

Broulee & Mossy Point Reserves



Community Land Plan of Management

Adopted
25 November, 2003

This Plan of Management was prepared by Eurobodalla Shire Council and adopted at the Ordinary Meeting of Council on 25 November, 2003.

This plan is the Plan of Management for Community Land (reserves) in the suburbs of Broulee and Mossy Point.

Plan of Management No 25.

Exclusions:

This plan excludes Captain Oldrey Park (Lot 58 DP 245167 – PIN 10323). A single area Plan of Management for this land will be completed at a later date.

The plan excludes the Community Land portion of Lot 70 DP 831111 (PIN 26803). This land forms part of a dunal environment that extends to Moruya North Head.

Crown Land in the suburbs of Broulee and Mossy Point is not included in this Plan of Management.

Pathways are not included in the definition of Public Land (refer to definition of Public Land in the Local Government Act dictionary) and hence are not Community Land. This is because pathways are declared under the Roads Act 1993 and by definition are a public road. They are included in this plan because of the access that they facilitate around the suburbs.

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Table of Amendments:

No	Exhibition Period (if amendments considered substantial)	Public Hearing Date (for change of categorisation or new categorisation)	Adopted	Land Added (PIN numbers)	Comments

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1.0 Introduction – What is a Plan of Management?

Council is required under the Local Government Act 1993 to prepare Plans of Management for its Community Land (reserves). The NSW Coastal Policy 1997 also identifies Plans of Management for all coastal community land as a strategic action (refer section 1.1.4 of this Plan).

Community land must be managed in accordance with a Plan of Management. The Plan of Management is a planning document that outlines how Council intends to use, develop and manage the land; how leases and licences or other interests are granted on community land; and determines the scale and intensity of current and future use and development on the land.

As a planning tool it provides objectives for the management of the land in the short and long term. This gives both Council and the community goals to work towards in achieving desirable outcomes for the management of the land. A Plan of Management can be used to identify projects that could be achieved through community working groups as well as providing supporting documentation when applying for grant funding.

Community consultation is an important process in the development of Plans of Management. Community input provides detailed local knowledge that informs the development of the Plan. This Plan of Management includes issues that are of importance to the local community and identifies outcomes to assist Council and the community in achieving these goals.

2.0 Executive Summary

Community land in Broulee and Mossy Point comprises of over 20 small reserves in a coastal residential environment. It is worth noting that the majority of public land in both suburbs is Crown Land Reserve, most of which is located along the river and beach foreshores.

The small pockets of community land throughout Broulee in particular are complemented with a network of pathways that provide a connected pedestrian network through parts of the suburbs, in particular connecting local schools with residential and recreational areas.

Amongst other issues, this Plan of Management outlines various landscaping upgrades on the Mossy Point Headland to improve and enhance public access and enjoyment of this spectacular location.

The re-use of the old Mossy Point and Broulee Firesheds as community managed multi-purpose community facilities is included in this plan and has been in response to community support for the continued use of these facilities.

During the development of this Plan of Management community comment was sought on the future use of the land at the north western corner of Broulee Road and Clarke Streets. This land was previously classified as Operational Land (land which Council can use in performing its functions or can sell as an asset). In order to maintain a patch of natural bushland and to reflect the community's desire to preserve this bushland, the land was re-classified as community land and included in this plan.

This plan identifies many other opportunities to improve the community's access to community land in Broulee and Mossy Point. With grant funding and community support, these projects will improve public use and enjoyment of community land in Broulee & Mossy Point.

3.0 Key Outcomes

The key outcomes of this plan are:

- To establish what uses are permissible on community land in Broulee and Mossy Point.
- To ascertain what improvements could be made to community land in Broulee and Mossy Point for the benefit of the community.
- To ensure that the use and management of community land is in keeping with The Guiding Principles of Ecological Sustainable Development (see Appendix 2) and the core objectives for the management of Community Land as per the Local Government Act 1993.

4.0 Explanatory Notes

1. All Community Land in Broulee and Mossy Point is located within Council's boundary definition of each suburb.
2. This plan excludes the following community land in Broulee:
 - (i) Captain Oldrey Park (Lot 58 DP 245167). This park has been identified as requiring a single area Plan of Management that addresses it specifically, it is currently addressed in Council's Developed Reserves and Facilities Plan of Management.
 - (ii) The Community Land portion of Lot 70 DP 831111. This land forms part of a dunal environment that extends to Moruya North Head and is currently addressed in Council's Natural Areas and Undeveloped Reserves Plan of Management.
3. Council has assigned each reserve with a unique identification number. This number is generated from Council's central database of land and is called a Property Identification Number (PIN).
4. The Local Government Act 1993 is here after referred to as the Local Government Act.
5. The Local Government Act (General) Regulation 1999 is here after referred to as the Local Government Act Regulation.



View to Broulee Island from Mossy Point Headland



View north from Mossy Point Headland

This document will be reviewed in the event of the requirement to expressly authorise a lease, licence or other estate on the land or to authorise a change in the nature and use of any of the Community Land included in this Plan. Refer to sections 35 and 47D of the Local Government Act.

S 35 What governs the use and management of community land?

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

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

S 47D Occupation of community land otherwise than by lease or licence

(1) The exclusive occupation or exclusive use by any person of community land otherwise than in accordance with:

- (a) a lease, licence or estate to which section 47 or 47A applies, or
- (b) a sublease or other title directly or indirectly derived from the holder of such a lease, licence or estate,

is prohibited.

(2) This section does not apply to:

- (a) the occupation or use of part of the site of a senior citizens' centre or home or community care facility by a duly appointed manager of the centre, or
- (b) the occupation or use of community land by persons, and in circumstances, prescribed by the regulations.

6.1 Local Government Act

The purposes of the Local Government Act are stated in Section 7 of the Act.

The requirements for the management of community land is covered in "Part 2 Public Land", Sections 25 – 54(a) of the Local Government Act.

6.2 Coastal Policy 1997

The 1997 NSW Coastal Policy responds to the challenge to provide for population growth and economic development without putting the natural, cultural and heritage values of the coastal environment at risk. To achieve this, the Policy has a strong integrating philosophy based on the principles of ecologically sustainable development (ESD) (see page 40).

Community Land in Broulee and Mossy Point are within the coastal zone as described by the Coastal Protection Act 1979 (s 4 (a) 3a). This is generally land upto one kilometre landward of the open coast high water mark (s 4a3a of the Coastal Protection Act 1979)

The nine goals of the Coastal Policy are:

- Protecting, rehabilitating and improving the natural environment of the coastal zone.
- Recognising and accommodating the natural processes of the coastal zone.
- Protecting and enhancing the aesthetic qualities of the coastal zone.
- Protecting and conserving the cultural heritage of the coastal zone.
- Providing for ecologically sustainable development and use of resources.
- Providing for ecologically sustainable human settlement in the coastal zone.
- Providing for appropriate public access and use.
- Providing information to enable effective management of the coastal zone.
- Providing for integrated planning and management of the coastal zone.

The Coastal Policy details many key actions. The Key Action especially relevant to this Plan of Management is:

- Coastal lands and aquatic environments with conservation values will be assessed and appropriate tenures, reservations, zonings and/or regulations will be put in place to protect them, conserve biodiversity and to protect and ensure the recovery of threatened species.

6.3 State Environmental Planning Policy No. 71 Coastal Protection

State Environmental Planning Policy No. 71 (SEPP 71) – Coastal Protection is a key element of the NSW Government's Coastal Protection Package to protect the State's beaches, headlands and other coastal features for future generations. The NSW Minister for Planning determined that the protection of the NSW coast is a matter of environmental planning significance for the State under the *Environmental Planning and Assessment Act 1979*.

The policy has been made to ensure:

- development in the NSW coastal zone is appropriate and suitably located
- there is a consistent and strategic approach to coastal planning and management
- there is a clear development assessment framework for new development in the coastal zone.

The coastal zones is defined in section 4A of the Coastal Protection Act 1979(as amended 2002). Generally is includes land that is one kilometre landward of the western boundary of the coastal waters of New South Wales, also, one kilometre landward around any bay, estuary, coastal lake or lagoon, also, follows the length of any coastal river inland generally at a distance of one kilometre from each bank of the river, also, to one kilometre beyond the limit of any recognised mangroves on or associated with the river, or, if there are no such recognised mangroves to one kilometre beyond the tidal limit of the river is shown to the nearest cadastral boundary or easily recognisable physical boundary.

All of the Community Land included in this Plan of Management is included in the coastal zone. The provisions of SEPP 71 apply to all of this land.

6.4 Our Towns Tomorrow, Eurobodalla Urban Local Environmental Plan

Council adopted the Urban Local Environmental Plan (LEP) in 1999. Council has subsequently made and adopted amendments up to 1 December, 2002.

The LEP states that in regard to development on land zoned 6(a)1 Public Open Space, development by or on behalf of a public authority on Community Land that is consistent with an adopted Plan of Management for that Community Land would be permitted without development consent (s 44 (1)). Similarly the installation of utilities and other works carried out by or on behalf of a public authority involved in landscaping, gardening, bushfire hazard reduction, erosion control or rehabilitation, or drainage will not require development consent.

Most of the land included in this Plan of Management is zoned under the Urban LEP. Refer to Table A1 and Table A2 for the zoning of the land included in this Plan of Management.

Refer also to Section 7.4 Land Zoning on page 12.

6.5 Eurobodalla Rural Local Environmental Plan 1987

Council adopted the Rural Local Environmental Plan (LEP) in 1987. Council has subsequently made and adopted amendments up to January, 2002.

Two parcels of land included in this Plan of Management are zoned under Council's Rural LEP. Lot 1 DP 1010628 is zoned 7(a) Environment Protection (Wetlands) and Lot 70 DP 831111 is zoned part 1(a) Rural Environmental Constraints and Agricultural Zone & part 7(a)under the Rural LEP. Refer to table A1.

6.6 Policy for the Conservation of the Yellow-bellied Glider In the Broulee Area

The Policy for the Conservation of the Yellow-bellied Glider in the Broulee Area was developed in conjunction with the NSW National Parks and Wildlife Service and adopted by Council in March 2002.

The policy's purpose is to;

- (i) define development or activities that will not significantly impact on the Yellow-bellied Glider or its habitat,
- (ii) to ensure the long-term persistence of Yellow-bellied Gliders within the Broulee Area through retention of suitable habitat and other development controls and
- (iii) to provide a platform for a similar approach to the entire Coastal Plains of Eurobodalla Shire.



Yellow Bellied Glider

Photo courtesy NSW National Parks & Wildlife Service

The policy does not substitute the need for an 8 part test for significant impact on threatened species, populations or ecological communities, or their habitats to be carried out under the *Environmental Planning and Assessment Act 1979*. However, if development or activities in the Broulee area take place according to the policy, application of the 8 part test for the Yellow-bellied Glider will conclude that a significant impact will be unlikely and therefore a Species Impact Statement will not be required. When other areas of the Coastal Plains are assessed, a similar process will apply.

The policy does not consider the impact of development or activities on other listed threatened species.

This policy applies to all land within the Broulee area, comprising land bordered by the Pacific Ocean to the east, the Tomaga River to the north, the Moruya River to the south and a line 1km parallel to the west of the Princes Highway.

Some of the community land included in this Plan of Management is bound by the provisions of the policy. Refer to Map 2. The majority of Community Land is located on land that could be developed/cleared without significantly impacting upon the local population of the Yellow-bellied Glider. However, the minimum standards for development or activities that lead to land clearing on that land apply. These minimum standards area:

- Retention of all sap-trees, (which are to be identified in the development application or review of environmental factors);

- Retention of all large hollow-bearing trees, (which are to be identified in the development application or review of environmental factors), except where it can be demonstrated that Yellow-bellied Gliders do not utilise the hollow-bearing tree;
- Clearing of vegetation around these retained habitat elements must not inhibit access of Yellow-bellied Gliders to these resources; and
- Retained vegetation must be configured to allow movement of individual Yellow-bellied Gliders across the property and onto suitable habitat on adjoining properties.

Refer to Map 2 for details on the community land that is subject to the provisions of the Policy and to what extent the management of that land is affected.

7.0 Community Land included in this Plan of Management

This Plan of Management covers all community land in the suburbs of Broulee and Mossy Point with the exception of the some community land in Broulee (refer to Section 4.0 (2) of this Plan).

Refer to Map 1 (page 14) and Map 2 (page 15) for an illustration of the community land in Broulee and Mossy Point.

7.1 Location

The suburbs of Broulee and Mossy Point are located on the south coast of New South Wales approximately 15 kilometres north east of Moruya and approximately 20 kilometres south of Batemans Bay. The two suburbs are separated by Candlagan Creek which flows into Broulee Bay and both suburbs enjoy easy access to Candlagan Creek, the Tomaga River and the beaches of Broulee Bay, Bengello Beach, Boat Harbour and Tomakin.

7.2 Land Ownership

All land included in this Plan of Management is owned by Eurobodalla Shire Council and is listed in Tables A1 and A 2: Listing of Land Included in this Plan of Management (Page 6-7). All land included in this plan is illustrated on Map 1.

Public Pathways are not community land as per the definition of the Local Government Act. They are gazetted under the Roads Act 1993 and are under Council's control. They are included in this Plan of Management in recognition of the role they play in facilitating pedestrian access through Broulee in particular.

7.3 Land Classification

All land vested in Council must be classified as either "Community Land" or "Operational Land" under the Local Government Act. The purpose of classification is to identify clearly that land which should be kept for use by the general public (Community Land) and that land which need not (Operational Land).

Operational Land can be sold, where as Community Land can not. However, Community Land can be re-classified as Operational Land in which case that land could then be sold. The re-classification of Community Land to Operational Land is done through an amendment to Council's Local Environmental Plan, public notice must be given when Council proposes to re-classify Community Land to Operational Land and it will also require Ministerial consent.

Operational Land can be re-classified by a resolution of Council.

Most of the land included in this Plan of Management is classified as "Community Land, with the exception of public pathways.

7.3.1 Public Pathways

Public pathways are not included in the definition of Public Land (refer to definition of Public Land in the Local Government Act dictionary) and hence are not regarded as Community Land. This is because pathways are declared under the Roads Act 1993 and by definition are a public road. They are included in this plan because of the access that they facilitate around the suburbs.

7.3.2 Future use of the land at the north western corner of Broulee Road and Clarke Street, Broulee

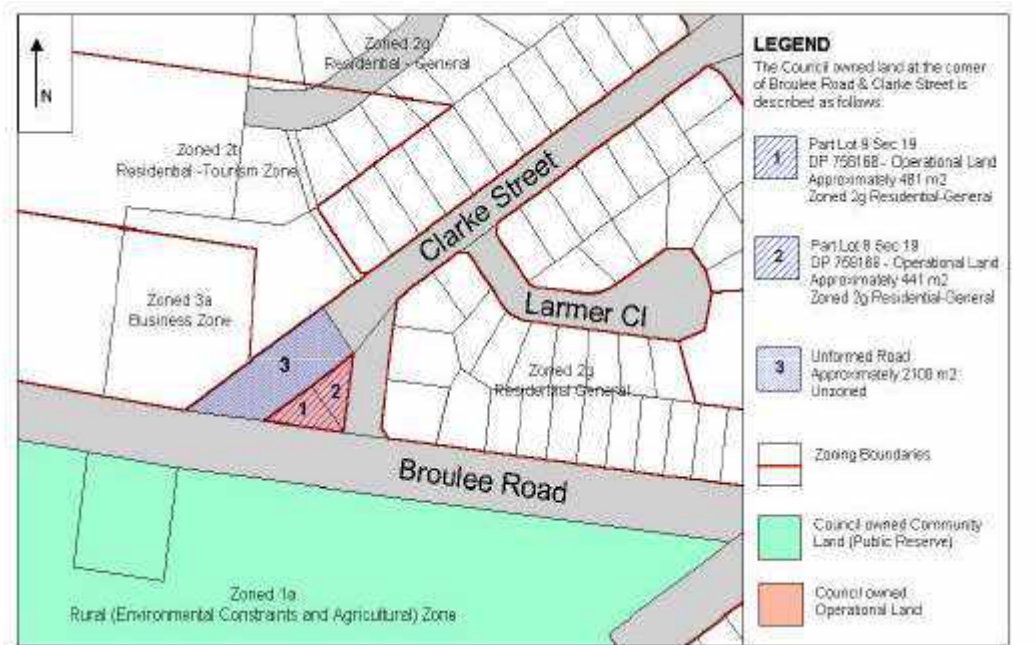


Figure 1:

Illustration of the status of the land at the corner of Broulee Road & Clarke Street, Broulee prior to the adoption of this Plan of Management. This Plan of Management has resulted in the land indicated by 1, 2 & 3 being classified as Community Land and incorporated in the adopted Plan of Management.

Prior to the adoption of this Plan of Management the following lots were classified as Operational Land:

- Lot 9 (part) of DP 758168 Sec 19 (indicated by number 1 on the map below); and
- Lot 8 (part) of DP 758168 Sec 19 (indicated by number 2 on the map below).

The draft Plan of Management sought community comment on the following two options for the future use of this land:

Option 1: Sell the land & expend funds on Community & Crown Land requirements in Broulee & Mossy Point

Application be made to the Department of Lands to close the Council road adjacent to Part Lots 8 & 9 DP 758168. After closure of the road and vesting in Council all of the Council land at the corner of Broulee Road and Clarke Street, the land be listed for sale and the proceeds of the sale be expended on Community and Crown Land unfunded projects in the Broulee and Mossy Point areas

Option 2: Reclassify the land as Community Land

The land at the corner of Broulee Road and Clarke Street be re-classified as Community Land and remain as bushland.

99 written submissions were received in support of Option 2. In addition, a petition containing 394 signatures was submitted in support of Option 2. A further 2 submissions

received that were not committed either way. The development of this Plan of Management has resulted in the reclassification of these two lots as Community Land. In addition, the Unformed Road is to be closed and added to this Plan of Management as Community Land once this process is finalised.

7.4 Land Zoning

7.4.1 Urban Local Environmental Plan

Most of the land included in this Plan of Management is zoned 6a1 Open Space with the exception of the following parcels of land identified by PIN numbers:

5639	–	Uncoloured
5907	–	Residential 2(g)
6110	–	Residential 2(ec) Environmental Constraints
6222	–	Residential 2(g)
9978	–	Residential 2(g)
25098	–	Uncoloured
26505	–	Residential 2(g)
26504	–	Residential 2(g)
27077	–	Residential 2(t) Tourism
27584	–	Residential 2(g)
27590	–	Residential 2(g)
31624	–	Residential 2(g)
31625	–	Residential 2(g)
31640	–	Residential 2(g)
31641	–	Residential 2(t) Tourism

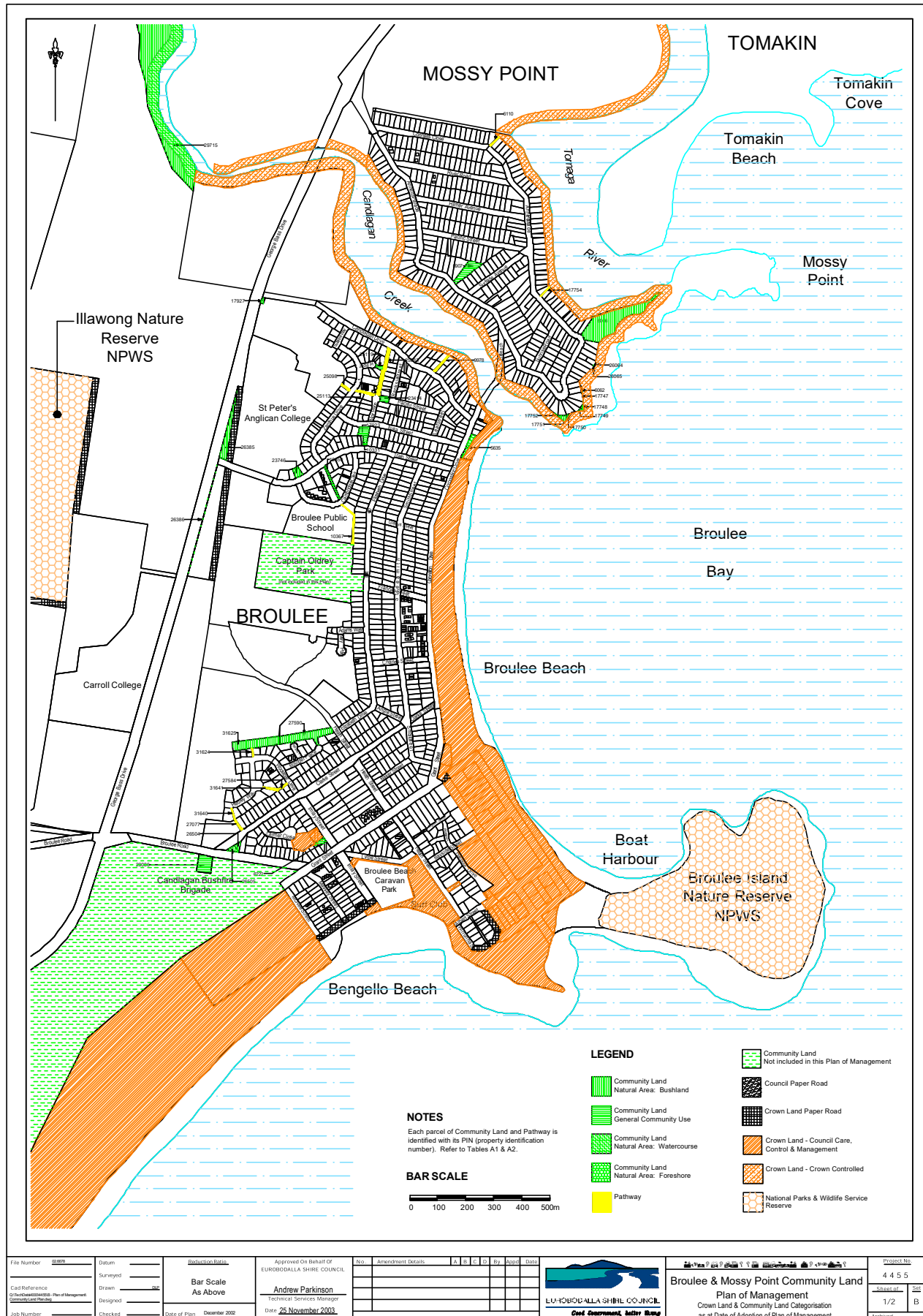
This Plan of Management recommends that all of the above land be considered for re-zoning to 6(a)1 at the next review of the Urban Local Environmental Plan. Where the zoning states “uncoloured” this means it is still subject to the provisions of the planning instrument/s (ie. the Local Environmental Plan and relevant Development Control Plans) but it has no specific zone.

7.4.2 Rural Local Environmental Plan

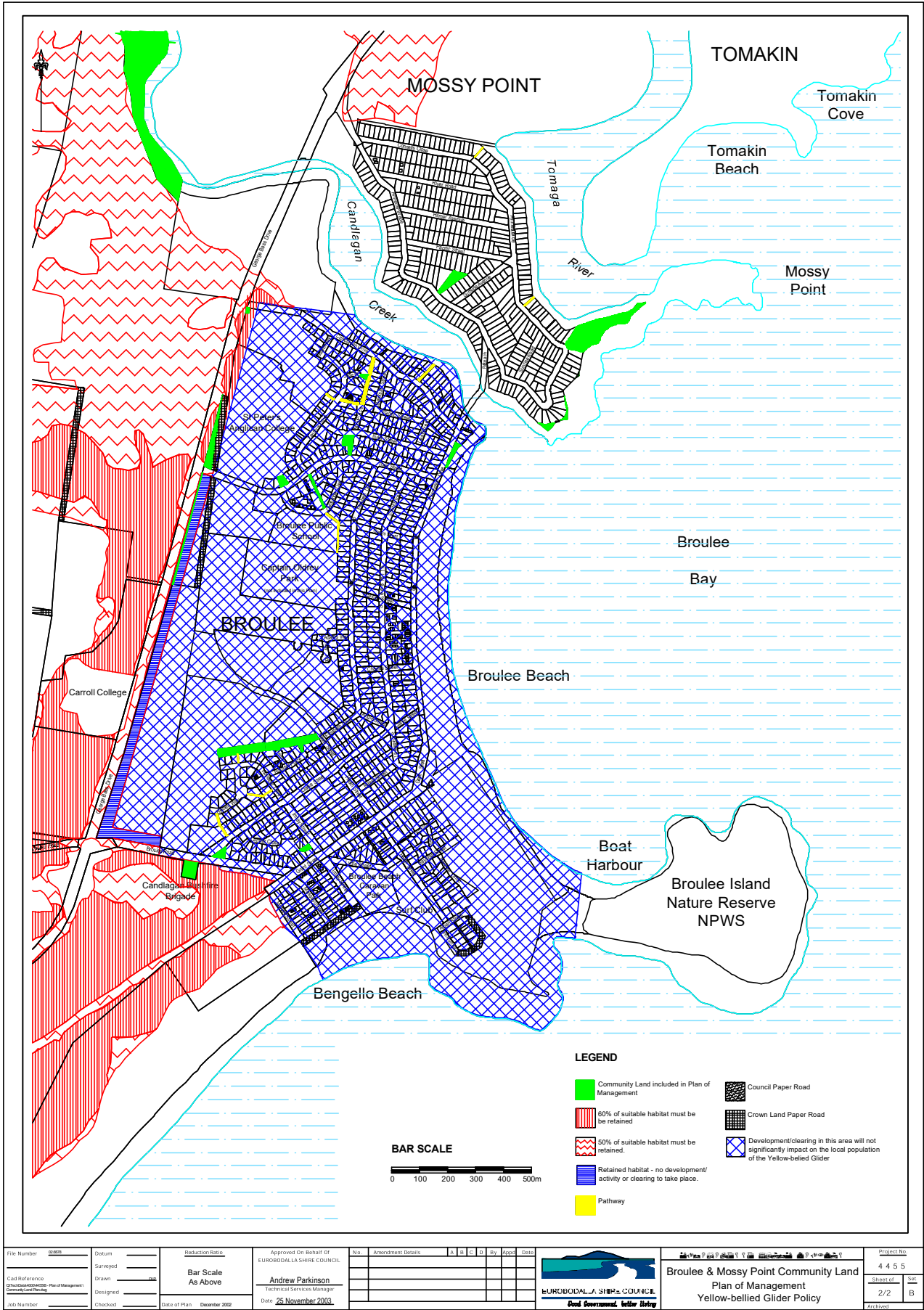
The following two parcels of land identified by PIN number 29086 and 29715 are zoned as follows:

29086	–	Rural (Environmental Constraints and Agricultural) 1(a)
29715	–	Environment Protection Wetlands 7(a) & Rural (Environmental Constraints and Agricultural) 1(a)

This Plan of Management recommends the land identified by 29715 be considered for re-zoning to be entirely 7(a) at the next review of the Rural Local Environmental Plan.



Map 1: Public land status in Broulee & Mossy Point



Map 2: Yellow Bellied Glider Policy – Broulee & Mossy Point

Broulee & Mossy Point Community Land Plan of Management

Table A1 Listing of Land Included in this Plan of Management - Broulee

PIN No	Reserve Name	Categorisation prior to Adoption of this Plan	Categorisation as at date of Adoption of this Plan	Area	DP & Lot No.	Street Name	Suburb	Zoning
5635	Broulee Beach Public Toilets	General Community Use: Undeveloped & Natural Area: Foreshore	Natural Area: Foreshore	1138.2 m ²	DP 39088 Lot F	Coronation Drive	Broulee	6a1 Public Open Space
5639	Pathway connecting Coronation Drive and North Broulee Beach	Pathway	Pathway *	259 m ²	DP 39088	Coronation Drive	Broulee	Uncoloured
6222	Old Broulee Fireshed	(not categorised)	General Community Use	595.9 m ²	RES 85976	Imlay Street	Broulee	2g Residential
9978	Pathway connecting Candlagan Drive with the Candlagan Creek Crown Reserve	Pathway	Pathway *	501.9 m ²	DP 586545	Candlagan Drive	Broulee	2g Residential - General
10331		General Community Use: Open Slashed	General Community Use	457.5 m ²	DP 718667 Lot 37	Train Street	Broulee	6a1 Public Open Space
10350	Reserve connecting Cambridge Crescent and Train Street	General Community Use: Open Slashed	General Community Use	779.6 m ²	DP 718667 Lot 39	Train Street	Broulee	6a1 Public Open Space
10367	Pathway connecting Captain Oldrey Park and Cambridge Crescent (behind Broulee Public School)	Pathway	Pathway *	605 m ²	DP 718667	Cambridge Crescent	Broulee	Uncoloured
17923		General Community Use: Open Slashed	General Community Use	1217.5 m ²	DP 739830 Lot 58	34a Iluka Street	Broulee	6a1 Public Open Space
17927		Natural Area: Bushland	Natural Area: Bushland	198.9 m ²	DP 739830 Lot 64	Candlagan Drive	Broulee	6a1 Public Open Space
23414		General Community Use: Open Slashed	General Community Use	659 m ²	DP 776541 Lot 74	Moir Place	Broulee	6a1 Public Open Space
23746		General Community Use: Undeveloped & Natural Area: Bushland	Natural Area: Bushland	877.1 m ²	DP 718667 Lot 38	Train Street	Broulee	6a1 Public Open Space

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PIN No	Reserve Name	Categorisation prior to Adoption of this Plan	Categorisation as at date of Adoption of this Plan	Area	DP & Lot No.	Street Name	Suburb	Zoning
25083	Pathway connect Candlagan Drive and Moire Place	General Community Use: Open Slashed	Pathway *	1830 m ²	DP 806011	Candlagan Drive	Broulee	6a1 Public Open Space
25098		Pathway	Pathway *	178 m ²	DP 806011	Zanthus Drive	Broulee	Uncoloured
25113	Pathway connect Zanthus Drive and Moir Place	Pathway	Pathway *	374 m ²	DP 806011	Zanthus Drive	Broulee	Uncoloured
25119		General Community Use: Open Slashed	General Community Use	121 m ²	DP 806011 Lot 121	Jodie Place	Broulee	6a1 Public Open Space
26385		Natural Area: Bushland	Natural Area: Bushland	4046 m ²	DP 825610 Lot 2	George Bass Drive	Broulee	6a1 Public Open Space
26386		Natural Area: Bushland	Natural Area: Bushland	416.9 m ²	DP 825610 Lot 5	George Bass Drive	Broulee	6a1 Public Open Space
26504	Reserve on the corner of Clarke Street and Broulee Road	Classified as Operational Land	Classified as Community Land and Categorised as Natural Area: Bushland	441 m ²	DP 758168 Sec 19 Part Lot 8	Clarke Street	Broulee	2g Residential
26505	Reserve on the corner of Clarke Street and Broulee Road	Classified as Operational Land	Classified as Community Land and Categorised as Natural Area: Bushland	481.4 m ²	DP 758168 Sec 19 Part Lot 9	Clarke Street	Broulee	2g Residential
27077		Pathway	Pathway *	224 m ²	DP 837279	Clarke Street	Broulee	2t Residential – Tourism
27584		Pathway	Pathway *	156 m ²	DP 850062	Woolabar Drive	Broulee	2g Residential - General
27590		(not categorised)	Natural Area: Bushland	5387.1 m ²	DP 850062 Lot 7	Heath Street	Broulee	2g Residential - General
29086	Candlagan Bushfire Brigade	General Community Use: Fire Brigade	General Community Use	3000 m ²	DP 831111 Part Lot 70	Broulee Road	Broulee	Rural (Environ.Constraints & Agricultural) 1(a)
29715		(not categorised)	Natural Area: Watercourse & Natural Area: Bushland	7 ha	DP 1010628 Lot 1	George Bass Drive	Broulee	Environment Protection Wetlands 7(a) & 1(a)
31624		New Acquisition	Pathway *	116.7 m ²	DP 1056158	Woolabar Drive	Broulee	2g Residential – General
31625		New Acquisition	Natural Area: Bushland	4886 m ²	DP 1056158 Lot 50	Woolabar Drive	Broulee	2g Residential – General
31640		New Acquisition	Pathway *	227.2 m ²	DP 1056158	Hedley Way	Broulee	2g Residential – General
31641		New Acquisition	Pathway *	216.9 m ²	DP 1056158	Hedley Way	Broulee	2t Residential - Tourism

* Note that pathways are not included in the definition of Public Land (refer to definition of Public Land in the Local Government Act dictionary) and hence are not Community Land. This is because pathways are declared under the Roads Act 1993 and by definition are a public road. They are included in this plan because of the access that they facilitate around the suburbs.

Broulee & Mossy Point Community Land Plan of Management

Table A2 Listing of Land Included in this Plan of Management - Mossy Point

PIN No	Reserve Name	Categorisation prior to Adoption of this Plan	Categorisation as at date of Adoption of this Plan	Area	DP & Lot No.	Street Name	Suburb	Zoning
5907	Old Mossy Point Bush Fire Station	General Community Use: Fire Brigade	General Community Use	2839 m ²	DP 15396 Lot 296	42 Annetts Parade	Mossy Point	2g Residential - General
6062	Mossy Point Headland	General Community Use: Open Slashed	Natural Area: Bushland	12.6m ²	DP 237051 Lot 7	Annetts Parade	Mossy Point	6a1 Public Open Space
6066	Mossy Point Headland and Boat Ramp	General Community Use: Open Slashed	Natural Area: Bushland	1.428 ha	DP 15396 Lot 362	Annetts Parade	Mossy Point	Environmental Heritage Item & 6(a)1
6110	Pathway (connecting Annetts Parade with Crown Land reserve)	Pathway	Pathway *	167.3 m ²	DP 15396	Annetts Parade	Mossy Point	2ec Residential – Environmental Constraints
17747	Mossy Point Headland	General Community Use: Open Slashed	Natural Area: Bushland	69.5 m ²	DP 237051 Lot 6	Annetts Parade	Mossy Point	6a1 Public Open Space
17748	Mossy Point Headland	General Community Use: Open Slashed	Natural Area: Bushland	177 m ²	DP 237051 Lot 5	Annetts Parade	Mossy Point	6a1 Public Open Space
17749	Mossy Point Headland	General Community Use: Open Slashed	Natural Area: Bushland	113.8 m ²	DP 237051 Lot 4	Annetts Parade	Mossy Point	6a1 Public Open Space
17750	Mossy Point Headland	General Community Use: Open Slashed	Natural Area: Bushland	94.8 m ²	DP 237051 Lot 3	Annetts Parade	Mossy Point	6a1 Public Open Space
17751	Mossy Point Headland	General Community Use: Open Slashed	Natural Area: Bushland	531.1 m ²	DP 237051 Lot 2	Annetts Parade	Mossy Point	6a1 Public Open Space
17752	Mossy Point Headland	General Community Use: Open Slashed	Natural Area: Bushland	31.6 m ²	DP 237051 Lot 1	Annetts Parade	Mossy Point	6a1 Public Open Space
17754	Pathway (connecting Annetts Parade with Crown Land reserve)	Pathway	Pathway *	163 m ²	DP 15386	Annetts Parade	Mossy Point	2ec Residential - Environmental Constraints
26064	Mossy Point Headland	(not categorised)	Natural Area: Bushland	19 m ²	DP 531705 Lot 72	Annetts Parade	Mossy Point	6a1 Public Open Space
26065	Mossy Point Headland	(not categorised)	Natural Area: Bushland	12.6 m ²	DP 531705 Lot 71	Annetts Parade	Mossy Point	6a1 Public Open Space

* Note that pathways are not included in the definition of Public Land (refer to definition of Public Land in the Local Government Act dictionary) and hence are not Community Land. This is because pathways are declared under the Roads Act 1993 and by definition are a public road. They are included in this plan because of the access that they facilitate around the suburbs.

8.0 Community Land Values – the Basis for Management

Ascertaining the community values of land is identifying what the community finds important and special about it.

Land management issues change over time, depending on the needs of the community; and communities change – what may be important in the present may be less important in the future. Values however tend to transcend the everyday issues of land management and set a more strategic vision for the management of the land. Where singular issues may be really important in the short term, the overriding values attached to the land will tend to be relevant for a longer period.

How can values be implemented in land management? Once values and their level of significance are determined, land maintenance and development practices that reflect these values may then be implemented.

Table of Values and level of Significance for community land in Broulee and Mossy Point.

Value & description	Neighbourhood - Local	Suburb	District	Shire	Regional	State
Heritage – Aboriginal There are significant Aboriginal sites located on Community and Crown Land in Broulee and Mossy Point.	✓	✓	✓	✓	✓	✓
Heritage – European There are significant European sites located on Community and Crown Land in Broulee and Mossy Point.	✓	✓	✓	✓		
Recreational Mossy Point Headland, Candlagan Creek & Broulee Beach are popular surfing and recreational destinations in the district.	✓	✓	✓			
Social The network of reserves and pathways promotes a sense of community by allowing people to walk safely through the suburbs.	✓	✓				
The Natural Environment The land includes protected areas for the Yellow-bellied glider and well as two vulnerable ecosystems.	✓	✓	✓	✓	✓	✓
Sense of Community and Cooperation There is a strong sense of community custodianship over the reserves.	✓	✓				
Visual Reserves provide visual relief from the residential environment. The Mossy Point Headland features views of Broulee Island and Burrewarra Point.	✓	✓	✓	✓		

Where:

Neighbourhood – Local:	the street and surrounding streets
Suburb:	within the suburb area (ie. within Mossy Point or Broulee)
District:	the suburb area and adjacent suburbs (eg. Moruya, Tomakin, Mogo, etc)
Shire:	within the Eurobodalla Shire Local Government Area
Regional:	within the south coast of NSW
State:	within the state of NSW

These values assist with the identification of the appropriate Categorisation for the land and provide a guide for identifying the objectives in the Operational Plan for the land.

9.0 Community Land Categorisation

9.1 Categorisation of Community Land

The Local Government Act requires that community land be categorised as one or more of the following:

- General Community Use
- A Natural Area (further categorised as either bushland; wetland; escarpment; watercourse; foreshore or other category prescribed by the Regulation)
- A Sportsground
- A Park
- An Area of Cultural Significance

The land in this plan has been categorised as per the guidelines of the Local Government Act Regulation. Some parcels of land have more than one category applicable and not all categories are represented. Refer to Table A for a complete listing and to Map 1 for an illustration of the community land in the Broulee and Mossy Point area.

All reserves' categorisation has been reviewed in the development of this Plan of Management. The categorisation of some reserves has been changed to a more appropriate category (refer to Table A1 and A2 on pages 16-18). The Local Government Act requires that a Public Hearing must be held when Community Land is re-categorised. This Public Hearing was held during the public exhibition of this document as per the requirements of the Local Government Act.

9.2 Core Objectives for the Management of Community Land

The Local Government Act specifies the Core Objectives for the management of each category of Community Land. Council must use and manage the land in accordance with these Core Objectives. Any lease, licence or other estate granted over the land must be consistent with the Core Objectives for the categorisation applicable to that land.



The reserve around the Mossy Point Headland.
This land is mostly Crown land reserve.

These Core Objectives are addressed in the Objectives and Performance Targets as defined in Table B: Operational Plan as a guide to determining the management practices required on that land (page 12).