMPROVEMENTS

Major capital expenditures on new developments have been funded by the trust and users of the Reserve via the Management Committees, i.e. Batemans Bay Tennis Club Management Committee funds improvements related to the two tennis courts.

3.3 SOURCES OF FUNDS

Lease and licence fees are raised by the reserve trust via Eurobodalla Shire Council from Glenhaven Caravan Park's lease, occupation of the reserve by circuses and carnivals and other businesses providing sustainable recreational opportunity. These funds are utilised in the upkeep of the whole of the Reserve 61622 including Hanging Rock Recreational Reserve.



Bell's Carnival, an annual event on the reserve

4.0 BASIS FOR MANAGEMENT

4.1 ROLE OF CORRIGANS BEACH RESERVE

Corrigans Beach Reserve has a dual role as (a) recreational parkland area and (b) Caravan Park and Camping Ground facility.

It is the vision of Eurobodalla Shire Council to maintain the existing Caravan Park and Camping Ground as a leased area and to continue to maintain the informal open space of the main part of the reserve for public enjoyment. All improvements will be aimed at increasing the amenity of the area for these purposes.

4.2 VALUES

The key values of the reserve are its recreation and tourism opportunities, its use by the community, its visual amenity and accessibility, its stormwater drainage capabilities and environmental qualities. As this reserve remains relatively protected from wind and sea for most of the year, It is one of the most highly utilised public parks in the region. A "Village Green" atmosphere results from high and regular community use due to its proximity to Batehaven shopping centre, beach and level of amenities. In addition, a festive atmosphere is created during summer, as the reserve is host to circus and carnival type events during the holiday seasons.

RECREATION AND TOURISM

This reserve is in the middle of a densely populated area during the tourist season with three caravan parks surrounding the open space area and a strip of motels and medium density housing across Beach Road to the east. Glenhaven Caravan Park particularly, offers opportunities to a wide variety of visitors and as such has a high tourism value to the reserve.

From time to time bicycle hire, boat hire, jetski hire and windsurfer hire businesses have operated from the reserve with appropriate licence approvals. Along with passive recreational opportunities within the reserve, these active pursuits give the area a high recreation value.

COMMUNITY USE

This area attracts many segments of the population, particularly families and groups and has hosted the start/finish of many fun runs and triathlons over the years. Mothers also frequent the reserve with children as a safe playground near shopping facilities. The openness, flatness and level of amenities give this reserve a high value as a community "Village Green" space.

VISUAL AMENITY AND ACCESSIBILITY

The foreshore parkland area has also been identified as having important scenic qualities, which need to be preserved. It is one of the few places the public can sit in a car and enjoy a view of the bay or alight from the car directly onto a flat area with nearby picnic facilities. This amenity would be valuable to the disabled or frail aged members of the public and requires additional infrastructure to maximise the recreational opportunity for disabled users and increase levels of access to facilities and beachfront area. The availability of uninterrupted estuary and ocean views and easy access for all people in the community gives this reserve a very high value of visual amenity and level of accessibility.

STORMWATER DRAINAGE

This reserve also forms an important function as a drainage reserve with two major stormwater drain outlets and Joes Creek crossing the reserve from Beach Road to the foreshore. The need to drain stormwater quickly and sustainably from urban areas gives this area a high value as a drainage reserve.

ENVIRONMENTAL

The foreshore zone of Corrigans Beach is an important element in both the protection of the reserve and urban area behind from ocean inundation and storm events but also as habitat for foreshore fauna and flora. As an environmental protection and habitat zone and greenspace within an urban area, this reserve has a high environmental value within the area.

4.3 OBJECTIVES FOR MANAGEMENT

The management objectives of this Plan of Management are: -

- To provide a well managed, quality caravan park and camping ground facility which returns a strong income stream for upkeep and development of community facilities on crown land within the area.
- To provide a flexible open space "village green" style park based on community needs and within budgetary constraints.
- To protect and enhance the natural and scenic qualities of the area.
- To increase the quality of recreational opportunities.
- To protect and enhance native vegetation, foreshore and dunal areas around Joes Creek.
- To protect the park and its facilities from action of storm damage
- To ensure that the area is effectively managed and sustainably developed for the benefit of all users.

4.4 ISSUES & STRATEGIES

Issues are matters that arise periodically and have the potential to impact on the public use and enjoyment of the area.

The main issues and a summary of proposed developments for the Corrigans Beach Reserve are listed in the Strategic Plan on the following pages. A detailed list of proposed developments in the study area are listed in Table C.

The Operating Plan for the reserve which addresses the day to day issues which may arise are detailed in the Operating Plan in Table B attached. The Operating Plan identifies objectives and performance targets the means for achieving these and the manner of assessing performance.



Playground on Corrigans Beach Reserve.

5.0 MANAGEMENT ACTIONS

5.1 STRATEGIC PLAN

STRATEGIC PLAN ISSUES	STRATEGIES / ACTIONS
CARAVAN PARK	
<p>Issues which need addressing</p> <ul style="list-style-type: none"> • Encroachments outside lease area • Inappropriate siting of some structures / cabins close to Joes Creek in proposed riparian zone • Inappropriate plantings for coastal foreshore area • Public access to foreshore area • Potential for flooding from wave overtopping dune. • Alienation of public recreation reserve resulting from private residential occupation • Inappropriate user types within Prime Zone • Current mix of sites within General zone inadequate. 	<p>Proposed actions prior to re-leasing or directly managing the area.</p> <ul style="list-style-type: none"> • Adjust lease boundary as occupants vacate or as the opportunity arises • Review site layout in conjunction with requirements of the ordinance and move sites as occupants vacate or as the opportunity arises and phase in riparian zone planting • Remove exotic vegetation in dunal zone. • Open foreshore zone to public access • Nourish dune and revegetate with endemic species. • Phase out long term sites and relocate holiday vans as opportunity arises. • Reclassify sites to cater for the needs of the touring public in General Zone.
DEVELOPMENTS AND IMPROVEMENTS	
<ul style="list-style-type: none"> • Previous development ad hoc • No overall reserve Masterplan • No usage statistics available • Statutory guidelines not consistently adhered to in leased or licenced areas 	<ul style="list-style-type: none"> • Relevant building approvals and owners approval sought for each development. • Development to align with Proposed Development Plan. • Monitor usage levels of existing facilities. • Ensure all proposals are not in conflict with the Objectives for Management (Section 3.3), are in accordance with the gazetted public purpose of the reserve and the principles of Crown Land Management (Appendix A); and take into account the guidelines in the NSW Coastal Policy. • Owners consent gained for all developments and improvements • Compliance with appropriate zoning, development and building regulations. • Facilities provided as planned by users within funding constraints and align with any Council adopted plans for local and regional recreational uses and form part of a shire wide pool of recreation assets designed to meet community needs. • Maximise use of existing facilities before expanding or adding new facilities and ensuring facilities are not duplicated unnecessarily. • That the recreation areas are well patronised and facilities enjoyed by the community.

STRATEGIC PLAN ISSUES	STRATEGIES / ACTIONS
POSSIBLE DEVELOPMENT/ UPGRADING OF FACILITIES	
FOOTPATHS / CYCLEWAYS <ul style="list-style-type: none"> Insufficient formed public access to foreshore areas of reserve. 	<ul style="list-style-type: none"> Construct a shared pedestrian/cycleway along the foreshore. Meeting up with the existing cycleway along beach road in long term. Establish placement and exact location of pedestrian/cycleway in Landscape Masterplan.
TENNIS COURTS <ul style="list-style-type: none"> Limited space surrounding tennis courts. Existing tennis facilities will require upgrading. 	<ul style="list-style-type: none"> No expansion of existing number of tennis courts, this to remain a low key recreational facility. Upgrade / replace existing court clubroom attached to courts. Resurface courts as required. Upgrade / replace tennis court fencing as required.
DISABLED FACILITIES <ul style="list-style-type: none"> No purpose built disabled facilities on reserve other than disabled toilet. 	<ul style="list-style-type: none"> Provide disabled designated parking spaces Provide equal access to viewing shelter on foredune. Provide hardsurface access linking disabled carparks to toilets, picnic shelters, BBQ's, viewing shelter and beach access point. Establish placement on Masterplan. Liase with Access Committee on locations and detail design of facilities.
OPEN SPACE CRICKET PITCH / PLAYING AREAS <ul style="list-style-type: none"> Drainage problems surrounding cricket pitch in central reserve area Poor quality grass surface 	<ul style="list-style-type: none"> Fill area north of central access road to improve drainage and reduce ponding. Install underground irrigation system and investigate the possibility of re-using treated effluent in conjunction with Hanging Rock Reserve. Possible site for re-use of excavated fill from other local council projects.
COASTAL HAZARDS	
<ul style="list-style-type: none"> Inundation studies have identified potential wave overtopping of dune in peak storm events. Stormwater outflows can potentially deposit pollutants either in reserve or into estuary. 	<ul style="list-style-type: none"> Develop a strategy for restoration and revegetation of degraded sections of dunal zone. Reduction of potential for storm erosion and wave inundation through dune nourishment and revegetation. Assess drainage and pollution controls. Install Gross Pollutant Traps where appropriate
VEHICLE ACCESS, PARKING AND SIGNAGE	
<ul style="list-style-type: none"> Vehicle access currently uncontrolled onto dune No current disabled parking zones. Landscaping and signage on reserve requires assessment and redevelopment. 	<ul style="list-style-type: none"> Install vehicle barriers where necessary. Delineate disabled parking zones with signage. Formalise existing informal parking areas as required. Examine signage in Landscape Masterplan for the Reserve.
BOAT ACCESS TO BEACH	
<ul style="list-style-type: none"> Informal boat access occurs from the access road in the middle of the reserve. Insufficient space for purpose built major boat trailer parking. 	<ul style="list-style-type: none"> Protect foreshore area from degradation resulting from informal boat and vehicle access. There is no intention to provide a formal boat ramp in this reserve due to high maintenance of facility arising from beach accretion. Low key use of small craft to remain. Powered boating vehicles are to be redirected to Hanging Rock Boat Ramp. Boat users to be directed to Hanging Rock boat ramp.

STRATEGIC PLAN ISSUES		STRATEGIES / ACTIONS	
PUBLIC TOILET			
<ul style="list-style-type: none"> Existing toilet block requires upgrading or replacement 	<ul style="list-style-type: none"> Assess current condition of building Determine whether building can be upgraded to suit user needs and approval requirements If not, construct new facility 		
CARNIVAL PRESSURES			
<ul style="list-style-type: none"> Drainage problems on reserve force the carnival to set up on the dunal zone. Carnival sullage deposited directly onto dunal zone Electricity supply needs upgrading. 	<ul style="list-style-type: none"> Fill low lying areas of reserve. Provide sullage / sewerage connection points to sewer line in reserve. Underground power line and provide bollard outlets. 		

5.2 THE ACTION PLAN

The table below lists all the major strategic actions to be undertaken in order to effect the major elements of this Plan of Management. All proposed developments referred to are incorporated into a Site Plan (M2385 Sheet 2) of proposed facilities.

Item	ACTION	Target Date
5.2.1	ESC to directly manage OR re-lease Glenhaven Caravan Park	2002
5.2.2	<p>Develop a Landscape Masterplan with a strategy for implementation.</p> <p>⇒ Seek Council allocation and grant funding for preparation of landscape masterplan.</p> <p>The Landscape Masterplan to include</p> <p>⇒ Planting along Beach Road for shade and visual enhancement along cycleway.</p> <p>⇒ Parking areas with planting recommendations for shade and screening.</p> <p>⇒ Cycleway/ footpath adjacent to foreshore – to link with existing cycleways/footpaths</p> <p>⇒ Foreshore stabilisation and rehabilitation.</p> <p>⇒ Playground equipment that address equal access to facilities</p> <p>⇒ Drainage and earthworks.</p> <p>⇒ Possible pedestrian footbridge across Joes Creek.</p> <p>⇒ Lighting</p> <p>⇒ Possible locations for community art.</p> <p>⇒ Additional sewerage/sullage connections and water point.</p> <p>⇒ Disabled access – ensure equal access to all facilities</p> <p>⇒ Toilet block upgrade or replacement</p>	2001/10
5.2.3	<p>Landscape Works</p> <p>⇒ Selected planting of shade trees in appropriate locations.</p> <p>⇒ Additional formalised parking areas with associated shade planting.</p> <p>⇒ Possible cycleway/footpath adjacent to foreshore.</p> <p>⇒ Foreshore rehabilitation and protection.</p> <p>⇒ Earthworks/filling to improve drainage</p> <p>⇒ Playground</p>	2001/10
5.2.4	<p>Site electricity</p> <p>Take opportunity to place power underground if and when it arises to improve the visual amenity of the area, including supply boxes for carnival site.</p>	2001/10

A detailed list of all the Proposed development and improvement works are also listed in Table C and shown on Plan 3474 sheet 2. The actual timing of these works will depend on the needs of users and the availability of funding. Each development has been approved in concept via this Plan of Management but will be subject to the gaining of relevant Council approvals and DLWC consent for the actual construction when development is required.

The exact location and type of developments will be determined at detail design stage. The landscape Masterplan is considered to be a broadscale planning document.

5.3 MONITORING STRATEGIC PERFORMANCE

The success of the strategic plan will be measured by a number of key indicators

- Construction of new or expanded facilities carried out according to this plan and on schedule or as need arises.
- Increased use of facilities.
- Minimal conflict for use and development of facilities
- An ability to finance and undertake adequate maintenance on the reserve.

5.4 THE OPERATING PLAN

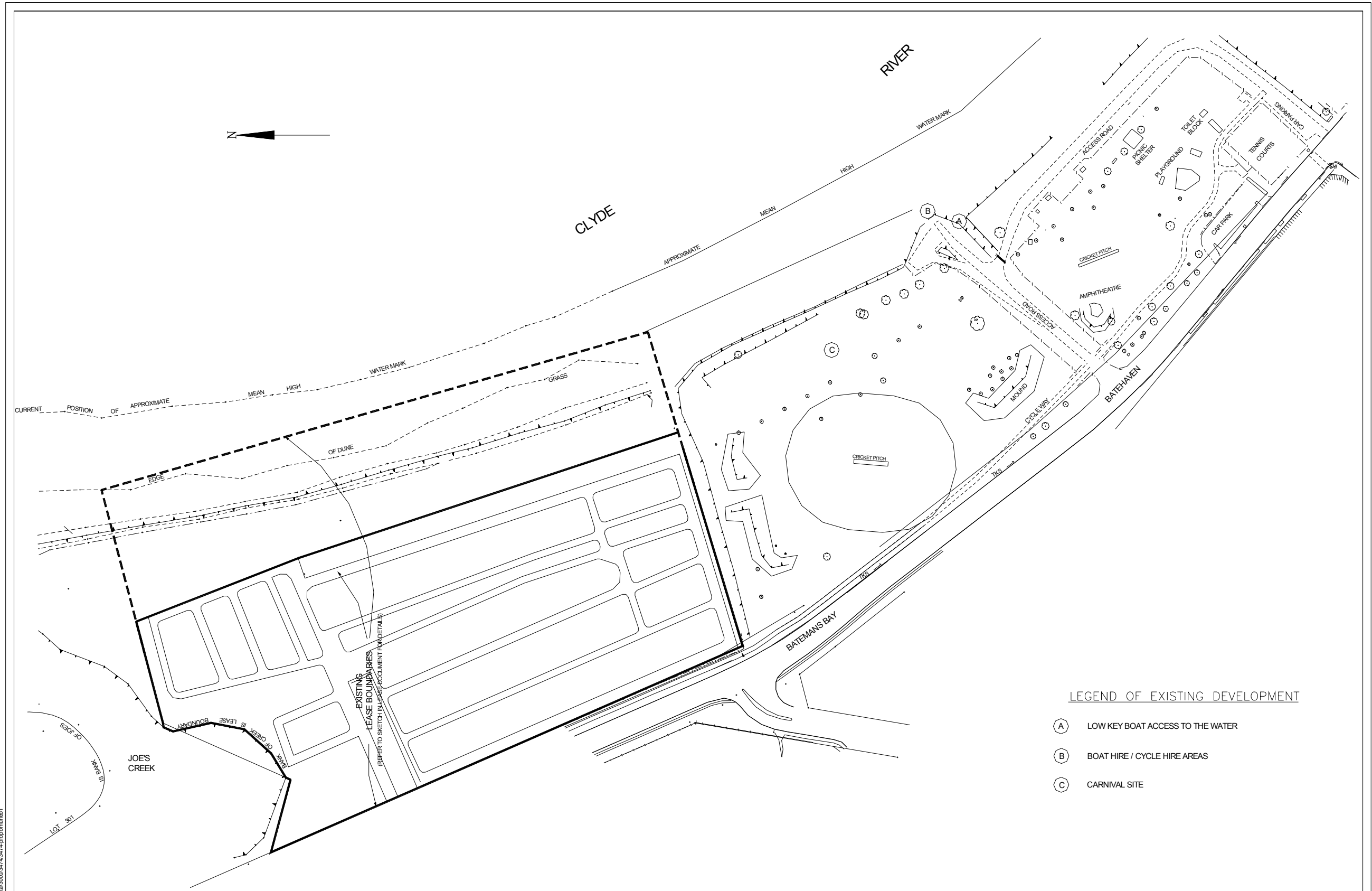
The operating plan for the Reserve is set out in Table B attached. This plan covers all the major operating issues that have arisen or may arise and the objectives for these and the means for achieving these objectives.

5.5 MONITORING OPERATING PERFORMANCE

The success of the operating plan will be measured by a number of indicators, which are set out in Table B alongside each operating issue.



Bells-Carnival.

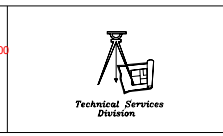
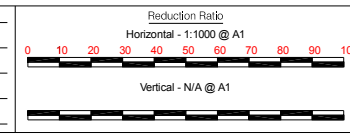


LEGEND OF EXISTING DEVELOPMENT

- (A) LOW KEY BOAT ACCESS TO THE WATER
- (B) BOAT HIRE / CYCLE HIRE AREAS
- (C) CARNIVAL SITE

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File Number	Datum	A.H.D.	Designed For	RURAL
Cad Reference	Surveyed	AHCC	Design Speed	
DETAIL PLAN pmpomjune01.dwg	Drawn	RDF & NDH	Road Width	
Job Number	Designed		Lane Width	
A 1820.002	Checked		Pavement Depth	



Approved On Behalf Of
EUROBODALLA SHIRE COUNCIL

Technical Services Manager

Date

No.	Amendment Details				By	Appd	Date
	A	B	C	D			

Development Approval NOT Required



EUROBODALLA SHIRE COUNCIL

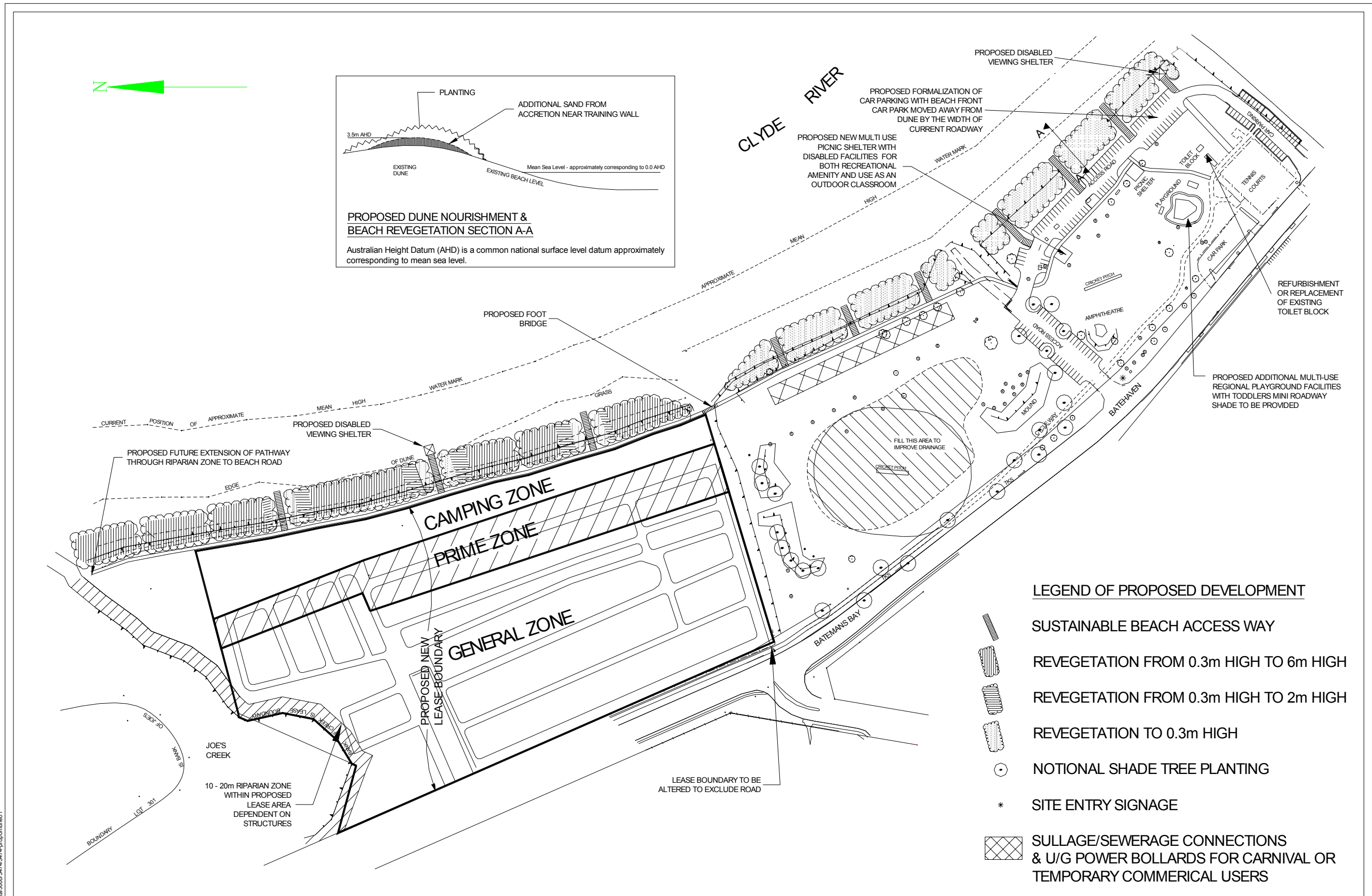
CORRIGANS BEACH RESERVE

BEACH ROAD

PLAN OF MANAGEMENT

EXISTING DEVELOPMENT PLAN

Project No.	3474	
Sheet of Set	1	2
Archived		



cad:\net\Q:\Tech\Draw\Draw\3000\3474\3474_propomune01

File Number	Datum	AHD	Designed For	RURAL	Reduction Ratio Horizontal - 1:1000 @ A1 Vertical - N/A @ A1			Approved On Behalf Of	EUROBODALLA SHIRE COUNCIL					Project No. 3474			
Cad Reference	Surveyed	AHCC	Design Speed					Technical Services Manager	No.	Amendment Details	A	B	C		D	By	Appd
DETAIL PLAN propomune01.dwg	Drawn	RDF & NDH	Road Width												2	2	
Job Number	Designed		Lane Width												2	2	Archived
A 1820.002	Checked		Pavement Depth														

TABLE A: LAND INCLUDED IN THIS PLAN OF MANAGEMENT

PIN No	Reserve Name	Area (ha)	Legal Definition	Crown Reserve Status / Purpose	Reserve No	Street Name	Locality	S 94 Plan	Zoning	Restrictions
013743	GLENHAVEN CARAVAN PARK	4.302	Lot/Por: RES DP: 755902	Public Recreation and Resting Place	CR:R66122H	BEACH RD	BATEMANS BAY	No	Open Space 6a1 Urban LEP	Restrictive CI Policy - Yes
013742	CORRIGANS BEACH RES (Main) PLAYGROUND	15.9	Lot/Por: RES DP: 752137	Public Recreation and Resting Place	CR:R66122E	BEACH RD	BATEHAVEN	No	Open Space 6a1 Urban LEP	Restrictive CI Policy - Yes Flood -Yes
010956	CORRIGANS BEACH RES	0.901	Lot/Por: 294 DP: 755902	Public Recreation and Resting Place	CR:R66122F	BEACH RD	BATEMANS BAY	Yes	Open Space 6a1 Urban LEP	Restrictive CI Policy - Yes Flood -Yes

CORRIGANS BEACH RESERVE DRAFT PLAN OF MANAGEMENT

TABLE B: OPERATING PLAN

MGT ISSUES	OBJECTIVE&PERF TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Landscape character	Preserve and enhance the landscape character to maximise the recreational and aesthetic value of the reserve and to minimise the impact on surrounding residents.	Prepare Landscape Masterplan. Maintain fields and adjacent areas by regular mowing / slashing of cut grass. Maintain existing vegetation and revegetate with suitable species where appropriate for screening of car parks, providing shade and enhancing existing facilities.	Landscape works as constructed reflect landscape masterplan. Regular inspections. Keeping records of public comment. Management committee(s) and user group involvement in landscape initiatives.
Management and Administration	Crown consent on matters of significance. Manage the Reserve effectively and efficiently in order to provide a sporting recreation area of a reasonable standard, which has a high level of use. Fair and equitable access for all appropriate activities subj	Manage the Reserve in alignment with any adopted Plan of Management and where appropriate seek owners consent. Establish and/or maintain an active Management Committee(s) consisting of representatives from user groups. Maintain a clear Management Agree	Active Management Committee(s) which represent users and user groups in a fair and equitable manner and comply with Management Agreement requirements. Facilities comply with appropriate guidelines & regulations. Reserve and its facilities maintained in
Management and Administration - Sporting Fields and Amenities	Sporting use facilities and areas meet community needs within budgetary constraints. Facilities be maintained to meet community needs in line with a user pays policy and Council budget constraints. Accessible and safe sporting recreation areas.	Maintain grassed areas by regular slashing/mowing to required standard as set by Council policy. Promote the use of the facilities. Support and encourage Management Committees to maintain facilities in accordance with desired standards and Management Co	Public Comment. High level of use of facilities. Facilities maintained to desired standard.
Development & Improvements	Owners consent gained for all developments & improvements. In accordance with the gazetted public purpose of the reserve. Compliance with appropriate zoning, development and building regulations. Facilities provided as planned by users within funding	Owners consent granted on all Development and building applications. Appropriate approvals obtained for development. Developments to align with long term concept plans for development.	Owner consulted on all developments & improvements. Development and improvements are in harmony with existing uses. High level of use of facilities.
Funding	Sufficient funds for the maintenance of facilities to standards required. Sufficient funds for the capital improvements needed to meet community needs and expectations within budget constraints. Facilities and new developments are generally self funded	Maintenance costs to be funded as per the Management Agreement with Management Committee. Management Committee to recommend implementation of fees and charges, where considered appropriate, for use of facilities at a level to cover maintenance costs, lo	Costs are met as per Management Agreements. Loan repayments paid on schedule. Successful applications for State and Federal Government Grants. Sufficient funds to maintain facilities to desired standards. Sufficient funds for capital improvements.

CORRIGANS BEACH RESERVE DRAFT PLAN OF MANAGEMENT

TABLE B: OPERATING PLAN

MGT ISSUES	OBJECTIVE&PERF TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Soils, drainage and waterways	Maintain a surface run-off system that disposes of water quickly in heavy rainfall and reduces risk of flooding of surrounding roads. Quality of stormwater run-off from sporting ovals to meet all appropriate EPA, Department of Primary Industry, State and F	Restrict access to flood prone areas during severe wet periods. Regular maintenance of surface drains. Soil and drainage issues considered in all planning & development for the Reserve. Monitor drainage during heavy rainfall. Monitor quality of stormwater run-off.	Minimum damage to playing fields after heavy rain. Water quality of Joes Creek to meet desired standards.
Parking & vehicle access	Adequate parking for users whilst minimising impact on the Reserve and surrounding residents. Parking in identified car parking zones. Parking area landscaping to enhance and improve the visual impact of the carpark and to provide some shading.	Access to parking areas safe and clearly signed. Landscape plans included for future development and improvements.	Adequate parking for users and residents. Low impact on Reserve surfaces. Some shade in formal parking areas.
Playing fields	To provide a safe level grassed surface in a reasonable condition for sporting and recreational use. Line marking and field boundaries as per user group requirements within established playing field zones.	Regular mowing/slashing of cut grass areas. Regular inspection of condition of fields with surface maintenance identified and carried out as funds become available. Line marking by user groups as required.	Fields are maintained to a reasonable condition. High level of use. Public comment. Responsible use of fertilisers.
Play Equipment	To provide safe play equipment, suited to a range of ages and abilities which is accessible to all and which is easily supervised and accommodates the children's minders.	ESC to inspect the safety of the play equipment at regular intervals or on request and repair any damage promptly.	All equipment and surfaces below equipment are in good condition. High use levels of all equipment.
Open space	Maintain flexibility in use of open space.	Any proposed development to consider area of available flexible open space.	Flexible use of open space.
Prohibited activities	To minimise maintenance requirements and preserve the safe condition of the reserve.	Notices erected and maintained listing prohibited activities.	No prohibited activities observed or reported.
Outdoor furniture and BBQ facilities (applies to any future added facilities)	Provide safe facilities, maintained in a good condition and attracting a high level of use.	Annual inspection or inspection on request. Maintenance as required. Provide fuel for BBQ.	Safe facilities in a good condition. Well utilised. Fuel used.
Public Toilets	Provide public toilets for use by the public of a good condition as per Council's Public Toilet Strategy.	Regular cleaning. Maintain to a good condition.	Public Toilets accessible to all, that are clean and in a good condition.
Clearing of vegetation	No clearing of vegetation without prior consultation with Council and the Department of Land and Water Conservation.	Refer to Council and the Department of Land and Water Conservation for approval for any proposed clearing of vegetation.	No unauthorised clearing of vegetation.

CORRIGANS BEACH RESERVE DRAFT PLAN OF MANAGEMENT

TABLE B: OPERATING PLAN

MGT ISSUES	OBJECTIVE&PERF TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Occupation of part of reserve.	That occupation be approved by the owners. That occupation be formalised where possible through the establishment of a lease or licence. Land to be occupied by lease, licence or other means to be clearly defined. Public access to the Reserve not be imp	Any proposal for occupation by lease, licence or other means of land within this Reserve shall be referred to the owner of the land. A survey of the lease area shall be a condition of any occupation approval. A condition of lease or licence be that the	Owners approval gained for any agreements entered into for occupation of part of the reserve. Survey held for any land under lease or licence or other means of occupation.
Pesticides, Herbicides and Fertilisers	Storage, handling, use and disposal of pesticides, herbicides and fertilisers to be carried out in accordance with the requirements of the Hazardous Goods Act, the EPA, Dept of Primary Industries and/or Council requirements. Minimal impact on environment	Develop and maintain an operating plan for the storage, use and disposal of pesticides, herbicides and fertilisers that meets the guidelines. Encourage minimal chemical & fertiliser usage to limit impact on environment. Encourage use of environmentally	Safe and responsible chemical and fertiliser usage. Minimal impact on the environment.
Noxious Weeds and Animals	Maintain the Reserve free of noxious weeds and animals in accordance with Council guidelines.	Manage the eradication of any declared noxious weeds. Take effective steps to keep the Reserve free of foxes, rabbits and other noxious animals.	No evidence of noxious weeds on the Reserve. Minimal evidence of noxious animals on the Reserve. Compliance with EPA, Department of Primary Industries and ESC guidelines.
Biodiversity	To maintain and enhance the biodiversity of the reserve.	Protect habitats where appropriate. Reinstate habitats or ecological systems where possible. Locate recreational activities on reserves with a view to their compatibility with adjacent habitats or natural systems	Constant or increased fauna and flora species numbers observed on reserve.
Signs	Only approved signs are erected on public reserves.	DA approvals are sought prior to the erection of any signs.	Only approved signs exist on public reserves.
Sports fields: Use of grey water.(Possible future use)	Effectively irrigate sports fields. Manage use of grey water to minimise impact on waterways. Landscaping initiatives to assist filtration of nutrients. Meet all relevant EPA, Department of Primary Industry and State and Federal Government regulations	Maintain operating and maintenance plan for use of grey water. Monitor water quality in Joes Creek to determine safe levels of grey water usage.	Water quality in stormwater run-off and Joes Creek meets appropriate standards. Effective irrigation of sports fields with minimal impact on the environment.
Public access	Maintain the opportunity for the public to participate in designated recreational activities on the reserve on payment of the appropriate fees. Maintain public accessibility through the reserve from Beach Road to the foreshore.	Provide the opportunity for the general public to participate in designated recreational activities on the Reserve on the payment of any set fees or charges. Active definition of pathways and/or fencing if required for safe access.	Safe public access through the Reserve is maintained. Appropriate public accessibility to recreational activities is maintained.

CORRIGANS BEACH RESERVE DRAFT PLAN OF MANAGEMENT

TABLE C: PLANS FOR PROPOSED FACILITIES

DESCRIPTION OF ITEM	TYPE OF PLAN	TIME SCALE	COMMENT	COMMENT ON FUNDING	POSSIBLE SOURCE OF FUNDS (\$'000)						
					Est Cost	Grants & Other	ESC	S 94	Loans	Users & Fund Raising	Total Funds
Upgrade/replace existing tennis court clubroom.	Proposed Plan	2001-2010	Dependent on structural integrity of structure.	To be funded by the Batemans Bay Tennis Courts Management Committee.	0	0	0	0	0	0	0
Picnic Shelter on southern side of central access road.	Proposed Plan	2001-2010	This will complement the larger well used shelter located 25 meters to the south.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.	0	0	0	0	0	0	0
Formalise existing car parks. Either sealed or turfed. Line mark and landscape.	Proposed Plan	2001-2010	Maximise carparking capacity whilst providing additional shade and amenity planting.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.	60	0	0	0	0	0	60
Toilet Block	Proposed Plan	2001 - 2010	Refurbish or replace dependent upon assessment	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.	0	0	0	0	0	0	0
Landscape Works	Proposed Plan	2001 - 2010	Will improve the visual quality and sustainability of the reserve	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.	10	0	0	0	0	0	0
Play Equipment	Proposed Plan	2001 - 2010	Provision of a regional play ground for the Batemans Bay area	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.	40	0	0	0	0	0	40

TABLE D: LEASES OR LICENCES IN THIS PLAN OF MANAGEMENT

Property No	Legal Definition	Type of Agreement	Expiry Date	Activity	Location	Lessee / Licensor
2202.2205	Lot/Por: RES DP: 752137	LICENCE	31 Jan 02	CARNIVAL & CIRCUS - annually	CORRIGANS BEACH	BELLS AMUSEMENT HIRE P/L
1817.2800	Lot/Por: RES DP: 755902	LICENCE	18 Nov 02	JET SKI HIRE	CORRIGANS BEACH	SOUTHERN WATER SPORTS

* These Licences continue to operate under a carry over provision and can be terminated with 3 months notice.

ATTACHMENT 1: TO BE READ IN CONJUNCTION WITH THE CORRIGANS BEACH RESERVE DRAFT PLAN OF MANAGEMENT**CAPITAL AND MAINTENANCE RESPONSIBILITY OF EXISTING FACILITIES**

<u>DESCRIPTION OF ITEM</u>	<u>MAINTENANCE RESPONSIBILITY</u>	<u>COMMENT</u>	<u>COMMENT ON FUNDING</u>
Sporting fields/open space underground irrigation. If developed in the future. (Treated Effluent)	ESC	Irrigation timing and management must meet all regulatory requirements.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.
Glenhaven Caravan Park	Lessee	Leased from trust.	Funding of all maintenance and capital expenditures to be by the lessee.
Tennis Courts and Shelter.	Batemans Bay Tennis Courts Management Committee	Resurface courts as required. Upgrade/replace fencing as required. Maintain shelter in safe condition.	To be funded by the Batemans Bay Tennis Courts Management Committee.
Picnic shelters, BBQ's, Playground Equipment.	ESC	To be maintained in a safe condition, meeting all regulatory requirements.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.
Access roads and carparking	ESC	Partially sealed, partially gravel surfaces. Maintained in a safe condition.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.
Playing Fields.	ESC	ESC to provide regular slashing/mowing of playing fields. Management committee to provide additional mowing for line marking if required.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.
Public Toilet Block.	ESC	ESC responsible for cleaning and maintaining public toilets.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.
Carnival area.	ESC Lessee	An area is identified as being kept open and grassed for carnival use.	ESC to slash/mow grass. Carnival operators responsible for their own power supply.
Footpath/cycleway along Beach Road	ESC	Concrete footpath adjacent to roadway for majority of reserve, going around carpark and tennis courts at southern end of reserve.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.
Vehicle barriers.	ESC	Treated pine log barriers on posts.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation.

ATTACHMENT 2: TO BE READ IN CONJUNCTION WITH THE CORRIGANS BEACH RESERVE DRAFT PLAN OF MANAGEMENT**CONCEPT PLANS FOR POSSIBLE FACILITIES***

<u>DESCRIPTION OF ITEM</u>	<u>TYPE OF PLAN</u>	<u>TIME SCALE</u>	<u>COMMENT</u>	<u>COMMENT ON FUNDING</u>	<u>EST COST</u>
Footpath/cycleway along foreshore from Hanging Rock Reserve to Corrigans Beach Reserve.	Concept Plan	2001-2010	A bridge and boardwalk would possibly be required over Joes Creek.	Dependent on user funding.	0
Foreshore stabilisation/rehabilitation.	Concept Plan	2001-2010	Stabilisation of foreshore zone through beach nourishment to substantially eliminate coastal inundation. Refer to Draft Batemans Bay Coastal Management Study Stage 2.	To be funded by Crown Reserve funds and ESC in accordance with budget allocation. Possible grant funding project under DLWC Coastal Management Systems.	180000
Underground irrigation of Sporting fields. (Treated effluent)	Concept Plan	2001-2010	Must comply with all relevant EPA and other regulatory guidelines.	No funding currently available.	0
Filling of low lying areas of reserve north of central access road.	Concept Plan	2001-2010	Currently poorly drained and uneven for sporting and carnival activities. Could coincide with beach nourishment works.	No funding available at this time.	0
Sewerage/sullage connection facilities developed in association with carnival site.	Concept Plan	2001-2010	Intended to reduce site pollution and to increase the hire potential of the reserve for functions.	No funding currently available.	0
Electricity supply to Carnival area of Reserve. Relocate underground with low - key bollard outlets.	Concept Plan	2001-2010	Intended to increase safety of electrical supply (ie. Replacement of current meter box) to reserve and hire potential for functions.	No funding currently available.	0
Total estimated cost of Concept Plans (\$000)					180000

CORRIGANS BEACH RESERVE DRAFT PLAN OF MANAGEMENT

ATTACHMENT 3: USER GROUPS USING THIS RESERVE

<u>ORGANISATION</u>	<u>FACILITIES USED</u>
Batehaven Cricket Club	Cricket pitches
Batemans Bay Junior Cricket Club	Cricket pitches
Batemans Bay Playgroup	Playground, Picnic Shelters
Batemans Bay Tennis Club	Tennis Courts and shelter
Bells Carnival	Central area of Reserve

ATTACHMENT 4

PRINCIPLES OF CROWN LAND MANAGEMENT

The Principles of Crown Land Management which are listed in Section 11 of the Crown Lands Act, 1989 are as follows:

- ⇒ Environmental protection principles be observed in relation to the management and administration of Crown Land.
- ⇒ The natural resources of Crown Land (including Water, soil, flora, fauna and scenic quality) be conserved wherever possible.
- ⇒ Public use and enjoyment of appropriate Crown land be encouraged.
- ⇒ Where appropriate, multiple use of Crown land be encouraged.
- ⇒ Where appropriate, Crown land should be used and managed in such as way that both the land and its resources are sustained in perpetuity.
- ⇒ Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

ATTACHMENT 5

LEGISLATIVE AND STATUTORY REQUIREMENTS

The overriding constraint in preparing the plan of management is the requirement that the plan must conform to the requirements of relevant government legislation and policies of which the Crown Lands Act 1989 and the Coastal Crown Lands Policy are the most significant. Both of these documents 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.

The plan must also address the requirements of the Environmental Planning and Assessment Act 1979. This Act establishes the statutory planning framework that must be followed in the management of the reserves.

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 Land and Water Conservation, together with reserve trusts appointed by the Minister, is responsible for the administration and management of the Crown reserve system. Eurobodalla Shire Council is the reserve trust manager appointed by the Minister to care, control and manage Part Reserve 66122.

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 the local council's local environmental plan.

In addition, case law judgements influence the policy and practice of the Department of Land and Water Conservation 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, e.g. 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.

Coastal Crown Lands Policy

This policy was issued in January 1991 and applies to all coastal Crown lands within one kilometre landward and three nautical miles seaward from low water mark. The objectives of the policy are to:

- Conserve and maintain the intrinsic environmental and cultural qualities of coastal Crown land.
- Retain all coastal Crown lands of an environmentally sensitive nature and/or required for a public purpose, in public ownership.
- Optimise public access and use of coastal Crown lands.
- Provide Crown lands, as appropriate, for recreation, tourism, residential and commercial coastal development with due regard to the nature and consequences of coastal processes.
- Encourage the rehabilitation of degraded coastal Crown lands.
- Continue to acquire significant coastal land for future public use.

Crown Lands Caravan Park Policy

The Crown Lands Caravan Park Policy has been prepared to guide the management and administration of caravan parks and camping grounds on Crown lands.

The objectives of the policy in relation to the provision of and management of caravan parks are:

- To develop a caravan park and camping ground system on Crown land which meets the needs of the community and provides a range of facilities for short term use, long term use and camping.
- To manage the caravan parks in an environmentally acceptable manner, to provide for the protection of important scenic, natural and cultural resources consistent with the principles of the Crown Lands Act 1989.
- To ensure that caravan parks and camping grounds on Crown land are managed in a way that provides appropriately for the recreational and social needs of the community.
- To encourage the entrepreneurial management of caravan parks on Crown land in order to provide the community with an appropriate standard of facility and the Government with an optimum financial return for the land it provides.

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) forms the framework within which planning occurs within NSW. Works proposed on the reserve may require development consent under Part 4 of the EP&A Act.

The EP&A Act sets up environmental planning instruments which provide a basis for development control at a statewide (State Environmental Planning Policy - SEPP), regional (Regional Environmental Plans - REP) and local level (Local Environmental Plans - LEP and Development Control Plans - DCP). Consent granted by Council must be in accordance with the planning instruments gazetted for the area.

NSW Coastal Policy

The NSW Coastal Policy was adopted in November 1997 and contains initiatives to protect and conserve the coastal zone for future generations. The central focus of the policy is the Ecologically Sustainable Development (ESD) of the NSW Coastline. The Coastal Council of NSW is a body set up by the NSW Government which is responsible for ensuring all parties involved in the implementation of the Coastal Policy (State agencies, local councils, other public authorities and non-governmental organisations) perform their tasks effectively.

Objectives from the Policy of particular relevance to this plan are:

- To identify coastal lands with conservation values and implement management strategies and controls to ensure that those values are protected.
- To encourage towns to reinforce or establish their particular identities in a form which enhances the natural beauty of the coastal zone.
- To effectively manage and conserve cultural heritage places, items and landscapes through a variety of planning and management programs.
- That development proposals have to conform with specialised design and planning standards to control height, setback and scale to ensure public access and to ensure that beaches and foreshore spaces are not overshadowed.
- State Government agencies when preparing policies, programs and procedures for coastal zone planning and management will be required to ensure that they are consistent with the Coastal Policy and have regard for national and international strategies, policies and agreements.

Other Relevant Legislation and Policies

NSW Coastline Hazard Policy 1990 - The primary objective of this policy is to reduce the impact of coastal hazards and to reduce losses resulting from natural coastal forces through the application of effective planning and development controls by local councils, and by undertaking timely and effective mitigating works and other measures.

Threatened Species Conservation Act 1995 - This Act makes provision for the conservation of threatened species and their habitat.

National Parks and Wildlife Act 1974 - Aboriginal heritage in NSW including all Aboriginal areas, sites and relics are protected under this Act. It is an offence under this Act to knowingly destroy, deface or otherwise disturb an Aboriginal relic without the permission of the Director General of the NSW National Parks and Wildlife Service.

NSW Heritage Act 1977 - This Act covers non-Aboriginal heritage. The disturbance of significant sites and the management of archaeological and maritime archaeology sites is covered by this Act.

ATTACHMENT 6

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Eurobodalla Shire Council has adopted a Sustainable Living Policy which addresses the seven principles of ecologically sustainable development. As part of its code of practice these guiding principles are considered in preparing all plans and strategies, and assessing the merit of public and private investment in built and social infrastructure. The seven principles and the extent to which they have been considered, have been met and applied in preparing this plan are detailed below.

THE PRECAUTIONARY PRINCIPLE

The precautionary principle. - where there are threats of serious or irreversible damage to the community's ecological, social or economic systems, a lack of complete scientific evidence should not be used as a reason for postponing measures to prevent environmental degradation. In some circumstances this will mean actions will need to be taken to prevent damage even when it is not certain that damage will occur.

THE PRINCIPLE OF INTERGENERATIONAL EQUITY

The principle of intergenerational equity. - the present generation should ensure that the health, integrity, ecological diversity, and productivity of the environment is at least maintained or preferably enhanced for the benefit of future generations.

THE PRINCIPLE OF CONSERVING BIOLOGICAL DIVERSITY AND ECOLOGICAL INTEGRITY

The principle of conserving biological diversity and ecological integrity. - aims to protect, restore and conserve the native biological diversity and enhance or repair ecological processes and systems.

THE PRINCIPLE OF IMPROVING THE VALUATION AND PRICING OF SOCIAL AND ECOLOGICAL RESOURCES

The principle of improving the valuation and pricing of social and ecological resources. - the users of goods and services should pay prices based on the full life cycle costs (including the use of natural resources at their replacement value, the ultimate disposal of any wastes and the repair of any consequent damage).

THE PRINCIPLE OF ELIMINATING OR REDUCING TO HARMLESS LEVELS

The principle of eliminating or reducing to harmless levels - any discharge into the air, water or land of substances or other effects arising from human activities that are likely to cause harm to the environment.

THE PRINCIPLE OF ENCOURAGING A STRONG, GROWING AND DIVERSIFIED ECONOMY

The principle of encouraging a strong, growing and diversified economy - promotes local self reliance, and recognises and strengthens the local community and its social capital in ways that safeguard the quality of life of future generations.

THE PRINCIPLE OF PROVIDING CREDIBLE INFORMATION IN OPEN AND ACCOUNTABLE PROCESSES

The principle of providing credible information in open and accountable processes - encourages and assists the effective participation of local communities in decision making