

22 January, 2002



EUROBODALLA SHIRE COUNCIL

*Good Government, better living*

# PLAN OF MANAGEMENT

Catalina Reserves &  
The Hanging Rock Boat Ramp  
Car Park Reserve

ADOPTED

**This Plan of Management was prepared by  
Eurobodalla Shire Council.**

**This plan is the Plan of Management for all Community Land Reserves in the  
suburb of Catalina and the Hanging Rock Boat Ramp Reserve.**

**Plan of Management No 21.**

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

Plans of Management Officer  
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This Plan of Management was adopted by Eurobodalla Shire Council at its  
Ordinary Meeting of 22 January, 2002.

Minute No. 33

**W10 PLAN OF MANAGEMENT CATALINA RESERVES & THE HANGING ROCK BOAT RAMP CAR  
PARK RESERVE**

THAT:

1. Council adopt the Plan of Management for Catalina Reserves and the Hanging Rock Boat Ramp Car Park Reserve – in so doing categorising a portion of the Melaleuca Crescent Reserve as General Community Use to authorise the construction of the Batemans Bay Preschool and Batemans Bay Children and Family Centre on that reserve.
2. Confirm site for the Batemans Bay Preschool and Batemans Bay Family and Children Centre to be Melaleuca Crescent, Catalina.
3. Allocate \$36,000 from the proceeds of land sales toward the site preparation costs.
4. Authorise the expenditure of \$20,000 of S94 funds towards the site preparation costs.

(The Motion on being put was declared **CARRIED**.)

**Amendments**

25 June, 2002

Following the registration of DP 1041103 the property information for Key No. 31 & 32 (refer p8) has been updated throughout the document.

12 July, 2016

To re-categorise part of the land at Melaleuca Reserve (part lot 39 DP 800369) from park to general community use to enable part of the land to be leased for the purpose of establishing an educational therapy centre for children with a disability.

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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).

The main purpose of a Plan of Management is to establish how Community Land is to be managed and used. It 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 grants.

Community consultation has been an important process in the development of this Plan of Management. Community input has provided detailed local knowledge that has been incorporated into the plan. In this way issues that are of importance to the local community are represented and have been included in the Operational Plan for the management of the land.

## 2.0 Key Outcomes

The key outcomes of this plan are:

- To establish what uses are permissible on Community Land in Catalina and at the Hanging Rock Boat Ramp Car Park Reserve and to authorise the development of a multi-use building on the site to accommodate the Royal Volunteer Coastal Patrol and Public Toilets.
- To establish management practices for Community Land in Catalina and at the Hanging Rock Boat Ramp Car Park Reserve and to authorise the construction of the Batemans Bay Preschool, Batemans Bay Children & Family Centre and an educational therapy centre for children with a disability on the portion of reserve categorised as General Community Use on Melaleuca Crescent Reserve (PIN 24462).

The preschool is currently located on Council owned Operational Land on Herarde Street, Batemans Bay. This land is to be sold and hence a new site is required for the preschool. Council resolved on 22 October 1996 to contribute \$75,000 financial assistance to the preschool (to assist with construction of the new building). Council resolved on 4 November 1996 to prepare initial costings for the site on Melaleuca Crescent, Catalina.

Council resolved on 12 July 2016 that:

1. The Catalina Reserves and the Hanging Rock Boat Ramp Car Park Reserve plan of management is amended to re-categorise part of the land at Melaleuca Reserve (part lot 39 DP 800369) from park to general community use. The southern boundary of the re-categorised area will align with the boundary between the cleared and vegetated areas directly behind the existing childcare centre.
  2. The proposed educational therapy centre, carpark and access be sited to the south and east of the reserve to minimise the impact on the existing playground and open space area, as generally depicted on the diagram in Attachment 2 of the report.
- To ensure that the use and management of Community Land is in keeping with The Guiding Principles Of Ecological Sustainable Development (see Appendix 4).

## 3.0 Explanatory Notes

1. All reserves in Catalina are located within Council's boundary definition of the suburb. The Hanging Rock Boat Ramp Car Park Reserve is a separate reserve located outside of the suburb boundary of Catalina.

2. 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). Because PIN numbers are up to 6 digits, for ease of description in this document each reserve has been assigned a Key Number that is relevant only to this Plan of Management. See Map 1: Reserves Location Map (page 8).
3. The Local Government Act 1993 as at 27 July, 2001 is here after referred to as the Local Government Act.
4. The Local Government Act (General) Regulation 1999 as at 23 July, 2001 is here after referred to as the Local Government Act Regulation.

**4.0 Review Period**

At the time of writing this plan there were subdivision consents in Catalina yet to be enacted. These may result in additional Community Land being dedicated to Council. In order to include any changes to the Community Land register in Catalina this plan will be assessed for the need to review at five yearly intervals.



Reserve at Melaleuca Crescent  
Categorised as General Community Use.



Reserve at Melaleuca Crescent  
Categorised as Natural Area: Wetland



Reserve at Melaleuca Crescent  
Categorised as General Community Use.



Reserve behind residents on Vista Avenue. Residents maintaining a maximum 10m buffer behind their properties.  
Categorised as Natural Area: Bushland.



Reserve at the end of Ridge Street that provides pedestrian access to the corner of Beach Road and Country Club Drive.



Timber bridge crossing Joes Creek for pedestrian access between Glenella Road, the BMX Track and Catalina Drive. Categorised as Sportsground.



## 5.0 Land Description and Analysis

### 5.1 Land Ownership

All land included in this Plan of Management is owned by Eurobodalla Shire Council and is listed in Table A: Listing of Land Included in this Plan of Management (Page 8). All land included in this plan is illustrated on Map 1: Reserves Location Map (page 9).

### 5.2 Land Classification

All land included in this Plan of Management is classified as “Community Land” under the Local Government Act.

### 5.3 Land Zoning

All Community Land included in this Plan of Management is zoned 6a1 Open Space with the exception of the following five parcels of land identified by PIN numbers: 24315 (rural small holdings), 528 (2g residential – general), 8490 (rural small holdings), 28442 (rural small holdings) and 29338 (rural small holdings). Council resolved to re-zone these parcels of land to 6a1 Open Space on 18 December, 2001.

### 5.4 Categorisation

The land in this plan has been categorised as per the guidelines of the Local Government Act Regulation. See Appendix 2: Guidelines for Categorisation of Community Land for further information. Some parcels of land have more than one category applicable.

All 38 reserves’ categorisation has been reviewed. The categorisation of 15 reserves has been changed to a more appropriate category. The Local Government Act requires that a Public Hearing must be held when Community Land is re-categorised. This Public Hearing was held on 16<sup>th</sup> October, 2001 as per the requirements of the Local Government Act.

This Plan of Management was amended on 12 July 2016 to re-categorise part of the land at Melaleuca Reserve (part lot 39 DP 800369) from park to general community use to enable part of the land to be leased for the purpose of establishing an educational therapy centre for children with a disability. An initial Public Hearing was held on 27 April 2016 and a second Public Hearing held on 18 May 2016.

Refer to Table A (page 8) for the categorisation of each reserve. Map 2: Categorisation Map (page 10) provides an illustration of the categorisation of each reserve.



Catalina Lake: Categorised as Natural Area: Wetland





Batemans Bay BMX Track: Categorised as Sportsground

Table A: Listing of land included in this Plan of Management

Key No	PIN No	Reserve Name	Categorisation prior to Adoption of this Plan	Categorisation as at date of Adoption of this Plan	Area (Ha)	Lot No.	DP No.	Street Name	Restrictions
1	552	Unnamed	Natural bushland	Natural Area: Bushland	1.243	535	248929	Albatross Rd	
2	575	Unnamed	Park – parkland	Natural Area: Wetland	22.92	386	248840	Albatross Rd	Flooding or Tidal Inundation - Yes
3	12391	Unnamed	General community use	Natural Area: Watercourse	0.37	3	707663	Beach Rd	Flooding or Tidal Inundation - Yes
4	12395	Unnamed	General community use	Natural Area: Wetland	2.148	2	700010	Beach Rd	Flooding or Tidal Inundation - Yes
5	8112	Unnamed	Park – parkland	Natural Area: Bushland	0.5	95	203722	Berrima St	Drainage Easement
6	364	BMX Track	Sporting use	Natural Area: Watercourse & Sportsground & General Community Use & Park	5.034	2	729153	Calga Cres	Flooding or Tidal Inundation - Yes
7	243	Unnamed	Natural bushland	Natural Area: Bushland	5.368	85	242907	Calga Cres	
8	340	Unnamed	General community use	General Community Use	0.069	86	242907	Catalina Dr	
9	345	Unnamed	Natural watercourse	Natural Area: Watercourse	2.273	109	244150	Catalina Dr	Flooding or Tidal Inundation - Yes
10	7881	Unnamed	Park – parkland	Natural Area: Bushland	1.112	6	241408	Country Club Dr	
11	440	Unnamed	General community use	General Community Use	0.014	243	245485	Country Club Dr	
12	29254	Unnamed	Natural bushland	Natural Area: Bushland	1.838	2	881098	Country Club Drive	Flooding or Tidal Inundation - Yes
13	378	Unnamed	Natural bushland	Natural Area: Bushland	4.593	242	245485	Crane Court	
14	27188	Unnamed	Natural bushland	General Community Use	1.073	135	838626	Crinum Place	
15	302	Unnamed	General community use	Natural Area: Bushland	0.42	94	203722	Derribong Ave	Drainage Easement
16	298	Unnamed	General community use	General Community Use	0.045	96	203722	Derribong Ave	
17	29338	Unnamed	Natural bushland	General Community Use & Natural Area: Bushland	0.7806	147	882164	Hakea Place	
18	437	Catalina Lake	Park – parkland	Natural Area: Wetland	8.949	384	248840	Heron Rd	Flooding or Tidal Inundation - Yes
19	25773	Melaleuca Reserve (Part)	General community use	Park	0.118	1	821449	Melaleuca Cres	Flooding or Tidal Inundation - Yes
20	25945	Unnamed	General community use	General Community Use	0.564	122	815513	Melaleuca Cres	
21	24462	Melaleuca Reserve (Part)	General community use	Park & General Community Use & Natural Area: Wetland	4.229	39	800369	Melaleuca Cres	Flooding or Tidal Inundation - Yes
22	389	Unnamed	Natural bushland	Natural Area: Bushland	2.555	693	249461	Penguin Pl	
23	26878	Unnamed	Natural bushland	Natural Area: Bushland	0.002	2	833606	Penguin Pl	
24	8049	Unnamed	General community use	General Community Use	0.051	202	27222	Ridge St	
25	8068	Unnamed	General community use	General Community Use	0.00145	201	27222	Ridge Street	
26	7961	Unnamed	General community use	General Community Use	0.0144	65	30699	Riverview Cres	
27	7980	Unnamed	General community use	General Community Use	0.0144	66	30699	Riverview Cres	
28	28442	Unnamed	General community use	Natural Area: Bushland	0.1312	3	860533	Sanctuary Place	Electricity Easement
29	528	Unnamed	Natural bushland	Natural Area: Bushland	0.493	694	249461	Sandpiper Pl	
30	12349	Unnamed	General community use	General Community Use	0.292	199	27222	Sea St	
31	30865	Unnamed	General community use	General Community Use	1.093	2	1041103	Tuna St	Flooding or Tidal Inundation - Yes
32	30866	Unnamed	General community use	General Community Use	2.538	3	1041103	Tuna St	Flooding or Tidal Inundation - Yes
33	8477	Unnamed	Park – parkland	Natural Area: Bushland	0.75	35	216440	Vista Ave	
34	24315	Unnamed	Natural bushland	Natural Area: Bushland	5.42	23	793114	Vista Ave	
35	26484	Unnamed	Natural bushland	Natural Area: Bushland	4.268	243	563190	Vista Ave	Drainage Easement
36	7826	Unnamed	General community use	General Community Use	0.015	200	27222	Vista Ave	
37	17335	Unnamed	General community use	Natural Area: Bushland	0.082	38	241408	Vista Ave	
38	25277	Unnamed	Natural bushland	Natural Area: Bushland	1.349	85	806623	Yarrabee Dr	

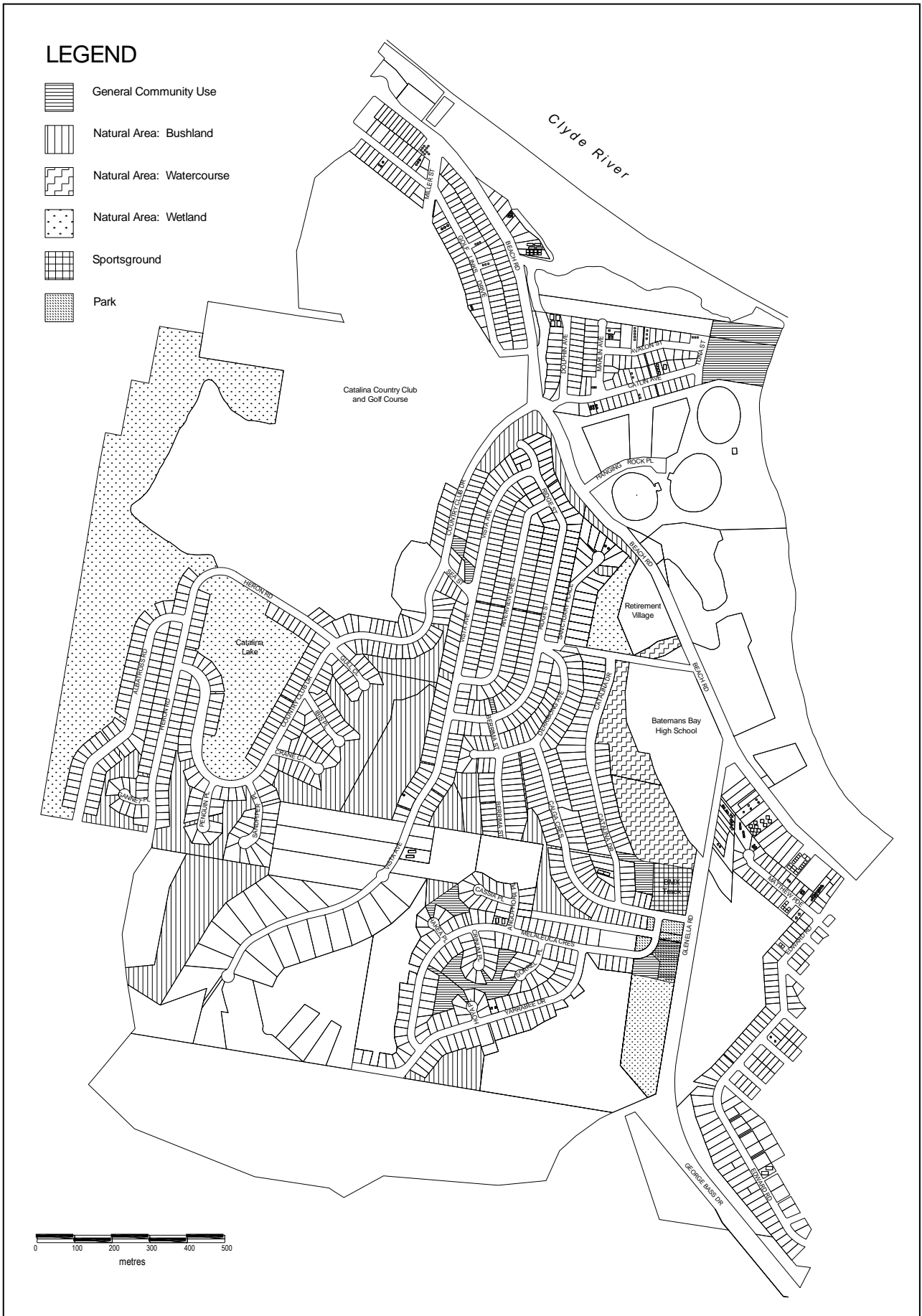


**LEGEND**

-  'Community Land' Reserves included in this Plan of Management.
-  Key No. See Table A.



Map 1: Reserves Location Map



Map 2: Proposed Categorisation Map



## 5.5 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. See Appendix 3: Core Objectives for Management of Community Land for further information.

These Core Objectives are addressed in the Objectives and Performance Targets as defined in Table B: Operational Plan (page 13-19).



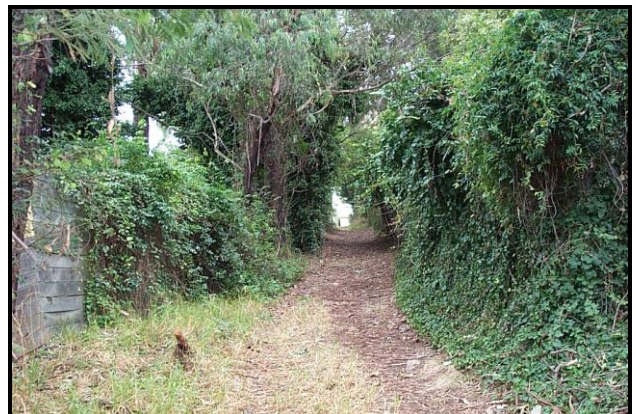
Reserve between Country Club Drive & Sea Street:  
Categorised as General Community Use.



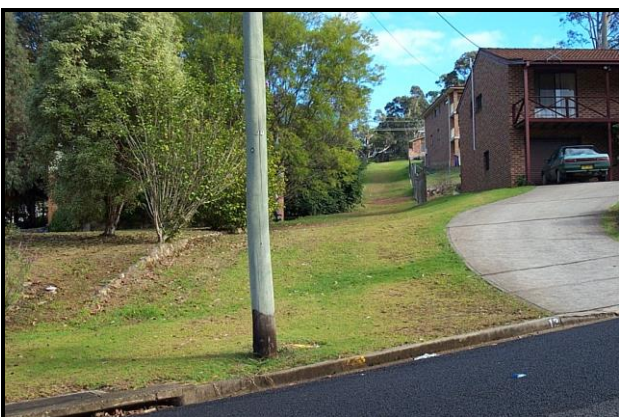
Reserve between Vista Avenue and Country Club Drive:  
Categorised as Natural Area: Bushland.



Joes Creek. Categorised as Natural Area: Wetland.



Reserve connecting Derribong Avenue and Calga Crescent:  
Categorised as General Community Use.



Reserve connecting Calga Crescent and Catalina Drive.  
Pedestrian route for High School students and others.  
Categorised as General Community Use.



Reserve connecting Vista Avenue, Riverview Crescent and Ridge Street.  
Categorised as General Community Use.



## 6.0 Land Management

### 6.1 Operational Plan

The Operational Plan identifies management issues for the reserves and is presented as Table B: Operational Plan (page 13-19). The information is presented as required by the Local Government Act whereby:

<u>Management Issue:</u>	Land Management issues as identified by Council and the community
<u>Objective and Performance Targets:</u>	'Objective' is an end towards which efforts are directed 'Performance Target' is an objective or goal to be performed
<u>Means of Achievement:</u>	How Council or the community can achieve the objective and performance targets
<u>Manner of Assessment:</u>	How Council can assess the performance of the means of achievement



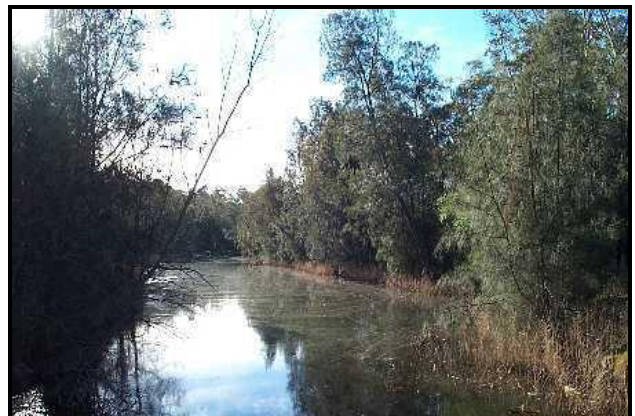
Reserve between Country Club Drive and Vista Avenue.  
Categorised as Natural Area: Bushland.



Wetland to the west of Albatross Road  
Categorised as Natural Area: Wetland.



Reserve at the Hanging Rock Boat Ramp Car Park.  
Categorised as General Community Use



Joes Creek behind Batemans Bay High School  
Categorised as Natural Area: Watercourse

Table B: Operational Plan

	MANAGEMENT ISSUE	OBJECTIVE AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
<b>1.0</b>	<b>All Reserves</b>			
1.0	Access: Parking & Vehicular Access	Provide adequate vehicular access and parking for users whilst minimising any impact on the Reserve and surrounding residents. Safe entry and exit to/from Reserves.	Parking provided for reserves where there is a recognised need for parking. Parking areas landscaped to enhance and improve the visual impact of car parks and vehicular access routes. Provide some shade for vehicles. Appropriate vegetation selection to maintain sight lines through the car park. Parking restricted to identified areas with vehicular barriers and fencing in place. Access to parking areas clearly signed. Traffic studies carried out to evaluate impact of any proposed development on traffic and parking conditions.	Adequate parking provided for users. Minimal impact on reserves, some shade provided for vehicles, increased use of reserves. Safe vehicular movement to, from and within reserves.
1.2	Access: Pedestrian Access	Provide a coherent pedestrian network to and through reserves connecting with streets and other destinations.	Pedestrian access pathways provided where there is recognised need to promote pedestrian movement through reserves. Installation of signage to guide pedestrian movement.	Safe pedestrian movement through the area increased.
1.3	Advertising	Discreet use of advertising signs for sponsors in accordance with Council regulations.	Council must be consulted for all proposed advertising signs and where appropriate DA approval must be secured prior to the erection of any signs. Signage to be inward facing in conjunction with appropriate landscape treatment to minimise the visual impact on the reserve and surrounding residents. Signage must comply with Councils Development Control Plan No. 132 "Guidelines for Outdoor Advertising Signs"	Only complying signs to be erected on the reserve. No complaints regarding signage on the reserve.
1.4	Boundary Management	Identify inappropriate encroachments and have them dealt with promptly according to Council Policy and within budgetary constraints.	Issue infringement notices where appropriate and request prompt action for removal of inappropriate structures, vegetation or activities on Community Land. Advise properties adjacent to Community Land of Council Policy.	Public comment. Encroachment issues dealt with promptly. Reduction in complaints as a result of encroachments. Reduction in the number and area of private encroachments onto Council's reserves.
1.5	Bush Fire Management	To ensure access routes through reserves are maintained and kept unobstructed to facilitate emergency vehicle access with minimal disturbance to the environment. Hazard reduction measures carried out as necessary with minimal disturbance to the environment.	Residents authorised to maintain a 10m buffer from property boundary into adjacent reserve, subject to Council's Tree Preservation Order approval. No structures, exotic vegetation or green waste to be placed within the reserve. Erosion on access trails identified and remedied to minimise erosion. Slashing, under-scrubbing and hazard reduction burning as required.	Adequate and unobstructed access provided for emergency vehicles as required for maintenance and during an emergency event. Ongoing inspection of identified risk areas.



	MANAGEMENT ISSUE	OBJECTIVE AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
1.6	Development	To ensure any development on Community Land is appropriately approved to ensure a safe and attractive asset for use by the community. To ensure all developments are in accordance with the Core Objectives for the categorisation of that land. Use of existing facilities to be maximised before expanding or adding new facilities. Only proposed new development(s) authorised by this Plan of Management are approved developments. Any proposed development must be in harmony with existing landscape and character of the area.	Appropriate approvals must be obtained for development. All Council and other regulatory bodies' guidelines and policies must be adhered to. Flood studies carried out for any proposed development where flood restrictions apply. Traffic studies carried out to evaluate impact of any proposed development on traffic and parking conditions. Landscape Masterplan must be completed in conjunction with any new development requiring development approval.	All new developments on Community Land complying with all Council's development controls and are in harmony with existing uses and landscape character. Architectural and Landscape Architectural quality of high contemporary standard.
1.7	Equal Access	To provide equal access to facilities on Community Land in accordance with Council policies and within budgetary constraints.	That all developments on Community Land comply with the requirements of the Disability Discrimination Act 1992 and Council's <i>Disability Access Action Plan</i> .	The provision of a range of accessible facilities.
1.8	Facilities: BBQ, seating, shelters, play equipment etc.	Facilities provided to enhance use of reserve and meet the needs of the community.	Identify which reserves are appropriate locations for the provision of facilities on a needs and use basis.	Facilities provided and maintained on reserves. Increased use of reserves.
1.9	Funding	To access sufficient funds to ensure regular maintenance of reserves and ancillary facilities. To access sufficient funds for capital improvements as needed to meet community needs and expectations.	Where additional funding is required for maintenance and/or capital works, seek endorsement for funding from Council and/or apply for grants.	Successful applications for funding. Reserves maintained to appropriate standards and ancillary facilities provided for the community.
1.10	Landscape Character	Preserve and enhance the landscape character to promote a healthy and aesthetically pleasing environment for the community with appropriate levels of recreational facilities provided.	Minimise the impact of necessary clearing and slashing for fire hazard reduction and maintenance of existing access tracks. Landscape Masterplan to be provided where any proposed development may effect existing landscape character.	Landscape character preserved and minimal maintenance for fire hazard reduction in place. Existing landscape characters maintained. New developments having high Landscape Architectural standard.
1.11	Leases & Licences	Leases/licences issued according to the Local Government Act. Only leases/licences approved by this Plan of Management are authorised.	Assess the potential impact upon the reserve of any proposed lease or licence prior to granting.	Production of clear, legally binding leases and licences.
1.12	Lighting	Provide lighting to facilitate use of reserves as appropriate and within budgetary constraints.	Identify which reserves require lighting and install lighting to Australian Standards. Assess safety implications of lighting or not lighting.	Facilities lit where appropriate, increased night use of the reserve, reduced risk of undesirable activity.
1.13	Maintenance	To provide, attractive and sustainable reserves for the community.	Regular maintenance on all capital assets and landscapes. Priority given to installation and maintenance of essential services.	All reserves maintained to desirable standards with reduction in complaints to Council.
1.14	Management Committees	To establish Management Committees to facilitate the care and management of reserves in consultation with Council.	Management committee agreements must be formed in accordance with the relevant sections of the Local Government Act 1993.	Good working relationship between Council and Management Committees. Facilities well maintained and managed. Community involvement in the management of reserves.

	MANAGEMENT ISSUE	OBJECTIVE AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
1.15	Neighbour Amenity	Ensure activities on reserves do not compromise the amenity of neighbouring properties.	Where activities on reserves are impacting on adjoining properties Council to engage in community consultation to best evaluate all concerns and come to a solution agreeable to all stakeholders.	Continued use of reserve/s. Minimal complaints from adjoining users.
1.16	Pollution	Clean, tidy and sustainable environments on reserves.	Regular maintenance. Involve community in Clean Up Australia days and other similar organised community programs.	Reserves maintained. No litter on reserves. Minimal complaints
1.17	Prohibited Activities	Safe use of reserves with minimal impact on neighbouring properties and environmental qualities.	Any proposed activity must be in accordance with the Core Objectives for the use and management of the reserve in respect to the relevant categorisation. Issue of infringement notices.	Minimal complaints. Reserves used for appropriate activities.
1.18	Soil Erosion and Sedimentation	Minimise and prevent soil erosion and sedimentation processes.	Identify all significant erosion areas and implement stabilisation program.	Reduction in levels of sedimentation. Reduction in areas of bank/slope erosion.
1.19	Urban Run-Off & Drainage	Provide safe and effective surface runoff drainage through reserves to associated water bodies. Minimise damage to property during flood events.	Regular inspections and implementation of any required drainage programs including but not limited to hazard inspections and regular maintenance of drainage reserves. No development permitted which would adversely impact on urban runoff and drainage flows. Flood studies carried out where flood restrictions apply for any proposed development.	No neighbouring properties to Community Land adversely affected by urban run-off. Drainage overflow paths unobstructed.
1.20	Vegetation Management	Provide and maintain high quality landscapes for aesthetic and environmental quality. Vegetation to be selected and maintained to promote a safe environment.	Appropriate species selection and planting location. Plants well maintained to ensure establishment. Ongoing maintenance of vegetation as required.	Safe and aesthetically pleasing environments for the community.

	MANAGEMENT ISSUE	OBJECTIVE AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
<b>3.0</b>	<b>Land Categorised as Natural Area</b>			
3.1	Biodiversity: Environmental Protection	Ensure the protection of all natural areas to preserve existing ecosystems, flora and fauna.	Restriction of any activity that would have an impact on the natural environment in natural areas.	Improvement or no reduction in existing environmental quality.
3.2	Biodiversity: Fire & Ecological Management	Manageable bushfire hazard, protection of assets with minimal change to biodiversity as a result of a fire event or fire management.	Slashing and underscrubbing as required. Hazard reduction burns with minimal impact on the environment. Ideal fire frequency to be no greater than 1 in 5 or no less than 1 in 20 years.	Protection of assets, damage caused by bush fire, number and frequency of bush fires where ideal fire frequency to be no greater than 1 in 5 or no less than 1 in 20 years
3.3	Biodiversity: Flora & Fauna Management	Retention of present abundance of flora and fauna.	Minimal disturbance to natural areas.	Increase or no significant loss of diversity in flora and fauna.
3.4	Biodiversity: Restoration & Regeneration	To restore and regenerate degraded areas.	Identify degraded areas and implement restoration programs to these areas.	Area of degraded land restored to a sustainable level.
3.5	Biodiversity: Vegetation Management	Maintain natural diversity and abundance in vegetation.	Restricting activities such as clearing and any other activities that will disturb vegetation.	Area of site degradation, area of land clearing, presence of weed species.
3.6	Biodiversity: Weed Management	Weed free environment.	Where weeds identified implement weed control programs.	Area of site degradation and presence of weed species.
3.7	Community Use	To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion	Any activity on natural areas that results in inappropriate disturbance to the environment is prohibited.	Appropriate levels of community use and enjoyment of natural areas. No prohibited activities on natural areas.
3.8	Education: Community Participation	Involve the community in the care and management of reserves to foster a sense of ownership and care over reserves.	Identify appropriate projects for community participation. Initiate community consultation to form a community group in conjunction with relevant supporting organisation.	Community involved in the care of reserves. Improved quality of the reserves.
<b>4.0</b>	<b>Land Categorised as Natural Area: Wetland</b>			
4.1	Access: Pedestrian Access	Safe pedestrian access provided to wetlands to facilitate public enjoyment of the natural resource.	A Landscape Masterplan to be formulated to identify appropriate access and amenity for pedestrian activity around wetlands.	Pathways and amenities provided around wetlands. Used by community, increased awareness by the community of natural wetlands in their area.
4.2	Water Flow	Protect and maintain natural water flow.	No obstructions to hinder natural water flow patterns.	Water flowing in natural patterns with minimal adverse effect on neighbouring sites.
4.3	Riparian Environment Protection	Protect the quality of riparian vegetation to ensure a healthy environment to assist with filtration, bank stabilisation and provision of habitat for flora and fauna.	Establish maximum buffer zones at riparian edge. Removal of weed species. Investigate possibility of involving local community groups/schools to become actively involved in the protection of riparian environments.	No weeds, healthy environment for flora and fauna, increased public knowledge on riparian environments and catchment issues.
4.4	Water Quality	Improve and maintain water quality.	Relevant Committees/Organisations and/or DLWC Water Quality Officer to be consulted in regard to methods to improve water quality. Investigate possibility of involving local community groups/schools to become actively involved.	Water quality at acceptable levels.

	MANAGEMENT ISSUE	OBJECTIVE AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
<b>5.0</b>	<b>Land Categorised as Natural Area: Bushland</b>			
5.1	Landform Protection	Protect the existing landforms including slope of banks, creeks, drainage lines etc.	Identify where scouring and erosion are effecting bushland areas and implement means to alleviate and improve surface stability.	Erosion control measures in place.
5.2	Recreational Use	Passive recreational use (eg. Walking, bird watching) of bushland reserves encouraged at appropriate access points.	Passive recreational use of bushland reserves permitted, however any activity that results in disturbance to the environment or neighbouring properties is prohibited.	Bushland reserves used for passive recreational activities with no disturbance to the environment or neighbouring properties.
5.3	Restoration of Degraded Bushland	Identify degraded bushland and implement measures to improve the quality of bushland.	Implement bushland restoration management measures. Seek input from Landcare and other community groups for assistance.	Degraded bushland areas showing signs of regeneration as a result of restoration and rehabilitation works.
<b>6.0</b>	<b>Land Categorised as Natural Area: Watercourse</b>			
6.1	Instream Environment Protection	Protect the water quality of watercourses to ensure a healthy environment for aquatic flora and fauna species.	Testing of water at appropriate intervals to establish water quality and implement measures to alleviate source of pollutants.	Healthy instream environment indicated by water quality testing.
6.2	Riparian Environment Protection	Protect the quality of riparian vegetation to ensure a healthy environment to assist with filtration, bank stabilisation and provision of habitat for flora and fauna.	Establish maximum buffer zones at riparian edge. Removal of weed species. Investigate possibility of involving local community groups/schools to become actively involved in the protection of riparian environments.	No weeds, healthy environment for flora and fauna, increased public knowledge on riparian environments and catchment issues.
6.3	Water Flow	Protect and maintain natural water flow.	No obstructions to hinder natural water flow patterns.	Water flowing in natural patterns with minimal adverse effect on neighbouring sites.
6.4	Water Quality	Improve, protect and maintain water quality.	Relevant Committees/Organisations and/or DLWC Water Quality Officer to be consulted in regard to methods to improve water quality. Investigate possibility of involving local community groups/schools to become actively involved.	Water quality at acceptable levels.
<b>7.0</b>	<b>Land Categorised as Sportsground – The Batemans Bay BMX Track</b>			
7.1	Access: Parking & Vehicular 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 reserve and to provide additional shading for vehicles.	No parking within the BMX Track. Maintain vehicle barriers and fencing to prevent parking in prohibited areas. Access to parking area safe and clearly signed. A Landscape Masterplan to be formulated for any future development and improvements proposed on the site.	Adequate parking for users of the reserve. Parking restricted to defined areas. Some shade provided for vehicles.
7.2	Access: Pedestrian Access	Adequate and safe pedestrian access to and throughout the reserve. Pedestrian access to be separated from vehicular access.	Maintain vehicle barriers and fencing in order to provide safe pedestrian movement. Maintain surface of pedestrian walkways.	The provision of safe and accessible pedestrian walkways where required on the reserve.

	MANAGEMENT ISSUE	OBJECTIVE AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
7.3	Advertising	Discreet use of advertising signs for sponsors in accordance with Council regulations.	Council must be consulted for all proposed advertising signs and where appropriate DA approval must be secured prior to the erection of any signs. Signages to be inward facing in conjunction with appropriate landscape treatment to minimise the visual impact on the reserve and surrounding residents.	Only complying signs to be erected on the reserve. No complaints regarding signage on the reserve.
7.4	Encourage, Promote & Facilitate the use of the Reserve	To provide a safe and accessible BMX Track with ancillary facilities for active recreational use.	Regular maintenance of the BMX Track and ancillary facilities provided by the Management Committee in consultation with Council.	BMX Track adequately maintained to provide a safe environment for users. Increase in use and favourable public comment.
7.5	Facilities	To provide the necessary facilities to encourage and promote the use of the reserve within budgetary constraints.	Consultation between the Management Committee and Council to identify the facilities required ensuring the needs of users are met. A Landscape Masterplan to be formulated for any future development and improvements proposed on the site.	Facilities located on site that adequately meet the needs of users. Increase in use and favourable public comment.
7.6	Funding	To provide sufficient funds for regular maintenance of reserves and ancillary facilities. To provide sufficient funds for capital improvements as needed to meet community needs and expectations within budgetary constraints.	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, loan repayments, or provision for future development. Council will provide loan funds to Management Committees for approved projects on a prioritised basis when funds are available for such purpose. Council to provide assistance in the preparation of applications for State and Federal Government Grants.	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.
7.7	Lighting	To provide a safe environment for use during times of use and to minimise the risk of vandalism on site.	Assess the needs of users to establish if there is any need for lighting. Assess the implications of lighting the reserve.	High use of the reserve and reduction in undesirable activity on the reserve.
7.8	Maintenance	To provide a safe and tidy environment for users of the reserve.	Ensure the reserve is included in Council's maintenance program.	Reserve is maintained to desirable standards and the aesthetics of the reserve is enhanced.
7.9	Management Committee	Manage the Reserve effectively and efficiently in order to provide a sporting recreation area and facilities of a reasonable standard that has a high level of use. Fair and equitable access for all appropriate activities subject to availability. Maximise use of existing facilities with consideration for impact on adjoining residents.	Maintain an active Management Committee consisting of representative from user groups. Maintain a clear Management Agreement Between the Management Committee and ESC. Develop and maintain an Asset Register and a Maintenance Plan for the BMX Track Reserve. Maintain the reserve in accordance with this Maintenance Plan. Promote the use of the facility.	An active Management Committee that represents user groups in a fair and equitable manner and complies with Management Agreement requirements. Reserve and its facilities maintained in a good condition. High level of use of facilities. Complaints from adjoining residents minimal.



	MANAGEMENT ISSUE	OBJECTIVE AND PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
7.10	Neighbour Amenity	To ensure that the amenity of neighbours is maintained and that the use of the BMX Track does not adversely impact on neighbouring properties. To encourage neighbours to engage in passive surveillance over the BMX Track site.	Management Committee to ensure consultation with neighbours where appropriate to facilitate and encourage a good neighbourly relationship and encourage a sense of care for the BMX Track.	Continued use of the reserve without compromising the amenity of neighbours. Minimal complaints from neighbours.
7.11	Toilet Block	To provide toilet facilities for users of the BMX Track site.	Toilets be cleaned regularly and maintained in a good condition by cooperation between the Batemans Bay BMX Track Management Committee and Council as per the Management Committee Agreement.	Clean, safe toilets open for use by BMX Track users.
7.12	Traffic Management	To ensure a safe exit and entry point from Calga Crescent into the BMX Track facility.	Installation of appropriate signage to indicate the entrance/exit of the BMX Track facility and thereby encouraging passing vehicles to consider this junction.	Safe passage of vehicles into and out of the BMX Track reserve.
<b>8.0</b>	<b>Land Categorised as General Community Use and Park – Melaleuca Crescent Reserve</b>			
8.1	Open space	To provide for the casual playing of games.	Maintain open, unobstructed areas to facilitate casual playing of games. Minimum area to be 50m x 50m. Maintenance of vegetation to ensure area is unobstructed. Where vegetation is removed, replacement vegetation to provided in other areas of the park.	Open areas maintained and accessible.
8.2	Provision of ancillary facilities	To facilitate passive recreational activities or pastimes.	Identify need for seating, bbq facilities, shelters and similar infrastructure. Seek funding to provide these facilities. Complete Landscape Masterplan to ensure appropriate siting of infrastructure and the incorporation of any other embellishments as necessary.	Funding available. Seating, bbq facilities, shelters and similar infrastructure provided in a pleasant environment.
8.3	Provision of play equipment	To provide safe and accessible play equipment for users of the reserves.	Identify need for play equipment in reserve. Seek funding to provide these facilities. Complete Landscape Masterplan to ensure appropriate siting of play equipment and the incorporation of any other embellishments as necessary. Selection of play equipment that provides equal access and conforms with Australian Standards. Regular maintenance and inspection of play equipment.	Funding available. Play equipment and associated infrastructure installed and used by community.

## 6.2 Capital and Maintenance Responsibilities of Existing Facilities

The capital and maintenance responsibilities for existing infrastructure and assets are outlined in Table C: Capital & Maintenance Responsibility of Existing Facilities.

Any new infrastructure and assets will be maintained as per existing similar assets.



Batemans Bay BMX Track Amenities Building  
The maintenance responsibilities are shared between the Management Committee and Eurobodalla Shire Council.



Batemans Bay BMX Track  
Categorised as Sportsground

**Table C: Capital and Maintenance Responsibility of Existing Facilities**

DESCRIPTION OF ITEM	MAINTENANCE RESPONSIBILITY	COMMENT
Roads, carparks, footbridges & major drainage	ESC	To be maintained in conjunction with other council assets in the area.
Other cut grass areas	ESC	As per Council's Policy "Mowing of Reserves"
BMX canteen/amenities block	ESC & Batemans Bay BMX Track Management Committee as per the Management Committee Agreement.	These facilities are to be maintained according to the Management Committee Management Agreement
BMX toilet block	ESC & Batemans Bay BMX Track Management Committee as per the Management Committee Agreement.	These facilities are to be maintained according to the Management Committee Management Agreement
Batemans Bay BMX Track	ESC & Batemans Bay BMX Track Management Committee as per the Management Committee Agreement.	These facilities are to be maintained according to the Management Committee Management Agreement
Fire trails and asset protection zones	ESC	Rural Fire Service are available for advice. Refer to District Service Level Agreement.
Playground Equipment	ESC	In accordance with relevant Australian Standards for Playgrounds: AS/NZS 4422:1996 & AS/NZS 4486:1997 & AS 2155 & AS 1924. Also in accordance with Council's playground maintenance and inspection program.

### 6.3 Management Committee Agreements – Roles & Responsibilities

Management committee agreements must be formed in accordance with the relevant sections of the Local Government Act 1993.

#### 6.3.1 Existing Management Committee Agreements

A Management Committee has been formed in accordance with Sections 355 and 377 of the Local Government Act 1993 to manage the Batemans Bay BMX Track. This Committee operates under a written management agreement that details its roles and responsibilities in relation to the management of the land.

### 6.4 Leases and Licences

#### 6.4.1 Existing Leases & Licences

PIN No.	Legal Definition	Type of Agreement	Expiry Date	Activity	Location	Lessee/Licensor
30865 & 30866	Lot: 2 DP: 1041103 Lot: 3 DP: 1041103	Licence	2016	Navigation Lights	Tuna Street, Batehaven	Waterways

There are no other existing leases, licences or other estates granted on any of the land included in this Plan of Management at the time of writing this plan.

#### 6.4.2 Authorised Leases

1. This Plan of Management authorises the lease of the land categorised as General Community Use at the Hanging Rock Boat Ramp Car Park, defined by PIN 30865 and Key No. 31, for Community Centre purposes only. This lease agreement must be in accordance with the provisions of the Local Government Act and any development within the leased area requires development approval under the Environmental Planning and Assessment Act.
2. This Plan of Management authorises the lease of the land categorised as General Community Use at the Melaleuca Crescent Reserve, defined by PIN 24462 and Key No. 21, for Child Care Centre, Community Centre and educational and therapy centre for disabled children purposes only. These lease agreements must be in accordance with the provisions of the Local Government Act and any development within the leased area requires development approval under the Environmental Planning and Assessment Act.

Definition of Community Centre and Child Care Centre as per Eurobodalla Shire Council Urban Local Environmental Plan (Incorporating amendments as of 31 January 2001).

#### 6.4.3 Authorised Licences or other Estates

This Plan of Management authorises the granting of a licence or other estate on Community Land included in this plan, only where the purpose for which it is granted is consistent with the core objectives for the categorisation of the land on which the licence or other estate is to be granted.

The Licence or other estate agreement must meet the provisions of the Local Government Act.

Estate includes interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity (as per Interpretation Act 1987 S 21(1)).

## **7.0 Future Planning**

### **7.1 Permitted Proposed New Developments**

Concurrent with the relevant Core Objectives for the categories of Community Land identified in this plan, this plan authorises developments as per Table D: Permitted Proposed New Developments (page 23-24).

### **7.2 Proposed Future Use of the Land**

The use and management of community land is regulated by this Plan of Management. Any proposal not included in this plan, which would result in a change in the nature and use of the land included in this plan will require a review of this Plan of Management. Until a new Plan of Management is adopted the nature and use of the land must not change.

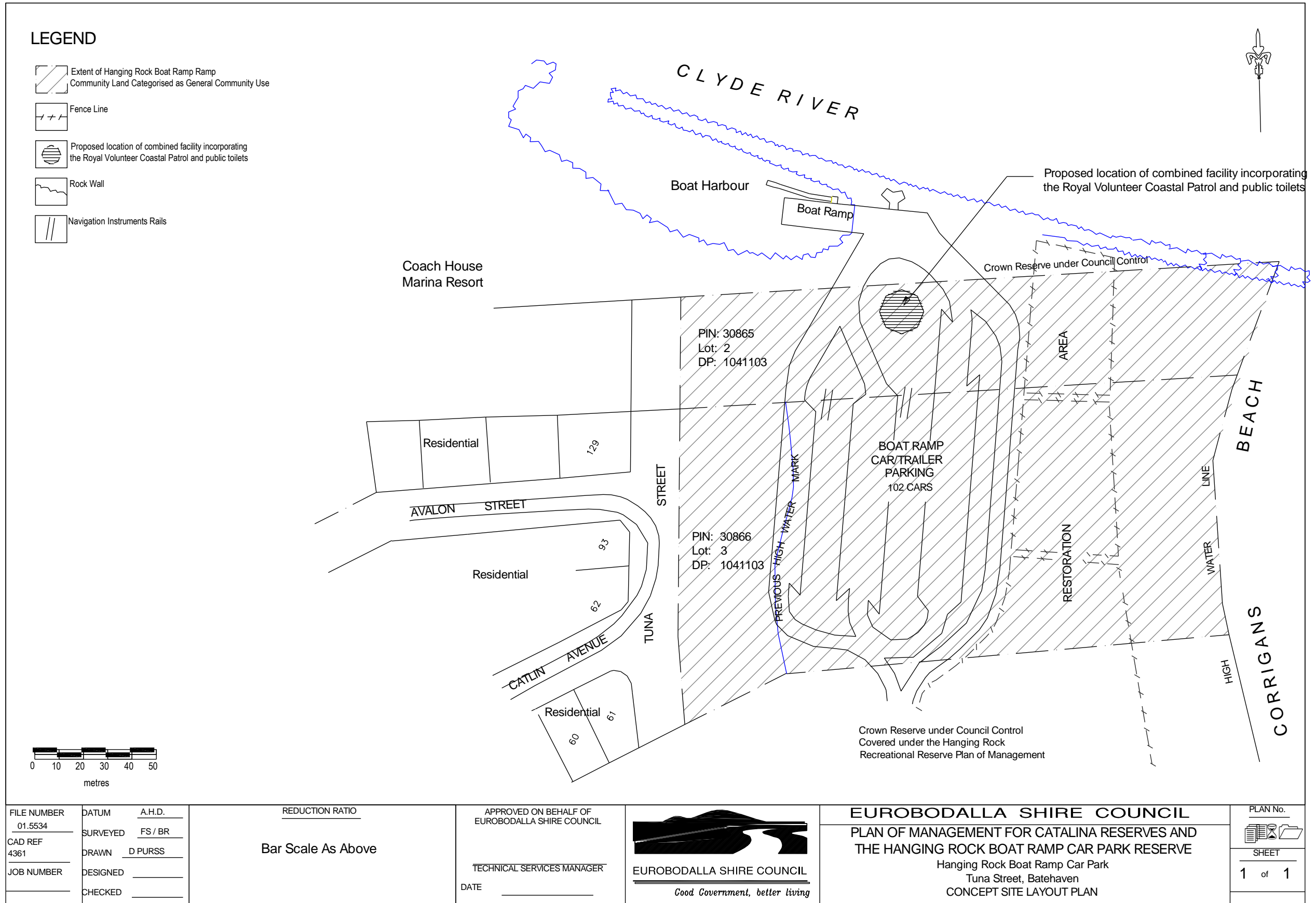
## 7.1 Table D: Permitted Proposed New Developments

	Permitted Development	Property Information	Permitted Purpose	Management and Maintenance of the Facility	Scale and Intensity of Use & Development
7.1.1	<p>Construction of a multi-use building to accommodate the requirements of the Royal Volunteer Coastal Patrol and toilets for use by the general public.</p> <p>Subject to Development Application Approval.</p> <p>This must include the assessment of flooding issues</p> <p>See Plan 1: Hanging Rock Boat Ramp Car Park Reserve (page 25 of this plan)</p>	<p>Hanging Rock Boat Ramp Car Park Reserve, Batemans Bay</p> <p>PIN No: 30865 Key No: 31 Lot No: 2 DP: 1041103 Categorised: General Community Use</p>	<p>Provision of a community facility to ensure the operational and safety requirements of users of the reserve are provided.</p> <p>Provision of amenity facilities to meet the needs of users of the boat ramp car park reserve.</p>	<p><u>Management</u></p> <p>By Lease agreement – see Section 6.4 of this plan.</p> <p><u>Maintenance</u></p> <p>ESC and the Leasee as per the Lease agreement.</p>	<p>Appropriate siting and orientation of the building to minimise concerns of neighbouring properties as well ensuring the ongoing viability of existing navigation equipment. Minimal disturbance to the existing open space character and parking requirements of the reserve.</p> <p>Development must be in harmony with existing use, architectural character and landscape character. Architectural and Landscape Architectural quality of high contemporary standard.</p>
7.1.2	<p>Batemans Bay Preschool and Batemans Bay Children &amp; Family Centre</p> <p>Construction of a multi-use building and ancillary infrastructure to accommodate community care facilities. Subject to Council's Development Application Approval. This must include, however is not limited to, the assessment of flooding, traffic and hours of operation issues.</p> <p>See Plan 2: Melaleuca Crescent Reserve (page 26 of this plan)</p>	<p>Melaleuca Crescent Reserve, Catalina</p> <p>PIN No: 24462 Key No: 21 Lot No: 39 DP: 800369 Categorised: General Community Use</p>	<p>Provision of a multi use community facility to provide access to community based early childhood family and parenting support services and groups.</p>	<p><u>Management</u></p> <p>By Lease agreement – see Section 6.4 of this plan</p> <p><u>Maintenance</u></p> <p>ESC and the Leasee as per the Lease agreement.</p>	<p>Development is restricted to the area categorised as General Community Use.</p>
7.1.3	<p>Playground equipment</p> <p>See Plan 2: Melaleuca Crescent Reserve (page 26 of this plan)</p>	<p>Melaleuca Crescent Reserve, Catalina.</p> <p>PIN No: 24462 Key No: 21 Lot No: 39 DP: 800369 Categorised: General Community Use</p>	<p>Provision of Play Equipment as per Operational Plan Section 8.3</p>	<p><u>Management</u></p> <p>Eurobodalla Shire Council</p> <p><u>Maintenance</u></p> <p>Eurobodalla Shire Council</p>	<p>Appropriate siting for safety and amenity. Scale to be consistent with the requirements for a neighbourhood park.</p>
7.1.4	<p>Educational therapy centre, carpark and access.</p> <p>Construction of a multi-use building and ancillary</p>	<p>Melaleuca Crescent Reserve, Catalina.</p>	<p>Provision of a facility to provide access to educational therapy</p>	<p><u>Management</u></p> <p>By Lease agreement – see Section</p>	<p>Development is restricted to the area categorised as General Community Use. The development is to be located as far to the south east corner of the reserve</p>

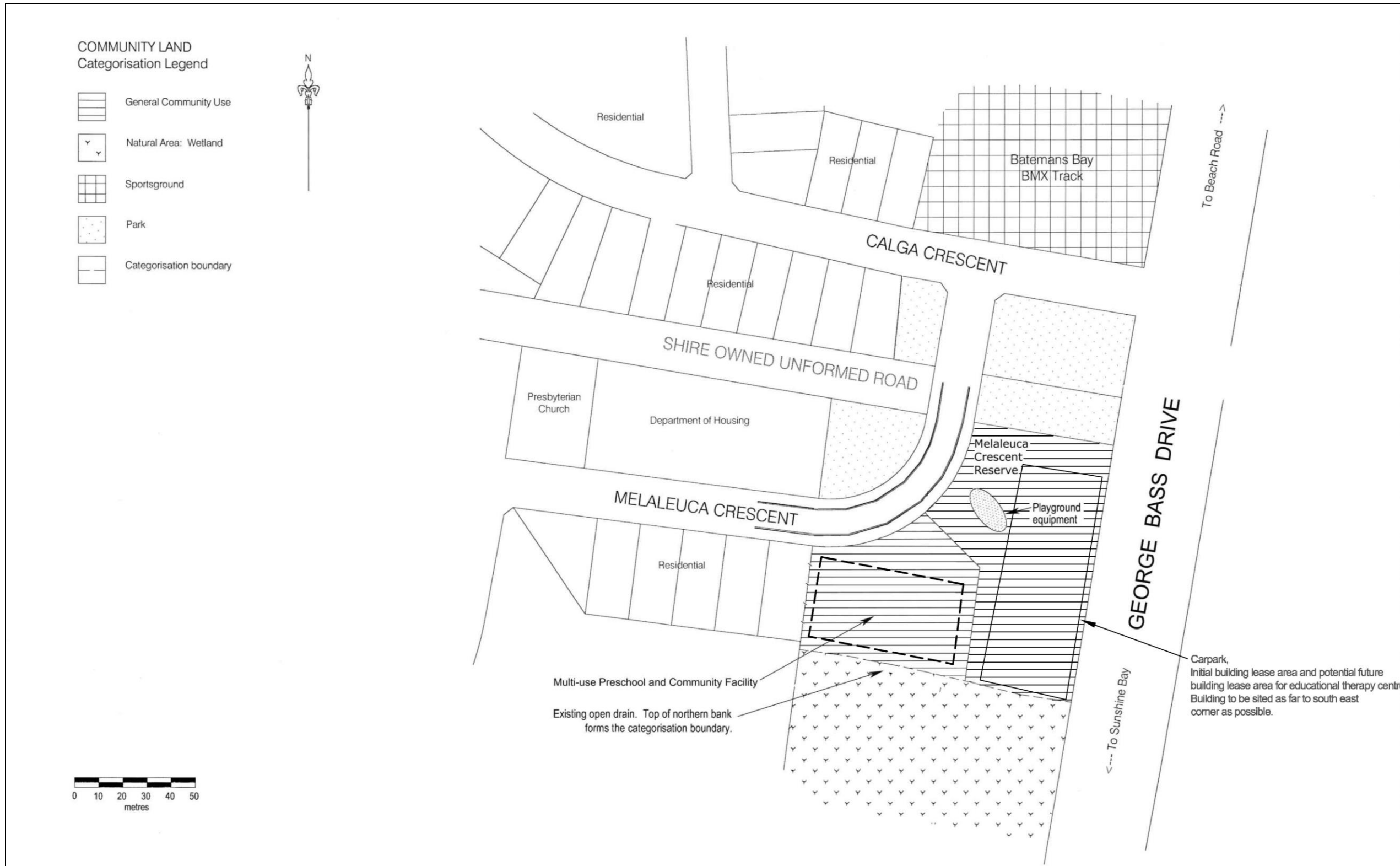


	<p>infrastructure to accommodate an educational therapy centre for children with a disability.                  Subject to Council's Development Application Approval. This must include, however is not limited to, the assessment of flooding, traffic and hours of operation issues.</p> <p>See Plan 2: Melaleuca Crescent Reserve (page 26 of this plan). Plan 2 shows the indicative initial and potential future lease area.</p>	<p>PIN No: 24462                  Key No: 21                  Lot No: 39                  DP: 800369                  Categorised: General Community Use</p>	<p>services to children with a disability.</p>	<p>6.4 of this plan</p> <p><u>Maintenance</u></p> <p>ESC and the Lessee as per the Lease agreement.</p>	<p>as possible.</p>
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Plan 1: Hanging Rock Boat Ramp Car Park – Site Plan



Plan 2: Melaleuca Reserve - Site Plan



## **8.0 Government Acts and other documents relevant to this document**

Environmental Planning and Assessment Act 1979 (as at 26 April, 2001)  
Eurobodalla Shire Council “Disability Access Action Plan”  
Eurobodalla Shire Council Development Control Plan No. 132 “Guidelines for Outdoor Advertising Signs”  
Eurobodalla Shire Council Urban Local Environmental Plan (Incorporating amendments as of 31 January 2001)  
Interpretation Act 1987  
Local Government (General) Regulation 1999 (as at 2 April, 2001)  
Local Government Act 1993 (as at 4 April, 2001)  
NSW Coastal Policy 1997  
Rural Fires Act 1997

## 9.0 Attachment 1: Community Consultation Proceedings

On Wednesday 1 August, 2001 at 7.30pm, Council facilitated a Public Meeting at the Batemans Bay Community Centre.

The focus question for the Consultation was: “How can community land in the Catalina area be best utilised and managed?” The following table is a summary of the issues as identified by the group.

Proposed relocation of Batemans Bay Pre-School to reserve on Melaleuca Crescent	Environmental	Increased Facilities
<ul style="list-style-type: none"> <li>▪ Flooding</li> <li>▪ Increased traffic (local and long term)</li> <li>▪ Habitat loss</li> <li>▪ No change</li> <li>▪ Better alternative elsewhere</li> <li>▪ Inappropriate precedent</li> <li>▪ Noise</li> <li>▪ Playground</li> </ul>	<ul style="list-style-type: none"> <li>▪ Environmental protection</li> <li>▪ Biodiversity</li> <li>▪ Management</li> <li>▪ Education</li> <li>▪ Wildlife Reserve</li> </ul>	<ul style="list-style-type: none"> <li>▪ More recreational facilities</li> </ul>
Hanging Rock Boat Ramp Car Park Royal Volunteer Coastal Patrol & Toilet Block Facility	Safety	Maintenance
<ul style="list-style-type: none"> <li>▪ Maintenance</li> <li>▪ Landscaping</li> <li>▪ Safety</li> <li>▪ Recreational facilities</li> <li>▪ Yes [to the block]</li> <li>▪ Possible Kiosk</li> </ul>	<ul style="list-style-type: none"> <li>▪ Fire hazard reduction</li> <li>▪ Health (Joes Creek)</li> <li>▪ Drugs</li> <li>▪ Inappropriate planting</li> <li>▪ Lighting</li> <li>▪ Improved pedestrian access</li> </ul>	<ul style="list-style-type: none"> <li>▪ Drugs</li> <li>▪ Pollution</li> <li>▪ Drainage</li> <li>▪ Vegetation Management</li> <li>▪ Community involvement</li> <li>▪ Improve BMX facility</li> <li>▪ Masterplanning</li> <li>▪ Inappropriate planting</li> <li>▪ Responsibility (cnr Beach Rd &amp; Country Club Drive)</li> </ul>

Approximately 32 members of the community attended the meeting including two Councillors.

## 9.0 Attachment 2: Resident Survey

The following survey was distributed at the Public Meeting on 1 August, 2001. As at 20 August Council has received 46 completed responses.

### Resident Survey

As residents of Catalina, you and your neighbours are aware of the issues of concern with your local reserves. This "Resident Survey" will allow us to consider your issues in the formulation of the Plan of Management. Please complete the survey and return to Council by 14 August 2001

1. Which Catalina reserve(s) are you most interested in? (Give adjoining street name(s)).

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2. What do you like about the reserve(s)? Give specific examples.

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3. What don't you like about the reserve(s)? Give specific examples.

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4. What do you use the reserve(s) for? How often? How do you get there?

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5. Do any current activities on the reserve(s) affect you? Give specific examples.

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6. What do you think could be done to improve the use and management of the reserve(s)?

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7. Do you have any other comments?

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When you have completed this questionnaire, please drop it in at the Batemans Bay Community Centre, or post to Eurobodalla Shire Council, Plans of Management Officer, PO Box 99, Moruya, 2537. Thank you.

## 9.0 Attachment 3: Resident Survey Results

These responses to the survey questions are indicative only and should not be construed as the definitive views of the community.

One community group, the Ocean View Estate Residents' Committee, distributed additional surveys in their area. This survey was altered such that question 3 read "What don't you like about **the proposal to build a preschool on the Melaleuca Crescent Reserve?** Give specific examples". This question is added to the results here as question 3(b).

<b>TOTAL SURVEYS RECEIVED</b> (As at 20 August, 2001)	<b>46</b>	<b>%</b>	
<b>1. Which Catalina reserve(s) are you most interested in? (Give adjoining street name(s)).</b>			<b>Notes</b>
Melaleuca Crescent/ Calga Crescent Reserve (Key No. 21/19):	34	74%	Percentage of Total Surveys Received
Hanging Rock Boat Ramp Car Park Reserve (Key No. 31/32):	6	13%	
Bushland Reserve East of Catalina Drive (Key No. 6/9):	2	4%	
Reserve between Yarrabee Crescent and Melaleuca Crescent (Key No. 14/20)	1	2%	
Bushland Reserve at rear of Calga Crescent (Key No. 7):	1	2%	
BMX Bike Track Calga Crescent (Key No. 6)	1	2%	
<b>2. What do you like about the reserve(s)? Give specific examples.</b>			
<b>Melaleuca Crescent/Calga Crescent Reserve (Key No. 21/19):</b>			Percentage of Total Surveys Received respective to the reserve which was nominated as the one most interested in.
Walking	4	12%	
Quiet	4	12%	
Flat Area	2	6%	
Resting Area	2	6%	
Children's Play Area	2	6%	
Parkland	1	3%	
Picnic Area	1	3%	
Native Flora & Fauna	18	53%	
Walking Dogs	2	6%	
Open Space	17	50%	
Passive Recreation	2	6%	
Bird Watching	8	24%	
Environmental Value	1	3%	
Relaxing	2	6%	
Old Signage indicated future Reserve with Play Equipment	1	3%	
<b>Hanging Rock Boat Ramp Car Park Reserve (Key No. 31/32):</b>			
Boat Ramp	2	33%	
Sporting Activity	1	17%	
Social Activity	1	17%	
Fishing	1	17%	
Open Space	1	17%	
Swimming	1	17%	
<b>Bushland Reserve East of Catalina Drive (Key No. 6/9):</b>			
Flora & Fauna	2	100%	
<b>Reserve between Yarrabee Crescent and Melaleuca Crescent (Key No. 14/20)</b>			
Bushland in an Urban Environment	1	100%	
<b>BMX Bike Track Calga Crescent (Key No. 6)</b>			
Shade and Amenity	1	100%	
Community Activity	1	100%	
<b>3 (a) What don't you like about the reserve(s)? Give specific examples.</b>			Percentage of Total Surveys Received respective to the reserve which was nominated as the one
<b>Melaleuca Crescent/ Calga Crescent Reserve (Key No. 21/19):</b>			
Nothing	1	3%	
Mozzies	1	3%	

<b>Hanging Rock Boat Ramp Car Park Reserve (Key No. 31/32):</b>			most interested in.	
Vegetation	4	67%		
Dog Poo	1	17%		
Rubbish	4	67%		
<b>Bushland Reserve East of Catalina Drive (Key No. 6/9):</b>				
Vegetation	1	50%		
Rubbish	1	50%		
Smell	2	100%		
Vandalism	1	50%		
Health Problems	1	50%		
Mozzies	1	50%		
Water Quality	1	50%		
<b>Reserve between Yarrabee Crescent and Melaleuca Crescent (Key No. 14/20)</b>				
Trees adjacent to private property	1	100%		
<b>Bushland Reserve at rear of Calga Crescent (Key No. 7):</b>				
Over clearing for fire management	1	100%		
<b>BMX Bike Track Calga Crescent (Key No. 6)</b>				
No dislikes	1	100%		
<b>3 (b) What don't you like about the proposal to build a preschool on the Melaleuca Crescent Reserve? Give specific examples.</b>				
Flooding	9	26%	NOTE: This question was rephrased by the Ocean View Estate Residents' Committee.  32 of the 46 surveys received were from the Ocean View Estate Residents' Committee amended survey.  Percentage of Total Surveys Received respective to the reserve which was nominated as the one most interested in.	
Pests (eg snakes, mozzies etc)	4	12%		
Increase in traffic	14	41%		
Increase in noise	3	9%		
Effect on natural environment (flora & fauna)	4	12%		
It is public land	1	3%		
Loss of Open Space	5	15%		
No objection to the Preschool	1	3%		
Inappropriate location	1	3%		
Dangerous for children	4	12%		
Expensive	1	3%		
Will result in increase in parking	2	6%		
<b>4 (a) What do you use the reserve(s) for?</b>				
<b>Melaleuca Crescent/ Calga Crescent Reserve (Key No. 21/19):</b>				Percentage of Total Surveys Received respective to the reserve which was nominated as the one most interested in.
Walking	21	62%		
Bird Watching	6	18%		
Walking Dogs	6	18%		
Relaxing	1	3%		
Children play there	5	15%		
Picnic	2	6%		
Don't Use the reserve	2	6%		
Golf practice	3	9%		
Link to Batehaven	1	3%		
Flora & Fauna	1	3%		
Learn to ride bike	1	3%		
<b>How often?</b>				
Daily	11	32%		
Weekends	3	9%		
Rarely	1	3%		
<b>How do you get there?</b>				
Walk	7	21%		
<b>Hanging Rock Boat Ramp Car Park Reserve (Key No. 31/32):</b>				
Jogging	1	17%		
Fishing	2	33%		



Boat Launching	1	17%
Parking	1	17%
Swimming	2	33%
Cycling	3	50%
Walking	5	83%
<b>How often?</b>		
Daily in summer	1	17%
Daily	1	17%
<b>Crinum (14):</b>	1	17%
Walking & Relaxation	1	17%
<b>Bushland Reserve East of Catalina Drive (Key No. 6/9):</b>		
Walking	1	50%
<b>Bushland Reserve at rear of Calga Crescent (Key No. 7):</b>		
Flora and Fauna	1	100%
Bird Watching	1	100%
Walking	1	100%
<b>BMX Bike Track Calga Crescent (Key No. 6)</b>		
Riding Bike	1	100%
Walking	1	100%
<b>5. Do any current activities on the reserve(s) affect you? Give specific examples.</b>		
<b>Melaleuca Crescent/ Calga Crescent Reserve (Key No. 21/19):</b>		
None	20	59%
Dog Poo	4	12%
Flooding	2	6%
<b>Hanging Rock Boat Ramp Car Park Reserve (Key No. 31/32):</b>		
Excessive Traffic on Catlin Ave	1	17%
Rubbish	3	50%
Cars encroaching	1	17%
<b>Bushland Reserve East of Catalina Drive (Key No. 6/9):</b>		
Drug Use	1	50%
None	1	50%
<b>Bushland Reserve at rear of Calga Crescent (Key No. 7):</b>		
Encroachments	1	100%
Vegetation management	1	100%
<b>6. What do you think could be done to improve the use and management of the reserve(s)?</b>		
<b>Melaleuca Crescent/ Calga Crescent Reserve (Key No. 21/19):</b>		
Nothing - ok as it is	10	29%
BBQ/Tables/Seating/Shelter	6	18%
Maintenance	6	18%
Play Equipment	4	12%
Garbage Bin	1	3%
Leave as Flora & Fauna Reserve	1	3%
Landscaping	2	6%
Improve Drainage	4	12%
Off Road Parking	1	3%
Mozzies	2	6%
Footpaths	1	3%
The Preschool is good idea	1	3%
Convenience Store	1	3%
Building Preschool on lower level	1	3%
<b>Hanging Rock Boat Ramp Car Park Reserve (Key No. 31/32):</b>		
Landscaping	3	50%
Maintenance	5	83%

Percentage of Total Surveys Received respective to the reserve which was nominated as the one most interested in.

Percentage of Total Surveys Received respective to the reserve which was nominated as the one most interested in.

Bins	2	33%
Seating	1	17%
Fish Cleaning Facilities improved	1	17%
Manage Dogs off leads	1	17%
Provide BBQ/Seating/Shelter	2	33%
Combined Toilet block RVCP Facility	2	33%
<b>Bushland Reserve East of Catalina Drive (Key No. 6/9):</b>		
Community Involvement in management	1	50%
Fire management	1	50%
Maintenance	1	50%
Rubbish removal	2	100%
Improve water quality	2	100%
<b>Reserve between Yarrabee Crescent and Melaleuca Crescent (Key No. 14/20)</b>		
Remove trees where adjacent to private property	1	100%
<b>Bushland Reserve at rear of Calga Crescent (Key No. 7):</b>		
Leave as natural reserve	1	100%
<b>BMX Bike Track Calga Crescent (Key No. 6)</b>		
Landscaping, footpaths, upgrade bike track, drainage upgrade, BBQ facilities, maintenance of toilets, kids play area	1	100%
<b>7. Do you have any other comments?</b>		
<b>Melaleuca Crescent/ Calga Crescent Reserve (Key No. 21/19):</b>		
Preschool - increase in traffic & resulting hazard	7	21%
Preschool - look for another site	4	12%
Preschool - no development/leave as parkland	6	18%
Preschool - inappropriate due to flooding	8	24%
Preschool - increase in noise	1	3%
Preschool - unsafe location	4	12%
Preschool - it is a good idea	3	9%
Preschool - will create parking problems	3	9%
Preschool - loss of open space	1	3%
Preschool - loss of habitat	2	6%
Preschool - could lead to further development	1	3%
Stay as it is	2	6%
Would like more information on the proposal	1	3%
<b>Hanging Rock Boat Ramp Car Park Reserve (Key No. 31/32):</b>		
Make it safer	1	17%
Clear vegetation	1	17%
Litter	1	17%
Landscaping improvements	2	33%
Toilet Block/RCVP Facility	2	33%
<b>Bushland Reserve East of Catalina Drive (Key No. 6/9):</b>		
Joes Creek - polluted	1	50%
Ross River & Barmah Forest Fever	2	100%
<b>Reserve between Yarrabee Crescent and Melaleuca Crescent (Key No. 14/20)</b>		
Maintain Drains	1	100%
<b>Bushland Reserve at rear of Calga Crescent (Key No. 7):</b>		
Protection required	1	100%
<b>BMX Bike Track Calga Crescent (Key No. 6)</b>		
Maintenance	1	100%

Percentage of Total Surveys Received respective to the reserve which was nominated as the one most interested in.

## 10.0 Appendix 1: Community Stakeholders & Interest Groups

Batemans Bay BMX Track Management Committee

Batemans Bay Pre School & Batemans Bay Children & Family Centre Steering Committee

Other stakeholders in the new multi-use facility include:

University of the Third Age

Girl Guides

Toy Library

Various Community Health organisations including speech therapy, immunisation clinic, occupational therapy, early childhood clinic, disabilities groups, sexual assault counsellors, Aboriginal Health Education

Play Group

Here Goes the Circus

Physical Culture

Young Pregnant Mothers

Batemans Bay High School

TAFE (placements for students)

Eurobodalla Family Support Service

Batemans Bay Sailing Club

Presbyterian Church, Melaleuca Crescent

Royal Volunteer Coastal Patrol

Ocean View Estate Residents' Committee

## 10.0 Appendix 2: Guidelines for Categorisation of Community Land included in this Plan

The following Guidelines for the Categorisation of Community Land are as specified in the Local Government Act Regulation.

### S.10 Guidelines for categorisation of land as a natural area

Land should be categorised as a natural area under section 36 (4) of the Act if the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36 (5) of the Act.

### S.11 Guidelines for categorisation of land as a sportsground

Land should be categorised as a sportsground under section 36 (4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

### S.12 Guidelines for categorisation of land as a park

Land should be categorised as a park under section 36 (4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

### S.14 Guidelines for categorisation of land as general community use

Land should be categorised as general community use under section 36 (4) of the Act if the land:

- (a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and
- (b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 10–13 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.

### S.15 Guidelines for categorisation of land as bushland

- (1) Land that is categorised as a natural area should be further categorised as bushland under section 36 (5) of the Act if the land contains primarily native vegetation and that vegetation:
  - (a) is the natural vegetation or a remainder of the natural vegetation of the land, or
  - (b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.
- (2) Such land includes:
  - (a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and which contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or
  - (b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.

### S.16 Guidelines for categorisation of land as wetland

Land that is categorised as a natural area should be further categorised as wetland under section 36 (5) of the Act if the land includes marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary.

### S.18 Guidelines for categorisation of land as a watercourse

Land that is categorised as a natural area should be further categorised as a watercourse under section 36 (5) of the Act if the land includes:

- (a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and
- (b) associated riparian land or vegetation, including land that is protected land for the purposes of the *Rivers and Foreshores Improvement Act 1948* or State protected land identified in an order under section 7 of the *Native Vegetation Conservation Act 1997*.

## 10.0 Appendix 3: Core Objectives for Management of Community Land included in this Plan

The following Core Objectives for Management Community Land are as specified in the Local Government Act.

### 36F Core objectives for management of community land categorised as a sportsground

The core objectives for management of community land categorised as a sportsground are:

- (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.

### 36I Core objectives for management of community land categorised as general community use

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

### 36E Core objectives for management of community land categorised as a natural area

The core objectives for management of community land categorised as a natural area are:

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- (b) to maintain the land, or that feature or habitat, in its natural state and setting, and
- (c) to provide for the restoration and regeneration of the land, and
- (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.

### 36G Core objectives for management of community land categorised as a park

The core objectives for management of community land categorised as a park are:

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

### 36J Core objectives for management of community land categorised as bushland

The core objectives for management of community land categorised as bushland are:

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
- (d) to restore degraded bushland, and
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- (g) to protect bushland as a natural stabiliser of the soil surface.

### 36K Core objectives for management of community land categorised as wetland

The core objectives for management of community land categorised as wetland are:

- (a) to protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and
- (b) to restore and regenerate degraded wetlands, and
- (c) to facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.

### 36M Core objectives for management of community land categorised as a watercourse

The core objectives for management of community land categorised as a watercourse are:

- (a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and
- (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- (c) to restore degraded watercourses, and
- (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

## **10.0 Appendix 4: The Guiding Principles Of Ecological Sustainable Development**

Eurobodalla Shire Council has adopted a Sustainable Living Policy that 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.