

**PLANTATION POINT
PLAN OF MANAGEMENT
AND
LANDSCAPE PLAN**

**PLANTATION POINT RESERVE
VINCENTIA**

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Preamble

Public Land provides the community with access to land, including local and regional parks, showgrounds, sporting grounds, caravan parks and natural areas including foreshores. There is also the need to protect and conserve significant areas of natural bushland and ecosystems. Provision and access of public reserves has been developed since the 1850's in recognition of the basic needs of all members of the community for physical, emotional and spiritual development and wellbeing.

Public land can be owned by Local, State and Federal agencies, such as the NSW Department of Primary Industries (Crown Lands Division), National Parks or local Shires and Councils. Large areas of State owned land within are managed by local councils, either as trust manager appointed under the Crown Lands Act 1989 or because the land has devolved to local Council's under section 48 of the Local Government act 1993.

Plantation Point is made up of parcels of public reserves in different ownership and management, which are available to the community of Shoalhaven. Plantation Point is a reserve that is valued by both local and visiting communities who visit the headland, which project into Jervis Bay.

This Plan of Management including Landscape Plan has been prepared to assist Shoalhaven City Council (Council) in the management and indicative development of the site.

This document is divided into three (3) separate "Chapters"

Chapter 1: Plan of Management for Plantation Point

Chapter 2: Landscape Plan

Chapter 3: Action Plan

This Plan of Management clearly delineates the statutory obligations that Council has for the ongoing management of this Reserve (i.e. Chapter 1 - the Plan of Management); and differentiates these obligations from indicative landscape opportunities that may assist in guiding future management of the Reserve (Chapter 2 – Landscape Plan).

Chapter 3, the "Action Plan" identifies the roles and responsibilities for implementing the recommendations arising from the Plan of Management and the Landscape Plan. The Action Plan provides demarcation between Council's statutory management obligations arising from the Plan of Management and desired indicative landscape proposals identified by the Landscape Plan as well as provide guidance for the future management of this Reserve.

CHAPTER 1

Part 1 - Introduction

1.1 What is a Site Specific Plan of Management?

Shoalhaven City Council prepares Plans of Management (Plan of Management) to facilitate a coordinated approach to public land use, management and development. Public reserves, for the purpose of this plan, include both "Community Land" (Council owned land) and "Crown Land" (where council is the Trust Manager or has care, control and management over the land).

The use, development and management of Community land is governed by the Local Government Act 1993 and for Crown Land, the Crown Lands Act 1989. Plans of Management are prepared to fulfil the requirements of the legislation and guide the current and future management of the land.

Plans of Management may cover specific areas or are generic in delivery. Site specific area Plan of Management relate to lands which have significant features or unique or multiple functions (e.g. lands providing habitat for threatened species or large areas of open space providing both passive and active recreational opportunities and facilities). Generic Plans of Management cover lands which have the same or similar function but are separated geographically i.e. sportsgrounds, bushland, foreshores etc.

This Plan of Management is site specific. It has been prepared to assist Council in the current and future management of Plantation Point Reserve. It has been developed to allow Council to meet its responsibility under a Land Transfer Agreement.

1.2 What is a Landscape Plan?

A Landscape Plan is a plan which creates a design and action plan to make the best use of available outdoor space in a researched and considered approach. It is an indicative plan which allows flexibility in its delivery. The draft Plantation Point Plan of Management includes a draft Landscape Plan (Chapter 2).

Plans of Management often include a Landscape Plan, however the Landscape Plan does not have any statutory weighting, unlike the Plan of Management. It is a best practice process combined for an holistic approach in asset and delivery programming.

1.3 The Site

1.3.1 Location

Vincentia is located in the central planning area of Shoalhaven Local Government Area (LGA). Vincentia is approximately 180km south of Sydney and 20km south-east of Nowra. Vincentia has a population of approximately 2500 although during the summer months and key holiday periods this number can triple.

Plantation Point Reserve is a headland bounded by Plantation Point Parade. It has a northerly aspect and is located in a Habitat Protection Zone in the Jervis Bay Marine Park.

Figure 1 is a site locality plan identifying the location of Plantation Point in relation to the local towns of Huskisson and Vincentia.



1.3.2 The History

Lot 7023 of DP 1117371 is 1 of 8 lots that form Crown Reserve 64234 for the purpose of Public Recreation gazetted on 27 October 1933.

Lot 180 of DP 536100 and 181 of DP 536100 were created in 1969 as part of the original subdivision of this locality. Lot 181 became Council property whilst Lot 180 remained in private ownership. The private owner advised that Lot 180 was intended to be used for a boat house or similar purpose.

Since 1964 the land was zoned Non-Urban A under Interim Development Order No 1. In the early 1980s Lot 180 was proposed as Special Use – 5(a) Yacht Club and this is its current zoning which was gazetted in December 1999. In 1988, the Vincentia Sailing Club constructed a Sailing Storage Building on the Crown Reserve 64234 on

land made available by Council. (It should be noted that the club is located on land outside of that currently zoned 5(a) – Yacht Club.) In 1990 this building was expanded to its current size.

The entire Reserve, including Lot 180, was maintained by Council until Lot 180 was sold again in 2001 to private ownership. At the time of the sale most residents were unaware that the site was privately owned and subsequently the local community urged the Council to purchase the site. Council made numerous attempts to purchase Lot 180. No response was received from the owner of this site. Council continued in its attempt to purchase this site unsuccessfully.

In 2001 a development application was submitted by FHR Holdings to build a large licensed complex on the site. This application was rejected by then NSW Minister for Planning after the receipt of over 600 objections and a strong campaign against the proposal by the local community.

In March 2003 the New South Wales Government announced that in an attempt to curb overdevelopment and to protect the NSW coast line, funds would be made available to secure ownership of valuable community land. With the assistance of the Department of Planning with funding provided by the Coastal Lands Protection Fund and Council contributing \$550,000.00 the land was transferred to Council ownership in 2008.

The land transfer of Lot 180 DP 536100 to Council occurred 23 January 2008. The terms and conditions of the transfer include that the Council prepare a Plan of Management, in consultation with the community and the Department of Planning.

1.3.3 Site Vegetation

The Reserve is spacious open grassed parkland area with the headland edging comprising of *Banksia integrifolia* (Coastal banksia), *Casuarina glauca* (Sheoaks) and various eucalypt species. Several clumps of trees provide some shade to the dispersed picnic tables and barbeques.

An island of remnant native vegetation is located within a central position of the eastern portion of the Reserve.

1.3.4 Buildings and Other Structures

There are relatively few built structures on Plantation Point Reserve. The Reserve is highly prized by the local community for the natural features of the site including open space and natural vegetated areas.

The Reserve does however include the following buildings and structures:

- Toilet amenities building located centrally within the Reserve
- Various picnic shelters and furniture throughout the Reserve

- Children’s playground located within close proximity of Plantation Point Parade
- Sewerage pumping station located within vicinity of children’s playground
- Service road providing vehicle access to an informal car park located within vicinity of toilet amenities block
- Wash down showers
- Informal car parking area located adjacent to Plantation Point Parade
- The Vincentia Sailing Club have their storage building located to the northern extremity of the Reserve area, the building comprises as a single storey concrete block structure
- Informal boat ramp with access to Plantation Point Parade situated within proximity of the sailing club

1.4 Scope of the Plan

This Plan of Management applies to the areas known as Plantation Point Reserve. A site plan showing the boundaries of whole or partial parcels of land covered by this Plan of Management is shown in **Figure 2**. When this Plan of Management refers to ‘the site’ or ‘Reserve’ it is referring to the outlined area in **Figure 2**, not whole or partial lots, identified in **Table 1**.

Figure 2 Boundaries of Plantation Point Reserve



The site covered is just over 5.6 Hectares of land. The description of land, whole or partial, to which this plan applies is listed within Table 1 below.

Table 1: Description of land

Lot #	DP #	Reserve #	Classification	Categorised / Purpose	Zoning
7023	1117371	BV1623	Crown Land	Public Reserve	6(a) – (draft LEP - RE1)
180	536100	BV1507	Community Land	Part Park and Part Community Use	5(a) – (draft LEP - RE1)
181	536100	BV1507	Community Land	Park	6(a) – (draft LEP - RE1)

Figure 3 shows the outline of the lots, whole or partial, which are referred to in table 1



1.5 Purpose of this Site Specific Plan of Management

A Plan of Management is a document that provides a framework for how a particular resource will be managed. Council already has single Generic Plan of Management that covers most 'Park' and 'General Community Use' land for the city. However, this Plan has been developed for the specific sites identified in Figure 1, purposely for the Land Transfer Agreement.

The Department of Planning purchased Lot 180 DP 536100 which was in private ownership, by funding provided by the Coastal Lands Protection Fund. The Coastal Lands Protection Fund provided funding to purchase land for the purpose of the protection of public access to the foreshore, scenic amenity. and ecological values. Council contributed \$550,000 towards this land acquisition.

Transfer of Lot 180 DP 536100 to Council's management occurred on 23 January 2008.

Under the transfer agreement, there were a number of conditions outlined, which Council must consider in the management of the Reserve:

These conditions include:

The land may only be used for community purposes including open space recreation and the provision of public access to the foreshore.

The council has agreed to maintain and improve the existing scenic quality of the land (both from water and from street), prevent degradation of the existing scenic quality of the land and maintain the ecological values of the land, (including healthy mature trees and regrowth, subject to weed control, risk management and natural ecological processes).

The land is required to be rezoned RE1 Public Recreation immediately subsequent to the creation of Council's principal Local Environmental Plan.

The land shall be classified as 'community land' and categorised as part 'General Community Use' and part 'Park' under the Local Government Act 1993.

The Council shall prepare a Plan of Management for the land in consultation with the community and the Department of Planning and any other relevant authority.

The Plan of Management shall allow for the use of part of that part of the land categorised as 'General Community Use' for the purpose of a sailing club facility, but such use, or any such use ancillary to it shall not be allowed in that part of the land which is categorised as 'Park' under any circumstances.

The land must be kept:

- (a) Free of all noxious weeds and growth and all feral animals, vermin, noxious animals and pest animals;*
- (b) Clean and free of all waste, rubbish and debris;*
- (c) Free of all contaminants, hazardous material or any other substance or material likely to injure the health of any person, flora or fauna on or surrounding the land; and*
- (d) In compliance with all statutes, regulations ordinances, codes, rules, proclamations, ministerial directives, by-laws, planning instruments, development consents, directions from any authority or other laws*

(including the Building Code of Australia and any relevant Australian Standard) from time to time; and
(e) In accordance with the agreed Plan of Management.

1.6 Aim of the Plan

The aim of this Site Specific Plan of Management is to provide a framework for the future management of the site that recognises the importance of the Park to the community and complies with the Local Government Act 1993, Local Government Regulations 2005 and the Land Transfer Agreement conditions for Lot 180.

1.7 Dual Land Categorisation

For the purpose of this Plan, Lot 180 of the site scope, as described in 1.4, has been dually categorised as part 'General Community Use' and part 'Park'. The below map **Figure 4** clearly defines which part is 'Park' and which part is 'General Community Use'



1.8 Description of Land Categories

The Local Government (General) Regulations 2005 states that land should be categorised as a park if:

The land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or

active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others

Land that is categorised as General Community Use under the Local Government (General) Regulations 2005 state that:

Land may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public and is not required to be categorised as a natural area, a sportsground, a park or an area of cultural significance.

1.9 Crown Lands Act – uses, activities objects of the Act and management principles

As described above, part of Lot 7023 DP 1117371 listed within this Plan of Management, is Crown Land, therefore the preparation of this Plan must take into consideration the objects and principles of Crown Land Management under the Crown Lands Act 1989.

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.

Shoalhaven City Council is an appointed trust manager for the Crown land reserve under the Crown Lands Act 1989 on behalf of the Lands Department.

Uses and activities on land reserved for public purposes are broadly defined by the public purpose for the reservation, in conjunction with any conditions and provision within the specific zoning in Council's Local Environmental Plan. Acceptable uses and activities on public recreation reserves are:

- 1. 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*
- 2. 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 operations facilities*
- 3. 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*
- 4. Use of the reserve must be consistent with the public purposes for which the land is dedicated or reserved*
- 5. A lease or licence must be consistent with the reason or purpose of the land's reservation or dedication*

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 of dedications 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*

Crown Lands Act 1989, Section 11, Crown Land Management Principles

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

- (a) That environmental protection principles will be observed in relation to the management and administration of Crown lands,*
- (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 will be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.*

1.10 Legislative and Policy Framework

The management of public land requires compliance with existing government legislation and policy. This Plan has been prepared according to the provision of the Crown Lands Act 1989, Local Government Act 1993 and Local Government Regulations 2005. The 'Basis of Management' that is provided for in the Act is set out in Section 2 of this Plan.

In addition to the requirements of the Crown Lands Act 1989 and the Local Government Act 1993, the Plan of Management must comply with all other relevant legislation and policy which must be taken into account including the Environmental Planning and Assessment Act 1979, associated instruments such as the Shoalhaven Local Environmental Plan, the NSW Coastal Policy and Council's Foreshore Reserves Policy and other public land, environment and water related policies.

1.11 Plan Review

This Plan should be reviewed within a term of five years to ensure that it remains relevant and useful. Implementation of the Action Plan (Chapter 3) should be reviewed annually. This Plan should also be reviewed if there are significant changes to the factors that guided the "Basis of Management" or if significant issues arise that are not covered by the Plan.

Part 2 – Basis of Management

The “Basis of Management” is what underpins the way Council will manage the site in the future. The Basis of Management describes the stakeholders’ fundamental expectations and provides directions for making decisions. Stakeholders include resident and visiting community members, community organisations, Council and Government agencies.

The Basis for Management is therefore derived from community values and from legislative, policy requirements and management objectives that aim to protect and enhance the values of the site.

2.1 Core Objectives for management of community land categorised as a Park

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

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

2.2 Core Objectives for management of community land categorised as General Community Use

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

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

2.3 Principles of Crown Land Management

The Crown Lands Act 1989 (refer to 1.9) requires that Crown Land must be managed for the benefit of the people of NSW according to broad principles of:

- a) *Protecting the environment;*
- b) *Conserving natural resources; and*
- c) *Encouraging multiple uses, including sustainable public use an enjoyment*

The Crown land covered by this Plan relates to part Lot 7023 DP 1117371 which is the foreshore reserve that follows the coastline around the Lot 180 and Lot 181 (refer to Figure 3).

2.4 Community Consultation

Prior to preparing this Plan of Management as well as the Landscape Plan, Council engaged the services of Cowman Stoddart Pty Ltd to undertake a community consultation program in conjunction with Council staff which included the following:

- Council forwarded letters to landowners within a 300 metre radius of the Reserve (a total of 600 letters). Attached to this letter was a survey and the letter invited landowners to complete and return the survey to Council (by post, fax or email).
- A copy of this letter was also sent to the following community groups:
 - Vincentia Sailing Club;
 - Vincentia Residents & Ratepayers Association;
 - Bay and Basin Community Resources;
 - Vincentia Bushcare;
 - Vincentia Chamber of Commerce;
 - Huskisson Chamber of Commerce and Tourism;
 - Huskisson Wharf Management Committee.
- Newspaper advertisement notices were also placed within the South Coast Register on the 27th May and the 3rd June 2009. The advertisement invited residents, landowners and interested parties to take part in the survey; and also provided information in relation to these two community forums.
- A copy of the survey was also available at Council's web site.
- Two community consultation forums were held at the Huskisson Community Centre. These community consultation forums took place on:
 - The evening of Wednesday 10th June 2009 (6:30 pm to 8:30 pm);
 - The afternoon of Saturday 13th June 2009 (2:00 pm to 4:00 pm).

The community consultation forums were structured as follows:

- A brief presentation by Mr Stephen Richardson of Cowman Stoddart Pty Ltd providing a background and context to Plantation Point Reserve and the Plan of Management process.
- The forums were then divided into smaller working groups (4 – 6 participants). Each group was then requested to identify the values of the Reserve; and the management issues associated with the Reserve.
- Each group presented their findings both verbally and in writing to the forums.

A letter was sent to the following government agencies seeking input into the formulation of the Plan of Management:

- Department of Planning;
- Land and Property Management Authority;
- Jervis Bay Marine Park Authority.

The results of the community consultation are detailed in a report titled “*Plan of Management, Plantation Point Reserve, Vincentia – Community Consultation Report*” dated July 2009 and prepared by Cowman Stoddart Pty Ltd. A copy of this report forms **Appendix 1** to this plan.

2.4 Community Values

Based on the outcome of the community consultation process the community values of Plantation Point are described as follows:

2.4.1 Recreation Values

Plantation Point Reserve provides an important passive recreation resource for the local Vincentia (and wider) area. It has been identified as one of the largest public open spaces areas within the locality. It provides for:

- Access to water based activities including sailing, kayaking, swimming and fishing;
- cycling;
- exercising dogs;
- picnics and barbeques;
- children’s playgrounds (refer **Plate 1**);
- family based activities (kite flying, children’s playground and ball games);
- boat ramp provides access for light weight aquatic vessels



Plate 1: View of Children’s Playground.

Importantly, Plantation Point Reserve provides a large informal open space area, which provides a mixture of open lawn areas sheltered by bushland (refer **Plate 2**). An important aspect of the Reserve to the local community is the need to maintain the balance between these open space areas and the bushland areas of the Reserve.



Plate 2: View of mixture of open lawn and sheltered bushland within Reserve.

The Reserve also provides an access point for the community to Barfleur and Nelsons beaches (refer **Plate 3**). The Reserve is a “gateway” to these beaches. Furthermore, the Reserve provides access for the elderly and disabled to gain access to these beaches.

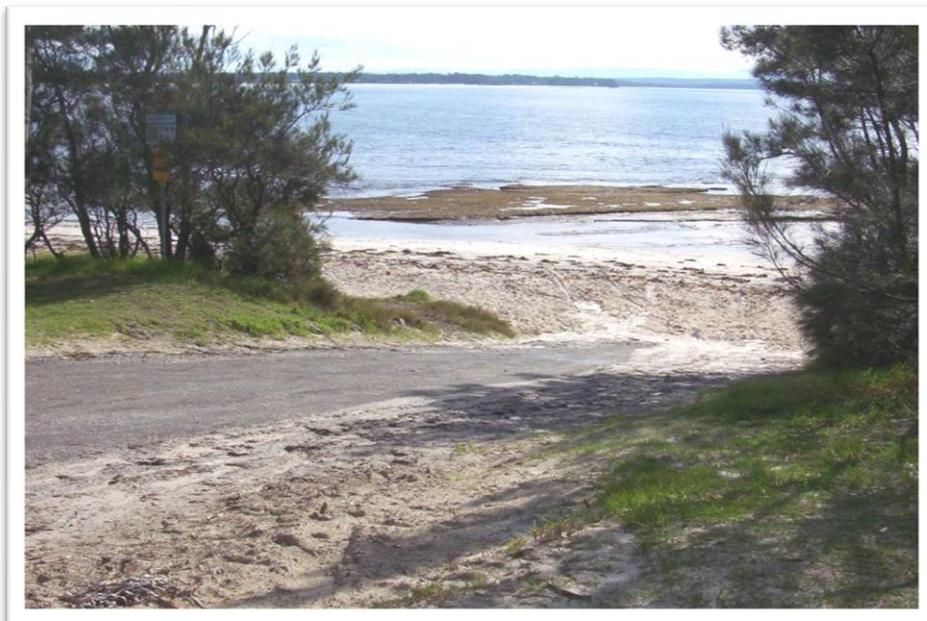


Plate 3: Boat ramp access to beach.

2.4.2 Social Values

Plantation Point Reserve provides an important role as a meeting or gathering place for the local community. The Reserve is used by families and neighbours as well as large community groups and organisations as a meeting and gathering place. The Reserve provides an important active space for families and children.

The role of the Reserve as a meeting place is reinforced by many of the facilities located within the Reserve including the barbeques and picnic tables which are well utilised. The Reserve is important in that it is freely available to all community members.

The Reserve is also used by dog owners to exercise their dogs. The Reserve provides access to Nelsons Beach, an “off leash” beach, where dog owners can let dogs off leash.

It is evident, however, that this is leading to conflict with other members of the community who are concerned about the lack of control of dogs by owners within the Reserve itself.

2.4.3 Environmental Values

The environmental values associated with Plantation Point Reserve as identified by the local community relate to:

- The natural scenic beauty of the Reserve and its siting adjacent to Jervis Bay.
- The Reserve provides opportunities to obtain views of Jervis Bay.
- The vegetation within the Reserve is seen as important in terms of:
 - Providing habitat and wildlife corridor for flora and fauna.
 - Providing protection from wind and breezes.
 - Providing shade.
 - Assisting with the prevention of erosion of foreshore areas.
- There is a strong conviction within the local community of the need to maintain balance between the open space areas within the Reserve and vegetated areas. The existing balance is supported by the local community.
- The environmental values associated with Plantation Point Reserve are enhanced by virtue of the informal “natural” character of the Reserve and the lack of development and hard infrastructure. There is general consensus that the natural character within the Reserve should not be undermined by excessive development and built forms.

2.4.4 Health Values

The Reserve provides an opportunity for outdoor activity and exercise which is available to the whole community.

The Reserve also provides important facilities and amenities such as toilets, showers and taps that are available to the whole community.

2.4.5 Aesthetic Values

The aesthetic values of Plantation Point Reserve relate to:

- The intrinsic scenic qualities associated with the mixture of open space and vegetated areas within the Reserve.
- Views obtained from the Reserve of Jervis Bay.
- Views from Jervis Bay to the Reserve. The Reserve is identified as providing an important vegetated backdrop as opposed to the built-up character of much of Huskisson and Vincentia when viewed from the waters of Jervis Bay.

2.4.6 Heritage Values

Plantation Point Reserve has both indigenous and non-indigenous heritage values.

- There are midden sites located within the Reserve.
- The Reserve was originally known as Lamb's Point. This name apparently was taken from an original land holder.

2.4.7 Economic Values

Plantation Point also has tourism values.

- The Reserve is an iconic site and could be better integrated with other reserves around Jervis Bay (i.e. Round the Bay Walk).
- Views are available from the Reserve of the Jervis Bay. The Reserve provides an opportunity to watch dolphins and whales.

There were strong opinions expressed, particularly at the community consultation forums that the Reserve should not be commercialised. Commercial uses such as cafes should not be sited within the Reserve.

2.4.8 Educational Values

Plantation Point also has education values to the local community as a place used by local schools as well as Wollongong University as a site to study sea, reef and birdlife.

2.5 Ecologically Sustainable Development

Ecologically Sustainable Development (ESD) is one of the core responsibilities and objectives of NSW Councils pursuant to a number of legislative requirements that link ESD to Council activities. ESD seeks to balance economic, environmental and social needs thereby assisting in the evaluation of competing issues when making decisions. ESD principles include:

- I. The precautionary principle – which stipulates that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.
- II. Inter-generational equity – the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.
- III. Conservation of biological diversity and ecological integrity – that conservation of biological diversity and ecological integrity should be a fundamental consideration.
- IV. Improved valuation, pricing and incentive mechanisms – namely that environmental factors should be included in the valuation of assets and services, such as:
 - a. Polluter pays – those who generate pollution and waste should bear the cost of containment, avoidance or abatement.
 - b. The users of goods and services should pay prices based upon the full cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste.

Environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms that enable those best placed to maximise benefits and minimise costs to develop their own solutions and responses to environmental problems

2.6 Uses of Land – Current and Permitted

Use of the park must be consistent with the public purpose for which the land is reserved i.e. public recreation.

Some uses of the Reserve require specific approval from council, either in the form of development consent under the EP & A act and/or lease, license or temporary permit.

Land categorised as General Community Use may be used for any of the following functions:

- Centres for community activity such as a sporting group club house and the like
- Public utility infrastructure
- Drainage reserve
- Pathways / access ways

-
- Corridors for utility easements
 - Car parks
 - And other function which does not specifically categorise the land as natural area, park, sportsground or an area of cultural significance
 - Same permitted functions as permitted for parks

Land categorised as Park may be used for any of the following functions:

- Children's play
- Family and social activities
- Activities associated with healthy lifestyles
- Charity and fundraising activities
- Festivals, events and ceremonies
- Passive recreational activities
- Informal sports and games
- Public art
- Exercising of dogs
- Education and rehabilitation programs
- Environmental enhancement and protection
- Filming
- Sale of food and beverages
- Car parking
- Roads and vehicular access
- Pedestrian and cycle access
- Signage
- Easements
- Public utility infrastructure (i.e. amenities, barbeques, shelters)

2.7 Future Development

This Plan of Management permits (subject to the requirements of relevant legislation, the zoning of the land and council consent) the future development of the land for the following purposes:

- The construction of new facilities for uses permitted by this Plan of Management including Landscape Plan
- The reconstruction, rehabilitation and enhancement of existing facilities for uses permitted by this Plan of Management including Landscape Plan
- Works for the purposes of ground maintenance, landscaping, restoration, rehabilitation or gardening
- The upgrading of or improvement to existing facilities for the uses permitted by this Plan of Management including Landscape Plan
- Works associated with environmental enhancement and protection
- Works associated with Council adopted strategies, plans and policies
- Works associated with legislation requirements

2.8 Leases, licenses and other estates in respect of Community Land – generally

The Local Government Act 1993 dually expresses the ability of Council to grant leases, licenses and other estates over Community Land, specifically Chapter 6, Part 2, Division 2, Section 46 and Section 47 including subsections.

Council will ensure General Community Use land is not alienated from their intended purpose by ensuring that any leases, licensing and other estates granted are:

- Consistent with the core objectives for General Community Use land
- In accordance with the purposes listed in the Act; and
- In accordance with the purposes listed in this Plan of Management

Any application for a lease, license or other estate will be the subject of formal notification and community consultation, as outlined in the Local Government Act 1993.

For land categorised as General Community Use and Park, permits may be granted for short term or causal use for a nominal fee. For example, a group or individual may require temporary use of an area for their wedding vows. In accordance with the Regulations, permits will be granted, subject to a fee of Council, for the following activities:

- The playing of a musical instrument, or singing for a fee or reward
- Engaging in a trade or business
- The playing of a lawful game or sport
- Delivering of a public address
- Commercial photographic sessions
- Picnics and private celebrations such as weddings and family gatherings
- Filming for cinema or television

Council may grant an easement over Community Land for the provision of public utilities or works associated with or ancillary to public utilities, in accordance with the Local Government Act. There are no additional requirements within the Local Government Act for the granting of these easements.

Part 3 - Management Framework

3.1 Community Management Objectives

To protect the identified community values of the Reserve, Council will aim to meet the following community management objectives:

Objective 1: To maintain Plantation Point Reserve as one of the main passive recreation Reserves for the Vincentia area.

Associated Strategies

- 1.1 To maintain Plantation Point Reserve as a large informal open space reserve.

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- 1.2 To maintain the current mixture of open space and natural bushland areas within the Reserve with a landscape master plan formulated for the site.
 - 1.3 To maintain a balance between the aesthetic and recreation uses of the open space and bushland within the Reserve.
 - 1.4 To better integrate Plantation Point Reserve with local beaches and the broader regional open space network.
 - 1.5 To provide opportunities for outdoor activity and exercise for the whole community.
 - 1.6 To improve accessibility to and within the Reserve.

Objective 2: To protect and enhance the natural environmental values of Plantation Point Reserve and to incorporate principles of ecological sensitive development into design and management solutions.

Associated Strategies

- 2.1 To maintain, protect and enhance the natural bushland areas within the Reserve.
- 2.2 To outline provisions for the on-going landscape and vegetation management within the Reserve.
- 2.3 To rectify drainage issues within the Reserve.
- 2.4 To incorporate the principles and ecologically sustainable development into the design and construction within the Reserve where possible.

Objective 3: To maintain, protect and enhance the intrinsic scenic character of Plantation Point Reserve.

Associated Strategies

- 3.1 To maintain the scenic qualities associated with the mixture of open space and vegetated areas within the Reserve.
- 3.2 To take advantage of and enhance opportunities for views from the Reserve over Jervis Bay.
- 3.3 To preserve and protect the signature vegetation backdrop with views from Jervis Bay and surrounds back to the Plantation Point Reserve.
- 3.4 To improve the visual character of structures within the Reserve and provide a cohesive design approach to development within the Reserve.

Objective 4: To recognise the inherent social and cultural value that Plantation Point Reserve has for the local and broader community.

Associated Strategies

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- 4.1 To recognise and maintain the traditional role of Plantation Point Reserve as a meeting and gathering place.
 - 4.2 To protect and interpret cultural heritage values of the Reserve, both Indigenous and Non Indigenous.
 - 4.3 To minimise physical and health risks to users of the Reserve.
 - 4.4 To ensure natural hazards are taken into consideration with management actions within the Reserve.
 - 4.5 To limit the potential for the Reserve to be used or developed for commercial activities.

3.2 Park Positives

It is important to understand the aspects of the Reserve that the local community appreciates when formulating a Plan of Management for the Reserve to ensure these aspects are protected.

Plantation Point Reserve is of significant importance to the local community. This was evident when 600 submissions were lodged objecting to the yacht club proposal in 2003. According to community responses the Reserve is used all year round.

It is clear from the community consultation process that the community appreciate the mixture of open space and vegetation that occurs within the Reserve – and there appears to be general agreement that the balance at present is about right. The open grass spaces within the Reserve provide opportunities for passive recreation and picnics. The vegetation provides protection from the weather, shade and habitat for fauna and flora.

The Plan of Management therefore will seek to retain the mix of open space and vegetated areas within the Reserve. In this regard, the Plan of Management will recognise that there is scope to provide additional tree planting for shade purposes; whilst also providing opportunities for replacement of trees that are dying. In doing so however such tree planting should not intrude significantly into the open space areas in a manner that would reduce for these open areas to be used for passive open space pursuits; nor affect existing views enjoyed from the Reserve, and into the Reserve.

The Reserve provides an important space for passive recreation space within a natural environment providing scope for a range of activities including:

- Walking,
- exercising dogs,
- picnics,
- children's play areas (well utilised).

The Reserve also plays an important social role in providing a meeting place for families and neighbours as well as social groups to meet and have picnics.

The “naturalness” of the Reserve is important to people – the lack of buildings and development with open space and vegetation dominating. The community perspective appears to be one that any Plan of Management should focus on the “naturalness” of the site and its role in providing for passive recreation

3.3 Issues

The following is an outline of the issues identified through the community consultation process that should be taken into consideration with the formulation of the Plan of Management.

3.3.1 Boundary of Reserve

Many residents consider Plantation Point Reserve does not just involve Lots 180 and 181 and the foreshore Reserve that immediately adjoins these allotments. Rather they are of the view that the Reserve extends and includes the foreshore reserve area extending from Elizabeth Drive to Jervis Street (Stuart King Reserve) or all the way to Elizabeth Drive.

Typically, Community Land would be listed within the Generic Plan of Management however Council must prepare a Plan of Management for Lot 180 in accordance with the requirement of the Land Transfer Agreement.

Consideration needs however to be given to better integrating this open space reserve within the adjoining foreshore open space reserve system; particularly with respect to pedestrian and cycle movements. This requirement can be achieved through either the landscape plan or a related strategic plan such as the Pedestrian and Mobility Plan (PAMP).

3.3.2 Consolidation of Lot 180 and Lot 181

Another issue raised relates to the configuration of lot boundaries within the Reserve which raises concerns by members of the community that there is the potential in the future to change the classification of Lot 180 while it is a separate parcel of land to enable the sale of this land. Submissions have been made that consideration needs to be given to consolidating Lots 180 and 181 to reduce potential for these individual parcels of land to be sold in the future.

The existing allotment configuration will not have any significant on-going role in terms of the future ongoing management of the Reserve. Many reserves within the Shoalhaven consist of several separate but adjoining portions and allotments and their consolidation has not been considered warranted. Both parcels are classified as Community Land under the Local Government Act and are therefore not available for sale. In order to sell the parcels this classification would need to be changed and would necessitate a public hearing process.

The terms of the Land Transfer Agreement, as summarised in Section 1.5 are that the land will not be able to be sold.

Whilst Council may consider consolidation of the lots, given the terms of the Land Transfer Agreement there is no advantage. Furthermore, in terms of the on-going management of the Reserve this issue itself is not considered a high priority.

3.3.3 Draft LEP 2009

Concerns were raised by the Community that the Plan of Management may be premature in light of implications that draft LEP 2009 may have in terms of the future zoning of land within the Reserve.

Draft LEP 2009 was placed on formal public exhibition from 18 July 2011 - 14 October 2011.

Council staff have reviewed all the submissions received and are making recommendations to Council of changes that may be necessary and the draft LEP is then adopted by Council. Council will then submit the final Draft LEP to the Department of Planning and Infrastructure who will decide whether to approve the draft LEP.

The management of Plantation Point Reserve however requires the preparation of this Plan of Management to provide direction for its ongoing management. It is also unlikely that the draft LEP 2009 will introduce provisions that would conflict with the terms of this Plan of Management. If they do, it is possible to modify and amend the Plan of Management to reflect any specific changes arising from the draft LEP 2009, no matter how unlikely such an occurrence would be. It is for these reasons that it is not considered premature to formulate the Plan of Management prior to the finalisation of the draft LEP 2009.

3.3.4 Sailing Club

3.3.4.1 Land Transfer Agreement

As outlined previously, one of the requirements of the Land Transfer Agreement associated with Lot 180 of DP 536100 is that this land is required to be classified as 'Community Land' and categorised as part 'general community use' and part 'park' under the Local Government Act 1993.

Under Clause 4A of the Land Transfer Agreement, the Plan of Management shall allow for the use of part of that part of the land categorised as 'general community use' for the purpose of a sailing club facility, but such use, or any such use ancillary to it, shall not be allowed in that part of the land which is categorised as 'park' under any circumstances.

Figure 4 details that part of the Reserve which is to be categorised as "general community use" and which part is categorised as "park". The Sailing Club's development is therefore limited under this Plan of Management, and in accordance with the Land Transfer Agreement, to that part of the Reserve which is categorised as "general community use".

3.3.4.2 Consultation with Sailing Club

The Vincentia Sailing Club (VSC), both in written submissions and verbal submissions at the Community Consultation Forums seek, assurance that the sailing club will be included in Plan of Management and that their

interests will be protected. It is understood that the VSC have previously supplied Council with plans of their requirements in terms of:

- provision for regatta facilities;
- amenities;
- trailer parking/unloading bay;
- boat ramp;
- improving the appearance of the sailing club.

The VSC seek assurance from Council that upgrading proposals for the sailing club storage shed facilities will be carried out in consultation with the VSC.

Some submissions received, and comments made, at the Community Consultation Forums however also raised concern as to the potential for the proposals made by VSC to intrude excessively into the Reserve area. Many comments were made of the need to preserve the Reserve for the enjoyment of all in the community and not 'single purpose' groups.

Ensuring the right balance between the expectations of the VSC of securing improved facilities for their members and those expressed by other community members of the need to preserve the integrity of the Reserve are likely to be an issue that will require careful consideration by Council.

Further discussions were held with representatives from the Vincentia Sailing Club following the formal community consultation process to ascertain the Club's expectations with respect to their use of the Plantation Point Reserve. The following is a summary of the main points raised:

- The existing boat ramp and its vehicle access experience on-going build up of sand along the edges of the access. This build-up requires ongoing maintenance and removal of sand to enable vehicles to utilise the access and ramp safely.
- Secure Area – the Club originally sought to provide a separate fenced off area to enable boats to be stored within the Reserve in a secure area. Following further consultation however the Club is aware that the broader community would be concerned with such a permanent use of the Reserve. As a result they will seek to use the Reserve only on an as-needs basis to provide a temporary fenced off area during regattas. This will be a temporary use and provision is therefore not required in this Plan of Management. The Club will liaise separately with Council when they need to install the temporary fencing.
- Trailer parking – the Club originally envisaged that they would need to make provision for trailer parking within the Reserve to satisfy Council's parking requirements when they seek approval to extend their club facilities. The Plan of Management has incorporated the formalisation of parking areas along Plantation Point Parade including the provision of a vehicle and trailer parking area to accommodate this requirement. In addition, the Plan of Management will also make provision to enable the open

reserve area adjacent to the sailing club to be used for temporary rigging and overflow parking on a temporary basis during regattas as currently occurs.

- Any such use however will need to be undertaken in accordance with Clause 4A of the Land Transfer Agreement, which requires that the Sailing Clubs activities only take place within that part of the Reserve that is categorised as “General Community Use” and not that area categorised as “Park” (refer **Figure 4**).

3.3.5 Cycleway

Submissions and comments at the community consultation forums highlighted the opportunity to better integrate the existing pedestrian and cycleways that follow the foreshore between Huskisson and Vincentia with Plantation Point Reserve, and possibly Greenfields beach

In addition, integrating cycleway access between the Reserve and the Vincentia shops was also raised.

The community were of the view however that any upgrading and construction of cycleways should be undertaken in a manner that would not involve the clearing of native vegetation; but which also retained a visual connection from the cycleway and Jervis Bay through the bushland.

3.3.6 Access and Car Parking

3.3.6.1 Vehicle Access

There appeared to be a general consensus that vehicle access within the Reserve should not be increased but should be better controlled. For instance concern was raised about the ability for vehicles to be driven onto grassed areas, resulting in the vandalism and damage of lawn areas (refer **Plate 4**). Existing bollards do not prevent vehicle access onto lawn areas. Consideration needs to be given to installing better barriers to prevent vehicles being driven onto lawn areas.

Comments were made that any driveway should not be “circular” as this encourages “burnouts”. Consideration should also be given to the installation of speed humps to slow traffic down and discourage excessive speeds.

According to submissions and comments made at the Community Consultation Forums there is a need to improve access at the boat ramp and provide signage to indicate what size of watercraft are appropriate to use the ramp.



Plate 4: View of damage to lawn areas by cars.

3.3.6.2 Car Parking

Whilst many survey respondents indicated the need to provide additional car parking; others raised concern with providing excessive paved areas. Comments were made of the need to provide discrete parking areas such as those located at Blenheim and Greenfields beaches.

Rather than providing more parking – it may be beneficial to better define the parking areas that already exist and formalise such parking area. By better defining parking areas and providing barriers around these areas.

A suitable parking area for vehicles using the boat ramp was also raised as an issue that needs to be given consideration. Provision also needs to be given for vehicles with trailers and an unloading bay within the vicinity of the ramp.

3.3.6.3 Pedestrian Access

There is a difference of opinion in the broader community in terms of providing additional pedestrian pathways within the Reserve. Comments were made that pathways should be provided to the Reserve however sited outside of Reserve, adjacent to existing roads. Many submissions however identified the need for better pedestrian access to be made available for the elderly and disabled within the Reserve. Concerns were also made with respect to making better provision for pedestrian access between the toilets and the children's playground. At present, parents (and grandparents) have

to take children in strollers along the vehicle driveway with potential for conflicts to occur with motor vehicles.

The better integration of pedestrian access from the Reserve to Vincentia shopping centre was also identified. Comments were also made during the community consultation process that better mowing of road verges along access roads to the Reserve would better enable pedestrian access to Reserve.

Comments were also made that access ways to the beaches could be better maintained.

3.3.7 Landscape Management

There was general consensus that one of the attributes of the Reserve was the mixture of open space and vegetated areas within the Reserve; and that the balance between open space lawn areas and vegetated areas was appropriate/supported.

There were a range of specific land management issues raised including:

- dead trees should be removed where they pose a risk to reserve users;
- enhance remnant vegetation;
- restore and tidy up undergrowth (refer **Plate 5**).
- Regular mowing and removal of vegetation beneath trees within open reserve (and particularly Lot 180).
- Rabbits need to be controlled as their holes in the lawn areas create safety concerns.
- Drainage problems throughout Reserve with ponding of water during and after heavy rains needs to be rectified.
- Removal of “spiky” plants (*ie.* Lomandra) from beneath trees. Dangerous for small children who run around the trees. These plants also stop people from sitting under the trees.
- Consideration needs to be given to the impacts of climate change on the Reserve and its management.

3.3.8 Facilities

3.3.8.1 Toilets

There was general agreement during the community consultation process that the existing toilet facilities are substandard (refer **Plate 6**), particularly as a result of vandalism and need to be upgraded. Submissions identified the need to supply additional showers within the Reserve and for these showers

to be located closer to the access points to the beaches. Many submissions and comments were also made as to the existing drainage problems within the vicinity of the amenities block and in particular around the shower.



Plate 5: View of vegetation growing beneath trees.



Plate 6: View of toilet block within Reserve

3.3.8.2 Lighting

There is community disagreement regarding the issue of lighting within the Reserve. Many in the community indicated that lighting within the Reserve needs to be improved. However, there was a strong consensus from the community consultation forums expressing that providing lighting within the Reserve and around the amenities block may attract an undesirable element and lead to additional vandalism problems.

3.3.8.3 Picnic Facilities

There was consensus that additional picnic tables should be provided as well as electric barbeques. Additional picnic tables should be sited to take advantage of the shade trees that are located within the Reserve. Concern was raised with the existing wood barbeques as they tended to be used to store rubbish and resulted in the vandalism of adjoining bushland for wood collection.

3.3.8.4 Boat Ramp

The existing boat ramp should be improved by removing sand build-up within vicinity of boat ramp and “rigging area” and re-surfacing boat ramp (but not extending it onto beach).

3.3.8.5 Playground

As evident from the survey results, the children’s playground is well utilised and submissions supported the upgrading and extension of this facility.

3.3.8.6 Rubbish Bins

Rubbish and its collection were seen as an issue. There were calls for more garbage bins to be provided within the Reserve and for recycling bins to be provided. Given the concerns raised by many about the control of dogs – many submissions also called for “dog poo” bags to be dispensed from within the park.

3.3.8.7 Viewing Platform

An issue raised from both individual surveys and comments made at the Community Consultation Forums was the potential to provide a large viewing platform at the end of the headland. Many believed that such a facility will provide an attractive viewing location for dolphin and whale watching. Apparently this spot is currently used for that purpose in an unregulated way which has resulted in erosion and destabilisation of the bank at this area. Many felt a properly constructed platform with stair and ramps to enable access would provide a more regulated access reducing disturbance and erosion on this part of the foreshore. Such access should also be designed for the elderly and disabled.

Any structure built in this location would however need to consider the implications of cliff / slope instability hazard. Council's draft DCP 118 (*Areas for Coastal Management*) identifies restrictions that will apply to the areas along the cliff edge of this Reserve. Further information is contained within Appendix 1.

3.3.9 Security

Concerns have also been raised that the Reserve required a greater level of vigilance and enforcement by Council Rangers with respect to vandalism, uncontrolled dogs and unauthorised camping.

With the above point in mind, another comment was also made that the Landscape Plan within the Reserve should seek to maintain view corridors from the public roads and houses located along Plantation Point Parade into the Reserve to enable observation of the Reserve at all times, which would assist in minimising vandalism and bad behaviour.

3.3.10 Signage

Many felt that more or better signage could be provided. Comment was made that Council's existing signs, which displayed all restrictions on the one sign were not very clear and further consideration needed to be given to signposting Council's requirements. Signs should specifically detail the times and places for "off-leash dog" areas and these could include dispensers for "dog poo" bags.

3.3.11 Dogs

Dogs were revealed to be a contentious issue that arose during the consultation process. Council's Access Areas for Dogs Policy provides dog owners with public domain conduct guidelines and defines the off-leash, on-leash and prohibited dogs areas for land and assets within the ownership, management, care and control of Council, including Plantation Point Reserve. Plantation Point Reserve is not an off-leash reserve for dogs however Nelsons Beach adjacent the Reserve is an off-leash area (during specific time periods).

According to many residents, dog owners take their dogs through the Reserve to the beach to let their dogs off in the off-leash area

The Companion Animals Act stipulates that 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 10 metre separation distance is not possible.
- Within grounds of any child care centre or school without the approval of the person in charge.
- Within 200 m of identified shorebird nesting sites.

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- Within 200 m of flagged beach patrolled areas subject to site specifications for access.
 - Within all Council owned / operated swimming pools.

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.

Any review of off-leash areas and dog prohibited areas is most appropriately done on a city wide or at least regional basis, rather than on the basis of planning for individual reserves. Council has resolved that requests from towns and villages for review of dog leash areas will be considered by Council as they are submitted from Principal Consultative Bodies and community groups. Therefore, if, as part of some future review, it is considered that this Reserve should be included as an off-leash or dog prohibited area, then there is nothing in this Plan of Management that would restrict it.

There are some dog owners that do not comply with requirements to keep their dog on a leash when it is within 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 Rangers will patrol the area either to attempt to educate dog owners or issue on the spot fines. Council will continue to undertake city-wide 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 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 faeces when your dog defecates in a public place. Council has previously 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.

CHAPTER 2

Landscape Plan

In addition to the statutory obligations identified by the formal Plan of Management outlined in Chapter 1, Council engaged Ayling Drury Landscape Architects to prepare a Landscape Plan for the Reserve.

The Landscape Plan provides an outline of indicative landscape management proposals for Plantation Point Reserve based upon the findings of the Plan of Management as well as issues arising from the community consultation process upon which the Plan of Management was based.

The Landscape Plan is not intended to be read as a definitive statutory document that dictates how Plantation Point Reserve should be managed or further developed. Rather the Landscape Plan seeks to provide inspiration as to how the Reserve could be managed and further developed in a manner that is consistent with the stated objectives of the Plan of Management and the expectations of the local community having regard to the outcome of the community consultation process that underpinned the formulation of the Plan of Management. The Landscape Plan may also encompass additional lots or parts of lots which are not part of the scope for which the Plan of Management applies.

The Landscape Plan comprises five (5) plans:

1. **Issues and Options** –The first plan provides a summary of issues and options that arise with the management of the existing Reserve and which were identified during the consultation process with the local community and subsequently the Plan of Management.
2. **Master Plan** – The second plan is an overall Master Plan for the Reserve which also identifies the values and design principles that should be utilised in managing the Reserve. The values and design principles outlined in the Master Plan are based upon those identified by the Plan of Management and which arose through the community consultation process.
3. **Area 1** – The next three (3) plans provide further refined detail for specific areas of the Reserve. Area 1 concerns that area located primarily within the eastern extremity of the Plantation Point headland. This area primarily comprises the primary gathering and recreation area within the Reserve.
4. **Area 2** – This area is located centrally within the overall Reserve and comprises the main vehicle entry to the Reserve; and contains an area utilised by the Vincentia Sailing Club for boat storage during regattas.
5. **Area 3** – consists of the western extremity of the Reserve and includes land located generally along the Plantation Point parade. This area contains the main car park and also provides one of the main pedestrian access points to Nelsons Beach.



Drawing Schedule

Issues & Options	01
Master Plan	02
Area Plan 1	03
Area Plan 2	04
Area Plan 3	05





- NOTES**
- ON STREET PARKING:** Existing parking undefined and exposed. Existing coppers log uncertainty. Opportunity to provide shade trees and understorey with barriers as consistent reserve perimeter treatment. Trees consider impact on residential views.
 - OVERFLOW ON STREET TRAILER PARKING:** Existing deep parking. Potential for trailer parking use during peak seasons.
 - SHARED PATH NETWORK:** Potential to provide sealed 2.5m wide path along Plantation Point Parade as extension of existing path network. Refer SCC Pedestrian Access Management Plan.
 - PROPOSED SAILING CLUB EXTENSION:** Note removal of casuarinas. Significant northeast views from roof top.
 - EXISTING PLAYGROUND:** Relocate within reserve. Existing equipment to be reused by SCC.
 - EXISTING BEACH ACCESS:** Review condition of each individual access in terms of erosion, material condition and impact of wind swept sand.
 - POTENTIAL INTERNAL PATH:** A loop perimeter path from internal car park would provide equal access to beach, picnic facilities and future lookout.
 - LOOKOUT:** Potential location for simple viewing vantage point on existing ground.
 - EXISTING TREE GROVE:** Retain remaining vegetation. Potential as adventure play use. Discreet removal of some understorey for passive surveillance.
 - EXISTING PERIMETER VEGETATION:** High quality endemic vegetation providing character, sun and wind protection to reserve.
 - EXISTING PICNIC FACILITIES:** Dated and degraded. Locations exposed & unshaded.
 - EXISTING TOILET BLOCK:** Degraded and a visual blight in a prominent location. Opportunity to upgrade using existing concrete panels & service connections.
 - EXISTING INTERNAL CAR PARK:** Tight turning circle. Undefined bays. Investigate adequacy of size.
 - DRAINAGE OVERLAND FLOW PATH:** Lower than entry road & retain water after rainfall. Conflict with Sailing Club parking proposal.
 - ENTRY ROAD:** Natural character. Investigate upgrade of perimeter barriers to contain vehicles & provide more generous turning circle at end. Light for two way access.
 - POTENTIAL VEHICLE ACCESS:** Entry from boat ramp for rigging, trailer parking, & other peak uses. Could be controlled by a slip rail if required.
 - POTENTIAL LINK PATH:** Path linking Heesore and Barfleure Beach via core recreational amenity area and car park to promote a loop walk around the beach headland.
 - REGATTA RIDING LAWN:** Low recreational appeal. Potential rigging lawn area serviced by new access road for regattas & peak use only.
 - EXISTING BOAT RAMP:** Review for safety and maintenance requirements. Ongoing grading of wind deposited sand to ramp edges required.
 - EXISTING PUMPING STATION:** Opportunity for further vegetation to minimise visual impact at reserve entry.
 - NEW OFF STREET SAILING CLUB PARKING:** Formalised parking bays as proposed by sailing club and to meet Council requirements.
 - ALTERNATIVE PLAYGROUND LOCATION:** Close to car park and beach access consolidated within a core amenity area.
 - ALTERNATIVE PICNIC FACILITY LOCATIONS:** Close to car park and beach access consolidated within a core amenity area.
 - BEACH LOOP WALK:** Potential for a new tide loop walk around the beach headland connecting to the proposed paths.

- LEGEND**
- VINCENTIA SAILING CLUB USE AREA
 - CAR PARKING
 - REGIONAL CYCLEWAY
 - INFORMAL RECREATION AREA
 - EXISTING BANGALAY VEGETATION MAINTAINED AND PROTECTED
 - BEACH ACCESS
 - VEHICLE CIRCULATION
 - CONTROLLED VEHICLE ACCESS
 - POTENTIAL VIEWING PLATFORM
 - CORE RECREATIONAL AMENITIES
 - PROPOSED PEDESTRIAN NETWORK
 - DRAINAGE OVERLAND FLOW PATH
 - EXISTING STRUCTURES
 - POTENTIAL PICNIC FACILITIES
 - POTENTIAL PLAYGROUND RELOCATION





- ### NOTES
- EXISTING INTERNAL CAR PARK:** Existing car park extended & formalised to maximise parking numbers & provide adequate turning.
 - TOILET BLOCK:** Upgrade existing concrete wall panels & service locations. Raised roof provides natural ventilation and eleanora. Open communal wash area in centre with male and female cubicles on either side to maximise passive surveillance. Robust material palette consistent with other proposed built elements (eg: concrete, steel, hardwood timbers). Includes new external showers. Refer character image.
 - NEW PICNIC SHELTERS:** Generous size for sun protection and mixed use gatherings. Consolidated close to car park, toilet, shelters & beach access within core amenity area. Could incorporate original equipment.
 - RELOCATED PLAYGROUND:** Close to car park, toilet, shelters & beach access within core amenity area. Could incorporate original equipment.
 - LANDSCAPE BUFFER:** Existing & new Bangalay community trees & understorey provides shade & buffer zone between core amenities area & car park.
 - EXISTING TREE GROVE:** Retain emergent vegetation. Provide discreet markers, natural objects, & defined spaces to enhance as an informal adventure play area. Directly remove some understorey for passive surveillance. Perimeter defined with much or similar to separate turf & planting. Refer character image.
 - SECONDARY BEACH ACCESS:** Upgraded to feature site marker & furniture consistent with all beach accesses. Any erosion or wind swept sand to be rectified in upgrade.
 - OVERLAND FLOW PATH:** To be retained & incorporate future paths & infrastructure. Rectify ponding issues with minor grading works or subsurface drainage.
 - VIEWING PLATFORM:** Simply defined vantage point for viewing whales and dolphins. Includes site marker at entry, furniture & educational signage. Refer character image.
 - INTERNAL WALKING PATH:** Loop path for equal access to beach, picnic facilities and viewing platform. Furniture in protected locations with significant vistas. Compacted gravel or concrete. TBC. Sited for least visual impact & delineates between mown turf area & bushland.
 - NEW SHADE TREES:** Local native shade trees in turf to reinforce natural character & define greater open turf areas. Southern turf turf to open for large gatherings & ball games.
 - EXISTING CROWDLAND PERIMETER VEGETATION:** Maintain & manage through ongoing maintenance, rabbit & weed control.
 - EXISTING SHELTER AND PICNIC FURNITURE TO BE REMOVED & REPLACED:**
 - HEADLAND LOOP WALK:** Promote headland loop walk as part of regional walking network. Defined with site markers & signage as primary beach access, car park and boat ramp.



LEGEND			
	EXISTING TREES		PROPOSED BITUMEN ROAD & CAR PARK
	PROPOSED TREES		SHARED CYCLEWAY PATH
	EXISTING TURF TO BE RETAINED		PROPOSED UNDERSTOREY VEGETATION
	PEDESTRIAN PATH		PROPOSED VIEWING PLATFORM
	EXISTING BITUMEN ROAD		PROPOSED OVERLAND FLOW PATH
	PROPOSED PICNIC SHELTER		EXISTING UPGRADED BUILDING
	PROPOSED PLAYGROUND		PROPOSED FURNITURE
	EXISTING VEHICLE BARRIER		PROPOSED VEHICLE BARRIER
	SLIP RAIL BARRIER		SIGNAGE
	HEADLAND WALK		



- NOTES**
- VINCENTIA SAILING CLUB:** Proposed additions to sailing club to maintain a consistent material palette with upgraded toilet block & built reserve elements (eg: concrete, steel hardware). Opportunity to investigate potential for balcony above existing building to maximise views and provide a small commercial opportunity as a destination along the regional cycleway. Refer perspective.
 - EXISTING BOAT RAMP:** Rear face and ensure compliant with Aust standards. Alter levels adjoining sealed section for easier boat manoeuvring.
 - SITE MARKERS:** Provide site marker & signage to promote pedestrian access to Barfleure Beach and Headland walk. Refer typical character image.
 - OFF STREET SAILING CLUB PARKING:** Formalised and sealed parking bays potentially with permeable paving to assess impact with adjacent trees.
 - RIGGING LAWN:** Existing turf area maintained for temporary rigging use by Sailing Club. Can also accommodate over flow trailer parking if required. Use area defined by perimeter planting.
 - CONTROLLED VEHICLE ACCESS:** Connect boat ramp to rigging lawn for sailing club use. Loop road would simplify traffic flow and direction servicing all vehicle requirements without 180 degree turning circles. Could be controlled by a slip rail as required by sailing club and Council.
 - PEDESTRIAN PATH:** Path from car park to boat ramp integrating sailing club and nearby recreation use. Connection would complete headland loop walk. Investigate suitable material and detail to ensure minimum visual impact. Provide new vegetation around path to create natural reserve character and buffer from rigging lawn.
 - OVERLAND FLOW PATH:** Rectify ponding issues with grading or subsurface drainage & revegetate with riparian & Bangalay vegetation community where necessary.
 - EXISTING ACCESS ROAD:** To be retained. Ensure vehicle barriers are suitable on perimeter. Plant native vegetation to road verge to enhance natural character & screen vehicle barriers. Investigate need for traffic calming.
 - EXISTING PUMPING STATION:** Screen with native understorey to minimise visual impact. Investigate need for reserve signage in this location.
 - ON STREET TRAILER PARKING:** Opportunity for trailer parking use associated with boat ramp & sailing club.
 - EXISTING PLAYGROUND TO BE REMOVED:** Reuse good condition equipment. Plant over with native vegetation as part of perimeter planting treatment.
 - SHARED PATH NETWORK:** Sealed 2.5m wide path for length of Plantation Point Parade. Connects with existing regional network in accordance with SCC Regional Access Management Plan.
 - EXISTING BEACH ACCESS TO REMAIN CLOSED:** Close existing beach access to consolidate pedestrian access & limit dune damage.
 - SLIP RAIL BARRIER:** Access through existing barrier as required for manoeuvring of boats between rigging lawn and boat ramp.
 - UNDERSTOREY PLANTING:** Supplement existing native understorey to define planting zones & recreation areas. Delineate with mulch & edging. Fence all plant beds for rabbit protection whilst establishing.



LEGEND

EXISTING TREES	PROPOSED BITUMEN ROAD & CAR PARK	PROPOSED PICNIC SHELTER	EXISTING VEHICLE BARRIER
PROPOSED TREES	SHARED CYCLEWAY PATH	EXISTING UPGRADED BUILDING	SLIP RAIL BARRIER
EXISTING TURF TO BE RETAINED	PROPOSED UNDERSTOREY VEGETATION	PROPOSED PLAYGROUND	HEADLAND WALK
PEDESTRIAN PATH	PROPOSED VIEWING PLATFORM	PROPOSED FURNITURE	SIGNAGE
EXISTING BITUMEN ROAD	OVERLAND FLOW PATH	PROPOSED VEHICLE BARRIER	





PLANTATION POINT VINCENTIA - MASTER PLAN - DRAFT ONLY JAN 2010 SCALE 1 : 400@A1 aying drury landscape architecture



area 3 05

CHAPTER 3

Action Plan

This Action Plan sets out the way in which Council proposes to manage the Reserve into the future. Works have been identified to improve the Reserve, to repair past damage and prevent further degradation of the Reserve.

The Action Plan has been devised in a manner that links the Values and Management Issues identified in the Plan of Management (Chapter 1) and the indicative landscape management proposals identified in the Landscape Plan (Chapter 2).

Improvement of the Reserve could take place progressively over a number of years. There are some high priority and relatively inexpensive works that could be undertaken in the short term. Other actions will need to compete with projects across the City for funding under reserve management budgets or for inclusion in Council's Capital Works Program, or be funded through external grants. Some items will be long term redevelopment options that could be carried out when funds are available or when existing infrastructure is failing and is in need of replacement.

The following table identifies priority actions as follows:

High priority - within next 5 years.
Medium priority - within 5 – 10 years.
Low priority - greater than 10 years.

The Action Plan also delineates whether the specific actions form part of the statutory management obligations under the Plan of Management or are indicative landscape management proposals that provide guidance to the future management of the Reserve as identified under the Landscape Plan.

Description:

<i>POM</i>	<i>Plantation Point Plan of Management</i>
<i>GPOM</i>	<i>Generic Plan of Management (Natural Areas)</i>
<i>LP</i>	<i>Landscape Plan</i>
<i>W&S</i>	<i>Works and Services Section</i>
<i>AP</i>	<i>Asset Planning Unit</i>
<i>PBU</i>	<i>Parks (Bushcare) Unit</i>

ACTION PLAN

<i>Action No.</i>	<i>Action</i>	<i>Priority</i>	<i>Responsibility</i>	<i>Estimated Cost</i>	<i>Funded</i>	<i>POM or LP</i>
AREA 1						
A.1.1	Additional tree planting within Reserve to respect informal open space area and enable these areas to retain an ability for outdoor activities associated with a passive open space area. In this regard any additional tree planting for providing shade should be sited to the western margins of the main Reserve area (Area 1) while the area to the south be retained for passive open space activities (ball games etc).	Medium	PBU	\$14,500.00	No	POM
A.1.2	The existing tree grove located within Area 1 to be retained. Retain remnant vegetation. Provide discrete markers, natural objects and defined spaces to enhance this space as an informal adventure play area. Discretely remove some understorey vegetation for passive surveillance.	High	PBU	\$6,000.00	No	POM
A.1.3	Erect new picnic shelters which are of a generous size for sun protection and provide scope for mixed gatherings. To be sited within Core Amenity Area within close proximity of car park, toilets, relocated children's playground and beach access points. Structure proposed in this location will need to consider the implications of cliff / slope instability hazard. Council's draft DCP 118 (Areas for Coastal Management) identifies restrictions that will apply to the areas along the cliff edge of this Reserve.	Medium	W&S	\$50,000.00	No	POM

Action No.	Action	Priority	Responsibility	Estimated Cost	Funded	POM or LP
A.1.4	Relocate children's playground area closer to toilet & picnic shelters and beach access within a Core Amenity Area. Structures proposed close to the edge of the Reserve in this location will need to consider the implications of cliff / slope instability hazard. Council's draft DCP 118 (Areas for Coastal Management) identifies restrictions that will apply to the areas along the cliff edge of this Reserve.	High	Already completed			POM
A.1.5	Provide internal looped pedestrian pathway system to link Reserve to road, internal car parking areas and main access points within Reserve (such as proposed look out platform and beach access points). This pathway will provide equal access to beach, picnic facilities and viewing platform. To be sited with least visual impact. Pathway would provide opportunity to delineate between grass and bushland areas.	Medium	W&S	\$150.00 metre	No	LP
A.1.6	Promote headland loop walk as part of regional walking network. Define with site markers & signage at primary beach access points, car park and boat ramp.	Medium	W&S	\$2,000.00	No	LP
A.1.7	Overland stormwater drainage flow path to be retained and to be integrated with design of future pathways and other infrastructure. Rectify ponding with minor grading works and subsurface drainage.	Medium	PBU	\$4,000.00	No	POM

Action No.	Action	Priority	Responsibility	Estimated Cost	Funded	POM or LP
A.1.8	Existing perimeter vegetation maintain and manage through on-going maintenance, rabbit and weed control.	High	PBU	\$2,000.00	No	POM
A.1.9	Protect and reinforce dune vegetation to help protect the dune form erosion.	High				GPOM
A.1.10	To review pest animal (particularly rabbits) numbers and investigate co-ordinated control activities with neighbouring land managers.	High	PBU	\$1,500.00	No	POM/GPOM
A.1.11	Remove existing picnic shelters and furniture and replace.	Medium	W&S	\$40,000.00	No	LP
A.1.12	Upgrade existing toilet block using concrete wall panels and service locations. Raised roof provides natural ventilation and light. Open communal wash area in centre with male and female cubicles on either side to maximise passive surveillance. Robust material palette consistent with other proposed built elements.	Medium	AP	\$60,000.00	No	POM
A.1.13	Provide a simply defined vantage point at the end of the Reserve at the headland to provide scope for viewing whales, dolphins and the general view. Include furniture and educational signage. Any viewing platform in this location will need to consider the implications of cliff / slope instability hazard. Council's draft DCP 118 (Areas for Coastal Management) identifies restrictions that will apply to the areas along the cliff edge of this Reserve.	Medium	PBU	\$29,000.00	No	LP

Action No.	Action	Priority	Responsibility	Estimated Cost	Funded	POM or LP
AREA 2						
A.2.1	Existing boat ramp – Resurface and ensure compliant with relevant Australian Standards. Alter levels adjacent to access way adjoining sealed access to enable easier boat manoeuvring.	High	AP	\$20,000.00	No	LP
A.2.2	Provide site markers and signage to promote pedestrian access to Barfluer Beach and headland walk.	Medium	PBU	\$2,000.00	No	LP
A.2.3	Formalise and seal parking area adjacent to sailing club. Possible use of permeable pavers to minimise impacts to adjacent trees.	High	AP	\$60,000.00	No	LP
A.2.4	The existing lawn area adjacent to the Sailing Club to be continued to be used as a rigging area and temporary overflow trailer parking area by Sailing Club. Area to be defined by further plantings. In this regard the area to be used is limited by virtue of Clause 4A of the Land Transfer Agreement to that part of the Reserve categorised as “general community use” for the sailing club and any ancillary use to it; however such uses will be prohibited within that part of the Reserve categorised as “park” (refer Figure 4).	High	W&S	\$50,000.00	No	POM
A.2.5	The formalisation of parking and trailer parking areas; and the provisions of overflow trailer parking within the rigging area should provide sufficient parking for proposed additions to the sailing club.	High	AP	\$35,000.00	No	POM
A.2.6	Control vehicle access to temporary rigging lawn	High	PBU	\$2,600.00	No	POM

	with the use of slip rails adjacent to vehicle access ways.					
A.2.7	Provide path from car park (adjacent to sailing club) to boat ramp integrating sailing club and Reserve recreational use. Connection would also complete headland loop walk. Provide vegetation adjacent to path to create natural Reserve character and buffer from rigging area.	Medium	W&S	\$150.00 metre	No	LP
A.2.8	The existing access road to be retained. Ensure suitable vehicle barriers along perimeter of access road. Plant native vegetation to road verge to enhance natural character and screen vehicle barriers. Investigate the need for traffic calming devices.	High	PBU	\$3,500.00	No	POM
A.2.9	Existing pumping station – screen with native understorey to minimise visual impact. Investigate need for Reserve signage at this location.	Medium	PBU	\$3,000.00	No	POM
A.2.10	On-street trailer parking – Opportunity for trailer parking use associated with boat ramp and sailing club.	Medium	AP	\$50,000.00	No	LP
A.2.11	Existing Playground – remove playground to core amenity area (Area 1). Re-use good condition equipment. Plant over with native vegetation as part of perimeter planting treatment.	High	Already completed			POM
A.2.12	Shared path network – Concrete 2.5 metre wide path for length of Plantation Point Parade. To connect with regional network in accordance with SCC Regional Access Management Plan.	Medium	AP	\$30,000.00	No	LP

<i>Action No.</i>	<i>Action</i>	<i>Priority</i>	<i>Responsibility</i>	<i>Estimated Cost</i>	<i>Funded</i>	<i>POM or LP</i>
A.2.14	Stormwater drainage overland flow path – rectify ponding issues with grading or subsurface drainage. Revegetate with riparian and Bangalay vegetation community where necessary.	Medium	W&S			POM
A.2.15	Additional Bangalay vegetation to be provided within Area 2 to reinforce existing Reserve character.	Medium	W&S	\$500.00	No	LP
A.2.16	Existing beach access to remain closed to consolidate pedestrian access and limit dune damage.	High	W&S	\$200.00		POM
A.2.17	Supplement existing native understorey planting to better define planting zones and recreation areas. Delineate with mulch and edging. Fence all plant beds for rabbit protection whilst establishing.	High	PBU	\$8,500.00	No	LP
A.2.18	Protect and reinforce dune vegetation to help protect the dune from erosion.	High	W&S	\$2,000.00	No	GPOM
A.2.19	To review pest animal (particularly rabbits) numbers and investigate co-ordinated control activities with neighbouring land managers.	High	PBU	\$4,000.00	No	POM/GPOM
A.2.20	Vincentia Sailing Club – Future additions to maintain consistent material palette with upgraded toilet block (Area 1) and other built elements within Reserve. Opportunity to investigate balcony above existing building to maximise views. Any additions to the sailing club in this location will need to consider the implications of cliff / slope instability hazard. Council’s draft DCP 118 (Areas for Coastal Management) identifies restrictions that will apply to the areas along the cliff edge of this reserve.	Medium	Property Services			LP

<i>Action No.</i>	<i>Action</i>	<i>Priority</i>	<i>Responsibility</i>	<i>Estimated Cost</i>	<i>Funded</i>	<i>POM or LP</i>
AREA 3						
A.3.1	Formalise and delineate existing on street parking. Consideration of permeable paving options. Formalise with perpendicular parking. Provision of wheel-stops to formalise bays. Locate disabled parking bays close to beach access points.	High	AP	\$30,000.00	No	LP
A.3.2	Provide consistent site markers at all beach access points to provide legibility and accommodation signage. Opportunity to provide seating and shower at entries as required.	Medium	W&S	\$500.00	No	LP
A.3.3	Shared Path Network – Concrete 2.5 m wide path for length of Plantation Parade. Connects with regional network in accordance with SCC Regional Access Management Plan.	Medium	AP	\$150.00 metre	No	LP
A.3.4	Existing open turf – define by perimeter planting for recreation area associated with Nelsons Beach.	Medium	PBU	\$3,000.00	No	LP
A.3.5	Vehicle Barriers – Existing coppers logs removed and re-used elsewhere as required. New alignment – recycled plastic bollards consistent with other regional reserves.	High	PBU	\$30,000.00	No	POM
A.3.6	Dune vegetation – Continued management of Crown land foredune by Bushcare organisation. Opportunity to increase with of planting to screen existing fence line for more natural character.	High	PBU	\$5,000.00	No	GPOM
A.3.7	Existing drainage swale – Maintain overland flow path of reserve and Plantation Point Parade.	Medium	W&S	No cost	–	POM

Action No.	Action	Priority	Responsibility	Estimated Cost	Funded	POM or LP
A.3.8	Review pest animal (particularly rabbits) numbers and investigate co-ordinated control activities with neighbouring land managers.	High	PBU	\$2,000.00	No	POM/GPOM
A.3.9	Perimeter planting to Reserve – Local native landscape buffer between shared path and Reserve improves presentation to Plantation Point Parade, screens vehicle barriers and defines open recreation space. Delineate with mulch & edging. Include shade trees in considered locations for least impact on residential views	Medium	PBU	\$8,500.00	No	LP
MISCELLANEOUS						
A.4.1	There are two known Aboriginal objects and places recorded within the vicinity of the subject site as listed upon the DE&H Aboriginal Heritage Information Management Systems (AHIMS). All Aboriginal places and objects are protected under the National Parks and Wildlife Act 1974 (NPW Ac) and it is an offence to destroy, damage or deface them without the prior consent of the DE&H Director-General. It is recommended by the DE&H that an Aboriginal Heritage Assessment be undertaken if development activity is proposed within this Reserve. As this POM makes provisions for a range of works it would be prudent for an Aboriginal Heritage Assessment be undertaken for the Reserve.	High				POM

Action No.	Action	Priority	Responsibility	Estimated Cost	Funded	POM or LP
A.4.2	Register all volunteers working on the Reserve as Parkcare or Bushcare volunteers to ensure they are adequately covered for personal accident and public liability. Maintain appropriate signs at access ways and track heads.	High	Completed Already			POM
A.4.3	Continue to educate dog owners of responsible pet ownership including information on off-leash, on-leash and dog prohibited areas and requirements regarding dog faeces.	High	W&S	\$500.00	No	POM
A.4.4	Continue to have rangers undertake patrols of the area.	High	Ongoing		Yes	POM
A.4.5	Maintain appropriate signs at access ways and track heads.	High	W&S	\$0	Yes	POM
A.4.6	Ensure location and design of structures take into account threats from coastal hazards. Reference should be made to the Shoalhaven City Council Coastal Zone Management Study and Plan and in particular the Coastal Slope Instability Hazard Study prepared by the Snowy Mountains Engineering Corporation (January 2008). Any works and development within the Reserve will also need to consider the implications of cliff / slope instability hazard. Council's draft DCP 118 (<i>Areas for Coastal Management</i>) identifies restrictions that will apply to the areas along the cliff edge of this Reserve.	High				POM
A.4.7	Investigate consolidating Lots 180 and 181 to remove potential in the future for these parcels to be sold individually.	Low	Property Services			POM