

Greenwell Point Foreshore Reserve

Plan of Management

SCC PoM No.20



adopted by Council May 2006

SCC File 29965

Preface

Shoalhaven City Council has prepared this Plan of Management for Greenwell Point Foreshore Reserve.

The plan describes ways that Greenwell Point Foreshore Reserve can be used, conserved, and managed into the future, and how it will be developed as one of Shoalhaven's Icon Parks. The motivation for the development of the reserve to Icon Park standard is to create pride and excitement in the park, and to contribute to the reputation of Greenwell Point as an important tourist location.

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LIST OF RELEVANT DATES AND AMENDMENTS

	Adopted For Exhibition	Exhibited	Adopted by Council	Adopted by Dept of Lands
Plan of Management	28 March 2006	29 March 2006 – 10 May 2006	23 May 2006	

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Section 1 Introduction

1.1 Background

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

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

Greenwell Point is located at the confluence of the Crookhaven River, Shaws Creek and Berrys Canal (Shoalhaven River), approximately three kilometres upstream of the Crookhaven River ocean entrance (see Figures 1 and 2).

Greenwell Point Foreshore Reserve is on the banks of the Crookhaven estuary. The reserve is a mixture of Crown land reserved for public recreation and Council owned land. The reserve is in a prime position, offering a magnificent outlook over the estuary to Orient Point, nearby islands and Crookhaven Heads.

Greenwell Point Foreshore Reserve is used by many people, both Shoalhaven residents and visitors, with flow-on social and commercial benefits to the local community. The area has many significant active and passive recreational, social, natural, cultural and scenic values. At present, the reserve provides a site for:

- the Commercial Fishermen's Wharf,
- a public boat ramp,
- picnic facilities and a children's playground,
- a public swimming pool,
- a war memorial,
- river access points and
- a range of recreation opportunities including fishing and walking.

Based on its potential to deliver a quality recreational setting to both visitors and local residents, Shoalhaven City Council has identified that Greenwell Point Foreshore Reserve should be developed as an "Icon Park," as part of a network of high quality parks in strategic locations throughout the city. Each Icon Park will have a unique design and unique characteristics, with a high

level of landscaping, high-grade park appointments, playgrounds, public art, etc.

Council is also planning for, or has commenced, other major works in the reserve. These are foreshore erosion protection works and the upgrade of the boat launching ramp and associated facilities.

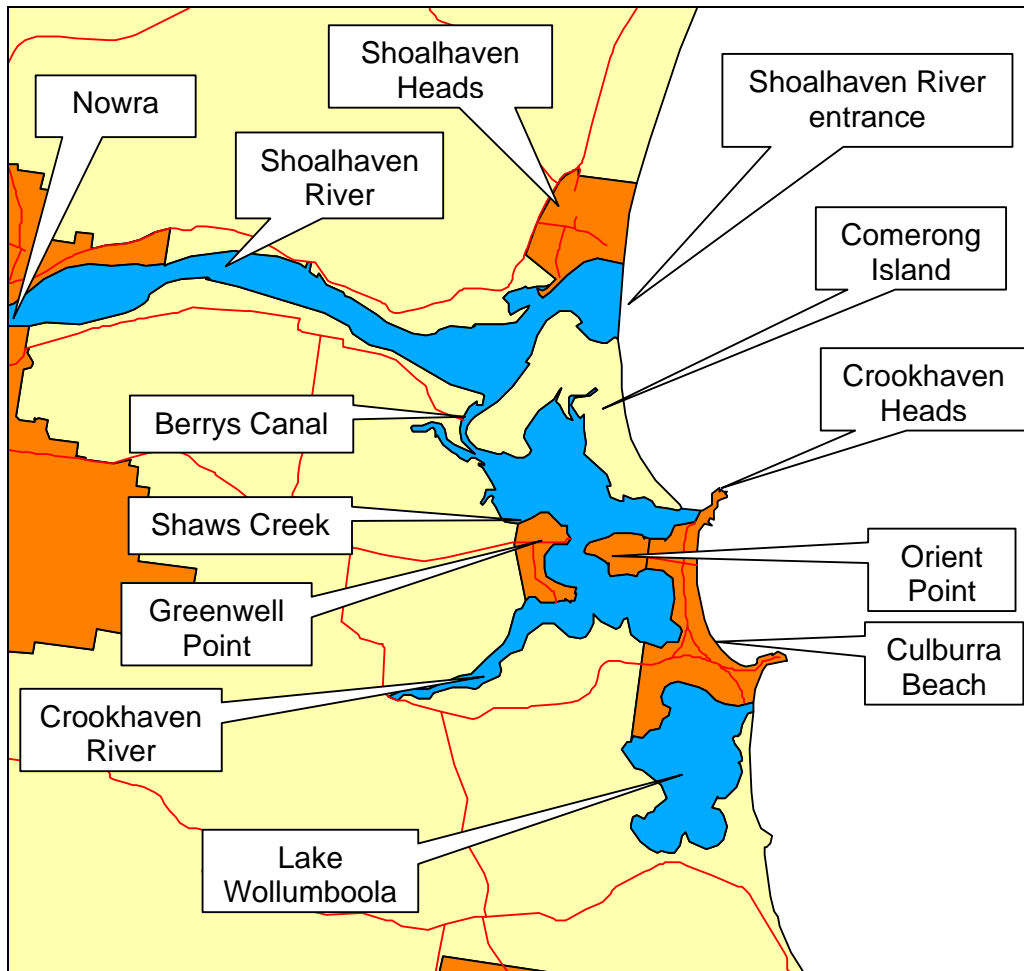


Figure 1. Location of Greenwell Point



Figure 2. The village of Greenwell Point.

1.2 Purpose of this Plan

A plan of management is a document that provides a framework for how a particular resource will be managed. The three major projects (icon park, foreshore protection and boat ramp) at Greenwell Point are interrelated in terms of design. This plan has been prepared to guide future use and development of the reserve. It sets out how the reserve can be used, managed, developed and conserved.

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

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

groups will be met and, subsequently, well managed. The plan also provides opportunities to apply for funding from a variety of sources.

This plan aims to protect the significant values of the reserve and to provide for sustainable opportunities for recreational development.

1.3 What We Want To Achieve In Preparing The Plan

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

- Identified the significant **values** of the reserve, i.e., what's important about the place.
- Established a broad **basis for management** of the reserve to protect and enhance the identified values. This describes where we want to end up and will provide the grounds for making further decisions.
- Determined appropriate specific **management objectives** that will ensure the maintenance of recreational, social, natural, cultural and scenic values.
- Identified **issues** or problems that may detract from the reserve's values.
- Developed a comprehensive **action plan**, including a landscape master plan, to show how each objective will be put into practice.

1.4 Legislative and Policy Framework

The management of public land requires compliance with existing government legislation and policy. This document has been prepared according to the plan of management provisions of both the Crown Lands Act 1989 and the Local Government Act 1993.

In addition to the requirements of these Acts, this plan of management must comply with all other relevant legislation and policy, across all three levels of government. Examples of other legislation and policy which must be taken into account include the Environmental Planning and Assessment Act 1979 and associated instruments such as the Shoalhaven Local Environment Plan 1985, the NSW Coastal Policy and Council's Foreshore Reserves Policy. A description of these, and other relevant legislation and policy, is provided in Appendix 1.

1.5 Related Planning and Works to Date

A number of important planning documents that relate to the Greenwell Point Foreshore Reserve have been prepared in recent years. They have provided essential information and direction for the development of this plan of management. They include:

- Greenwell Point An Early Shoalhaven Port. Compiled by R J Walliss for the Greenwell Point Bi-Centennial Sub-Committee, 1988.
- Draft Greenwell Point Foreshore Management Plan. Prepared by Geomarine / Firth.Lee & Partners, 1992.

- Greenwell Point Waterway Facilities Needs Assessment. Prepared by Webb, McKeown & Associates Pty Ltd, 2003.
- Conservation Management Plan for Coolangatta Estate Sandstone Wharf and Former Braking Chain, Greenwell Point Road, Greenwell Point, NSW. Prepared by Higginbotham, E. & Associates, 2003.
- Greenwell Point Bank Management Plan. Prepared by Webb, McKeown & Associates Pty Ltd, 2004.
- Greenwell Point Boat Ramp Reserve Boat Ramp Upgrade Options. Prepared by WBM Oceanics Australia / Gary Blumberg and Associates, 2005.
- Statement of Environmental Effects for Greenwell Point Foreshore Stabilisation Works & Public Foreshore Access Structures. Prepared by Peter Dalmazzo, 2005.

A draft plan of management for the reserve prepared in 1992 proposed major development of the northern part of the reserve, including a marina and a retail fish outlet and outdoor eating area. These proposals were not progressed for the following reasons:

- The small size of the marina meant that it was considered not to be economically viable.
- The retail outlet was considered to be an inappropriate use of limited public open space at this locality. Both cooked and fresh fish outlets have been developed and operated successfully on private land in a number of locations in the village.

The landscape concept plan was therefore revised in late 1990s and works in the reserve commenced. Some of the works that have been done in recent years in some parts of the reserve include:

- entrance gates and kerb and gutter, tables and seats, tree planting and relocation of anchor and cannon in Anzac Park,
- new playground equipment installed 1999 north of the swimming pool,
- picnic shelters, barbecues and garden beds installed between the Fishermen's Wharf and boat ramp in 1999/2000, with community and Council contributions of cash, labour and machinery,
- a Conservation Management Plan (2003) and archival photographic record (2005) of the Coolangatta Estate Sandstone Wharf completed,
- Stage 1 of foreshore erosion protection works commenced 2006.

This plan of management contains more detailed designs for landscaping of the reserve as an icon park and summarises the current proposals for foreshore erosion protection and redevelopment of the public boat ramp.

1.6 Plan Review

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

Section 2 The Site

2.1 Land to Which This Plan Applies

Greenwell Point Foreshore Reserve extends from where Church Street meets Shaws Creek in the north, around the eastern side of the village to Anzac Park in the south (see Figure 2). The reserve is a mixture of Crown land, reserved for public recreation, and Council owned land, both community land that is categorised as park, and operational land. The reserve consists of those parcels of land described in Table 1 and shown in Figure 3. Based on the approximate land areas shown in Table 1, the overall size of the reserve is just over four hectares. Adjoining the Greenwell Point Foreshore Reserve is the Greenwell Point Fishermen's Wharf which is a separate Crown reserve. Its details are provided in Table 2, but it is not covered by this plan of management.

Table 1. Parcels of land included in this plan of management. The numbers in the first column correspond with those in Figure 3.

	Property Description	Council Reserve No	Crown Reserve No	Reserve Name	Land Tenure	Crown Land Purpose or Community Land Category	Current Management Arrangement	Approximate Land Area (hectares)
1	Lot 7002 DP 1075730	CGP 401	Part R86354	Greenwell Point (R86354) Reserve	Crown Reserve	Public Recreation Notified as addition 21.1.1977	Council Trust Manager appointed 25.3.1977	1.79
2	Lot 7003 DP 1075730	CGP 401	Part R86354	Greenwell Point (R86354) Reserve	Crown Reserve	Public Recreation Notified 4.8.1967 with addition 21.1.1977	Council Trust Manager appointed 25.3.1977	0.62
3	Lot B DP 399506	CGP 400	-	Anzac Park	Operational Land	-	Council owned	0.09
4	Lot 48 DP 24007 Sec 1	CGP 255	-	Adelaide Street Reserve	Community Land	Park	Council owned	1.62

Table 2. Details of the Fishermen's Wharf reserve, labelled 5 on Figure 3.

5	Lot 123 DP 728046	CGP 402	R180017	Greenwell Point Fishermen's Wharf	Crown Reserve	Wharf facility 24.4.1987	Council Trust Manager appointed 4.9.1987	0.2
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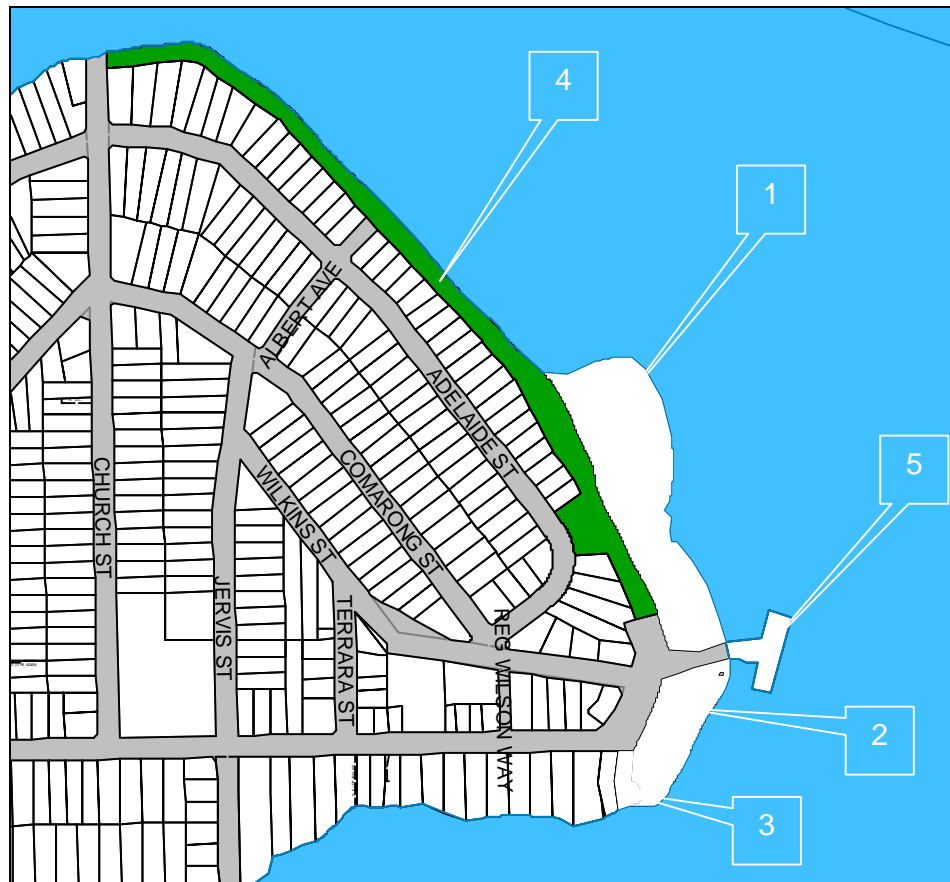


Figure 3. Parcels of land that make up the planning area are labelled 1 to 4. The numbers refer to the information in Table 1. The Fishermen's Wharf, labelled 5 and described in Table 2, is a separate Crown reserve and is not covered by this plan of management.

2.2 Overall Context

The Greenwell Point Foreshore Reserve embraces the village of Greenwell Point to the north and the east. It provides a buffer and publicly accessible space between the urban area and the adjacent waterways. It is both a destination and a thoroughfare providing access to other places.

Visitors to the village that drive through the main street will, almost by accident, come to the reserve at the bottom of Greenwell Point Road. Indeed, the extension of Greenwell Point Road north to Adelaide Street is actually on the reserve.

This stretch of road between the Anzac Park entry and the boat ramp entry is important as this is where the reserve most prominently "presents itself" to the public. It is important that the reserve presents well here, particularly at those locations that are first 'discovered' by visitors.

There are three main entry points into the reserve off this stretch of road (see Figure 4):

- a pedestrian entry at Anzac Park
- a vehicle and pedestrian entry to the car park at the fishermen's wharf and
- a vehicle and pedestrian entry to the boat ramp area.

People also access the reserve in other ways:

- via less obvious pedestrian entryways to the Adelaide Street precinct of the reserve at the end of quiet residential streets (Albert Street and Church Street) and
- via the foreshores when arriving by boat – both via wharves or by pulling up on sandy beaches,
- directly from private property that adjoins the reserve.

To residents of Greenwell Point, the reserve is important as the main open space area for the village, both visually and as a place to recreate. There are important public facilities on the reserve including:

- the swimming pool,
- public wharves,
- car parking areas,
- public boat ramp,
- children's playground,
- war memorial and
- picnic facilities.

The reserve is subject to strong winds and salt laden air.

2.3 Landform

Greenwell Point Foreshore Reserve consists of generally flat land on the edge of the Crookhaven estuary, less than two metres above mean sea level. Around the edge of most of the reserve there is a steep drop-off (erosion scarp) about one metre in height from the reserve down onto sandy or muddy intertidal beaches. On this shore line there is a mix of areas protected by rock walls and unprotected areas.

The main part of the reserve to the east of the village is reclaimed land. The reclamation was created by dredging sand from the bed of the estuary in the 1970s. The reclaimed area was then added to the Crown Reserve that was originally gazetted in 1967. This can be seen by comparing the two plans in Figure 5. Figure 6 shows where the shoreline of the northern part of the reserve has been at various times in the past.



Figure 4. Entryways to the reserve labelled E and foreshore vegetation (mangrove and saltmarsh) labelled V (refer to section 2.4).

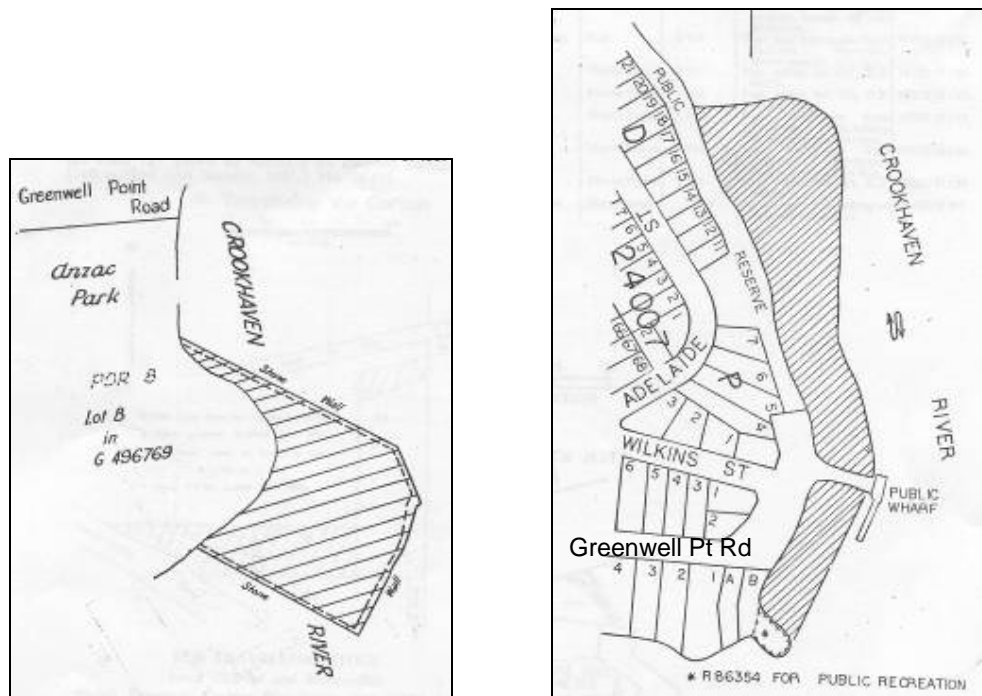


Figure 5. Crown Reserve R86354. The two plans are at different scales. The hatched area on the plan on the left shows the reclaimed (filled) area of the Coolangatta Estate Sandstone Wharf that was reserved for Public Recreation in 1967. That same area is shown by asterisk at the bottom of the plan on the right, which also shows, hatched, the large areas of reclaimed land that were added to the reserve in 1977.

2.4 Vegetation

Most of the reserve has been cleared of native vegetation, with the ground now occupied some buildings and hard surfaces, but mostly by grass. However, some trees have been planted on the reserve, including on areas of reclaimed land. Of particular note is the row of mature pine trees on the northern section of the reserve from near the boat ramp all the way to Church Street. There are also Norfolk Island Pines (eg on Anzac Park) and She Oaks (in the Central Precinct).

In intertidal areas, there is some native aquatic vegetation, including mangrove and salt marsh at the northern, north eastern and southern parts reserve (see Figure 4). In the subtidal areas adjacent to the reserve, particularly to the east, there is seagrass.

2.5 Reserve Precincts

The reserve consists of a number of precincts or sections that, in some ways, operate as separate spaces, but are linked by the ability for people to walk from one end of the reserve to the other. The precincts are identified in Figure 7. The following provides a brief description of each precinct and list relevant management issues. Design principles for each precinct are outlined in section 3, the Basis for Management. It is convenient to consider the reserve precinct by precinct from south to north.



Figure 7. Reserve precincts.

2.5.1 Anzac Park Precinct

Anzac Park is located on the southern side of the swimming pool on the site of the old Berrys Wharf. The Park contains the war memorial and is the venue for a popular Anzac Day dawn service. The park is a focal point for historic interest in the village and houses several marine artefacts. It is a popular place for land based fishing and for eating fish and chips from the neighbouring shop.

Main Issues:

- quality of landscaping and facilities
- foreshore erosion
- land use zoning & tenure
- conservation of heritage items
- sandstone wharf deterioration
- foreshore access

2.5.2 Swimming Pool and Wharves Precinct

The swimming pool at Greenwell Point was constructed on a reclaimed area of foreshore about 40 years ago. The main Fishermen's Wharf and car park was developed around 1980 but there has been a public wharf at this location for much longer. The car park area services the swimming pool, the picnic area/playground and the wharves. The area also acts as a road to the wharves. There is a public amenities block attached to the north side of the swimming pool building. It has male and female toilets, as well as a toilet for people with disabilities, which are open 24 hours every day.

Main Issues:

- narrow passage between pool fence and foreshore
- quality of landscaping and facilities
- foreshore erosion
- land use zoning & tenure
- pool infrastructure blocks views to water
- conflict between pedestrians and vehicles at pool entrance

2.5.3 Central Precinct

To the north of the fishermen's wharf car park there is parkland that includes garden beds, picnic facilities and children's playground equipment.

Main Issues:

- quality of landscaping and facilities
- lack of paths

2.5.4 Northern Precinct

This large area of reclaimed land at the north eastern point of the reserve is important for informal recreation, land based fishing and for the boat ramp and associated parking. It has been called the Boat Ramp Reserve in some other reports.

Main Issues:

- lack of shade

- quality of landscaping and facilities
- foreshore erosion
- foreshore access
- boat ramp upgrade
- car parking – damage to ground surface, impacts on adjoining residents, not formalised leading to congestion

2.5.5 Adelaide Street Precinct

This long narrow section of the reserve that is between the estuary and private residential development is a relatively quiet space important for informal recreation such as walking and for land based fishing. There are few facilities in this area.

Main Issues:

- quality of landscaping and facilities
- foreshore erosion
- foreshore access
- poor connectivity to main reserve
- lack of visibility from Northern Precinct

2.6 Uses of the Reserve

The main uses of the reserve are:

- informal recreation, including walking and dog exercising, picnicking and fishing from the shore
- activities associated with the pool,
- activities associated with the fishermen's wharf,
- community and private events, including Anzac Day ceremonies and
- launching and retrieval of boats.

Section 3 Basis for Management

The “Basis for Management” is what underpins the way Council will manage the reserve in the future. The basis for management describes stakeholders’ fundamental expectations and provides directions for making decisions. It is derived from community values and from legislative and policy requirements as described below. It includes management objectives that aim to protect and enhance the reserve’s values.

3.1 Community Values – What’s Important About the Place

The ways in which the community values Greenwell Point Foreshore Reserve have been revealed through community workshops, surveys, public meetings, discussions with key stakeholders, and written submissions. It is clear that Greenwell Point Foreshore Reserve is valued greatly by the community. The importance relates to recreational, social, natural, cultural, scenic and economic values.

The principal community values for the reserve are summarised in the following statements.

Greenwell Point is a small village that dates from the earliest years of settlement of the south coast of New South Wales. Its history and character are intimately connected with the surrounding Crookhaven estuary.

Greenwell Point Foreshore Reserve is an extremely valuable public green space for the village, freely accessible for recreation, relaxation, enjoyment and exercise by all Shoalhaven residents and visitors. The open space of the reserve provides an important interface and buffer between the residential and commercial areas and the surrounding waterway.

There are spectacular views available from within the reserve, as well as into and through the reserve from outside. These include long views of the Cambewarra Range, Coolangatta Mountain and Crookhaven Headland. There are middle distance views to Goodnight Island, Orient Point and Haven Island. The estuary surrounding the reserve provides extensive water views, as well as scenes with boats and oyster farms.

The cultural and social assets of the reserve include the war memorial and the state significant remains of the Coolangatta Estate Sandstone Wharf. There is a functioning fishing port and a public swimming pool.

Greenwell Point Foreshore Reserve is well used by local residents; however, the value of the reserve extends beyond its importance as a “local” park. It is an important tourist destination of the Shoalhaven and is of state significance as drawcard for holidaymakers.

3.2 Principles of Crown Land Management

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

- protecting the environment,
- conserving natural resources and
- encouraging multiple use, including sustainable public use and enjoyment.

3.3 Public Recreation is the Purpose for Which the Crown Land is Reserved

Parts of the area covered by this plan are reserved under the Crown Lands Act for the purpose of public recreation. This must be a primary consideration that guides future management. Specifically,

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

3.4 Core Objectives for Park

Other parts of the area covered by this plan are Council owned community land categorised as park. Section 36G of the Local Government Act specifies the following core objectives for management of these areas:

- 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.

3.5 Icon Parks Policy

Council has identified a small number of parks in strategic locations throughout the City that will be developed as high quality "Icon Parks." In recognition of the importance of Greenwell Point Foreshore Reserve to the local community, to visitors to the area and to the economy of the village, Shoalhaven City Council has identified that this reserve should be developed

as an Icon Park. The Icon Park shall have a unique design and unique characteristics, with a high level of landscaping, high-grade park appointments, playgrounds, public art, etc.

3.6 Ecologically Sustainable Development

Ecologically sustainable development (ESD) is one of the core duties of NSW Councils, with requirements in a number of acts and policies (such as the Local Government Act and the NSW Coastal Policy) that link ESD to Council's activities. Council is committed to integrating the principles of ESD in all planning, decision making and actions. ESD aims to balance economic, environmental and social needs, thereby assisting in evaluation of competing requirements when making decisions.

3.7 Management Objectives

To protect the identified values of the reserve and comply with legislative and policy requirements, Council will aim to meet the following management objectives.

- 1) To develop and maintain Greenwell Point Foreshore Reserve as an Icon Park, in order to enhance local residents' and visitors' recreational experiences in the reserve and to aid enjoyment of the Crookhaven estuary and its surroundings.
- 2) To provide for a range of recreational activities and ancillary uses of the reserve and to balance potentially competing uses.
- 3) To protect and enhance the visual character of the reserve.
- 4) To protect and enhance the natural values of the reserve and to incorporate principles of ecologically sustainable development into design and management solutions.
- 5) To protect and interpret the cultural heritage values of the reserve.
- 6) To minimise physical and health risks to users of the reserve.

3.8 Design Principles

General

1. provide for pedestrian/cycle movement from one end of the reserve to the other
2. provide for views and access to the water
3. take into account the impacts of wind and erosion
4. separate conflicting uses
5. cater for recreational fishing and boating needs of the community
6. complement the uses of areas surrounding the reserve
7. use local native vegetation where possible

Anzac Park Precinct - a compact urban park, with heritage and war memorial focus and foreshore access.

Swimming Pool/Fishermen's Wharf Precinct – an area providing important community facilities and associated parking and operational areas, and foreshore access.

Central Precinct – a picnic and garden area suitable for people of all ages, with barbecues, furniture and playground equipment.

Northern Precinct – a broadly open parkland area with public boat ramp, car park and foreshore access.

Adelaide Street Precinct – this long, narrow parkland should be developed to provide opportunities for strolling, walking, jogging, quiet reflection, foreshore access, with minimum noise generating facilities.

3.9 Permissible & Prohibited Park Uses

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

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

Under the EP&A Act, the permissible uses are primarily determined by the land use zoning specified in Council's Local Environmental Plan. It should be noted that the Local Environmental Plan is amended from time to time and this plan of management recognises those changes. Most of the reserve is zoned 6 (a) (Open Space – Recreation). The following clauses from Council's Local Environmental Plan, as it was at the time of writing this plan, set out the objectives of the zone and what types of development *could* be considered for the reserve (this plan of management refines what types of developments Council may consider for the reserve).

1. Objectives of 6(a) zone

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

2. Without development consent

Nil.

3. Only with development consent

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

4. Prohibited

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

Notwithstanding the above provisions, under section 54C of the Local Environmental Plan, development consent is not required for:

- (a) the erection or installation of bins, bus shelters, fencing, lighting (excluding of sportsgrounds), minor shelters, park and street furniture, seats or viewing platforms (not exceeding 25m² in area);

- (b) the erection in public parks, recreation areas and reserves of barbeques, buildings or structures for the purpose of bridges, boardwalks or staircases, picnic tables or playground equipment; or
 - (c) the erection or installation of goal posts, sight screens and similar ancillary sporting structures on sporting or playing facilities (excluding grandstands, dressing sheds and the like); or
 - (d) the construction of pedestrian paths and cycleways; or
 - (e) the erection or installation of signs (including name, directional, interpretive and regulatory warning signs in parks, foreshores and natural areas),
- by or on behalf of the Council.

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

39C Temporary use of land

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

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

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

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

- Advertising
- Catering
- Entertainments
- Exhibitions
- Filming or commercial photography
- Functions such as weddings
- Hiring of equipment
- Markets
- Meetings or the delivery of a public address
- Sales
- Shows
- Sporting and organised recreational activities

Purposes for which a temporary licence will not be granted for Greenwell Point Foreshore Reserve:

- Camping using a tent, caravan or otherwise
- Holiday accommodation
- Equestrian events
- Grazing or agistment of stock
- Stabling of horses

It is proposed that the following must not be carried out on the reserve without lawful authority:

- Possession or consumption of alcohol from 8 pm to 8 am
- Driving a vehicle other than on designated car parks and access roads as shown in the master plan
- Clearing, digging up or cultivating the land
- Interfering with any substance, whether on or in, or forming part of, the parks,
- Wilfully or negligently removing, injuring, damaging or unnecessarily disturbing any plant, animal, rock, soil or structure
- Depositing or leaving on the land any rubbish, litter, refuse, dead animal or filth
- Lighting of fires
- Carrying or using firearms or other weapons
- Throwing any stone or other dangerous object

Section 4 *Issues*

Many issues that impact on the values of the reserve were identified during the preparation of this plan. This section of the plan discusses some of the main issues that need to be dealt with in order to achieve the objectives set out in the Basis for Management section of the plan (section 3). The ways that Council proposes to deal with the issues in this section are then set out in section 5.

The following sections are based on formal and informal community consultation and discussion with local residents, direct observation and assessment by professional staff, content of other planning documents, and Council records.

4.1 Quality of Landscaping, Facilities and Maintenance

The landscaping of some parts of the reserve, such as the central precinct and Anzac Park has been improved over the years. However, visitors to the reserve will know that, in places, it shows signs of wear and tear. The community consultation identified the following problems: quality of landscaping, turf and furniture, maintenance, bare areas and dust, uneven ground and pooling of stormwater.

Large parts of the reserve are reclaimed land, ie, part of the estuary that was filled with sand dredged from the waterway and other material. The nature of the soil in these parts of the reserve, along with lack of irrigation and the exposure to salt-laden sea breezes, which are particularly strong and persistent in summer, make an extremely inhospitable environment for plants.

The quality of ground cover is also affected by some uses of the reserve. In areas where vehicles are able to drive off sealed surfaces, such as the northern precinct, and in heavily used pedestrian areas such as around some picnic facilities and some foreshore access points, there is direct damage to any grass that may be there. The compaction of the soil from years of vehicles driving over it makes it difficult for grass to re-establish.

For water conservation reasons it will not be possible to install irrigation for those parts of the reserve that are intended to have grass cover. However it will be possible to improve the structure of the soil and evenness of the surface through an initial treatment and scheduled maintenance and renovation. High use areas may require some other treatment such as paving or installation of paths or steps.

In terms of facilities, it has been suggested that there were not enough tables, seats or undercover eating areas. Some facilities in the park such as paths, seats, tables and play equipment have progressively deteriorated and been removed or replaced when they have reached an unsafe condition. There are virtually no facilities in the northern part of the reserve. Some facilities are difficult to use for people with disabilities. There is no visual theme because the reserve has been developed over time without an overall landscape plan

and without clear and consistent standards for colours and styles for signage and equipment.

As an Icon Park, Greenwell Point Foreshore Reserve will be developed with a unique design, a high standard of landscaping and high-grade park appointments. This plan introduces a consistent, overall approach to landscape themes and facilities in the reserve. It will also be necessary to raise the expected level of maintenance for the reserve from “District” to “Icon.”

4.2 Walks, Paths and Cycleway

Greenwell Point Foreshore Reserve is a very popular place for taking a short walk or an extended walk along the foreshore. PAMP 2 (the draft Shoalhaven Pedestrian Access and Mobility Plan and Bicycle Strategy Review, 2005) shows a number of shared footpath/cycleways in the village, including through parts of the Greenwell Point Foreshore Reserve. These are shown in Figure 8 and are reflected in the landscape plans with a continuous foreshore path from Church Street in the north to Anzac Park in the south. The Church Street end of the route needs to connect into the proposed on road cycleway on Adelaide Street.

There are also many circulation routes within the reserve, for example from car parking areas to picnic areas, playground areas, toilets and fishing spots. General circulation in the reserve, particularly in the northern precinct, is sometimes made difficult by uneven surfaces. This plan proposes a series of safe pathways along important circulation routes in the reserve.

Appropriate consideration will be given to the needs of people with disabilities when developing paths and car parking areas. A number of kerb ramps and dedicated parking spaces for people with disabilities are shown on the landscape plans.

A number of structures are shown on the landscape plans that will assist people cross Greenwell Point Road to get to and from the central precinct of the reserve. Raised thresholds are also proposed that would help people to cross internal roads such as the road to the fishermen’s wharf and the boat ramp access road

A number of access ways onto beaches and other foreshore areas are proposed at various locations around the reserve as part the foreshore erosion protection works.



Figure 8. Proposed routes from PAMP2. Legend: solid green - existing path; dash green - proposed path; solid red - existing shared path (means cycle/pedestrian path); dash red line - proposed shared path; solid blue line - existing on road cycleway; dash blue line - proposed on road cycleway. Land areas in green are public open space.

4.3 Visual Character and Views

The visual character of the reserve is largely determined by the natural landscapes, including the landform and surrounding estuary, and by the structures that have been built there.

There are spectacular views available from within the reserve, as well as into and through the reserve from public streets. These include long views of the Cambewarra Range, Coolangatta Mountain and Crookhaven Headland (Figure 9). There are middle distance views to Goodnight Island, Orient Point and Haven Island. The estuary surrounding the reserve provides extensive water views, as well as scenes with boats and oyster farms.

The reserve itself forms an important component of the views for people with neighbouring properties and for people travelling between Greenwell Point Road and Adelaide Street. It is particularly important that the reserve presents well along this heavily used area.

This plan aims to protect and enhance views and vistas, by avenue planting, framing of views, retention of open areas and use of clean trunked trees.

Any trees to be planted will be well-spaced and managed trees so that they are clean trunked. Many of the vistas are enhanced by being viewed between the trunks and below the crown of mature trees. There may be a period when some views are affected as young trees grow, but once the trees reach a height where their crown is above the view line, their crowns and clean trunks will frame and enhance the views. New understorey plantings will be restricted to low growing plants.

With regard to the structures in the reserve, there is no visual theme because the reserve has been developed over time without an overall landscape plan and without clear and consistent standards for colours and styles for signage and equipment. This plan introduces a consistent, overall approach to landscape themes and facilities in the reserve.



Figure 9. The views of the Crookhaven estuary and beyond are a major visual feature of the reserve.

4.4 Trees

There are a number of mature and young trees in the reserve. These include a significant row of mature pines along the Adelaide Street reserve and Norfolk Island Pines in Anzac Park. Trees become valuable, long-term assets and could be expected to last up to 100 years. However, as trees mature and reach an age or condition where removal is required, consideration needs to have been given to ongoing replacement or succession planting.

The environment at the Greenwell Point Foreshore Reserve is a naturally harsh one with strong, salt-laden winds and no irrigation. However, a number of other factors can contribute to decline of trees, including the removal of surrounding vegetation, water stress, root disturbance, construction of sealed surfaces nearby and soil compaction.

Selection of suitable trees to use for shade in the reserve is a difficult task. Not only is the environment harsh, but consideration must also be given to:

- protection and enhancement of the spectacular views,
- protection of infrastructure from damage,
- reducing risk to users of the reserve and
- the visual character of the reserve could change depending on the species chosen.

All of these factors limit the range of suitable tree species to a small number and the trees need to be managed appropriately. For example, spacings between individual trees would be large (generally greater than ten metres), and large treeless spaces would be preserved between groups of trees. A variety of species may be planted to provide variation in colour and form. Trees would be planted a suitable distance from infrastructure such as kerbing and guttering and, where necessary, root barriers would be installed. The trees should be intensively managed in their developmental years, with pruning of lower branches to produce a clean trunked form. Programmed maintenance of mature trees would include regular inspection and removal of dead wood that was considered hazardous.

The criteria that need to be considered when selecting suitable species for planting in the reserve include the following.

- useful for shade
- attractive
- clean trunked (or able to be under pruned)
- dense canopy
- reliable growth habit
- relatively non-invasive root system
- not known for excessive infrastructure damage
- not known for frequent dropping of large branches
- not highly poisonous or allergenic
- not likely to spread as a weed
- preferably local native species
- ecological values eg, food source for birds
- wind and salt tolerant

4.5 Cultural Heritage

Remains of the Coolangatta Estate Sandstone Wharf. At the south eastern point of Anzac Park there are remains of the Coolangatta Estate Sandstone Wharf which was built by Alexander Berry in 1829. To assist sailing vessels approaching the Greenwell Point wharf a chain was rigged underwater across the channel to act as a braking system. The vessels slowed by dropping an anchor to pick up this chain. A building used to exist on the end of the wharf (Figure 10) but it is now gone.

The wharf is now in a state of disrepair with sandstone block scattered around the bed of the river. Part of the sandstone wall was buried when the park was filled in the 1970s.

The wharf is listed as a heritage item in Council's draft Heritage Local Environmental Plan. Council commissioned a Conservation Management Plan (Higginbotham, 2003) for the wharf which assesses it as being of state significance from a cultural heritage perspective. As recommended in the Conservation Management Plan for the wharf, an archival photographic record was prepared in 2005.

No part of the Coolangatta Estate Sandstone Wharf is to be disturbed or moved unless separate approval is granted by the Heritage Office. As part of the development application for the foreshore erosion protection works at Greenwell Point it was proposed to do some work to protect the remains from further erosion. An application was made to the Heritage Office for an excavation permit so that the work could be carried out.

However, because some of the sandstone blocks may need to be moved as part of this work, the NSW Heritage Office indicated that a permit would not be granted for works without further detailed study by a maritime archaeology specialist and archaeological monitoring of the works.

In the longer term, Council will consider the recommendation of the "Greenwell Point Waterway Facility Needs Assessment" (Webb McKeown and Associates, 2003) for additional public wharf space at this location. This could involve adaptive reuse of the old Coolangatta Estate sandstone wharf. An appropriately designed facility could compliment the heritage importance of the area. A concept is shown on the landscape plan.

Cannon. Located on the site of the former wharf is a small cannon, placed on a reconstructed timber carriage and secured to a modern concrete slab. The cannon was brought in by Alexander Berry when he settled at Coolangatta in the 1800s. It was used to start the sailing regattas held at Greenwell Point. The cannon was recently restored by a local resident and relocated in the park.

Anchor. The large wrought iron anchor, placed in Anzac Park on a concrete slab, is believed to be from the seaward end of the braking chain associated with the Coolangatta Estate Sandstone Wharf (see above).

The canon and anchor are interesting addition to the other items displayed in the park. They should be retained and their origins further investigated and documented. Interpretive material should be included close to each item explaining its origin and significance.

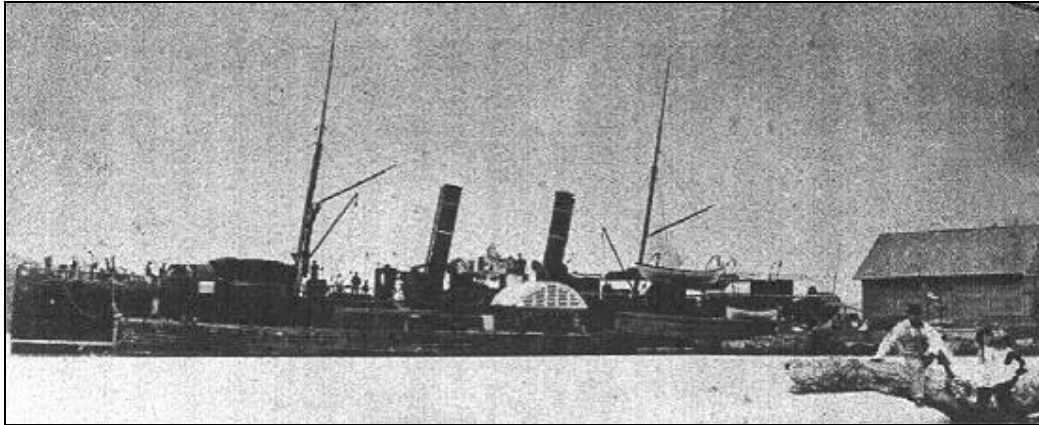


Figure 10. Paddle wheeler 'Illawarra' (80 metres) at the Coolangatta Estate Sandstone Wharf, viewed from approximately where the swimming pool and reclamation are currently located (photograph supplied by Jim Wallis, Greenwell Point).

4.6 Anzac Park

Anzac Park is a relatively compact, urban style park. It is significant as a recreation space, for foreshore access by boaters and for land based fishing, for display of various items of cultural heritage and for the war memorial. The locations of structures in the park are shown in Figure 11. The landscape plan shows how it is proposed that the park could be redeveloped, taking into consideration the following matters:

1. Any redevelopment or improvement of the park should provide opportunities for people to easily interpret the original form of the Coolangatta Estate Sandstone Wharf, the origin of the other heritage items and to distinguish the separate function of the war memorial.
2. Some people arrive at the park by car, parking adjacent to the pool or on Greenwell Point Road. People can walk into the park from Greenwell Point Road or via the eastern side of the pool. It is not uncommon for people in boats to pull up on the sandy beach, walk through the park to buy food and then eat it in the park. The proprietors of the fish and chip shop next door to Anzac Park have installed a number of tables and chairs on their land. Nevertheless, the furniture in Anzac Park is important as a very popular place for people to eat their food.
3. The war memorial comprises a modern coursed sandstone wall with slab capping, bonded with mortar. The sandstone wall is on a curved alignment and is set between two massive stone cylindrical blocks which were relocated from the north bank of the Shoalhaven River adjacent to the former Nowra Fishermen's Co-op. The area surrounding the monument has been surfaced with clay pavers.

On top of each of the cylindrical blocks there are interpretive plaques relating to the local area. This display needs to be renovated as the perspex covers over the plaques have deteriorated making them difficult to read.

On Anzac Day each year, a dawn service is held in this part of the reserve that is attended by hundreds of people. The service commences with a march down Greenwell Point from the RSL Hall, into the reserve through the entryway between the pool and the fish and chip shop. The service requires open space, particularly around the memorial.

The entryway off Greenwell Point Road was upgraded in the mid-1990s with installation of columns, fencing and a paved threshold. Further work was done with kerb and gutter being installed a few years later. The area between this entryway to the park and Greenwell Point Road is also used as a driveway for the adjacent fish and chip shop and as a service entry for the swimming pool. There has been some separation of these functions by placement of bollards but more could be done to improve the area, especially its appearance as one of the first points of contact people walking or driving down Greenwell Point Road have with the reserve.

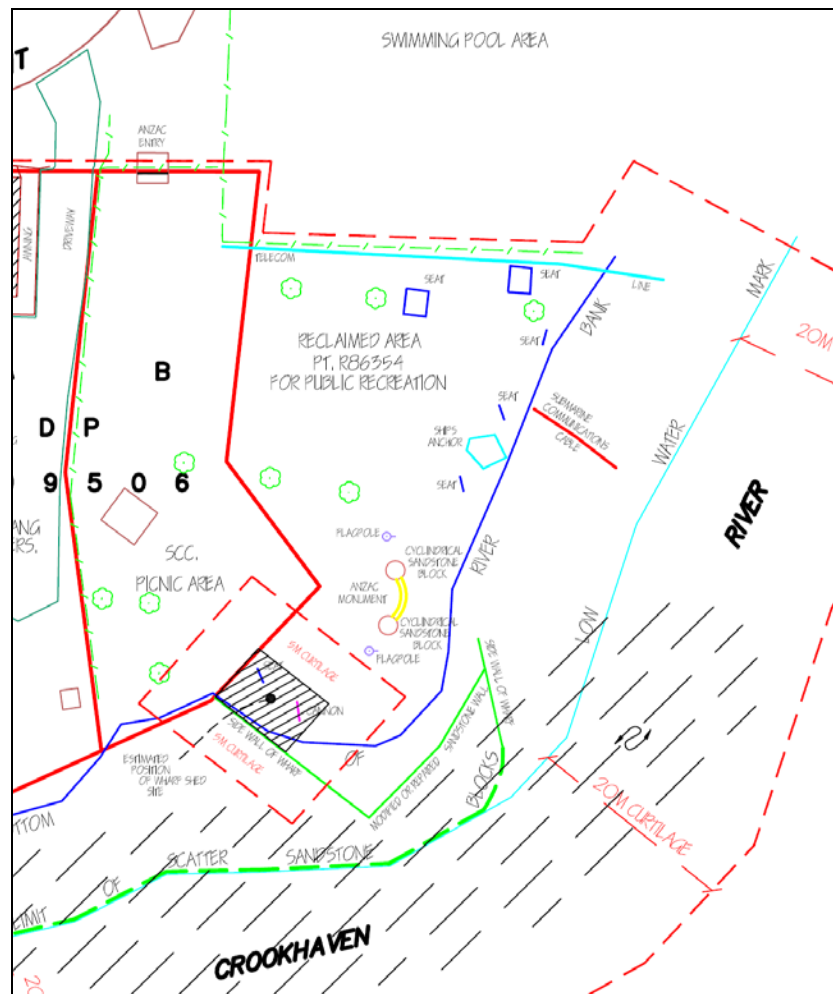


Figure 11. Location of structures in Anzac Park.

4.7 The Swimming Pool

The Greenwell Point Village Pool is located on the Greenwell Point Road end of Crown reserve R86354, between the Fishermen's Wharf and Anzac Park in an area of reclaimed land. It is separated from the rest of the reserve by a chain mesh fence with a public entrance off the Fishermen's Wharf car park and a service gate near the entrance to Anzac Park. Some of the chain mesh fence is covered with shade cloth which acts as a windbreak, provides privacy to pool users and helps trap leaves that might otherwise blow into the pool. There is a narrow strip of land between the fence and the foreshore to the east.

Within the fenced area there is:

- a 25 x 12.5 metre pool,
- a 6 x 5 metre wading pool,
- a building at the public entrance that houses a kiosk, first aid area, office and separate male and female amenities buildings, and
- a building housing plant and store rooms.

A plan of these facilities is shown in Figure 12.

The main pool was built in 1966. The pool shell was assessed in 2005 as being in good condition, the hydraulics in fair condition, plant in good condition and the buildings fair/poor.

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

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

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

- The Royal Life Saving Society Australia's "Guidelines for Safe Pool Operation"

- NSW Department of Health's "Public Swimming Pool and Spa Pool Guidelines"
- NSW Department of Local Government's "Practice Note No. 15 – Water Safety"
- NSW Swimming Pools Act and Regulation
- NSW Public Health Act and Regulations
- NSW Occupational Health and Safety Act and Regulation
- NSW Protection of the Environment Operations Act 1997 (EPA)
- WorkCover licensing of Dangerous Goods
- Shoalhaven City Council policies and procedures

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

The facility is expensive to operate for the following reasons:

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

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

- 842 Adult Entries
- 2008 Child Entries
- 257 Concession Entries
- 511 School Entries

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

Year	Net Cost to Operate (excluding capital expenses)
2004/2005	\$34,316
2003/2004	\$44,299
2002/2003	\$69,997

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

In addition to the operational expenditure there is also capital works expenditure. This includes repairs and replacement of water lines, filtration system, shade structures, pool shell, fences, grounds and associated buildings. \$12,500 was spent recently on installation of a hydraulic access lift for people with disabilities.

Vandalism has been a problem in the past but since the site has been secured with fencing and gates it is less common. Supervision during the hours that pools are open has also greatly reduced the occurrence of unsavoury behaviour.

The pool is visually prominent from the bottom end of Greenwell Point Road and from parts of the surrounding reserve. Some structures are visually intrusive or unpleasant. The action plan and landscape plan includes a number of improvements, including relocating the fence in places to improve appearance and functioning of the surrounding areas and improvements to the appearance of the amenities building and forecourt. It is proposed to use vegetation to screen the pump building from Anzac Park

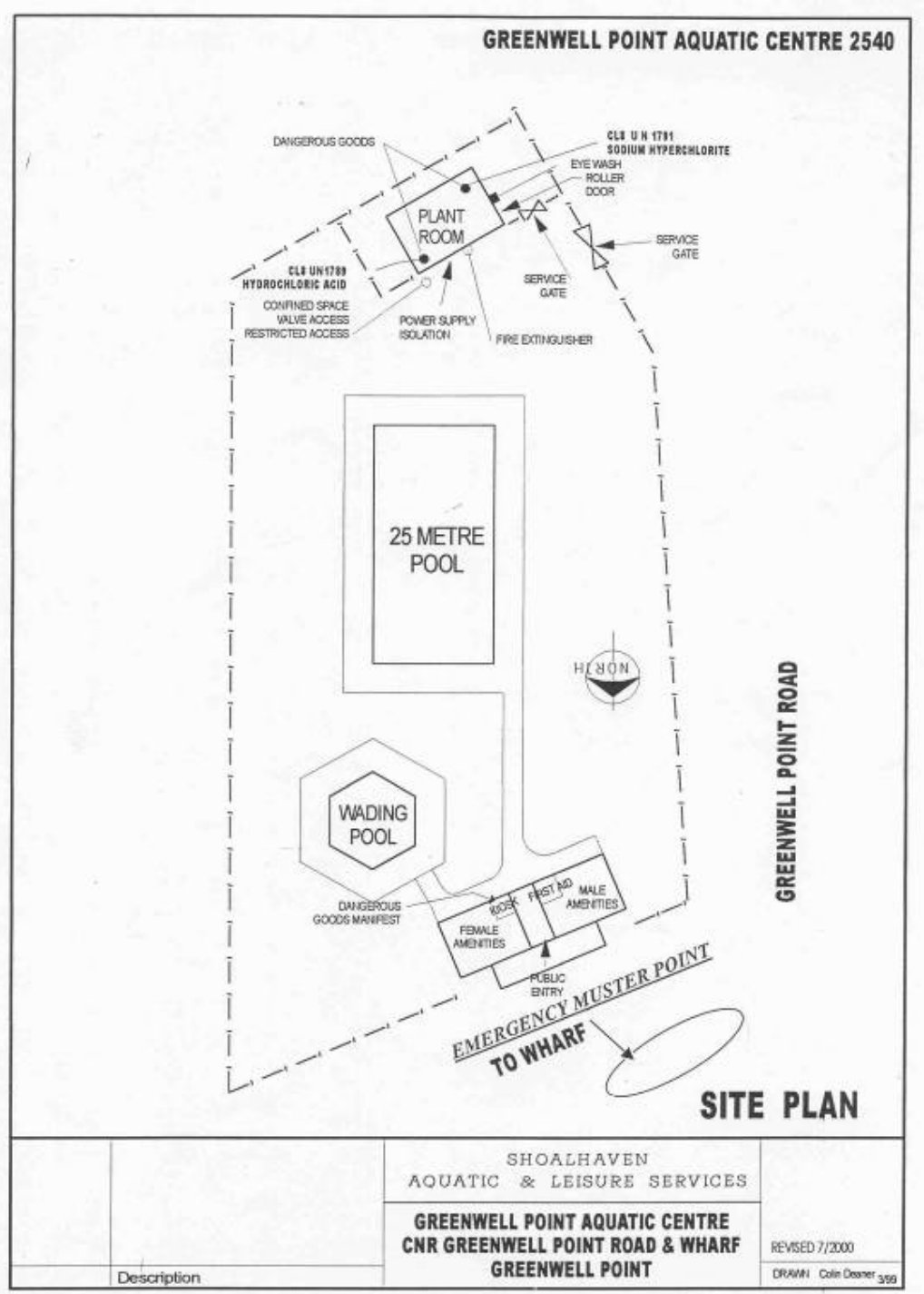


Figure 12. Facilities in the swimming pool area.

4.8 Swimming Pool and Wharves Precinct

The Greenwell Point Fishermen’s Wharf is sited at the end of Greenwell Point Road. This facility consists of two adjoining wharf or jetty structures; the main wharf and an older, smaller wharf (see Figure 13).

The main wharf is on a separate Crown reserve (R180017) for which Council is trust manager. Day to day management has been delegated to a management committee under section 377 of the Local Government Act 1993. This committee is made up from the main wharf users. The wharf is a concrete Tee-head structure with timber mooring piles. The deck is at a high level, has vehicular access and no low level landings. It is used for mooring most of the larger vessels from Greenwell Point commercial fishing fleet, as well as several ocean going charter vessels.

The older wharf is a smaller L-shaped structure on the southern side of the main wharf. It is a gazetted public wharf and is also owned by Council and managed by Council's user committee. The Council wharf has a timber deck on concrete encased timber piles with timber fender piles. The wharf is lower and smaller and used for mooring smaller commercial fishing, charter and recreational fishing vessels.



Figure 13. Greenwell Point Fishermen's Wharf – on the left is the main wharf and on the right the old wharf (from Greenwell Point Waterway Facilities Needs Assessment. Webb, McKeown & Associates Pty Ltd, 2003).

Whilst the management of the wharves themselves is not dealt with in this plan of management, the level of use of the wharves affect the adjacent access road and car park which form an important part of the Greenwell Point Foreshore Reserve. The car park area was redeveloped around 1980 when the main wharf was built. As can be seen in Figure 14, the area is separated into two main units. Some of the structures are on the Greenwell Point Road Reserve and some are on the adjacent Crown reserve. The position of structures has been identified by survey but the boundaries road reserve and Crown reserve in this area have not been.

In the foreground of Figure 14 is the road through to the wharf used by cars, utilities, small trucks and fuel tankers associated with commercial fishing. This is actually within the Greenwell Point Road reserve and there is parking space on both sides of the road. Commercial fishermen use this area from

time to time for measuring and repairing cable and nets. A straight run of 50 fathoms (just over 90 metres) is required for this. The swimming pool entry is also adjacent to this road.



Figure 14. Car park for the pool and wharves.

To the north is a parking area separated by treated pine structures. It is used by people going to the park (picnic area/playground), using the swimming pool, or visiting the wharves for work or recreation.

In the 1990s, consideration was given to expanding the fishing port facilities to the north into the central precinct of the reserve, including fuel and gear storage areas, net repairs and cable drawing areas and fishermen's cooperative building and retail outlet. However, restructuring of the fishing industry and fish marketing in NSW means that this will not be required in the foreseeable future.

Nevertheless, the wharves are very significant items of infrastructure attached to the Greenwell Point Foreshore Reserve. The wharves are used by vessels other than commercial fishing vessels; a number of charter boats operate off the wharves and they also cater for visiting vessels such as the Shoalhaven River cruise boat that is based at Nowra and cruising yachts entering the port from sea.

The current condition of this car park is adequate, although there are some things that should be done to improve the area. These include dealing with

drainage issues, particularly on the southern verge, and repairing or replacing treated pine bollards and barriers. Conflict between trucks and pedestrians, including those entering the swimming pool, could be reduced by redesigning the car park layout, formalising parking bays for pool users, including space for people with disabilities.

4.9 Northern Precinct – the Boat Ramp, Car Parking and Open Space

4.9.1 Open Space

The northern precinct of the reserve is prime waterfront public open space, with some of the best views in the village. However it is in very poor condition (see Figures 15 and 16), the worst of all the precincts in the reserve. Problems associated with uncontrolled vehicle access, lack of grass cover, dust, uneven ground and poor drainage make large parts of the reserve unappealing for many uses. The boat ramp is also in poor condition.

It is proposed that the area be improved as a broad area of higher quality parkland adjacent to the foreshore, providing continuity of the open space through this whole part of the reserve. It is also intended that an improved boat launching ramp and associated car park will be developed, as described in the subsections below. The popular foreshore fishing area on the north eastern point will be protected and improved, as will the eastern beach/shoreline. Proposed erosion control works are described in section 4.12 of this plan.



Figure 15. Northern precinct of the reserve.



Figure 16. Informal roadway and parking area in northern precinct.

4.9.2 Boat Ramp Upgrade

The existing Greenwell Point boat ramp is well sited in terms of access to the river entrance, is surrounded by space to provide parking and public toilet facilities are available within 150 metres. However, the existing concrete plank ramp is failing and does not meet basic boat launching ramp requirements. It is highly exposed to north easterly wind waves, the foreshore is eroding and the ramp is subject to ongoing sand drift problems. The existing ramp slope is also too flat and has inadequate water depth for larger vessels at low tide.

Planning for a new boat launching facility at Greenwell Point involves the following steps:

- strategic overview of all existing facilities and opportunities in the village
- site selection and concept design
- detailed design and approvals
- construction.

To strategically identify appropriate upgrading of boating facilities at Greenwell Point, Council commissioned the Greenwell Point Waterway Facility Needs Assessment (Webb McKeown and Associates, 2003). Amongst other things, it proposed an upgrade to the boat launching facilities at the Greenwell Point Foreshore Reserve, including a new boarding pontoon.

While the overall needs assessment identified an upgraded boat ramp facility within the northern precinct of the reserve, there was uncertainty regarding the precise location for the ramp within this precinct, and the nature of the upgrade. A separate Greenwell Point Boat Ramp Reserve Boat Ramp Upgrade Options Report (WBM Oceanics, 2005) was therefore prepared and examined options to upgrade the ramp in existing position or to relocate the ramp northwards.

The studies entailed review of background information, additional hydrographic survey, follow-up community consultations, monitoring of tidal currents, site investigations and development of concept options.

The preference is to upgrade the boat ramp in its existing location and to stabilise the adjoining shoreline with beach fills and groynes. The key advantage of this option over the more northern option is its complete protection from high tidal currents. Notwithstanding protective elements incorporated into the northern option, the consultants are concerned that the risk posed by the very high tidal currents potentially renders that option hazardous to boating activity. Further mitigation of tidal currents with the northern option would be cost-prohibitive.

Concept designs for the ramp upgrade entail a concrete double ramp, timber jetty, gangway and boarding pontoon, slatted breakwater, holding beach and groyne (Figure 17). Alternative treatments, including replacement of the timber jetty/gangway/pontoon arrangement with a pontoon system that connects directly to the shoreline, such as that recently installed at Greys Beach on the Shoalhaven River, may be considered at detailed design stage. Shoreline stabilisation entails groynes and beach fills.

Council has received a grant from the NSW Government and will contribute matching funds to carry out detailed design and seek approvals for the facility in the 2006/07 financial year.

The cost of building the facility has been estimated at more the half a million dollars. This cost excludes land based improvements including car parks, park furniture, signage etc.

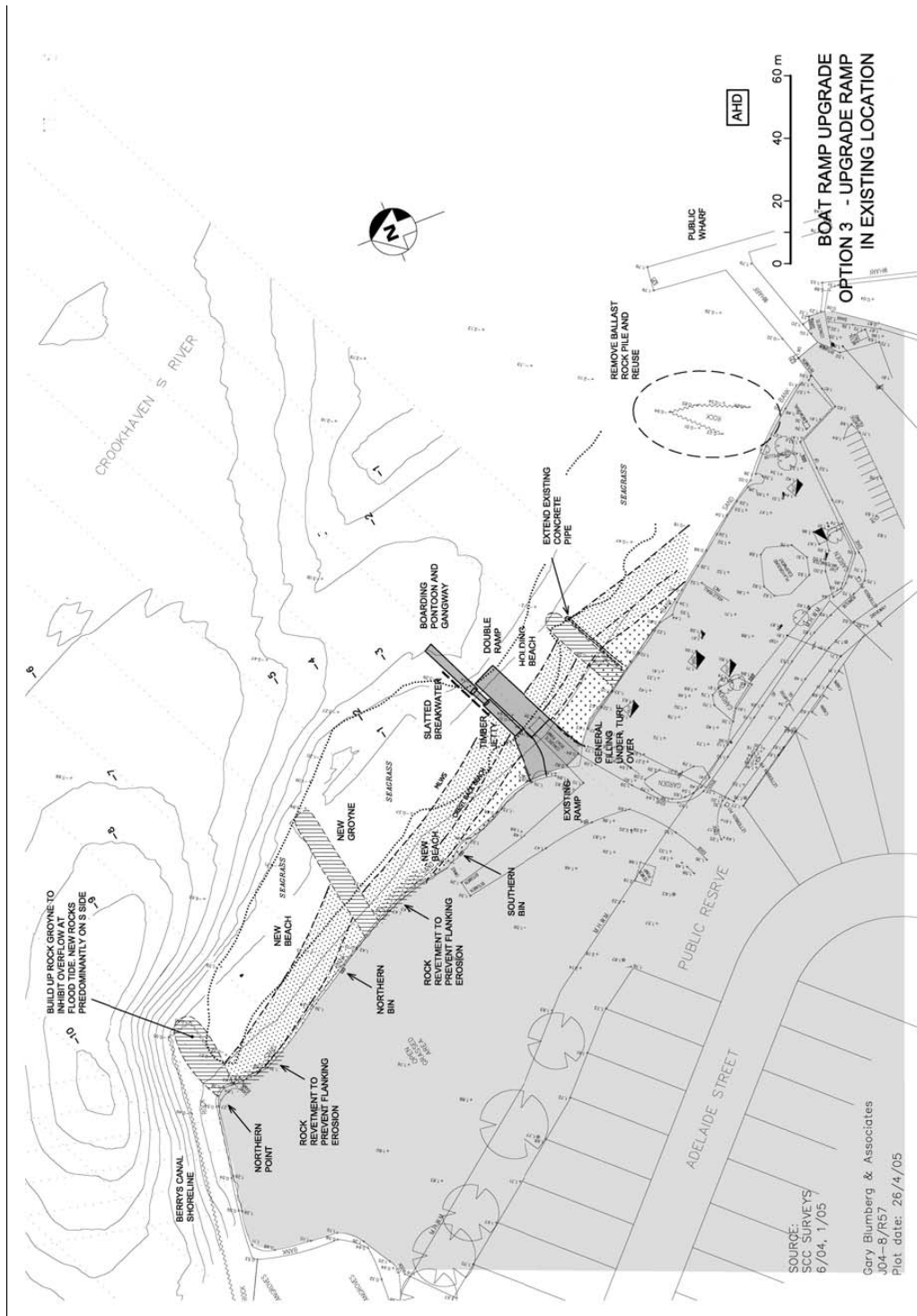


Figure 17. Concept design for the boat ramp upgrade.

4.9.3 Vehicles and Car Parking

At the time of writing this plan, vehicles had unrestricted access to the northern precinct of the reserve. The area is used for parking of cars and trailers near the boat ramp. People also regularly drive to and park near the

north eastern point of the reserve, which is a popular shore-based fishing spot.

Figures 15 and 16 show the informal road and car parking area near the boat ramp. Some road base material has been placed there in the past, but the area is very uneven, with severe pot holing and poor drainage. As can be seen in the photographs, because there is no control over vehicles entering the grassy areas of the reserve there has been significant degradation of the quality of the reserve. All of these problems make the reserve unappealing for other uses, even though it is prime waterfront public open space, with some of the best views in the village. It also leads to impacts on neighbours, such as dust generation and noise from unloaded trailers bouncing around.

There is a need for formalised roadway access and parking to support any upgraded boat ramp. It is understood that up to 30 vehicles and trailers have been counted within the reserve during recent high season periods (Mr Graham Bannister, Greenwell Point Precinct Group, pers comm. cited in the Greenwell Point Boat Ramp Reserve Boat Ramp Upgrade Options Report, 2005). This number could be expected to increase with an upgraded boat launching facility. Having regard to these observations, the formalised parking shown on the landscape plan would provide 32 trailer vehicle spaces which will be adequate for most days of the year.

During peak periods there will be more cars with boat trailers than there are parking spaces available in the car park. However, this is characteristic of boat ramps throughout the coast. With such large changes in the size of the population from off peak to peak periods, Council seeks to provide the best level of service possible within financial constraints, but the cost and impacts on the reserve of building all facilities to a size that would cope with peak demand (but remain largely unused for the major part of the year) would be excessive. An overflow parking area is included in the design, between the sewer pumping station and Adelaide Street. If necessary, people will also park in the surrounding streets.

Formalising the car parking area, and restricting vehicle access to the rest of the reserve to maintenance and service vehicles only, will allow for maintenance of higher quality grass surface and greatly reduce the dust and noise problems that currently exist for neighbouring residents.

To achieve this, those parts of the car park that receive most traffic, such as the central aisle and manoeuvring areas, would need to be sealed. If possible, some areas could be treated so that rain water permeates directly into the ground rather than running off. This could be in the form of grass or gravel in those parts of the parking area over which trailers are parked, but not where vehicles are frequently driven.

Several configurations have been drafted and considered for the proposed new car park associated with the upgrade of the boat ramp. The principles that lead to the design shown on the landscape plan are:

- The community has clearly articulated that they do not want this part of the reserve to be totally turned into car park and roadways.
- Location at the back of the reserve maximise the amount of public adjacent to the foreshore for development as open space/park.
- Car only spaces are provided near northern shoreline which is a place people drive to now.
- Orientation parallel to long axis of reserve minimises disruption to the continuity of the open space area. Orientating the car park as a block across the reserve would create a major barrier to people using the reserve for purposes other than boat launching.
- It allows for a functional manoeuvring, boat preparation and tie down area for the ramp.
- It provides enough trailer spaces for most days of the year.

At a public meeting in October 2005 where draft landscape plans were discussed, concern was expressed by adjoining residents that the proposed car park was too close to their properties, particularly as the boat ramp may be used at any time of day or night. Therefore the plan was redrafted to move the edge of the car park further from private property and also now includes screening plants on the edge of the car park to reduce the impacts of headlights shining into houses.

Consideration has been given to providing “drive through” trailer parking spaces. A drive through configuration is easier to use and can therefore reduce congestion and queuing for parking in peak periods while people undertake reversing manoeuvres. However, the need to provide turning space on both sides of a drive through parking space would result in an increase in the overall size of the parking area, an increase in the proportion of the car park that would need to be sealed and/or a reduction in the number of spaces provided. The final layout of the car park will be determined in the detailed design work for the new boat ramp.

4.10 Public Toilets

It has been indicated that there are not enough toilets in the reserve and incidents have been described involving people urinating in inappropriate places.

There are three public toilet facilities at Greenwell Point (Figure 18). One is in the Greenwell Point Foreshore Reserve, near the swimming pool and Fishermen’s Wharf. The other two are near the sports fields on the corner of Green and South Streets and a single toilet associated with the Council owned slipway in Shaws Creek at the end of West Street. Neither of these two latter facilities services the users of the Greenwell Point Foreshore Reserve to any great extent.

The public toilets in the reserve are attached to the swimming pool amenities block at the Fishermen’s Wharf car park. They contain separate male, female and disabled sections that are accessible from outside the pool and are open

24 hours every day of the year. There are additional amenities in the same building that are accessible from inside the pool area when it is open.

Council seeks to provide the best level of service possible within financial constraints, but it would be excessive to have three or four separate amenities blocks scattered through the reserve. The toilets near the pool are centrally located in the busiest part of the reserve. It is about 100 metres from Anzac Park and 150 metres from the boat ramp to the toilets.

It is recommended that consideration be given to providing a new toilet in the northern part of the reserve. People returning from trips on boats commonly need access to toilets. Two possible locations are included on the landscape plan. To minimise visual impacts, either option would require careful building design and screening. Putting a new toilet near the sewer pumping station adjacent to the existing boat ramp access road (option 1) may result in some cost savings by shortening the amount of pipe work required. There would need to be some redesign of the road and car park layout around the toilet to provide parking spaces for people, including people with disabilities, to stop and use the facility. This location is, however, relatively close to the existing toilet (about 160 metres), and does not therefore maximise servicing of the rest of the reserve. Placing a new toilet further north (option 2) would better service the northern part of the reserve but would be further from the boat ramp itself. The location of an additional toilet will be incorporated into the detailed design for the new boat ramp and car park.

information and advising of the penalties under the legislation. Attempts will also be made to raise community awareness through the media to publicise the scale of the problem in some localities.

In locations where Council has identified ongoing and/or significant unauthorised removal of vegetation, the Foreshore Reserves Policy states that Council will act to identify the offenders to remediate/rehabilitate the damaged area. Council will also consider installation of signage or pursue other measures deemed appropriate. In such instances it is proposed to report the circumstances and extent of damage to appropriate committees of Council for guidance and direction on action to be taken.

In the redevelopment of the reserve there will be an emphasis on "sustainable foreshore management." Foreshore stabilisation works will include the use of native saltmarsh plant assemblages in combination with hard engineering methods. Remnant and emerging native vegetation assemblages will be protected, enhanced and re-established where appropriate during the landscaping phase. Environmental and heritage interpretive signage will be developed and included in the landscape installations. Boat storage rails will be provided in the reserve and will be freely available for use by the community.

4.12 Foreshore erosion

Bank erosion is an ongoing, natural process which, over thousands of years, has been a major force in shaping the landscape as we see it today. However, in developed areas such as Greenwell Point, erosion is causing a loss of public open space and infrastructure, mobilising sediments that are damaging aquatic ecosystems, adversely affecting human use of the waterways and, if left unchecked, would threaten private structures.

Erosion can be made worse by some of our actions. Some of the most rapidly eroding sections of shore line are in reclaimed areas that use to be part of the estuary but have been turned into parkland by filling with material dredged from the waterway. Also, changes to flow directions and velocities can be brought about by dredging or channel diversion. The construction of foreshore protection in one location can lead to increased erosion at other locations.

Erosion of foreshores has been an increasing problem for decades; virtually all the waterfront perimeter of Greenwell Point shows damage of some kind. The construction of seawalls and groynes along much of the foreshores (for example see Figure 19) indicates that bank erosion has been a problem in the past. In some areas erosion remains quite active, particularly the northern part of the Greenwell Point Boat Ramp Reserve and areas south of the Fishermen's Wharf.

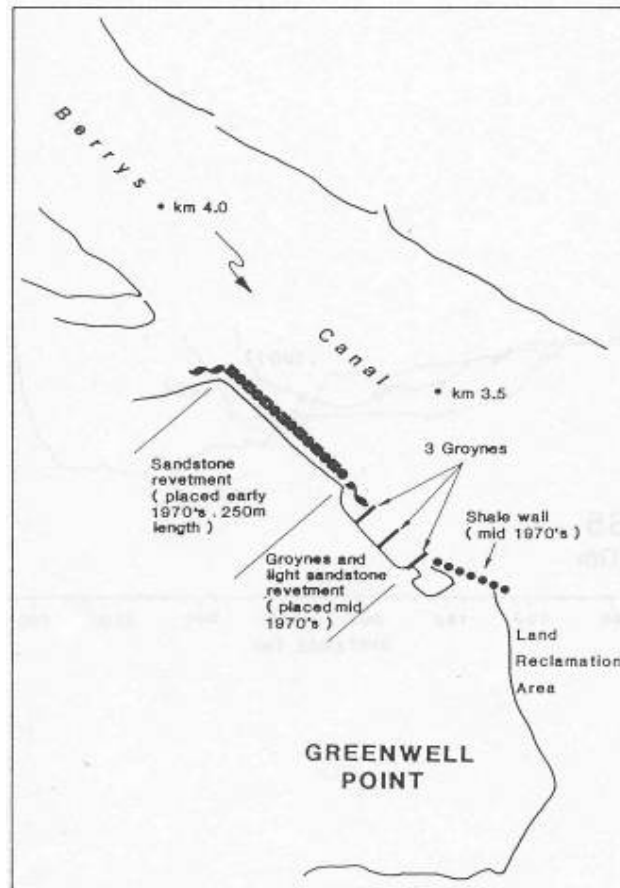


Figure 19. Some past erosion protection works in the Adelaide Street Precinct that are failing and were being repaired at the time this plan was being written.

Some unprotected, eroding sections require immediate attention. In other areas, existing protection works are haphazard, untidy, potentially unsafe and/or not fully effective. At a minimum some repairs and 'making good' are required.

Attempts to arrest the erosion by piecemeal works have only been partly successful. Therefore studies have been undertaken to properly assess and understand the dynamics of the whole estuarine system around Greenwell Point. The Greenwell Point Bank Management Plan (Webb McKeown and Associates, 2004) was commissioned by Council to assess the current and possible future management needs of the area. The plan examined the role of the following in bank erosion:

- thalweg¹ migration and foreshore recession rates,
- flood dynamics,
- tidal dynamics,
- entrance coastal processes,

¹ the thalweg is the middle of the main navigable channel of the waterway

- boat wash,
- wind waves, and
- seepage.

The Greenwell Point Bank Management Plan (2004) made recommendations for treatment of the foreshores. Subsequently, WBM Oceanics Australia was engaged to develop detailed designs and technical specifications for the works. Environmental assessments have been completed and development consent has been obtained. Permits from have been obtained from NSW Department of Primary Industries for dredging, reclamation and harming of marine vegetation. Application was made for a permit from the NSW Heritage Office for work that would protect the Coolangatta Estate Sandstone Wharf from further erosion. The NSW Heritage Office indicated that a permit would not be granted for works that would disturb any of the relics (sandstone blocks) associated with the wharf without further detailed study by a maritime archaeology specialist and archaeological monitoring of the works.

At the time this plan was being written, work was commencing on major renewal of the groynes and other foreshore protection works on the section of shoreline between Albert Avenue and the small mangrove area to the southeast with Council and NSW Government Estuary Program funds. Other areas will be dealt with progressively as funding is available. Additional funding has been included in Council's three year capital works program and grant funding will also be sought to complete the extensive works.

Although the primary objective of the works is foreshore stabilisation, at the same time improvements will be made to recreational amenity. This will be achieved by installation of fishing platforms, steps to beaches, and a dinghy skid (in the Adelaide Street Precinct).

4.13 Road on reserve

The section of sealed road shown in Figure 20 between Greenwell Point Road and Adelaide Street is on the public reserve. The land is classified under the Local Government Act 1993 as community land and categorised as park.

The road forms an important circulation route in the village, i.e., it is an important part of the local road network. It distributes traffic not only to the reserve (including the boat ramp) but also to other streets, and from the Adelaide Street direction, provides access to the Fishermen's Wharf, public swimming pool, Anzac Park and Greenwell Point Road. Buses use the road on their regular routes.

This use is not consistent with the objectives of the Local Government Act for land categorised as park. The option exists to restrict traffic access and develop the park fully to meet the recreational needs of residents and visitors, but this would cause problems for traffic movement in the village. The issue was considered at the community workshop held at Greenwell Point Hall in March 2004. Subsequently, in April 2004, a petition was presented to Council containing approximately 230 signatures from residents of Greenwell Point requesting dedication of the road.

As a result of the community consultation, it is proposed to dedicate the road as a public road under section 10 of the Roads Act 1993. The benefits of this include that it provides greater certainty for traffic planners that the road will remain part of the local road network and it provides greater authority for dealing with traffic and parking management.

Section 47F of the Local Government Act 1993 states that community land may not be dedicated as a public road under section 10 of the Roads Act 1993 unless:

- a) the road is necessary to facilitate enjoyment of the area of community land on which the road is to be constructed or of any facility on that land, and
- b) the council has considered means of access other than public road access to facilitate that enjoyment, and
- c) there is a plan of management applying only to the land concerned and provision of the public road is expressly authorised in the plan of management.

It cannot be argued that the road is necessary to facilitate enjoyment of the reserve because there are alternative access points. Therefore the road cannot be dedicated without additional administrative steps. It is proposed that the area of land occupied by the road be reclassified as operational land under the Local Government Act, subdivided from the parcel of land that forms the reserve and then dedicated as a public road. The approximate area is shown on Figure 21. Just to the south of the area referred to above, the alignment of the road reserve for Greenwell Point Road also needs to be reviewed at the same time as dedication of the proposed new road.



Figure 20. Road on the reserve. View northward with wharf car park out of view on right.



Figure 21. Approximate area to be dedicated as road, outlined by red dotted line.

4.14 Land Use Zoning & Tenure

Current land use zoning is shown in Figure 22. The land use zones that apply to the reserve are as follows:

- Zone No. 2 (d) (Residential “D” Zone). The objectives are to identify land for tourist infrastructure and to encourage tourist accommodation facilities and other compatible residential uses and recreation.
- Zone No. 5 (a) (Special Uses – Waterfront Purposes). The objectives are to identify land for certain community facilities (in this case waterfront purposes) and services including areas for off-street parking in private ownership.
- Zone No. 6 (a) (Open Space – Recreation “A” (Existing) Zone). The objectives are to identify land where existing recreation facilities for the general use of the community are provided.

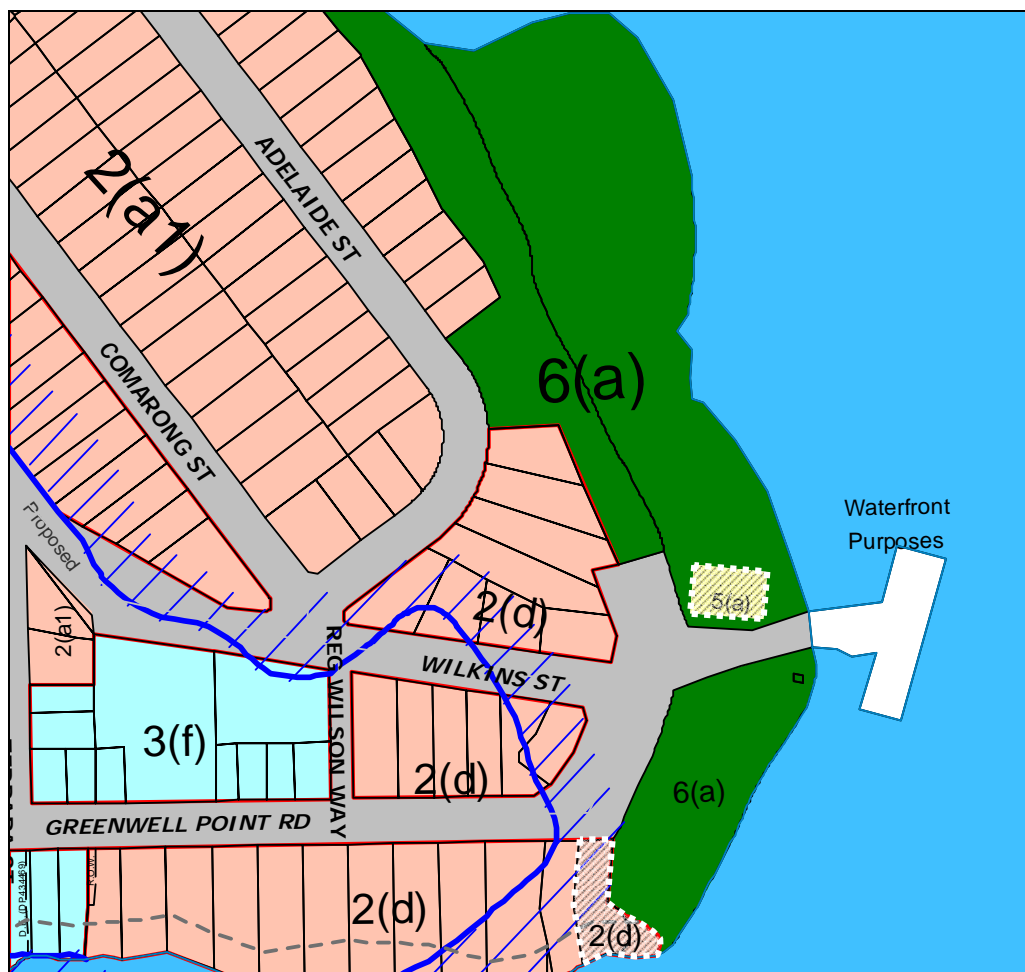


Figure 22. Land use zoning from Shoalhaven Local Environmental Plan 1985. The two areas outlined by dotted white line and crosshatched should be considered for rezoning to 6(a) when the LEP is reviewed.

Some parts of the parklands covered by this plan of management are zoned inappropriately in Council’s Local Environmental Plan because their preferred

use has changed since that plan was made in 1985. There are two areas that should be rezoned to 6 (a) (Open Space – Recreation “A” (Existing) Zone), which is the zoning applied to most of the reserve, or an equivalent zone under the revised planning system, such as a Local Open Space –Public zone. The two areas are:

- the land near the Fishermen’s Wharf Station Road land which, at the time of writing, was zoned 5 (a) – Waterfront Purposes in the expectation that the Fishermen’s Co-op would relocate there from Nowra (this proposal is no longer current) and
- the residential 2 (d) zoned lot which is Anzac Park.

These zonings are inappropriately restrictive for land that is owned by Council for community uses as part of the foreshore reserve. At the time this plan of management was being written, Shoalhaven City Council, along with most other coastal councils, was required to review its Local Environmental Plan within three years from a date to be determined to bring it into line with new planning laws and guidelines. It is appropriate to consider rezoning the parcels of land at the time of the overall review.

Figure 23 shows a small area of land (14.7 sq m) near the Greenwell Point Wharf was removed from the Crown reserve in 1983 (NSW Government Gazette 19 August 1983). It was occupied by an underground fuel tank under a licence (PO). This licence was revoked in January 1995 following removal of the tanks and clean-up of the site. It is recommended that action be taken to add the area back to the reserve.

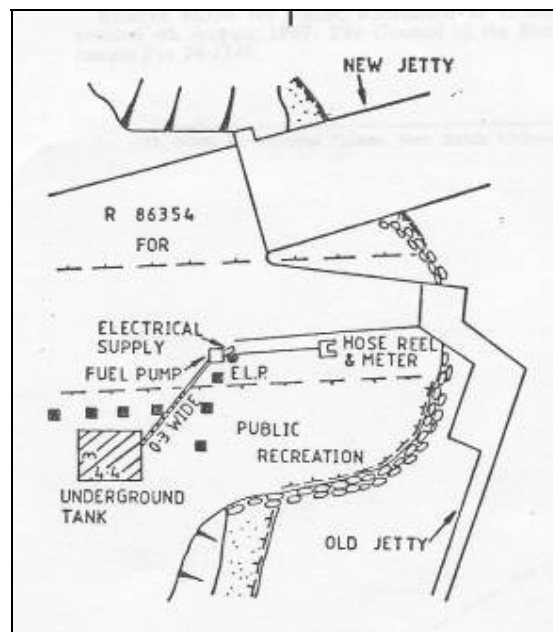


Figure 23. Hatching shows area of land that was removed from Crown reserve 86354 in 1983.

4.15 Dogs & Horses

A citywide review of access areas for dogs was undertaken by Shoalhaven City Council in 2005. Greenwell Point Foreshore Reserve is neither a dog prohibited area nor an off leash area. Throughout the Shoalhaven, dogs are prohibited:

- Within 10 metres of any children's playing apparatus or food preparation/consumption areas in public areas. This does not apply if the food preparation/consumption area is a public thoroughfare and where a 10metre separation distance is not possible.
- Within the grounds of any child care centre or school without the approval of the person in charge.
- Within 200m of identified shorebird nesting sites.
- Within 200m of 'flagged' beach patrolled areas subject to site specifications for access.
- Within all Council owned/operated swimming pool complexes.

Outside Council's off-leash and dog prohibited areas, a dog may be taken onto any Council managed reserve or public place providing it is kept on-leash. This restriction does not apply to police dogs or dogs used to assist people with disabilities.

Council has resolved that requests from towns and villages for review of dog off leash areas will be considered by Council as they are submitted from appointed Principal Consultative Bodies (Greenwell Point "Get to the Point" Programme). Therefore, if, as part of some future review, it is considered that part of this reserve should be included as an off-leash or dog prohibited area, then there is nothing in this plan of management that would prevent it.

There are some dog owners that do not comply with the requirement to keep their dog on a leash when in the reserve. Council will ensure that signs clearly indicating that dogs are to be on-leash are maintained at appropriate locations in the reserve. Council's rangers will patrol the area from time to time and, when necessary, either attempt to educate dog owners or issue on the spot fines. Council will continue to undertake Citywide community education on the rules that apply to dogs in public places, in the interests of promoting responsible pet ownership.

The issue of dog faeces being left in the reserve, including on the beaches, is a concern to many members of the community. Not only is this unpleasant, it is an environmental and health hazard, particularly for children. It is an offence not to remove the faeces when your dog defecates in a public place. Council has considered the option of providing bags and special bins in reserves for pet owners to use, but it is not feasible in an area that has as many reserves as the Shoalhaven. Owners are expected to carry their own bags and/or implements for collecting faeces. Council will continue to undertake community education on this issue.

Over the years, Council has received numerous complaints in relation to the use of reserves by horse riders. The use of the Greenwell Point Foreshore

Reserve for equestrian events or for grazing of horses is not considered appropriate. Riding horses through the reserve can also be problematic for example because of the risk of injury or frightening of other reserve users, and the deposition of horse dung. To avoid reserve user conflict and ground surface damage, Council has erected Prohibited Horse Area signage at most sports fields and high use reserves, including the Greenwell Point Foreshore Reserve.

4.16 Commercial Use Opportunities

Currently commercial use of the reserve involves the following:

- There is a small kiosk operated by Council in the pool area. It sells a small range pre-packaged foods and drinks as a service to pool users.
- A boat hire operator uses the boat ramp for launch and retrieval of dinghies.
- There is use of the central precinct car park by patrons and operators of charter boats and commercial fishing boats at the Fishermen's Wharf. The level of this commercial use of the car park will need to be monitored to identify impacts on other uses.

From time to time, Council is approached by individuals or groups to allow commercial activities on land that it manages. The following discussion will help guide decisions, if, at some time in the future, such a request is made for the Greenwell Point Foreshore Reserve.

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

A license or lease would be negotiated with any community facility hirer and any proposed new commercial lease of the Crown reserve would require approval of the Minister administering the Crown Lands Act. The NSW Government's current Policy on Food and Beverage Outlets on Crown Reserves sets out the types of such outlets that might be suitable for establishment on reserves.

Any commercial facility on Crown land must be consistent with the reservation of public recreation and provide a service to the users of the reserve. On Council owned community land it must comply with the provisions of the Local Government Act.

Potential commercial use opportunities may include small scale food and beverage outlets or other outlets, such as rental or sale of beach equipment, bait, etc. Such commercial enterprises may also be beneficial to the management of the reserve in that operators may be able to assist in the maintenance of portions of the site. Any offers of a licence for such uses should be subject to competitive processes such as a call for expressions of interest.

It would be inappropriate for additional large or visually intrusive buildings to form the basis of such a use. It is important to note that Council has considered proposals for commercial activities on the reserve in the past and these have not proceeded. It had been proposed that the Fishermen's Co-Op relocate from Nowra to Greenwell Point. In the early 1990s, Council also considered the development of a seafood retail outlet. It was considered to be an inappropriate use of limited public open space at this locality. Both cooked and fresh fish outlets, boat hire operations and bait supplies are developed and operated successfully on private land in a number of locations in the village.

4.17 Native Title

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

Sufficient evidence was not available at the time of writing this plan to determine that any native title interest in the land has been extinguished. It is the responsibility of the Trust to ensure that, prior to any public works being undertaken in accordance with this Plan of Management, notifications be made as required by section 24JB of the Commonwealth Native Title Act 1993. The notifications must be prepared in accordance with section 8 of the Native Title (Notices) Determination 1998.

At the time of writing this plan, the reserve was not the subject of a Native Title Claim under Commonwealth legislation, nor was it the subject of an Aboriginal Land Claim under NSW legislation.

Section 5 *Development Concepts and Action Plan*

This section of the plan sets out the way in which Council proposes to develop and manage the reserve in the future. Works have been devised to improve the reserve, to repair past damage and to prevent further degradation of the reserve. Design detail may take inspiration from the surrounding natural and estuarine environment, maritime industry, or from local history or events.

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

To provide a visual indication of how the reserve will be developed, a Landscape Master Plan has been prepared. The Action Plan and Landscape Master Plan should be viewed in conjunction with one another.

The Landscape Master Plan cannot at this stage show the final, precise detail of how the reserve will be developed, but forms the basis from which detailed design and construction can proceed. The precise locations of facilities such as pathways, barbecues and seats and the final appearance and design features of these and other structures will not necessarily be exactly as shown on the concept plan.

Redevelopment of the reserve will take place progressively over several years. Some funds are available for works in the 2005/2006 financial year. To develop the reserve fully will require funds above and beyond what is foreshadowed in Council's current forward program. Some items will therefore be long term redevelopment options that would be carried out when existing infrastructure is failing and in need of replacement, or through receipt of grant funds or commercial or community contributions..

<i>Objective 1. To develop and maintain Greenwell Point Foreshore Reserve as an Icon Park, in order to enhance local residents' and visitors' recreational experiences in the reserve and to aid enjoyment of the Crookhaven estuary and its surroundings.</i>	
<i>Strategy</i>	<i>Action</i>
1.1 Provide high quality and adequate park facilities and landscape elements	1.1.1 Develop a thematic palette of colours, shades and styles for park furniture that is consistently used throughout the reserve
	1.1.2 Develop thematic visual hierarchy of signs, including directional, locational, interpretive and entryway signs
1.2 Maintain the reserve to appropriate standards	1.2.1 In Council's Open Space Maintenance Agreement, recategorise the reserve from District to Icon
1.3 Reduce impacts from intensive uses of the reserve	1.3.1 Prohibit uses that would lead to unacceptable degradation of grass by shading, compaction, or overuse
	1.3.2 Where necessary treat high use areas with appropriate surfacing
	1.3.3 Create and maintain areas in Greenwell Point Foreshore Reserve with high quality grass cover
	1.3.4 Decompact soil to assist water infiltration and otherwise treat soils as required
	1.3.5 Level uneven areas and re-establish bare patches
	1.3.6 Restrict activities in the repaired areas until grass is well-established
	1.3.7 Repair poor drainage beside Fishermen's Wharf access road and retain cable drawing area there for commercial fishers
	1.3.8 Ensure that rehabilitation requirements of temporary licences, if any are granted, are strictly enforced
	1.3.9 Provide a dinghy skid in the Adelaide Street Precinct
1.4 Ensure appropriate zoning and tenure of land	1.4.1 For that section of road between the Fishermen's Wharf car park entry and Adelaide Street: <ul style="list-style-type: none"> • reclassify as operational • subdivide from reserve • dedicate as public road

<i>Objective 1. To develop and maintain Greenwell Point Foreshore Reserve as an Icon Park, in order to enhance local residents' and visitors' recreational experiences in the reserve and to aid enjoyment of the Crookhaven estuary and its surroundings.</i>	
<i>Strategy</i>	<i>Action</i>
	1.3.2 At the time of the next citywide LEP review, consider rezoning to 6(a) both the 2(d) zoned land in Anzac Park and the 5(a) zoned land near the Fishermen's Wharf
	1.3.3 Consider reclassifying Lot B DP 399506 (Anzac Park) from operational to community land
	1.3.4 Add back to Crown reserve R86354 the land near the Fishermen's Wharf that was removed from the reserve in 1983 for an underground fuel tank

<i><u>Objective 2.</u> To provide for a range of recreational activities and ancillary uses of the reserve and to balance potentially competing uses.</i>	
<i>Strategy</i>	<i>Action</i>
2.1 Provide cycle/pedestrian links for movement within the parks and to service movement to and from nearby centres of activity, including the business area, residential areas, the wharves and the pool.	2.1.1 Construct a combine cycleway/footpath along the foreshore from Anzac Park in the south to Church Street in the north
	2.1.2 Connect the Church Street end of the route into the proposed on road cycleway on Adelaide Street
	2.1.3 Construct safe paths linking car parking areas, main cycleway/footpath, picnic areas, playground, pool, toilets, wharves, boat ramp and surrounding streets
	2.1.4 Upgrade appropriate informal accessways to the foreshores
	2.1.5 Provide structures such as raised thresholds or kerb blisters to assist people crossing into the reserve at Greenwell Point Road or crossing internal roads
	2.1.6 Consider reconfiguration of the car parking area if use of the wharves changes significantly in the future
2.2 Develop the northern precinct of the reserve into a broad area of higher quality parkland adjacent to the foreshore	2.2.1 Provide well spaced gardens, shade trees and picnic facilities
	2.2.2 Provide a designated car and trailer parking area on the western part of this precinct and an overflow parking area between the sewer pumping station and Adelaide Street
	2.2.3 Prevent vehicles from driving on the northern and eastern parts of this precinct
	2.2.4 Repair damage to ground surface

<i>Objective 2. To provide for a range of recreational activities and ancillary uses of the reserve and to balance potentially competing uses.</i>	
<i>Strategy</i>	<i>Action</i>
	2.2.5 Revegetate foreshore in mangrove area
	2.2.6 Provide a new public toilet in the northern precinct of the reserve
2.3 Provide for access to foreshore fishing areas	2.3.1 Install accessways to appropriate parts of foreshore
	2.3.2 Install fishing platforms at appropriate parts of foreshore
2.4 Upgrade the boat ramp at its existing location	2.4.1 Carry out detailed design for ramp and associated structures
	2.4.2 Seek approvals for facility
	2.4.3 Seek funding for construction of ramp and associated structures
2.5 Allow for the establishment of small scale commercial uses at Greenwell Point Foreshore Reserve that are compatible with recreational user needs and increase user enjoyment of the reserve	2.5.1 Ensure that any potential outlet meets Council policy on commercial use of community facilities and the requirements of the Crown reserve Food and Beverage policy and the relevant Council and NSW Government approvals and permits
	2.5.2 Do not approve commercial activities within the reserve if they restrict public access or involve building of large or permanent structures
	2.5.3 Encourage any future commercial user to take on reserve management responsibilities in the vicinity of their premises; responsibilities could include general maintenance, funding for festival activities and contribution towards the establishment of recreation facilities in return for operating at Greenwell Point Foreshore Reserve
	2.5.4 Where appropriate, call for expressions of interest for potential commercial uses of the reserve
	2.5.5 Monitor the level of commercial use of the car park near the wharves to identify impacts on other uses

<i>Objective 3. To protect and enhance the visual character of the reserve.</i>	
<i>Strategy</i>	<i>Action</i>
3.1 Provide for a unique visual character, with some consistency of elements through the reserve	3.1.1 Develop thematic visual hierarchy of signs, including directional, locational, interpretive and entryway signs
	3.1.2 Develop a thematic palette of colours, shades and styles for park furniture that is consistently used throughout the reserve
3.2 Protect and enhance views and vistas	3.2.1 Ensure that plantings and structures in reserve help frame views
	3.2.2 When planting shade trees, use species that have clean trunks and tall crowns
	3.2.3 Where necessary use low-growing understorey plantings
	3.2.4 Educate park users and neighbours about the fact that there may be a period when some views are affected as young trees grow upward through the view line, but once the trees reach a height where their crown is above the view line then their crowns and clean trunks will frame and enhance the views
	3.2.5 Provide seating and viewing areas that take advantage of the views
	3.2.6 Provide screening plants on western edge of the proposed boat ramp car park
	3.2.7 Ensure design and need for screening are considered to reduce visual impact of proposed new toilet block
3.3 Ensure that the reserve presents well from that section of road between Adelaide Street and Greenwell Point Road	3.3.1 Extend consistent landscape designs from reserve into surrounding streets
	3.3.2 Provide entry way structures at Anzac Park, Fishermen's Wharf and boat ramp entryways
	3.3.3 Improve the Anzac Park entry area by separation of adjoining private driveway and improvement of pool service entry

<i>Objective 3. To protect and enhance the visual character of the reserve.</i>	
<i>Strategy</i>	<i>Action</i>
	3.3.4 Improve appearance of pool fence including the south western corner just inside Anzac Park
	3.3.5 Embellish planting to screen pool plant room from Anzac Park
	3.3.6 Refurbish and upgrade façade of pool amenities building and forecourt
	3.3.7 Repair or replace treated pine bollards and barriers at Fishermen's Wharf car park

<i><u>Objective 4.</u> To protect and enhance the natural values of the reserve and to incorporate principles of ecologically sustainable development into design and management solutions.</i>	
<i>Strategy</i>	<i>Action</i>
4.1 Protect and enhance remnant and regrowth native vegetation in the reserve	4.1.1 Include the use of native saltmarsh plant assemblages in foreshore stabilisation works
	4.1.2 Provide boat storage rails in the reserve
	4.1.3 Undertake education and enforcement activities to reduce unauthorised vegetation removal
4.2 Provide visitors to the reserve with opportunities to understand the nature of the place	4.2.1 Include visually unobtrusive interpretive information at appropriate points in the reserve

















<i>Objective 5. To protect and interpret the cultural heritage values of the reserve.</i>	
<i>Strategy</i>	<i>Action</i>
5.1 Retain Anzac Park in form suitable for Anzac Day ceremonies	5.1.1 Discuss options for renovation of the war memorial with RSL representatives
	5.1.2 Retain adequate open space in the park for the large crowds that attend the service
5.2 Protect the Coolangatta Estate Sandstone Wharf	5.2.1 Carry out appropriate erosion protection works to prevent further loss of the structure into the estuary
	5.2.2 Ensure works are monitored by a maritime archaeologist
	5.2.3 In the longer term, consider adaptive reuse of the wharf by addition of a new public wharf
5.3 Provide opportunities for people to easily interpret the original form of the Coolangatta Estate Sandstone Wharf, the origin of the other heritage items and to distinguish the separate function of the war memorial	5.3.1 Renovate the plaques that located on the war memorial that present local historical material
	5.3.2 Include interpretive information at appropriate points along promenade and in town park area
	5.3.3 Include interpretive information close to each heritage item explaining its origin and significance
5.4 Consider native title when proposing public works	5.4.1 Prior to public works being undertaken, make notifications as required by section 24JB of the Commonwealth Native Title Act 1993

<i>Objective 6. To minimise physical and health risks to users of the reserve.</i>	
<i>Strategy</i>	<i>Action</i>
6.1 Reduce antisocial behaviour in the reserve and provide a safe environment	6.1.1 Introduce a night time ban on alcohol possession or consumption in the reserve (8pm to 8am)
6.2 Increase shade in appropriate parts of the reserve.	6.2.1 Construct shelters
	6.2.2 Establish shade trees
6.3 Ensure risks associated with trees are minimised	6.3.1 Implement Whole of Life approach for existing and newly planted trees as described in Council's Tree Management Policy
6.4 Ensure risks associated with children's playground areas are minimised	6.4.1 Construct/install playground equipment that complies with Australian Standards
	6.4.2 Include loose material, eg, sand and/or mulch, as safe-fall
6.5 Ensure that facilities in the parks cater for different users, including people with disabilities	6.5.1 In the detailed design stages for this plan, ensure that the design principles included in section 7 of the Shoalhaven Pedestrian Access and Mobility Plan (PAMP)
	6.5.2 Ensure that design of park facilities takes into account the provisions of the Shoalhaven Disability Action Plan
	6.5.3 Provide parking spaces and kerb ramps for people with disabilities, as per council's car parking code
	6.5.4 Provide a wharf/pontoon facility at the upgraded boat ramp that is suitable for people with disabilities
6.6 Reduce risks associated with foreshore erosion hazards	6.6.1 Progressively stabilise eroding foreshores by installation of groynes, rock protection and other appropriate structures or methods
	6.6.2 Ensure ground behind foreshore erosion protection is level with no hidden cavities
	6.6.3 Provide safe accessways to appropriate foreshore areas
	6.6.4 Relocate eastern pool fence to increase width between pool and foreshore, to accommodate path/cycleway

<i>Objective 6. To minimise physical and health risks to users of the reserve.</i>	
<i>Strategy</i>	<i>Action</i>
6.7 Warn visitors to the reserve of potential hazards	6.7.1 Maintain appropriate signs at park entryways and appropriate locations throughout the reserve
6.8 Reduce risks associated with dogs and horses in the reserve	6.8.1 Maintain appropriate signs at reserve entryways to indicate that horses are not permitted in reserve and dogs must be on leash
	6.8.2 Continue to educate dog owners and horse owners of responsible pet ownership, including information on offleash, onleash and dog prohibited areas and requirements regarding faeces
	6.8.3 Undertake Council ranger patrols of the area from time to time.
6.9 Ensure swimming pool is safe to use	6.9.1 Operate the pool in accordance with "Shoalhaven Aquatics Centre Operations and Procedures Manual"



LEGEND

-  **EXISTING TREES**
Existing trees to be retained.
-  **TREES TO BE REMOVED**
Existing trees to be removed and replaced. Subject to detailed design.
-  **FEATURE MEMORIAL TREES**
Feature trees to be planted in avenue planting.
-  **PROPOSED STREET AND OPEN SPACE TREES**
Proposed new and replacement trees. Refer to indicative planting schedule.
-  **PROPOSED OPEN SPACE FEATURE TREE**
Proposed trees to be planted along Crookhaven River Reserve. Refer to indicative planting schedule.
-  **GARDEN BEDS**
Proposed shade planting of groundcovers and low shrubs in mulch. Timber edge where planting area adjoins turf.
-  **TURF AREAS WITH TIMBER EDGE**
Buffalo turf to open space areas and road verge where required. Timber edge where turf adjoins planting bed.
-  **FORESHORE REVEGETATION**
Native revegetation and weed control.
-  **MAIN ROAD TREATMENT**
Proposed coloured bitumen to key areas along Greenwell Point Road. Colour: TBA.
-  **EXISTING FOOTPATH SYSTEM**
Existing footpath system to be retained and improved.
-  **PROPOSED FOOTPATH SYSTEM**
Coloured concrete footpath system. 1200mm wide to road edge where required. 2500mm wide to foreshore areas.
-  **PAVED AREAS**
Coloured sawcut concrete with feature cobble/pebble edge. Colour: Sandstone Hooped/Light Sandstone Concrete.
-  **BOLLARDS**
Proposed bollards @ 1600mm centres. Type: To match bollards of existing planted areas.
-  **SEATS**
Proposed seats.
-  **PERGOLA SHELTER STRUCTURE**
Proposed shelter to match existing.
-  **BUS SHELTERS**
Revised existing bus shelters. Painting and paving.

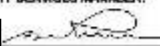
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B WHARF AREA ANZAC PARK FORECOURT C P.M.L. DDP-1 D P.M.L. DDP-2 E P.M.L. DDP-3 F P.M.L. DDP-4 G P.M.L. DDP-5 H P.M.L. DDP-6	13/02/04 18/11/04 06/04/05 07/03/04 27/03/04 DATE



CITY OF SHOALHAVEN
GREENWELL POINT MASTER PLAN
SOUTHERN PRECINCT
(CENTRAL WHARVES/SWIMMING POOL & ANZAC PARK PRECINCTS)

REDUCTION RATIO
NOT TO SCALE

CITY SERVICES MANAGER: 
 DATE: Adopted 28th May 2005
- PLAN REFERENCE -
4535.05











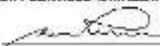
LEGEND

- EXISTING TREES
Existing trees to be retained.
- TREES TO BE REMOVED
Existing trees to be removed and replaced. Subject to detailed design.
- PROPOSED STREET AND OPEN SPACE TREES
Proposed new and replacement trees. Refer to indicative planting schedule.
- PROPOSED OPEN SPACE FEATURE TREES
Proposed trees to be planted along Crookhaven River. Refer to indicative planting schedule.
- GARDEN BEDS
Proposed mass planting of groundcover low shrubs in muck. Timber edge where planting area adjoins turf.
- MOUNDING TURF AREAS
Approx. 500-1000mm grassed mounds to create spaces, reduce wind and provide visual interest to the otherwise flat reserve.
- TURF AREAS WITH TIMBER EDGE
Buffer turf to open space areas and road verge where required. Timber edge where turf adjoins planting bed.
- FORESHORE REVEGETATION
Native revegetation and weed control.
- PROPOSED FOOTPATH SYSTEM
Concrete footpath system. 1200mm wide to road edge where required. 2500mm wide to foreshore areas.
- BOLLARDS
Proposed bollards @ 1500mm centres. Type: To match existing timber bollards surrounding existing plantings.
- SEATS
- PERGOLA SHELTER STRUCTURE
Proposed shelters to match existing.











DESIGNED: KAY MURRAY / H. SMIT	SURVEYED:	ADVANCED COPY ISSUED		CITY OF SHOALHAVEN GREENWELL POINT MASTER PLAN NORTHERN PRECINCT	REDUCTION RATIO NOT TO SCALE	CITY SERVICES MANAGER: DATE: 12 May 2004
H DRAWN: W1GS 21/03/04	FIELD BOOK:	I MOVED GARDEN AWAY FROM FENCE & TOWER 12.03.04 J FINAL DRAFT 18.03.04 K AIRPORT FACTOR 20.03.04 L AMENDED NOTES & REVISED AREA PARK LAYOUT 21.03.04 M SUBMITTED TO REG FOR DISBURSEMENT 27.03.04 N AMENDMENT DATE		PLAN REFERENCE - 4535.06		
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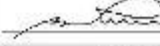


- ### LEGEND
-  **EXISTING TREES**
Existing trees to be retained.
 -  **TREES TO BE REMOVED**
Existing trees to be removed and replaced. Subject to detailed design.
 -  **PROPOSED STREET AND OPEN SPACE TREES**
Proposed new and replacement trees. Refer to indicative planting schedule.
 -  **PROPOSED OPEN SPACE FEATURE TREES**
Proposed feature trees to be planted along Crookhaven River. Refer to indicative planting schedule.
 -  **GARDEN BEDS**
Proposed mass planting of groundcovers and low shrubs in mulch. Timber edge where planting area adjoins turf.
 -  **TURF AREAS WITH TIMBER EDGE**
Buffalo turf to open space areas and road verge where required. Timber edge where turf adjoins planting bed.
 -  **MOUNDED TURF AREAS**
Approx. 600-1000mm graded mounds to create spaces, reduce wind and provide visual interest to the otherwise flat reserve.
 -  **FORESHORE REVEGETATION**
Native revegetation and weed control.
 -  **PROPOSED FOOTPATH SYSTEM**
Concrete footpath system. 1200mm wide to road edge where required. 2500mm wide to foreshore areas.
 -  **BOLLARDS**
Proposed bollards @ 1800mm centres. Type: To match existing.
 -  **SEATS**
Proposed seats.
 -  **INTERPRETATIVE SHELTER STRUCTURE**
Proposed shelters to match existing.

DESIGNED: KAY MURRAY / H. SMIT	SURVEYED:	ADVANCED COPY ISSUED		<h2 style="margin: 0;">CITY OF SHOALHAVEN</h2> <h3 style="margin: 0;">GREENWELL POINT MASTER PLAN ADELAIDE STREET RESERVE SOUTH</h3>	REDUCTION RATIO <h2 style="margin: 0;">NOT TO SCALE</h2>	CITY SERVICES MANAGER:  DATE: Adopted 23rd May 2008	
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- ### LEGEND
-  **EXISTING TREES**
Existing trees to be retained.
 -  **TREES TO BE REMOVED**
Existing trees to be removed and replaced. Subject to detailed design.
 -  **PROPOSED STREET AND OPEN SPACE TREES**
Proposed new and replacement trees. Refer to indicative planting schedule.
 -  **PROPOSED OPEN SPACE FEATURE TREES**
Proposed feature trees to be planted along Crookhaven River. Refer to indicative planting schedule.
 -  **GARDEN BEDS**
Proposed mass planting of groundcovers and low shrubs in mulch. Timber edge where planting area adjoins turf.
 -  **FORESHORE REVEGETATION**
Native revegetation and weed control.
 -  **PROPOSED FOOTPATH SYSTEM**
Concrete footpath system, 1200mm wide to road edge where required, 2500mm wide to foreshore areas.
 -  **BOLLARDS**
Proposed bollards @ 1500mm centres. Type: To match existing.
 -  **SEATS**
Proposed seats.
 -  **INTERPRETATIVE SHELTER STRUCTURE**
Proposed shelter to match existing.

DESIGNED: KAY MURRAY / H. SMIT	SURVEYED:	ADVANCED COPY ISSUED		CITY OF SHOALHAVEN GREENWELL POINT MASTER PLAN ADELAIDE STREET RESERVE NORTH	REDUCTION RATIO NOT TO SCALE	CITY SERVICES MANAGER:  DATE: 23rd May 2008	
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Section 6 Appendices

6.1 Appendix 1 - Legislative & Policy Framework

The management of public land requires compliance with existing government legislation and policy. The main aspects of current legislation and policy affecting the management of Greenwell Point Foreshore Reserve are outlined below.

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

6.1.1 Crown Land, the Reserve System and Trust Management

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

The Department of Lands, together with reserve trusts appointed by the Minister, is responsible for the administration and management of the Crown reserve system. The Minister appointed the Greenwell Point (R86354) Reserve Trust, the affairs of which are managed by Shoalhaven City Council, to manage this reserve.

How Can Crown Land Be Used?

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

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

- Improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation;
- Land reserved or dedicated for public recreation must be open to the public generally as a right. The public may only be restricted from access to parts of the reserve and buildings thereon, if it is necessary for the public's enjoyment of the reserve to be excluded, eg a workshop, equipment storage or operational facilities;

- Right of access does not mean entirely free access. Reasonable entry fees and charges may be imposed as well as other legal constraints to entry, such as those relating to health and safety;
- Use of the reserve must be consistent with the public purposes for which the land is dedicated or reserved.
- A lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.

6.1.2 *Crown Lands Act 1989*

Section 10 Objects of Act

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

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

Section 11 Crown Land Management Principles

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

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

Section 112 Preparation of draft plan of management

- (1) The Minister may cause a draft plan of management to be prepared for a reserve.
- (2) A reserve trust may with the Minister's consent, and if the Minister so directs shall, prepare a draft plan of management for the reserve.

- (3) If the Minister directs a reserve trust to prepare a draft plan of management, the reserve trust shall:
 - (a) prepare it within the time directed by the Minister, and
 - (b) forward a copy of it to the Minister.
- (4) A draft plan of management prepared by a reserve trust shall include provision for such matters as the Minister requires.

Section 113 Referral of draft plans

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

Section 114 Adoption of plan

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

6.1.3 *Crown Lands Regulation 2000*

Clause 35 Notification and public comment on draft plans of management

- (1) This clause applies to a plan of management under Division 6 of Part 5 of the Act that is required (before its adoption by the Minister) to be placed on public display.
- (2) The Minister is required to cause notice of a plan of management to be published in:
 - (a) the Gazette, and
 - (b) a newspaper circulating in the locality in which the land concerned is situated or in a newspaper circulating generally in the State.
- (3) Any such notice must:
 - (a) invite representations from the public concerning the plan, and
 - (b) specify the place and time at which the plan may be inspected by the public, and
 - (c) specify the period (being not less than 28 days) within which any representations may be made and the person to whom they are to be sent.

6.1.4 Coastal Crown Lands Policy

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

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

6.1.5 Food and Beverage Outlets on Crown Reserves, 2001

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

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

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

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

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

- i. Kiosks that provide snacks, packaged and prepared light foods with non-alcoholic beverages to take away are an acceptable use on public purpose reserves, where they are ancillary and supportive of the use of the reserve.

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

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

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

6.1.6 *Local Government Act 1993*

The purposes of this Act are as follows:

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

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

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

Section 36 Preparation of draft plans of management for community land

- (1) A council must prepare a draft plan of management for community land.
- (2) A draft plan of management may apply to one or more areas of community land, except as provided by this Division.
- (3) A plan of management for community land must identify the following:
 - (a) the category of the land,
 - (b) the objectives and performance targets of the plan with respect to the land,
 - (c) the means by which the council proposes to achieve the plan's objectives and performance targets,
 - (d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets,
 and may require the prior approval of the council to the carrying out of any specified activity on the land.
- (3A) A plan of management that applies to just one area of community land:
 - (a) must include a description of:
 - (i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and
 - (ii) the use of the land and any such buildings or improvements as at that date, and
 - (b) must:
 - (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
 - (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
 - (iii) describe the scale and intensity of any such permitted use or development.
- (4) For the purposes of this section, land is to be categorised as one or more of the following:
 - (a) a natural area,
 - (b) a sportsground,
 - (c) a park,
 - (d) an area of cultural significance,
 - (e) general community use.
- (5) Land that is categorised as a natural area is to be further categorised as one or more of the following:
 - (a) bushland,
 - (b) wetland,
 - (c) escarpment,
 - (d) watercourse,
 - (e) foreshore,
 - (f) a category prescribed by the regulations.
- (6) The regulations may make provision for or with respect to the categorisation of community land under this section, including:
 - (a) defining any expression used in subsection (4) or (5), and
 - (b) prescribing guidelines for the categorisation of community land and the effect of any guidelines so prescribed.

Section 38 Public notice of draft plans of management

- (1) A council must give public notice of a draft plan of management.
- (2) The period of public exhibition of the draft plan must be not less than 28 days.
- (3) The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to the council.
- (4) The council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood.

Section 40 Adoption of plans of management

- (1) After considering all submissions received by it concerning the draft plan of management, the council may decide to amend the draft plan or to adopt it without amendment as the plan of management for the community land concerned.
- (2) If the council decides to amend the draft plan it must either:
 - (a) publicly exhibit the amended draft plan in accordance with the provisions of this Division relating to the public exhibition of draft plans, or
 - (b) if it is of the opinion that the amendments are not substantial, adopt the amended draft plan without public exhibition as the plan of management for the community land concerned.
- (2A) If a council adopts an amended plan without public exhibition of the amended draft plan, it must give public notice of that adoption, and of the terms of the amended plan of management, as soon as practicable after the adoption.
- (3) The council may not, however, proceed to adopt the plan until any public hearing required under section 40A has been held in accordance with section 40A.

6.1.7 NSW Coastal Policy 1997

The overriding vision of the 1997 Coastal Policy is the ecological sustainability of the NSW coast. The natural environment of the coastal zone must be protected, rehabilitated, and improved whilst providing for ecologically sustainable development and use of resources, including appropriate public access and use. Council must take the Coastal Policy into account when considering development applications in the Coastal Zone (see also State Environmental Planning Policy No. 71 - Coastal Protection, below).

6.1.8 NSW Environmental Planning & Assessment Act 1979

The EP&A Act has the following objectives:

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

6.1.8.1 Environmental assessment

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

6.1.8.2 Local Environmental Plan

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

6.1.8.3 State Environmental Planning Policy (SEPP) No. 71 - Coastal Protection

The Policy has been made under the Environmental Planning and Assessment Act 1979 to ensure that development in the NSW coastal zone is appropriate and suitably located, to ensure that there is a consistent and strategic approach to coastal planning and management and to ensure there is a clear development assessment framework for the coastal zone. The Greenwell Point Foreshore Reserve is within the coastal zone and so consent authorities must consider the matters listed in Clause 8 of the SEPP when assessing development applications for work on the reserve. If a development is below mean high water mark it must be sent to the Director-General of Planning who will consider whether council or the Minister for Planning is to determine the application and whether any matters additional to those set out in the SEPP must be taken into account.

6.1.9 Shoalhaven City Council Foreshore Reserves Policy (2005)

Council adopted a Foreshore Reserves Policy in June 2005 which aims to provide direction and certainty in the future management of reserves along our coast, rivers and estuaries. That policy has guided many of the statements included in this plan of management.

6.1.10 Shoalhaven City Council Recreation Strategy (1999)

Council adopted a Recreation Strategy in late 1999 which aims to

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

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

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

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

6.1.11 Shoalhaven Pedestrian Access and Mobility Plan & Shoalhaven Bicycle Strategy

The Shoalhaven Pedestrian Access and Mobility Plan (PAMP) Stage 1 (2001) and the Shoalhaven Bicycle Strategy (1997) have recently been reviewed and PAMP Stage 2 will soon be finalised. The plan aims to improve the pedestrian environment and encourage more walking, as well as providing bicycle routes in a range of urban areas. Design principles are included.

6.1.12 Wedding Reception On Public Parks

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

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

- a) Sufficient notice be provided to allow for the processing of a development application that includes adequate consultation with neighbouring residents.

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

6.2 Appendix 2 – Consultation

Adequate consultation is essential when developing a Plan of Management, so that community values and issues can be identified. Community values are the attributes that make something, for example a park, important to the community as a whole. Values tend to change little over time and to be broad in nature. Issues, or problems, are those things that need to be dealt with in order to protect values. The values used to develop the Basis for Management for Greenwell Point Foreshore Reserve, and the issues discussed in this plan, came from a broad range of consultation processes.

- those broad values for parks in the Shoalhaven that were identified in 1996, when Council undertook a Recreation Study to identify community values, needs, expectations and levels of satisfaction with respect to recreation facilities and services in the Shoalhaven;
- those specific to the reserve identified through the large amount of consultation undertaken with the local community.

These are described further in the following subsections.

6.2.1 Recreation Study

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

Social Values

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

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

Recreational Values

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

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

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

Health Values

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

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

Environmental Values

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

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

Economic Values

The economy of the Shoalhaven is particularly dependent on tourism. Tourism NSW states that the Shoalhaven is the second most popular tourist destination in the state (after Sydney). In 2003, it was estimated that the direct expenditure of tourists in the Shoalhaven was \$647 million. Much of this visitation and expenditure is based on the natural environmental beauty of the Shoalhaven and the diverse range of recreational opportunities this environment provides.

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

6.2.2 Greenwell Point Specific Consultation

Stakeholder Discussions

The community has been made aware of opportunities for input through advertisements local papers (Greenwell Point Gazette, South Coast Register) and by direct notification and discussions with:

- Community groups based in the Greenwell Point area, in particular:
 - the Get to the Point Programme which is Council's appointed Principal Consultative Body for Greenwell Point
 - the Shoalhaven Marine Rescue Association
 - Culburra Bowling and Recreation – Amateur Fishing Club
 - Nowra Sports Fishing Club
 - Greenwell Point Wharf Management Committee
- Interested individuals
- Government agencies (Department of Lands, NSW Department of Primary Industries [Fisheries], NSW Maritime, Department of Natural Resources)

Several drafts of the landscape master plan have been commented on by the community.

Community Workshop

A community workshop held at the Greenwell Point Memorial Community Hall in March 2004 was publicised through local media, through the January newsletter and by personal letters. About forty people attended the workshop. The purpose of the workshop was to explain the process of plan development, provide context for other recent consultation on boating facilities and foreshore erosion and to obtain some detailed community input in relation to the following specific topics:

- Topic 1. Village entry and main street.
- Topic 2. What facilities should be included in the reserve redevelopment and where they should go; traffic and access.
- Topic 3. Dogs or no dogs?

Newsletter and Community Survey

In March 2004, a newsletter and survey form were made available at the workshop and subsequently distributed throughout village in the "Greenwell Point Gazette." A copy of the survey is on the following pages. Twenty responses were received. Due to the small number of responses, no statistical analysis has been carried out on the survey responses. However, the contents of all responses were considered when the plan of management was being developed.

Public Meeting

A public meeting was held at the Greenwell Point Memorial Community Hall in October 2005 to present landscape designs for how the reserve could be upgraded and the detailed designs for the foreshore erosion protection works. The Principal Consultative Body further discussed the designs at their next meeting and put them in the Greenwell Point Gazette and on their internet site. Constructive comment was received on how the designs might be improved.

Exhibition of Draft Plan of Management

In accordance with the provisions of the Crown Lands Act 1989, a draft of this Plan of Management was exhibited for public comment from 29th March to 10th May 2006. The exhibition was advertised in the South Coast Register, the Greenwell Point Gazette and the NSW Government Gazette. The draft document was available for viewing at the Greenwell Point Post Office, the Nowra library, on Council's internet site, at the Nowra Office of the Department of Lands. The Principal Consultative Body for Greenwell Point, (Get to the Point Programme Inc) was sent a copy of the draft plan.

No submissions on the draft Plan of Management were received and the plan was adopted without amendment by Council.

Other Relevant Consultation

Comments made by the community during the development of the former draft plan of management for the reserve (prepared in the early 1990s) have also been taken into account.

The draft "Greenwell Point Waterway Facility Needs Assessment" was exhibited for public comment in 2003 and a draft of the "Greenwell Point Boat Ramp Reserve Boat Ramp Upgrade Options Report" was provided to the Get to the Point Programme (Principal Consultative Body) for comment in 2005.

The "Greenwell Point Bank Management Plan" was developed through Council's Shoalhaven River Natural Resource and Floodplain Management Committee which has community and government members. A draft was exhibited for public comment in 2004 and the detailed design plans for these works were provided to the Principal Consultative Body for comment in 2005.

Community Newsletter March 2004

File 6037

What Does The Future Hold for Greenwell Point Reserves?



Greenwell Point Foreshore Reserve has been identified as an Icon Park and will be upgraded to bring it to a standard worthy of the label.

Greenwell Point Foreshore Reserve is the area between Anzac Park to the south and Church St. to the north. The reserve includes items of historical significance, a swimming pool, car parks, grassy areas, picnic facilities a public wharf, a playground and a boat launching ramp.

Icon Parks will be the 'flagship' parks of the Shoalhaven. Other areas identified for development as Icon Parks include the Ulladulla Harbour Precinct, White Sands Park at Huskisson and Mollymook Beach Reserve.

Each Icon Park has unique characteristics and so will have a unique design, with a high standard of landscaping, high-grade park appointments, playgrounds, public art, etc.

That doesn't necessarily mean putting in lots of structures that would take away from the reserve's natural beauty. The development of the Greenwell Point Foreshore Reserve will be consistent with its use, community expectations, natural setting and surrounding attractions.

This will mean installing high quality appointments to create pride and excitement in the park and to contribute to the reputation of Greenwell Point as a pre-eminent tourist location. It will also be important to address the integration of the reserve with the surrounding streets.

Shoalhaven City Council has begun planning for the Greenwell Point Foreshore Reserve. As part of the first stage, information on the reserve's current uses, condition and community aspirations is being collected by Council.

You can contribute to this by completing the survey form on the back of this newsletter and returning it to Council by 9th April 2004. The preliminary information collected from this survey and from other sources will then be collated and analysed.

Future plans are to present some draft concepts for reserve development to the community in June and work will commence on a draft plan of management in July 2004. Council will be seeking public comment at these stages.

For more information on this project please contact –

Declan McDonald
Parks and Recreation
Shoalhaven City Council
PO Box 42 Nowra 2541
Phone: 02 4429 3371
Fax: 02 4429 3175

mcdonald@shoalhaven.nsw.gov.au



Please help Council to plan for the future of Greenwell Point Foreshore by filling out this survey. You can mail it to Shoalhaven City Council, PO Box 42, Nowra 2541, or fax it to 4429 3175.

Privacy Notification: The information requested on this form is being collected by Shoalhaven City Council and will be used by Council and NSW Dept of Lands to assist in the preparation of a plan of management for Greenwell Point Foreshore Reserves. The provision of this information is voluntary and you may apply to Council for access to or amendment of the information at any time.

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

Name:.....

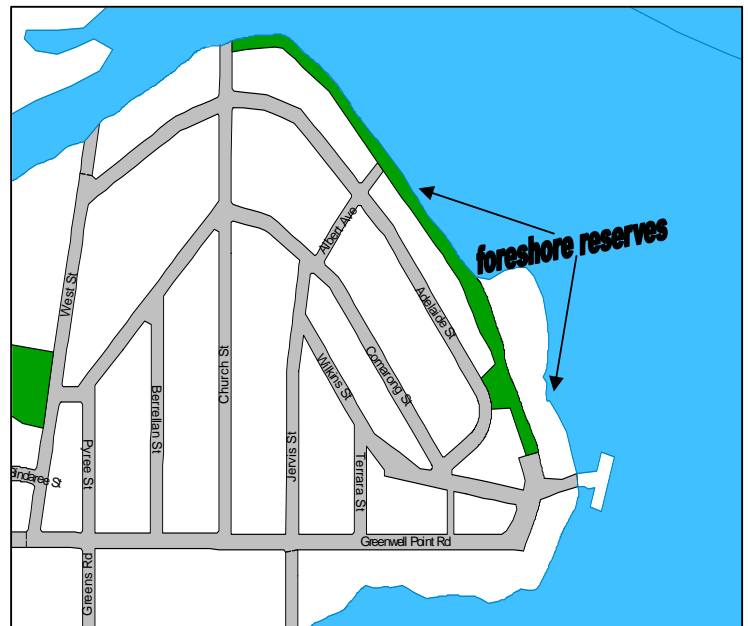
Address:.....

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

1. How Do You Use Greenwell Point Foreshore Reserves?

Please fill in the table and write the activity numbers from the left column of the table onto the map to show where you like to do each activity.

<i>Activity No.</i>	<i>Activity</i>	<i>Approx. how many days per year?</i>
1	Walking	
2	Jogging	
3	Cycling	
4	Swimming/surfing	
5	Picnicking/BBQ	
6	Appreciating view	
7	Bird/nature watching	
8	Parking car	
9	Playing games (please specify)	
10	Relaxing (please specify how)	
11	Socialising (please specify how)	
12	Commercial activity (please specify)	
13	Other (please specify)	



2. How do you usually get to Greenwell Point Foreshore Reserves?

walk bicycle car bus taxi other.....

3. Why are Greenwell Point Foreshore Reserves important to you?

4. What uses do you think are appropriate or inappropriate for Greenwell Point Foreshore Reserves?

5. What problems are there in the Greenwell Point Foreshore Reserves that you think should be addressed?

6. What facilities do you think there should be in the Greenwell Point Foreshore Reserves?