



WOLLONDILLY  
SHIRE COUNCIL

*Rural Living*

# PLAN OF MANAGEMENT FOR URBAN BUSHLAND RESERVE, APPIN

**WOLLONDILLY SHIRE COUNCIL**

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## **PUBLIC EXHIBITION AND INVITATION TO MAKE SUBMISSIONS ON DRAFT PLANS**

### **Public Consultation**

This draft plan has been prepared to meet the core objectives for the management of community land pursuant to Section 36 of the Local Government Act 1993.

The Council adopted the draft plant at its meeting on 19 July 2004 .

The Council is now seeking submissions in relation to this draft plan. All submissions will be considered before the plan is adopted in its final form.

### **Public Exhibition of Draft Plans of Management**

The draft plans of management may be inspected at the Council's Offices, 62-64 Menangle Street, Picton, between 8.00am and 4.00pm, Mondays to Fridays (public holidays excepted) from Tuesday 3 August 2004 until Friday 3 September 2004.

### **Invitation to Make Submissions on any or all of the Draft Plans of Management**

Any person may make a written submission in relation to any or all of the draft plans of management. Submissions will be received until 4.00pm on **Friday 17 September 2004**. Any written submission may become a public document.

**Enquiries may be directed to Mrs Kath McKay, Planning Coordinator Recreation and Buildings, on phone 4677 1104.**

## **PART 1 INTRODUCTION**

### **Local Government Act 1993**

Council is required in terms of Section 36 of the Local Government Act 1993 to prepare plans of management for its community lands.

*Please refer to the Schedule attached to this set of plans for information relating to the preparation of plans of management.*

### **Other Considerations**

In preparing these plans, Council has endeavoured to ensure compatibility with a range of other plans and policies previously adopted by the Council, including:

- The State of Wollondilly Report.
- Wollondilly Vision 2025 (Visions for the separate communities and the Shire as a whole).
- Local Environmental Plan 1991.
- Stormwater Management Plans (Upper Georges River, Upper Nepean River and Wollondilly District).
- Stonequarry Creek Floodplain Management Plan.
- Strategic Management of Council's Assets Policy.

Should any specific item provided for in a community land plan of management be incompatible with existing plans or policies, then the provisions of those previously adopted plans and policies shall generally have precedence.

*Please refer to the attached Schedule for information relating to the Wollondilly Vision 2025.*

### **Proposed Future Management of the Land**

The plan outlines strategies for the ongoing management of the land detailing Council's expectations in relation to matters such as general condition and suitability, suitability for all people regardless of physical ability, health and safety concerns, environmental concerns and cost effectiveness.

Council will continue to seek ways and means of improving its management of these lands for the benefit of the public at large. It proposes to develop a comprehensive asset management program and to continue to develop its asset maintenance program to achieve a high level of service at an affordable and sustainable cost.

Council's focus in these plans is to:

- Improve accessibility for people of all ages and levels of ability.
- Upgrade and improve existing facilities rather than build new facilities.
- Improve the standard of amenities provided.
- Improve the level of service provided.
- Address health and safety issues.
- Address environmental issues.
- Provide cost effective services.

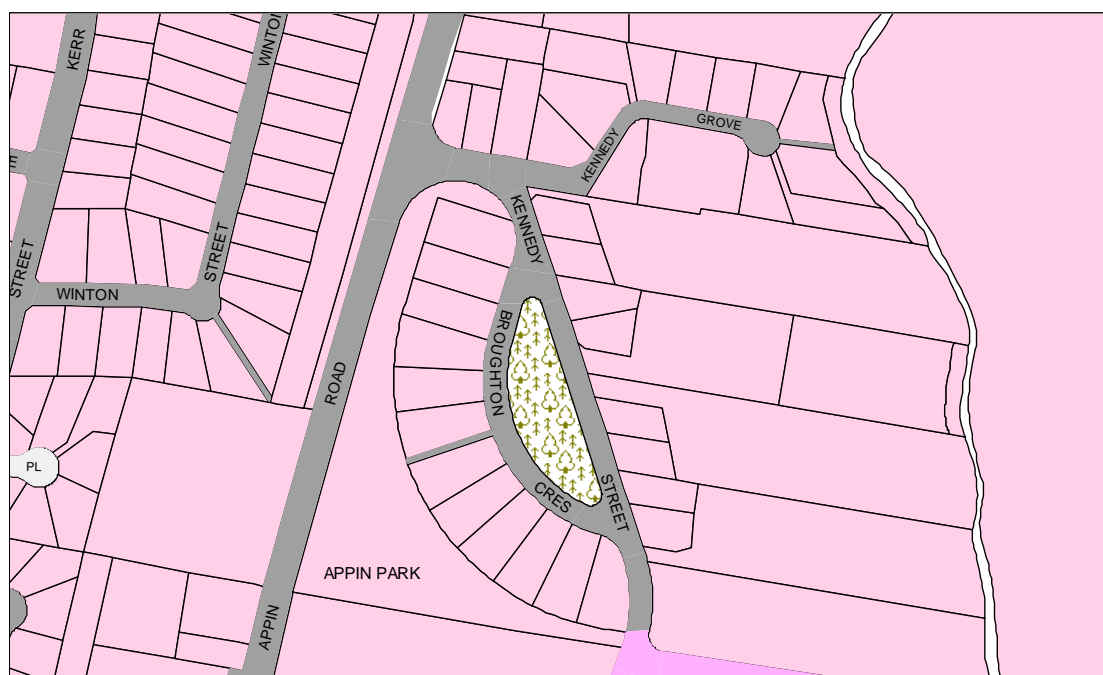
## PART 2 – PROPERTY DETAILS

### 1. LAND SUBJECT TO THIS PLAN

This plan provides for the land described below:

1. Lot 21 DP 23717 (4439 m<sup>2</sup>)  
Zoning: 6(a) Open Space “A” (Recreation) Zone  
Location: Bounded by Kennedy Street and Broughton Crescent, Appin,  
as shown in Figure 1 below.  
Owner: Wollondilly Shire Council

**Figure 1**



### 2. DESCRIPTION OF THE LAND AT THE TIME OF PREPARATION OF THE PLAN

The land is basically undeveloped land containing a range of predominantly native trees with some signs of understorey revegetation. It is a very small parcel of remnant bushland reserved when the surrounding land was subdivided and developed for residential development. Some informal pathways have been formed by persons taking “short cuts” through the land.

### 3. LAND STATUS AND OWNERSHIP

The land is freehold Council land classified as “community “ land in terms of the Local Government Act 1993.

#### **4. LAND CLASSIFICATION**

The land is classified as “community land” in terms of Section 27 and clause 6 of Schedule 7 of the Local Government Act 1993.

#### **5. CURRENT MANAGEMENT REGIME**

The Council manages this land directly as a passive “urban bushland” reserve. To date, Council has not taken any active measures to protect or restore this land, nor has it done any work that has impacted adversely on the land. The land is not irrigated or fenced.

#### **6. CONDITION OF THE LAND AND STRUCTURES ON ADOPTION OF THE PLAN**

The land is in a generally undisturbed condition apart from the informal paths that bisect it. There are no structures on the land.

#### **7. USE OF THE LAND AND STRUCTURES AT THE TIME OF ADOPTION OF THE PLAN**

The land is used primarily to maintain bushland views and to act as a small link in the floral and faunal corridor.

## **PART 3 – MANAGEMENT ISSUES**

### **1. COUNCIL’S STATEMENT OF PURPOSE**

*To create opportunities in partnership with the community. To enhance the quality of life and the environment, by managing growth and providing services and facilities of the highest quality.*

### **2. WOLLONDILLY VISION 2025**

Derived from community workshops held in February and March 2003 Council adopted " A Vision for Wollondilly 2025" incorporating nine separate visions covering all aspects of the Shire’s future having regard to the lifestyle needs of the residents through to the uniqueness of the rural countryside and the various towns and villages.

The Vision provides Council with a framework to develop new strategies and policies and to guide the organisation so that it can effectively play its vital role in the delivery of the Vision.

Vision 1 is particularly relevant for the management of this urban bushland reserve.

*Please refer to the attached Schedule for details of the Visions and Vision Strategies that particularly affect Council managed land.*

### **3. RECREATION DEMAND AND OPPORTUNITIES**

A preliminary pre-publication Summary Report on the Western Sydney Regional Recreation Demand and Opportunities Study has identified, among other things, that the following issues affect the acquisition and/or development of future recreational assets.

#### **Demand for Informal Use of Parks**

*Note: Refer to Key Vision Strategy 7.1*

#### **Demand for Access to Water (Visual and Physical)**

*Note: Refer to Key Vision Strategy 7.8*

#### **Demand for Interaction with Nature**

*Note: Refer to Key Vision Strategy 7.2*

#### **Connections and Travel on Trails and Routes**

*Note: Refer to Key Vision Strategies 7.4 and 7.7.*

### **4. SUCCESS FACTORS**

Council has identified a number of factors, which contribute towards the success of public places. The first four key qualities affect particularly the users of the place; the fifth factor, value for money, affects both users and providers.



- Access and Linkages
- Comfort and Image
- Uses and Activities
- Sociability
- Value for Money

*Please refer to the attached Schedule for further information about the key success factors identified.*

## **PART 4 – MANAGEMENT OBJECTIVES**

### **1. LAND “CATEGORISATION”**

Council is required to categorise the land according to its use type and to manage it so as to achieve the core objectives for the land categories.

The Act provides guidelines for choosing the category or categories to be applied. A parcel may be categorised as one or more separate categories according to its use and the characteristics of the land.

*Please refer to the attached Schedule for the guidelines for categorisation of community land according to its proposed use and land characteristics.*

Note: One parcel can be categorised as to its parts provided the parts are clearly identified (not necessarily surveyed).

The Council proposes to categorise the land in this plan according to legislative guidelines.

### **2. PLAN SHOWING PROPOSED LAND “CATEGORIES”**

The land in this plan is to be “categorised” as “A natural area – bushland”.

### **3. CORE OBJECTIVES FOR THE MANAGEMENT OF COMMUNITY LAND**

The Local Government Act prescribes “core objectives” for managing community land according to its category. These core objectives help councils to focus on the essential aspects of each area of land and to determine key performance targets.

Council proposes to manage the various parts of the land according to the Local Government Act core objectives and Council’s other objectives.

#### **Natural Area - Bushland**

The core objectives for the management of community land categorised as “ a natural area – bushland” are:

- a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land. This includes, if necessary, assisting in and facilitating the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995;

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

#### **4. COUNCIL'S OTHER OBJECTIVES**

- 1. Public Safety and Risk Management
- 2. Bushfire Hazard Management
- 3. Traffic Management
- 4. Economically sustainable development
- 5. Community development – building social capital

#### **5. THREATENED SPECIES LAW**

The land has been identified as containing remnants of Shale Sandstone Transition Forest (Low Sandstone Influence). The land is within an urban area and although there is estimated to be less than 10% crown cover, the Council has determined that the bush on this site is worthy of protection and preservation.

The dominant tree species are *E. (Eucalyptus) fibrosa* (Broad-leaved Ironbark) and *E. Creba* (Narrow-leaved Ironbark), with lesser numbers of *E. molluccana* (Grey Box) and *E. tereticornis* (Forest Red Gum). There does not appear to be any significant native species understorey.

Shale Sandstone Transition Forest has been scheduled as an endangered ecological community under the Threatened Species Conservation Act 1995.

#### **6. FUTURE USE OF THE LAND**

Council proposes to continue to use the land as a natural area (bushland) because it is representative of the structure and floristics of the natural vegetation in the locality and provides a transition between the extensive area of native bush along the Georges River and the remnant trees on Appin Park.

## **7. FUTURE USE AND DEVELOPMENT OF THE LAND**

### **1. Schedule of Permitted Uses and Permitted Development**

Attached as **Appendix 1** is a schedule in terms of Section 36(3A)(b) specifying the purposes for which the land and any existing buildings or improvements will be permitted to be used, the purposes for which any further development of the land will be permitted whether under lease or licence or otherwise and the scale and intensity of any such permitted use or intensity.

### **2. Management Strategies and Performance Measures**

Council has prepared strategies to enable it to effectively manage this land, and has established some means of measuring its performance. The strategy plan is attached as **Appendix 2**.

### **3. Master Plan**

Council has not prepared a master plan for this land. Any proposed future development works will be limited to the construction of a simple pedestrian access path.

### **4. Development Plan**

Council has no immediate plan to develop the proposed access path. The proposed pathway is considered a low priority for expenditure at this time.

## **8. LEASES LICENCES AND OTHER ESTATES**

### **1. *Authorisation***

This Plan expressly authorises the leasing, licensing or granting of any other estate over the land subject to the provisions of sections 45 and 46 of the Local Government Act 1993. Applications for lease licence or grant of an estate will be considered by Council on their merit.

Any lease, license or other estate would however need to be for the purpose of meeting the management objectives for the land as a bushland reserve.

### **2. *Tendering for Leases Licences and Other Estates***

A lease or licence for a term exceeding 5 years may be granted only by tender in accordance with Division 1 of Part 3 of the Act unless it is granted to a non-profit organisation. The Council may however apply a tender process in respect of the grant of any particular licence or estate over the land.

Council is not anticipating any requests to lease or grant any estate over this land.

## 9. APPROVALS FOR WORKS ON THE LAND

### 1. *Wollondilly Local Environment Plan 1991*

The land is zoned Zone 6(a) Open Space “A” (Recreation).

Any development on the land must be in accordance with the objectives and permitted works applying to that zone.

### 2. *Advertising and Signage*

The erection or display of advertising and signage within New South Wales is subject to State Environmental Policy No 64 – Advertising and Signage.

- (1) This Policy applies to all signage:
- (a) that, under another environmental planning instrument that applies to the signage, can be displayed with or without development consent; and
  - (b) is visible from any public place or public reserve, except as provided by this Policy.

**Note:**

Public place and public reserve are defined in section 4 (1) of the Act to have the same meanings as in the Local Government Act 1993.

- (2) This Policy does not apply to signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it.

### 3. *Prohibited Activities*

This plan prohibits the following activities on the land:

- Camping (with or without a tent, caravan or vehicle).
- Driving of vehicles.).
- Riding trail bikes or other vehicles or riding of horses.
- Lighting of fires.
- Carrying or discharge of firearms.
- Cutting down or removal of any tree, shrub or other plant material by other than an authorised person.
- Any activity that is contrary to a notice erected by the Council (Section 632 Local Government Act 1993).

**Appendix 1 - Permitted Uses and Development**  
(subject to development consent if required)

Purposes for which the land and any existing buildings or improvements will be permitted to be used.(Sec 36(3A)(b)(i))	Purposes for which any further development of the land will be permitted whether under lease or licence or otherwise.(Sec 36 (3A)(b)(ii))	The scale and intensity of any such permitted use or development. (Sec 36(3A)(b)(iii))
<ul style="list-style-type: none"> <li>• Floral and faunal corridor.</li> <li>• Visual amenity.</li> </ul>	<ul style="list-style-type: none"> <li>• Erection of an information sign</li> <li>• Development of one pedestrian access pathway (to avoid proliferation of paths)</li> </ul>	<ul style="list-style-type: none"> <li>• Standard Shire information sign.</li> <li>• Low impact compacted decomposed granite pedestrian access only.</li> </ul>
<ul style="list-style-type: none"> <li>• Installation of undergrounded utilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Installation of essential utility services.</li> </ul>	<ul style="list-style-type: none"> <li>• Developer to satisfy Council that proposed works will not impact adversely on endangered native vegetation.</li> </ul>
<ul style="list-style-type: none"> <li>• Bushfire hazard control.</li> </ul>	<ul style="list-style-type: none"> <li>• Bushfire hazard control</li> </ul>	<ul style="list-style-type: none"> <li>• As required to reduce bush fire hazard to residential properties – only under control of Rural Fire Service.</li> </ul>
<ul style="list-style-type: none"> <li>• Removal of exotic weeds and non-organic refuse from the land,</li> <li>• Rehabilitation of native vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>• Removal of weeds and non-organic refuse from the land.</li> <li>• Planting of local provenant native plants.</li> </ul>	<ul style="list-style-type: none"> <li>• As required and under control of Council's Environment Management officer.</li> <li>• As required and under control of Council's Environment Management officer.</li> </ul>

**Appendix 2 - Management Strategies and Performance Measures**

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
S1.1 Provide protection for significant remnant vegetation communities and associations with a focus on maintaining and building connections between threatened communities.	1(a) Categorise the land as “a natural area – bushland” and manage the land in accordance with the core objectives for such land.	Uses and Activities	1(a) Urban bushland reserve is retained and floral/faunal corridor is maintained...
S1.1 Promote and enhance vegetation management through community involvement ....., other community organisations and government agencies.	2(a) Involve local land care group and others in removal of weeds and rubbish and replanting.	Uses and Activities	2(a) Increased community awareness of natural values of the land.
S1.2 Implement planning controls, guidelines and management systems to protect and enhance natural areas:	3(a) Allow development only where it is in accordance with this plan of management.	Uses and Activities	3(a) No development that is not in accordance with the plan.
<b>S1.1 Take account of Bushfire Hazard Management Guidelines or Policies</b>	4(c) Comply with the Wollondilly Bush Fire Risk Management Plan in respect of Council managed land.	Uses and Activities	4(c) Management of bushfire hazards is in accordance with the Bush Fire Risk Management Plan as adopted.
	4(b) Prepare a bushfire risk management plan for Council’s community lands/Crown reserves.		4(b) Bushfire risk management plan adopted and implemented.

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
	4(c) Comply with asset protection zones and strategic fuel advantage zones in line with the Bushfire Environmental Assessment Code 2003.		4(c) No complaints of asset protection zones or strategic fire advantage zones being non compliant
S1.5 Implement strategies to manage weeds and feral animals.	5(a) Clear rubbish from the bushland to allow the indigenous seed bank to germinate and continue to grow without undue competition and to discourage animal pests.		5(a) Observation that local provenant species are continuing to germinate and grow.
Provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.	6(a) Consider formally naming the reserve.	Uses and Activities	6(a) A name has been considered and approved.
	6(b) Investigate feasibility of providing an unsealed pedestrian path through the land.	Uses and Activities	6(b) Investigations complete and if feasible, pathway constructed. Bushland retains its natural values.
	6(c) Provide an information sign on the land.	Uses and Activities	6(c) Sign installed.



<b>Key Vision Strategies &amp; Management Objectives</b>	<b>Proposed Practical Steps to be Taken (subject to funding)</b>	<b>Success Factors (universal values)</b>	<b>Performance Measures</b>
Assist the implementation of any recovery plan or threat abatement notice prepared under the Threatened Species Conservation Act 1995.	7(a) Publish notices in Council publications, advising of any restrictions.		7(a) Notices are published and displayed.

