

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.

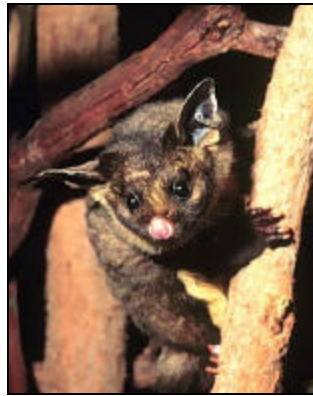
Two parcels of land included in this Plan of Management are zoned under Council's Rural LEP. Lot 1 DP 1010628 is zoned 7(a) Environment Protection (Wetlands) and Lot 70 DP 831111 is zoned part 1(a) Rural Environmental Constraints and Agricultural Zone & part 7(a) under the Rural LEP. Refer to table A1.

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

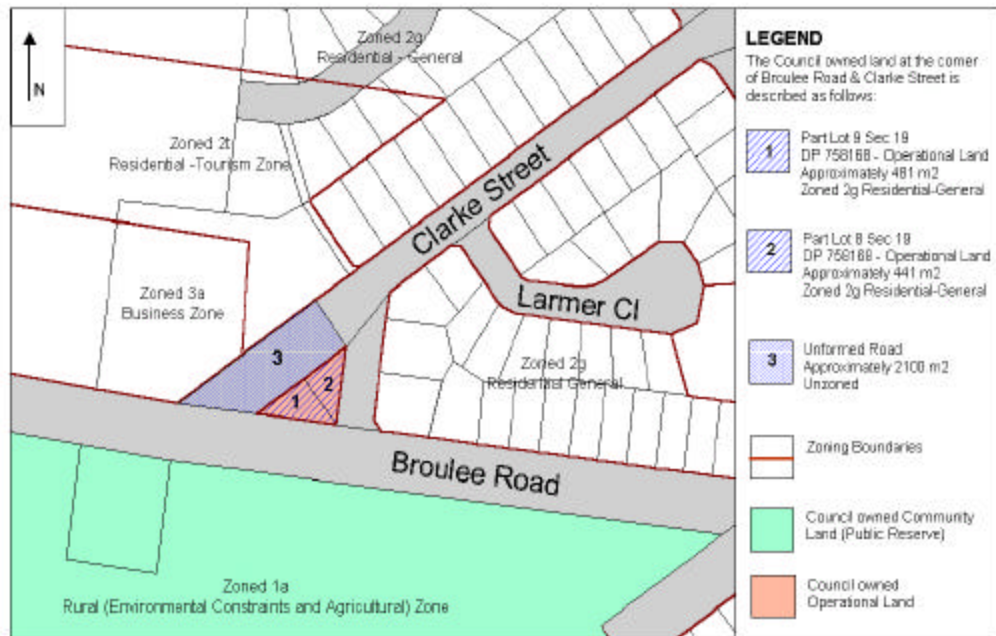


Figure 1:

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

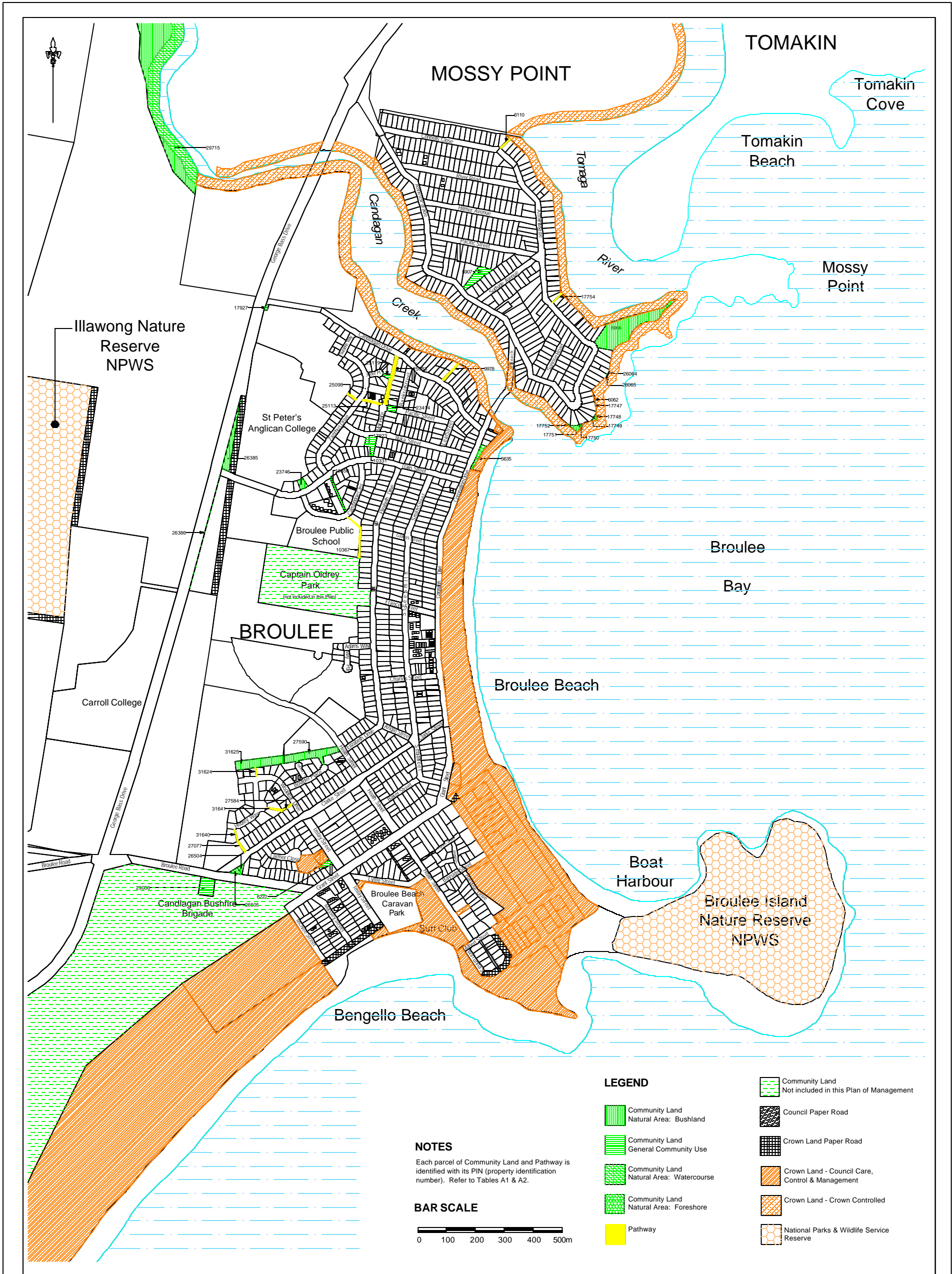
This Plan of Management recommends that all of the above land be considered for re-zoning to 6(a)1 at the next review of the Urban Local Environmental Plan. Where the zoning states “ uncoloured ” this means it is still subject to the provisions of the planning instrument/s (ie. the Local Environmental 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:

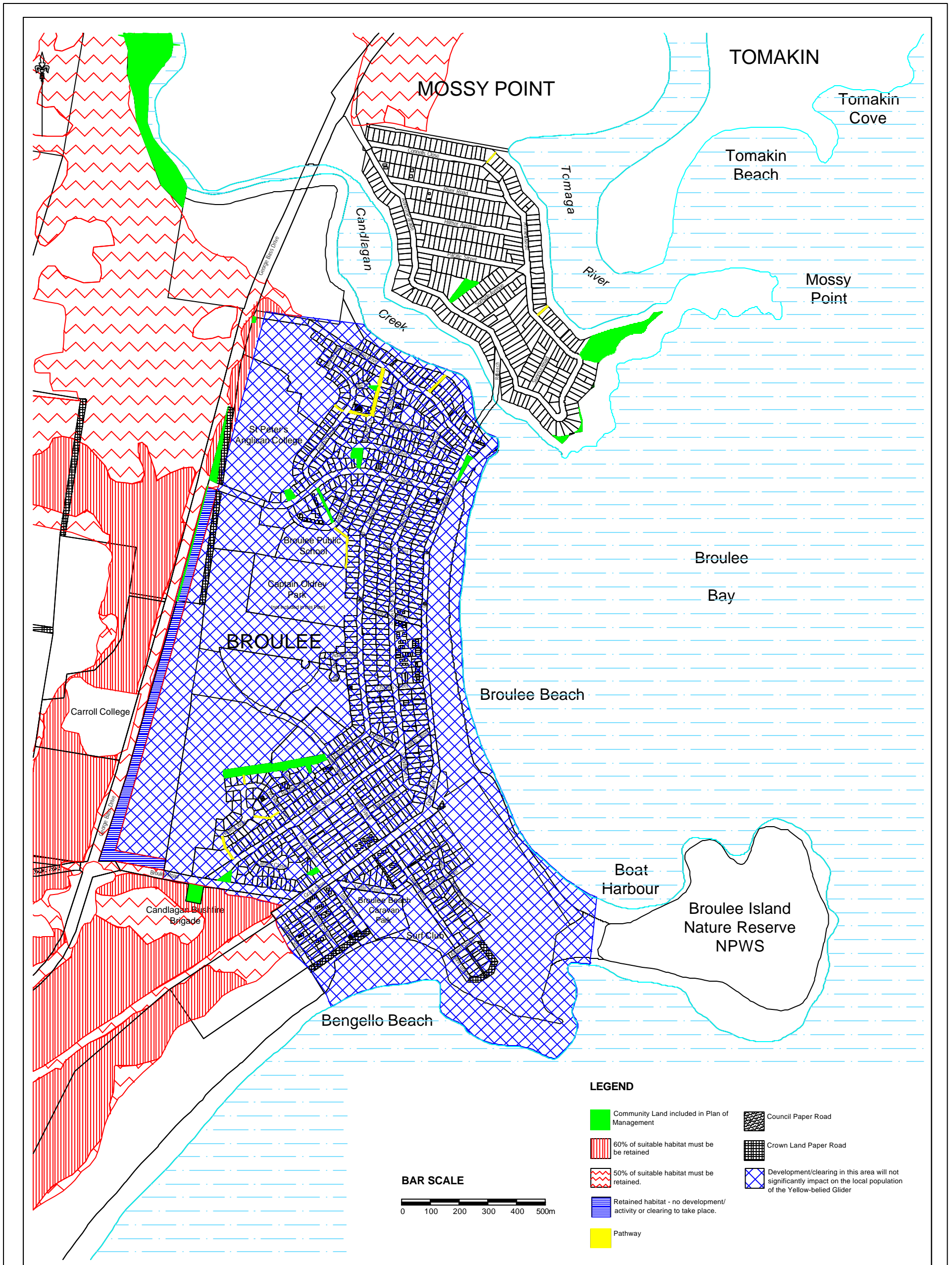
29086	–	Rural (Environmental Constraints and Agricultural) 1(a)
29715	–	Environment Protection Wetlands 7(a) & Rural (Environmental Constraints and Agricultural) 1(a)


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.



File Number: 02/0076	Datum: _____	Reduction Ratio: _____	Approved On Behalf Of: EUROBODALLA SHIRE COUNCIL	No.:	Amendment Details:	A:	B:	C:	D:	By:	Appd:	Date:	<p>Broulee & Mossy Point Community Land Plan of Management Crown Land & Community Land Categorisation as at Date of Adoption of Plan of Management</p>	Project No: 4455	
Cad Reference: Q:\TheData\02\4455\08 - Plan of Management - Community Land Plan.doc	Surveyed: _____	Bar Scale As Above	Andrew Parkinson Technical Services Manager											Sheet of: 1/2	Set: B
Job Number: _____	Drawn: D.P.	Date of Plan: December 2002	Date: 25 November 2003											Archived	
	Designed: _____														
	Checked: _____														

Map 1: Public land status in Broulee & Mossy Point



File Number: 02/0678	Datum: _____	Reduction Ratio: _____	Approved On Behalf Of: EURODODALLASHIRE COUNCIL	No.:	Amendment Details:	A	B	C	D	By:	Appd:	Date:	 EURODODALLASHIRE COUNCIL Good Government. Better Living	Project No: 4 4 5 5
Cad Reference: Q1TechDasp40004455B - Plan of Management 1 - Community Land Planning	Surveyed: _____	Bar Scale: As Above	Andrew Parkinson Technical Services Manager Date: 25 November 2003											Sheet of: 2/2
Job Number: _____	Drawn: _____	Date of Plan: December 2002											Archived	

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

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

Broulee & Mossy Point Community Land Plan of Management

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.

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).

10.0 Community Land Management

10.1 Operational Plan

The Operational Plan identifies management issues for the reserves and is presented as Table B: Operational Plan (page 12-17). The information is presented as required by the Local Government Act whereby:

Objective 'Objective' is an end towards which efforts are directed

Performance Targets: 'Performance Target' is an objective or goal to be performed

Means of Achievement: How Council or the community can achieve the objective and performance targets

Manner of Assessment: How Council can assess the performance of the means of achievement

Table B: Operational Plan

1.0	LAND CATEGORISED AS NATURAL AREA All activity on this land must be consistent with the Core Objectives
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Core Objective				
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.				
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
1.1	To conserve 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.
1.2	To conserve 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
1.3	To conserve Biodiversity: Flora & Fauna Management	Retention of present abundance of flora and fauna.	Minimal disturbance to natural areas including habitat areas.	Increase or no significant loss of diversity in flora and fauna.
1.4	To conserve 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.
1.5	To conserve 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.
1.6	To conserve Biodiversity: Weed Management	Weed free environment.	Where weeds identified implement weed control programs.	Area of site degradation and presence of weed species.

1.0	LAND CATEGORISED AS NATURAL AREA			
	All activity on this land must be consistent with the Core Objectives			
	Core Objective (b) to maintain the land, or that feature or habitat, in its natural state and setting.			
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
1.7	To reduce incidence of rubbish and garden waste dumped on community land.	Reduced need for Council to attend to rubbish dumping. Reduction in weeds in natural areas.	Include Natural Areas in Clean Up Australia Day activities. Encourage community to report rubbish dumping to Council. Include community land management in waste education.	Reduction in rubbish and garden waste in reserves. Reduced need for Council to attend to rubbish and garden waste removal.
1.8	To remove all encroachments on community land.	No new encroachments on community land and existing encroachments removed.	Develop a Code of Practice for Crown & Community Land Community Management & Maintenance. Once adopted refer to this Code for any breaches and as educational tool for the community.	Identified encroachments removed with co-operation from landowners.
		Distinction between public and private places clear.	Recommend that all new properties adjacent to community land be fenced.	Clear delineation between private property and community land

	Core Objective (c) to provide for the restoration and regeneration of the land.			
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
1.8	Restoration and Regeneration	To encourage participation and increase involvement in Landcare projects.	Landcare projects promoted in local media and through local Landcare groups.	Increase in Landcare projects initiated and completed.

	Core Objective (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.			
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
1.9	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.

1.0	LAND CATEGORISED AS NATURAL AREA			
	All activity on this land must be consistent with the Core Objectives			
	Core Objective			
	(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 <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>.			
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
1.10	As at the date of adoption of this Plan of Management none of the land included was declared "critical habitat" under the Threatened Species Conservation Act 1994 or the Fisheries Management Act 1994. Nor were there any recovery plans or a threat abatement plans applicable to this land.			

2.0	LAND CATEGORISED AS NATURAL AREA: Bushland			
	All activity on this land must be consistent with the following Core Objectives			

2.1	Core Objective			
	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.			
2.2	Core Objective			
	b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land.			
2.3	Core Objective			
	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 measure directed to minimising or mitigating any disturbance caused by human intrusion.			
2.4	Core Objective			
	d) to restore degraded bushland			
2.5	Core Objective			
	e) to protect existing landforms such as natural drainage lines, watercourses and foreshores.			
2.6	Core Objective			
	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.			
2.7	Core Objective			
	g) to protect bushland as a natural stabiliser of the soil surface.			

3.0	LAND CATEGORISED AS NATURAL AREA: Watercourse			
	All activity on this land must be consistent with the following Core Objectives			

3.1	Core Objective			
	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..			
3.2	Core Objective			
	b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability.			
3.3	Core Objective			
	c) to restore degraded watercourses.			
3.4	Core Objective			
	d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.			

4.0	LAND CATEGORISED AS NATURAL AREA: Foreshore			
	All activity on this land must be consistent with the following Core Objectives			

4.1	Core Objective			
	a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area.			
4.2	Core Objective			
	b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.			

5.0 LAND CATEGORISED AS GENERAL COMMUNITY USE
All activity on this land must be consistent with the Core Objectives

Core Objective 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.				
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
5.0	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 on 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 in place. Access to parking areas clearly signed.	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.
5.2	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.
5.3	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.
5.4	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.	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.

5.0	LAND CATEGORISED AS GENERAL COMMUNITY USE All activity on this land must be consistent with the Core Objectives
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Core Objective 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.				
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
5.5	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.	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. Council's Fire Mitigation Officer to be contacted for further assistance.	Adequate and unobstructed access provided for emergency vehicles as required for maintenance and during an emergency event. Ongoing inspection of identified risk areas.
5.6	Development	Section 47E of the Local Government Act defines what development is permitted on Community Land. Buildings such as, small refreshment kiosks, shelters for persons from the sun and weather, picnic facilities, structures (other than accommodations for spectators) required for the playing of games or sports, playground structures, work sheds or storage sheds are appropriate on Community Land. Existing buildings and new developments, however, may not be extended or intensify the use of the land by more than 10% unless the location of the development is specified in the plan of management. This is help 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. 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 the provisions of the Local Government Act 1993 and all Council's development controls. Developments in harmony with existing uses and landscape character. Architectural and Landscape Architectural quality of high contemporary standard.
5.7	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.

5.0	LAND CATEGORISED AS GENERAL COMMUNITY USE All activity on this land must be consistent with the Core Objectives
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Core Objective 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.				
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
5.8	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.
5.9	Funding	To access sufficient funds to ensure regular maintenance of reserves and ancillary facilities. To access 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.
5.10	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.
5.11	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.
5.12	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.
5.13	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.
5.14	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.
5.15	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
5.16	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.

5.0 LAND CATEGORISED AS GENERAL COMMUNITY USE
All activity on this land must be consistent with the Core Objectives

<p>Core Objective 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.</p>				
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
5.17	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.
5.18	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.
5.19	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.

5.0 LAND CATEGORISED AS GENERAL COMMUNITY USE
All activity on this land must be consistent with the Core Objectives

<p>Core Objective 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: (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).</p>				
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
5.20	To provide for the granting of leases, licences or other estates on community land in accordance with the provisions of the Local Government Act 1993.	Granting of leases, licences or other estates consistent with the Local Government Act 1993 and any other relevant legislation.	Follow the requirements of the Local Government Act 1993.	Income generated from leases, licences or other estates and granted in accordance with the Local Government Act 1993.
5.21	To provide for easements and other estates over community land in accordance with the provisions of the Local Government Act 1993.	All requests for easements and other estates over community land are reviewed on merit and granted in accordance with the Local Government Act and other relevant legislation and policy.	Follow the requirements of the Local Government Act 1993.	Easements and/or other estates granted in accordance with the Local Government Act. 1993.

11.0 Land Description and Action Plan

This section provides a brief description of the land as at the date of adoption of this Plan of Management. Each parcel of land is identified by its PIN Number. Site opportunities and constraints are also identified in this section and where appropriate, possible projects are authorised for the land.

11.1 Heritage

There are items of Aboriginal and European significance located in the suburbs of Broulee and Mossy Point.

The *Australia ICOMOS Burra Charter (1999)* defines cultural/heritage significance as:

“aesthetic, historic, scientific, social or spiritual value for past, present and future generations. Cultural significance is embodied in the place itself, its fabric, setting, use associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups”.

The assessment of Aboriginal archaeological sites is usually based on the following criteria:

- cultural/social significance to the Aboriginal community;
- scientific significance to archaeologists and other researchers;
- public education significance.

The assessment of European historical sites is usually based on the following criteria:

- an item is important in the course, or pattern, of NSW's cultural or natural history;
- an item has strong or special associations with the life or works of a person, or groups of person, of importance in NSW's cultural or natural history;
- an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;
- an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;
- an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- an item possesses uncommon, rare or endangered aspects of NSW cultural or natural history;
- an item is important in demonstrating the principal characteristics of its class of NSW's
 - cultural or natural places; or
 - cultural or natural environments.

For more information on the history of Broulee and Mossy Point the following books are recommended:

Bayley, William A. (1978). Behind Broulee Central South Coast New South Wales, Eurobodalla Shire Council, Moruya.

Gibney, H.J. (1980). Eurobodalla History of the Moruya District, Library of Australian History, Sydney.

Before any proposed works take place appropriate measures must be undertaken to prevent any damage to historical items.

11.2 Vegetation Communities

In May 2000 NSW National Parks and Wildlife Service completed a report in the Terrestrial Ecosystems of the Eurobodalla Local Government Area with assistance from Eurobodalla Council and the Lower South Coast Catchment Management Committee. The report is derived from the Southern Comprehensive Regional Assessment (1997-2000).

The report identifies the following vegetation communities in Broulee & Mossy Point:

FOREST ECOSYSTEM 25: South Coast Swamp Forest complex- *Casuarina glauca* - vulnerable ecosystem

South Coast Swamp Forest complex- *Casuarina glauca* is a medium dense forest up to 15 metres tall, dominated by *Casuarina glauca*, with *Acacia sophorae* and *Avicennia marina*. The ground cover is sparse with herbs and graminoids including *Commersonia cyanea*, *Pratia purpurescens*, and *Rhagodia candolleana ssp. candolleana*. South Coast Swamp Forest complex occurs in less wet situations to vegetation type 24, in the upper reaches of major river estuaries and tributaries between Seven Mile Beach and Wallaga Lake.

FOREST ECOSYSTEM 27: Ecotonal Coastal Swamp Forest - *Casuarina glauca* / *E. botryoides* - vulnerable ecosystem

Ecotonal Coastal Swamp Forest is a medium forest up to 20 metres tall, dominated by *Casuarina glauca*, with *E. botryoides*. The tall shrub layer is a variable mixture of *Banksia integrifolia* and *Acacia longifolia*.

FOREST ECOSYSTEM 28: Coastal Sands Shrub/Fern Forest - *E. botryoides* / *Banksia serrata*

Coastal Sands Shrub/Fern Forest is a medium to tall forest dominated by *E. botryoides*. It has a shrub understorey of *Banksia serrata*, *Monotoca elliptica*, *Allocasuarina littoralis*, *Breynia oblongifolia*, and *Acacia longifolia*. The ground cover is predominantly bracken *Pteridium esculentum* and graminoids, *Imperata cylindrica* and *Lomandra longifolia*, intermixed with herbs and twiners, such as *Gonocarpus teucroides*, *Glycine clandestina*, and *Viola hederacea*. This forest ecosystem is mainly confined to sandy soils adjoining bays, estuaries, and lagoons in Jervis Bay, Clyde, and Moruya areas.

11.3 Action Plan for Community Land in Broulee

PIN No.	Reserve Name/Location	Land Description	Possible Projects	Project Outcome	Priority	Comment
5635	Broulee Public Toilets and beach foreshore. Located adjacent to 10 Coronation Drive	Provides a pedestrian link from Coronation Drive through to Broulee Beach. The toilets on this reserve are used as the beach toilet for North Broulee Beach, it is also available to the travelling public and other casual users. Cleaned by contract to Council. Although of older style is in fair to good condition but could be more inviting with suitable floor tiles. Disabled access is available with difficulty however pedestrian ramps could be constructed to improve the situation. The interior is not suitable for repartitioning without breaking into the service area. This location has a high profile, as it is on Coronation Drive, a busy through road in the holiday season so is worthy of improvements.	Upgrade the public toilets including provision for disabled access. Install signage to indicate pedestrian access to Broulee Beach.	Improved public toilet facilities, improved pedestrian access to the beach and improved community knowledge of public land in their area. Eurobodalla Shire Council's Public Toilet Strategy 2002 identifies these toilets as requiring upgrading in a 5-10 year period.	Medium	Refer to Eurobodalla Shire Council's Public Toilet Strategy
6222	Small reserve located adjacent to Broulee Tennis Court, site of the old Broulee Bushfire Station.	The old Broulee Bushfire Station building is located on this land.	<ul style="list-style-type: none"> ▪ Use the site for a small scale multi-purposed community centre¹. ▪ The existing building may need to be upgraded to meet POPE standards. ▪ Alternatively, the existing building could be replaced with an upgraded facility. 	Small scale development consistent with the residential scale and character of Imlay Street.	As funds permit.	Facility to be managed by a Council appointed Management Committee
9978	Pathway* (Council Local Road) located between 25 & 31 Candlagan Drive	Provides a pedestrian link from Candlagan Drive through the to the Crown Reserve along Candlagan Creek.	Signage to indicate pedestrian access to Candlagan Creek.	Improved pedestrian access to reserves and Improved community knowledge of public land in their area.	Low	Signage to be consistent with other signage used in Broulee.
10331	Small reserve located between 31 & 33 Train Street	This land is park like in appearance. Connects Train Street and Iluka Streets and furthers the pedestrian link between Captain Oldrey Park, Broulee Public School and the surrounding streets. 34a Iluka Street contains a pump station (17923).	Maintain as an area for General Community Use in accordance with the Core Objectives for Community Land categorised as General Community Use.	Improved pedestrian access to reserves and Improved community knowledge of public land in their area.	Low	Signage to be consistent with other signage used in Broulee.
17923	Small reserve located at 34a Iluka Street (located between 34 & 35 Iluka Street)		Signage to indicate pedestrian access to Captain Oldrey Park and Broulee Public School.			

¹ Community Centre is defined as "a building or place used for the provision of services for the physical, social, cultural, economic or intellectual welfare of the community by a body of persons associated to provide those services or by a public authority, but does not include a registered club" in the Eurobodalla Urban Local Environmental Plan 1999 (incorporating amendments of 1st March, 2002).

11.3 Action Plan for Community Land in Broulee

PIN No.	Reserve Name/Location	Land Description	Possible Projects	Project Outcome	Priority	Comment
10350	Community land pathway located between 16 & 18 Cambridge Crescent and 30 & 32 Train Street	Furtheres the pedestrian link between Captain Oldrey Park, Broulee Public School and the surrounding streets.	Signage to indicate pedestrian access to Captain Oldrey Park and Broulee Public School.	Improved pedestrian access to reserves Improved community knowledge of public land in their area.	Low	Signage to be consistent with other signage used in Broulee.
10367	Pathway* between Captain Oldrey Park and between Broulee Public School & 19 Cambridge Crescent	Provides a pedestrian link between Captain Oldrey Park, Broulee Public School and the surrounding streets.	Signage to indicate pedestrian access to Captain Oldrey Park and Broulee Public School.	Improved pedestrian access to reserves and Improved community knowledge of public land in their area.	Low	Signage to be consistent with other signage used in Broulee.
17927	Bushland area located corner of George Bass Drive & Candlagan Drive (as at date of Plan of Management part of Candlagan Drive is unformed road)	Natural area bushland reserve. This bushland is described by ecosystem No. 28 (refer to Section 11.3 of this Plan of Management for more details).	Maintain as a natural area.	Land maintained in accordance with the Core Objectives for Community Land categorised as Natural Area: Bushland.	Low	
23414	Small reserve located between 7 Moir Place and 15 Banksia Street	Connects Moir Place with Pacific Street and Banksia Street and furtheres the pedestrian link between Captain Oldrey Park, Broulee Public School and the surrounding streets.	Signage to indicate pedestrian access to Captain Oldrey Park and Broulee Public School.	Improved pedestrian access to reserves and Improved community knowledge of public land in their area.	Low	Signage to be consistent with other signage used in Broulee.
23746	Small reserve located between 53 & 55 Train Street	Natural area bushland reserve on the suburban street. This bushland is described by ecosystem No. 28 (refer to Section 11.3 of this Plan of Management for more details). The block also contains an electricity substation at the south eastern corner.	Maintain as a natural area in accordance with the Core Objectives for Community Land categorised as Natural Area: Bushland. Signage to indicate that the land is public land.	Improved community knowledge of public land in their area.	Low	Signage to be consistent with other signage used in Broulee.
25083	Pathway* located between 36 & 38 Candlagan Drive.	Connects Moir Place with Candlagan Drive and also to Zanthus Drive and Pacific & Banksia Streets. Furtheres the pedestrian link between Captain Oldrey Park, Broulee Public School and the surrounding streets.	Signage to indicate pedestrian access to Captain Oldrey Park and Broulee Public School	Improved pedestrian access to reserves and Improved community knowledge of public land in their area.	Low	Signage to be consistent with other signage used in Broulee.
25098	Pathway* located between 34 & 36 Zanthus Drive	Cleared land partly turfed.	Signage to indicate that the land is public reserve.	Improved community knowledge of community land in their area.	Low	Signage to be consistent with other signage used in Broulee.
25113	Pathway* between 21 & 23 Zanthus Drive and 10 Moir Place	Furtheres the pedestrian link between Captain Oldrey Park, Broulee Public School and the surrounding streets.	Signage to indicate pedestrian access to Captain Oldrey Park and Broulee Public School	Improved pedestrian access to reserves and Improved community knowledge of public land in their area.	Low	Signage to be consistent with other signage used in Broulee.

11.3 Action Plan for Community Land in Broulee

PIN No.	Reserve Name/Location	Land Description	Possible Projects	Project Outcome	Priority	Comment
25119	Small reserve located between 5 & 7 Jodie Place	Connects Jodie Place with other adjacent pathways* and reserves. Furthers the pedestrian link between Captain Oldrey Park, Broulee Public School and the surrounding streets.	Signage to indicate that the land is public reserve.	Improved community knowledge of community land in their area.	Low	Signage to be consistent with other signage used in Broulee.
26385	Bushland area located at the northern corner of George Bass Drive & Train Street	Natural area bushland reserve. This bushland is described by ecosystem No. 28 (refer to Section 11.3 of this Plan of Management for more details). Under Council's Policy for the Conservation of the Yellow-bellied Glider in the Broulee Area 60% of suitable habitat must be retained on the majority of this land. Refer to Map 2.	Maintain as a natural area.	Land maintained in accordance with the Core Objectives for Community Land categorised as Natural Area: Bushland and consistently with Council's Policy for the Conservation of the Yellow-bellied Glider in the Broulee Area.	Low	
26386	Bushland area located at the southern corner of George Bass Drive & Train Street	Natural area bushland reserve. This bushland is described by ecosystem No. 28 (refer to Section 11.3 of this Plan of Management for more details). Under Council's Policy for the Conservation of the Yellow-bellied Glider in the Broulee Area, this land is to be retained as habitat – no development/activity or clearing may take place on this land.	Maintain as a natural area.	Land maintained in accordance with the Core Objectives for Community Land categorised as Natural Area: Bushland and consistently with Council's Policy for the Conservation of the Yellow-bellied Glider in the Broulee Area..	Low	
26504	Reserve on the corner of Clarke Street and Broulee Road	Natural area bushland reserve. This bushland is described by ecosystem No. 28 (refer to Section 11.3 of this Plan of Management for more details).	Maintain as a natural area.	Land maintained in accordance with the Core Objectives for Community Land categorised as Natural Area: Bushland.	Low	
26505	Reserve on the corner of Clarke Street and Broulee Road	Natural area bushland reserve. This bushland is described by ecosystem No. 28 (refer to Section 11.3 of this Plan of Management for more details).	Maintain as a natural area.	Land maintained in accordance with the Core Objectives for Community Land categorised as Natural Area: Bushland.	Low	
27077	Pathway* located adjacent to 71 Clarke Street	Pathway with a kerbside layback for vehicular access.	Signage to indicate that the land is public land. Installation of bollards to restrict vehicular access to be investigated.	Improved community knowledge of public land in their area.	Low	Signage to be consistent with other signage used in Broulee.
27584	Pathway* located between 2 & 4 Woolabar Drive	Disturbed bushland with a rough vehicular/pedestrian track providing access. Layback on the kerb.	Signage to indicate that the land is public land.	Improved community knowledge of public land in their area.	Low	Signage to be consistent with other signage used in Broulee.
27590	Small reserve accessible from Heath Street, Patricia Place and Boulder Place	Natural area bushland reserve accessible from Patricia Place, Boulder Place and Heath Street. This bushland is described by ecosystem No. 28.	Maintain as a natural area.	Land maintained in accordance with the Core Objectives for Community Land categorised as Natural Area: Bushland.	Low	

11.3 Action Plan for Community Land in Broulee

PIN No.	Reserve Name/Location	Land Description	Possible Projects	Project Outcome	Priority	Comment
29086	Candlagan Bushfire Brigade Broulee Road	Land is cleared with the Bushfire Brigade Shed located centrally. The access road around the shed provides for parking, turning and easy access to the building.				
29715	Creek side reserve	Natural area watercourse and bushland reserve along part of the south western side of Candlagan Creek. This bushland is described by ecosystem No. 25 (refer to Section 11.3 of this Plan of Management for more details) and is accessible by walking along the Creek. Under Council's Policy for the Conservation of the Yellow-bellied Glider in the Broulee Area 50% of suitable habitat must be retained on some of this land. Refer to map 2.	Maintain as a natural area.	Land maintained in accordance with the Core Objectives for Community Land categorised as Natural Area: Bushland and consistently with Council's Policy for the Conservation of the Yellow-bellied Glider in the Broulee Area.	Low	

11.4 Action Plan for Community Land in Mossy Point

PIN No/s.	Reserve Name/Location	Land Description	Possible Projects	Project Outcome – Scale & Intensity	Priority	Comment
5907	42 Annetts Parade, site of the old Mossy Point Bush Fire Station.	Small masonry shed. This building does not meet the Place of Public Entertainment (POPE) standards for use as a community facility. Property boundary is not well defined. The bushland on this land described by ecosystem No. 27 (refer to Section 11.3 of this Plan of Management for more details).	<ul style="list-style-type: none"> Use the site for a small scale multi-purpose community centre². The existing building needs to be upgraded to meet POPE standards. Alternatively, the existing building could be replaced with an upgraded facility. 	<p>Small scale development consistent with the residential scale and character of Annetts Parade.</p> <p>Any new building must be located in the same area as the existing building and must not be unduly intrusive to nearby residents.</p>	Medium	Facility to be managed by a Council appointed Management Committee.
6066 6062 17747 17748 17749 17750 17751 17752 26064 26065	Mossy Point Headland and Mossy Point Boat Ramp Mossy Point Headland	<p>The reserve and boat ramp encompasses both Crown Land and Council owned Community Land. The boundary is not physically defined and does not require definition as both tenures of land are for public purposes.</p> <p>The headland provides a great vantage point to check out the surf. Surfers leave their cars in the carpark while surfing.</p> <p>The boat ramp is located close to the mouth of the Tomaga River, on Crown Land. Public toilets mainly service the boat ramp but are available for other casual fishers and visitors to the Anchor Reserve area, they are cleaned by contract to Council. A comparatively new unit, which is in good condition and, subject to normal maintenance, should be adequate for current and future needs. Disabled access is available and the two unisex cubicles are designed for proper disabled use.</p> <p><u>Site Constraints</u></p> <ul style="list-style-type: none"> Steep cliffs around parts of the reserve. Easily eroded with continued pedestrian access. 	<p>Develop a landscape masterplan for Mossy Point Headland and the Boat Ramp that will include, but is not limited to:</p> <ul style="list-style-type: none"> Develop a walking trail with Identifying and directional signage to indicate pedestrian access from Mossy Point Boat Ramp to Candlagan Creek and Broulee Beach. Stairway/steps down the steep cliff edges to prevent further erosion on the embankments. Regeneration and revegetation of native plants Consideration of residents’ views to be taken into account. Provide fencing at the top of the embankment. Upgraded parking facilities and vehicular circulation. Installation of bollards to restrict vehicular access where appropriate. Protection of any Aboriginal sites. Interpretive/educational signage for aboriginal and European heritage and environmental issues. Shaded picnic tables and bbq facilities. Define property boundaries 	<p>Creation of a Masterplan to improve public access and enjoyment of the reserve.</p> <p>A pathway system to provide pedestrian access from North Head Camp Ground, Moruya Heads through to Mossy Point Headland and the Tomaga River. Incorporate signage and maps.</p> <p>Encourage regeneration and revegetation on reserves.</p> <p>Encourage pedestrian movement around the reserves</p> <p>Ensure reserves are appropriately identified.</p> <p>Installation of interpretive signage to illustrate the Aboriginal and European history of the land.</p>	Medium	<p>Grant funding may be available through the Environment Protection Authority’s Environment Trust or the National Heritage Trust’s Envirofund.</p> <p>Opportunities for landcare projects.</p> <p>Note that the adjoining land is land is Crown Reserve and may need to be brought under Council’s Care and Control to facilitate the future upgrading of the reserve.</p>

² Community Centre is defined as “a building or place used for the provision of services for the physical, social, cultural, economic or intellectual welfare of the community by a body of persons associated to provide those services or by a public authority, but does not include a registered club” in the Eurobodalla Urban Local Environmental Plan 1999 (incorporating amendments of 1st March, 2002).

11.4 Action Plan for Community Land in Mossy Point

PIN No/s.	Reserve Name/Location	Land Description	Possible Projects	Project Outcome – Scale & Intensity	Priority	Comment
6110	Pathway* located between 247 & 249 Annetts Parade	Rough track from Annetts Parade that provides access to the Crown Reserve along the Tomaga River.	Signage to indicate pedestrian access to the reserve along the Tomaga River.	Improved pedestrian access to reserves.	Low	Signage to be consistent with other signage used in Mossy Point reserves.
17754	Pathway* located between 185 & 187 Annetts Parade	Asphalt seal. Used as a driveway for access to No. 187 Annetts Parade.	<ul style="list-style-type: none"> ▪ Signage to indicate pedestrian access to the reserve along the Tomaga River. ▪ Bollards installed at Annetts Parade entrance to restrict vehicular access. 	<ul style="list-style-type: none"> ▪ Improved pedestrian access to reserves. ▪ Clarification of the boundary between public and private land. 	Low	Signage and bollards to be consistent with others used in Mossy Point reserves.

* 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.

11.1 Leases and Licences

11.1.1 Existing Leases, Licences and other Estates

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

11.1.2 Authorised Leases

This Plan of Management does not authorise any lease on the Community Land included in the Plan.

Any future exclusive use of Community Land included in this Plan of Management will require a lease agreement. Leases must be expressly authorised in a Plan of Management (refer to S 46 (1) (b) of the Local Government Act). This Plan of Management must be amended and re-exhibited, as per the requirements of the Local Government Act, if a lease is proposed in the future.

11.1.3 Authorised Licences and other Estates

This Plan of Management authorises the granting of any 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 that land.

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)).

11.2 Funding

As at the date of adoption of this Plan of Management, there has been no funding allocated for the projects identified in the Action Plan.

Funding will be dependent on Council resolving to allocate funds for projects through the annual review of Council's Management Plan.

Alternatively, there are opportunities to apply for grant funding for projects. The Environment Protection Authority's *Environment Trust* and the National Heritage Trust's *Envirofund* are two programs that allocate funding for environmental projects.

12.0 Government Acts and other documents relevant to this Plan

Environmental Planning and Assessment Act 1979

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 1999 (incorporating amendments as of 1 March 2002)

Eurobodalla Shire Council Rural Local Environmental Plan 1987 (incorporating amendments as at 22 January, 2002).

Interpretation Act 1987

Local Government (General) Regulation 1999

Local Government Act 1993

NSW Coastal Policy 1997

State Environmental Planning Policy No. 71 – Coastal Protection

13.0 Attachment 1: Community Consultation Proceedings

September 2002

A public meeting was held on 18 September, 2002 at the Captain Oldrey Hall in Broulee.

There were approximately 60 people in attendance. Various issues were discussed, in particular the future of the Old Mossy Point Fire Shed (42 Annetts Parade, Mossy Point). Several in attendance presented their views on the future use of this building, including representatives from the Candlagan Precinct Association and the Steiner Education Group.

There was strong support at the meeting for maintaining the land at 42 Annetts Parade as Community Land to provide for a community facility on that land.

January 2003

A public hearing was held on 29 January 2003 at the Captain Oldrey Hall in Broulee.

There were approximately 20 people in attendance. The main topic of interest was the land at the corner of Broulee Road and Clarke Street Broulee and the unanimous opinion at the meeting was that it should be retained in public ownership.

February 2003

The submission period on the draft Plan of Management concluded on 26 February 2003. A total of 23 submissions were received. The majority of submissions were concerned with the land at the corner of Broulee Road and Clarke Streets, Broulee – seeking that this land be reclassified as Community Land.

October 2003

The submission period on the community's preferred options for the future use of the land at the corner of Broulee Road & Clarke Street, Broulee concluded on 3 October 2003.

The two options presented to the community were:

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

99 letters were received during the submission period indicating that they preferred Option 2 of the two options. In addition a petition with 394 signatures was also attached in support of Option 2. An additional 2 submissions were received that were not committed either way

13.0 Appendix 1: Community Stakeholders & Interest Groups

Broulee Boardriders Inc

Broulee Progress Association

Candlagan Precinct Association

Eurobodalla Steiner Association

Mossy Point Progress Association

13.0 Appendix 2: 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.

14.0 References

Conservation Management Strategy for the Yellow-bellied Glider (*Petaurus australis*) Broulee Study Area Eurobodalla LGA

Draft public halls strategy 2002

Eurobodalla Public Toilet Strategy. A Strategy for the provision and maintenance of the public toilets throughout Eurobodalla Shire

Source for the photo of the Yellow Bellied Glider as shown on page 7 is

<http://www.npws.nsw.gov.au/wildlife/factsheets/images/glideryb.html> © J Winter/NPWS.

Available from the NPWS Image Library <../../../../services/photolibrary.html>.

State Environmental Planning Policy No. 71 Coastal Protection - Explanatory notes. Available from www.planning.nsw.gov.au