

Plan of Management No.2
Foreshore Reserve
Chelmsford Road East
Lake Haven



Adopted: November 1994



WYONG SHIRE
building a better tomorrow!



PLAN OF MANAGEMENT

NO. 2

FORESHORE RESERVE

CHELMSFORD ROAD EAST, LAKE HAVEN

Amendment No	Adopted
0	November 9 1994

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SECTION 1 - INTRODUCTION

PLAN COMMON NAME

Foreshore Reserve Chelmsford Road East, Lake Haven.

BACKGROUND

From July 1993, the Local Government Act 1993 requires all community land to be the subject of a Plan of Management.

The land which is the subject of this plan is classified as community land. It is categorised as a small foreshore park, being one of many of various size, nature and usage within the Shire.

At its meeting on April 13 1994, Council resolved that a Plan of Management be undertaken with a view to accommodating the establishment of the Gorokan Amateur Sailing Club on the land.

Council will also be preparing Plans of Management for significant specialised areas as well as generic plans covering areas which have relative similarity in their function and issues.

AIM

The aim is to provide a Plan of Management to address a request for use of part of the land and which may later be integrated with a generic plan for other foreshore parks.

CORPORATE GOALS

Pending the formation of a strategic land management program in relation to public land Council's corporate goals in relation to small foreshore parks may be taken to include:

- * The public access to the foreshore be facilitated.
- * That access for boating and other aquatic pursuits be permitted where appropriate.
- * That improvements and buildings be permitted where they comply with Council's codes, policies and requirements and where they accommodate a use which is sympathetic to the nature of the park or are required for public utility purposes.
- * That it be lawful to create leases, licences and management structures and agreements in relation to the use and control of the land.
- * That the land is used to provide and maintain recreation opportunities based on community needs and within budget.

- * That foreshore parks should continue to be an attraction to tourists and visitors to the Shire.

COMMUNITY LAND COVERED BY THE PLAN

The community land covered by the plan is detailed in Section 5. The land comprises approximately 2.2 hectares and is bounded by Hobson Avenue, Chelmsford Road East, Malvina Parade and the western shore of Budgewoi Lake. A creek dissects the land.

The land is owned by Wyong Council.

LAND CATEGORY

The land is categorised as a park for the purposes of Section 36 of the Local Government Act 1993.

SECTION 2 - MANAGEMENT

MAJOR ISSUES

Public submissions on proposed use by the Gorokan Amateur Sailing Club raised several issues relevant to this plan. These have been grouped with other issues into the following:

- * Preservation of Visual Amenity, Existing Flora and Fauna Habitat – The land should be managed to ensure a minimum disruption of the existing environment.
- * Boat Launching – Water access from the Land is a natural feature and this should be managed to ensure the amenity of the land is preserved and that pollution is minimised.
- * Vehicular Access – That access onto and within the land serves to enhance enjoyment of it and to provide for maintenance requirements. The land has direct access to a minor road.
- * Public Availability – The land should accommodate the broadest range of recreational uses provided that reasonable public access is provided for.
- * Maintenance – Grounds maintenance occurs on an irregular or needs basis by mechanical slasher as the most economical and appropriate routine.
- * Parking – On site parking is accommodated without restriction.
- * Relationship with Adjoining Land Uses – The land is zoned 6(a) Open Space and Recreation. Approved uses under that zone are deemed compatible with the adjoining residential zone.
- * Noise – Permissible uses of the land must comply with noise pollution controls.
- * Linkages with Other Foreshore Open Space – Public open space is not continuously linked around the lake foreshore due to intervening private land ownership. The land is part of a network of foreshore land comprising various elements of accessibility, improvement, natural condition and public utility.

OBJECTIVES

These are:

- * To cover the range of situations occurring on the land including organised sailing.
- * To plan for progressive improvement of the recreational and intrinsic quality and appearance of the land as funds become available.
- * To ensure that the community can contribute to the development and implementation of this Plan of Management if it wishes.
- * To form a component of Council's strategic land management plan and to be consistent with its other Plans of Management.
- * To comply with the Act in relation to the preparation of Plans of Management.
- * To make provision for leases, licences and agreements in respect of the land.
- * To formalise existing uses and improvements on the land.

SECTION 3 - POLICY

The major issues defined in Section 2 combined with the corporate goals and Plan of Management objectives, have been used to define the policy areas listed below.

NATURE OF THE LAND

- * The supply of small foreshore parks is in excess of local demand, but this category of land has a broader regional significance.
- * The land is categorised as a disturbed natural area now forming a park and containing some public utility services.
- * The land is suitable for developments and improvements consistent with recreational enjoyment of foreshore land.

USE AND CONTROLS

- * The land should accommodate low impact recreational uses such as walking, cycling, picnicking and the like, entertainment and water related uses appropriate to the water depth including organised and informal sailing.
- * Camping is prohibited on the land except where suitable facilities exist and the approval of Council is obtained. This plan authorises Council to give the necessary approval.
- * Facilities will only be provided by Council where a high level of the land and need for facilities is demonstrated.
- * Nothing in the plan will restrict Council's power to impose restrictions on use and to regulate, control and prosecute matters, which at Council's discretion are deemed to be offences on or about the land.
- * The land should accommodate road construction and the installation of public utility services where deemed necessary by the Council.
- * All works consistent with the issues, objectives and policy of this plan are authorised.

MAINTENANCE

- * Maintenance will match the level and type of use and wherever possible, neighbours should be encouraged to help.
- * Areas held under lease, licence or regular occupation shall be maintained by the responsible occupant.

LEASE/LICENCE, ROAD AND EASEMENT AUTHORISATION

This plan authorises the granting of leases and licences or delegation of management of the land for purposes consistent with the goals, issues and objectives included in the plan. Leases and licences may be for periods up to twenty-one (21) years, subject to the requirements of the Local Government Act 1993.

This plan authorises the creation of roads or road widening and the granting of easements for public utility services where the Council decides it is necessary to do so.

SECTION 4 - PRIORITIES AND PERFORMANCES

The action priorities and performance measures are shown in Table 1.

Table 1 - Priorities and Performance

Objective	Performance Target	Means	Performance Assessment
1 Promote appropriate recreational use	<ul style="list-style-type: none"> * Ensure waterway uses are optimised. * Permit organised and informal sailing. 	<ul style="list-style-type: none"> * Give priority of use to water recreation pursuits. * Grant approval of occupation. * Erect directional signs. 	<ul style="list-style-type: none"> * Waterway uses have a range of opportunities. * Use complies with terms of appraisal. * Maritime Service Board and other Authority approvals are obtained where organised uses are permitted. * Lake access is contained to authorised locations.
2 Preserve vegetation and wildlife habitat.	<ul style="list-style-type: none"> * Retain existing vegetation. 	<ul style="list-style-type: none"> * Locate improvements on cleared areas, minimise disturbance of shoreline vegetation. 	<ul style="list-style-type: none"> * The Tree Preservation Order is observed. * Vegetation encourages wildlife to continue to inhabit the area. * The operator of an organised activity should report to Council on the status of vegetation and seagrass at commencement of the activity/site occupation and annually thereafter.
3 Preserve access.	<ul style="list-style-type: none"> * Vehicular access onto the land is retained. 	<ul style="list-style-type: none"> * Maintain existing gravel access. 	<ul style="list-style-type: none"> * The gravel access is kept in a trafficable condition.

Objective	Performance Target	Means	Performance Assessment
<p>4 Provide for buildings and improvements.</p> <p>Control environmental impact of development.</p>	<ul style="list-style-type: none"> * Building, parking and activities such as water craft rigging to occur only in cleared areas. * Boat launching to be limited to specified areas. * Where appropriate improvements are to be available to the public. * Improvements to be constructed and maintained according to codes and standards. * Operation of sewerage surcharge from the pump station is promptly managed. 	<ul style="list-style-type: none"> * Conditions of formal approval. * Erect directional signs. * As above. * Areas necessitating private exclusive use are to be minimised and subject to Council approval. * Improvements to be operated in accordance with suitable soil conservation practices. * Cleaning and disinfecting of the area is performed promptly. * Signs warning of the surcharge are erected. * Prompt advice of the surcharge is communicated to any formally authorised user or lessee. 	<ul style="list-style-type: none"> * Foreshore vegetation is reserved in accordance with Council's Vegetation Management Strategy. * Clearing of foreshore vegetation and seagrass is limited to the extent authorised by Council. * Barriers limiting public access are minimised. * Erosion and sedimentation are contained within acceptable limits of soil conservation standards. * Appropriate testing proves satisfactory results. * Casual visitors to the area and users of the affected waterway are alerted. * Regular use of the area is avoided until normal conditions prevail.
<p>5 Maintenance.</p>	<ul style="list-style-type: none"> * Cleaning and mowing is minimised. 	<ul style="list-style-type: none"> * No installation of garbage bins. Periodic review by Council staff. 	<ul style="list-style-type: none"> * The land is tidy and not overgrown.
<p>6 Bushfire control.</p>	<ul style="list-style-type: none"> * Minimise fire risk and fuel loading. 	<ul style="list-style-type: none"> * Establish a 5 year management program. Carry out periodic slashing. 	<ul style="list-style-type: none"> * Periodic inspection confirms that fire risks are minimised.

SECTION 5 - SCHEDULE OF LAND

The following parcels of land are relevant to this Plan of Management.

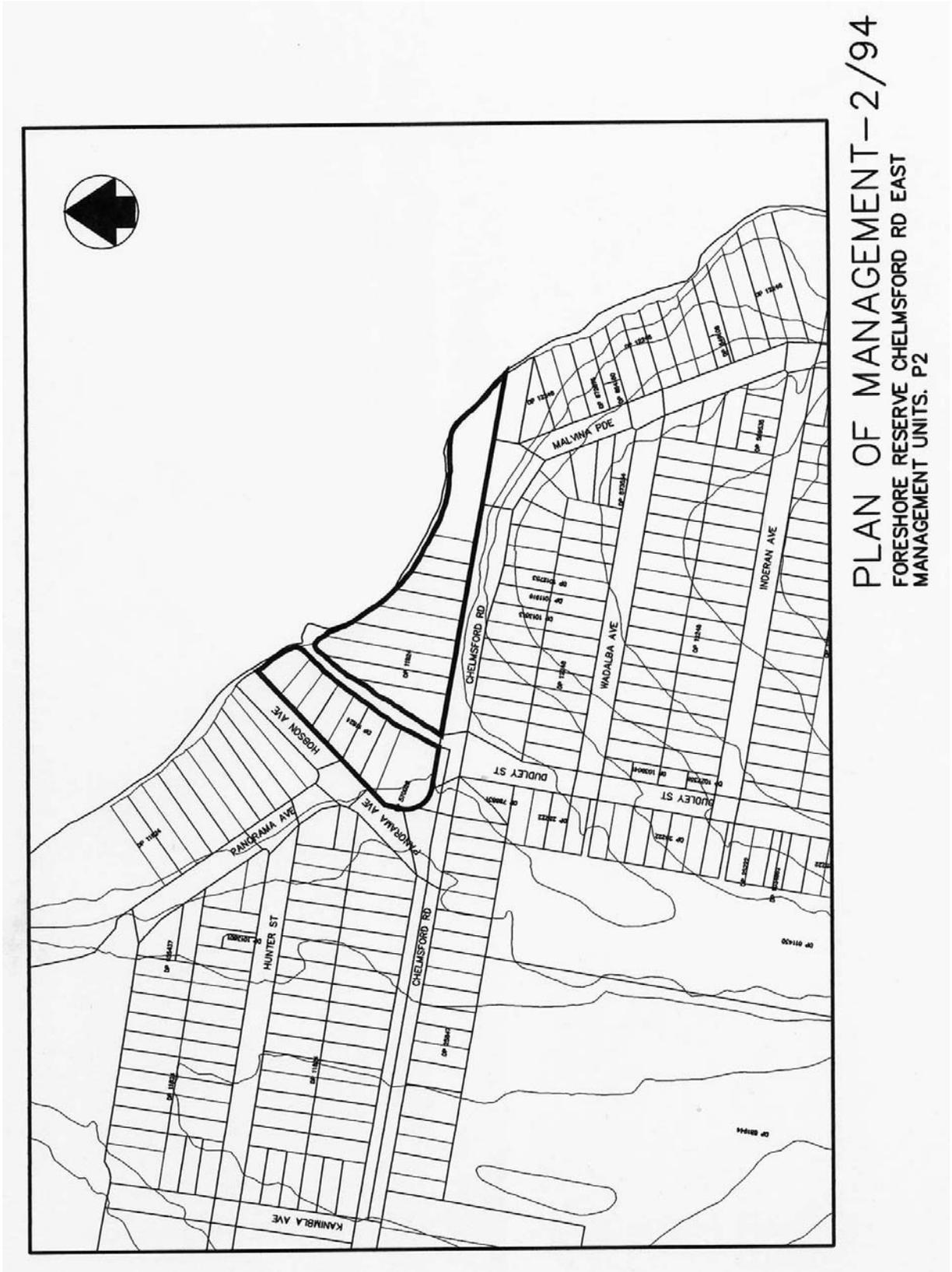
Lot	Section	DP	Area m ²
2		570026	2,301
18-33 (inclusive)	4	11824	16,756
34 Public Reserve	4	11824	3,168
			22,225 or 2.2 ha

SECTION 6 - SITE PLAN

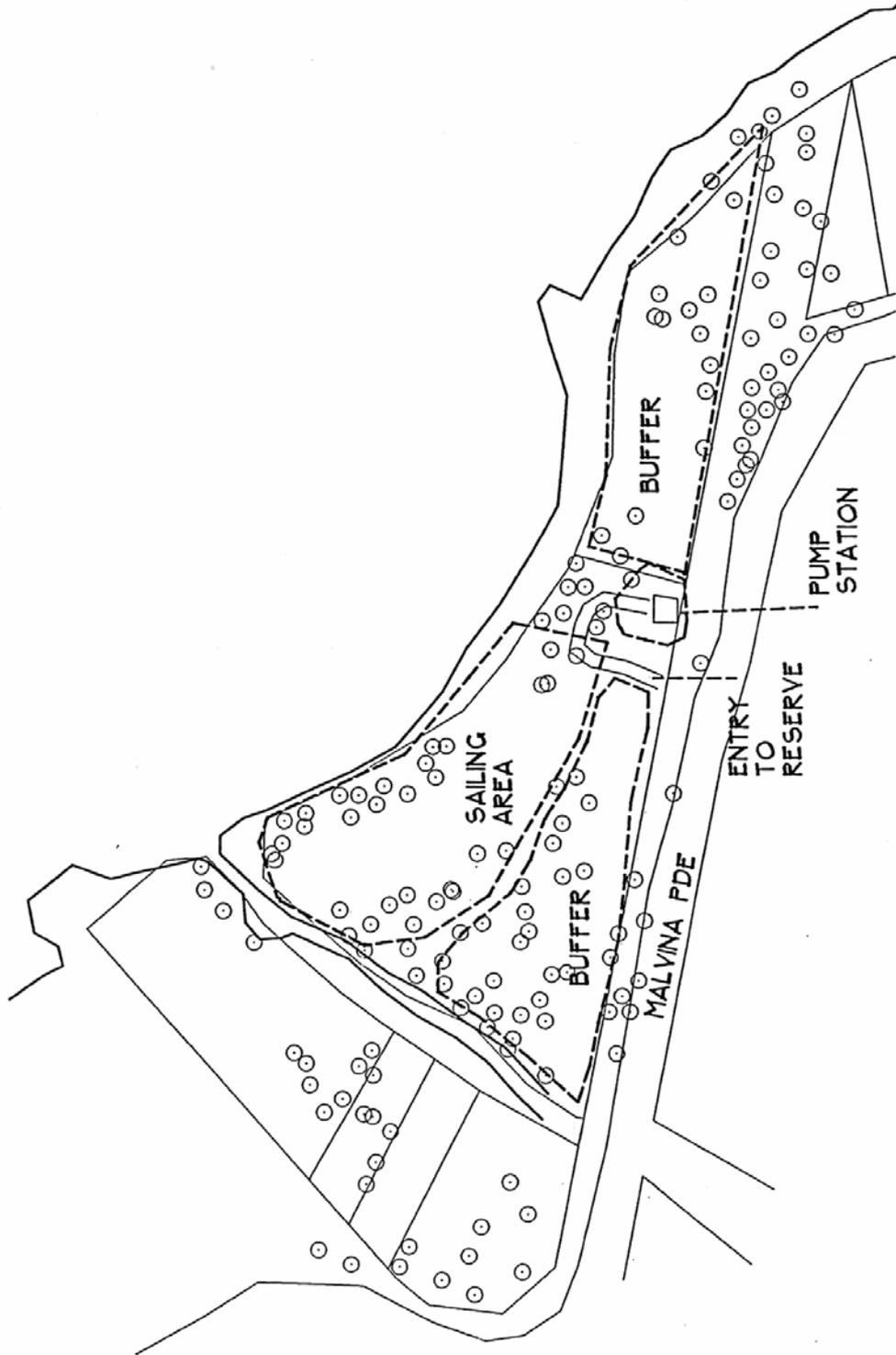
Site details are shown in attached plan P1.

Property boundaries are shown in attached plan P2.

PLAN P1



PLAN P2



**Foreshore Reserve Chelmsford Rd East
Management Units**