

*Plan of Management No.1*  
**Wyong Regional Sporting  
Complex**



*Adopted : 3rd November 2004*



**WYONG SHIRE**  
*building a better tomorrow!*



# **PLAN OF MANAGEMENT**

## **NO. 1**

### **WYONG REGIONAL SPORTING COMPLEX**

<b>Amendment No</b>	<b>Adopted</b>
<b>0</b>	<b>February 22 1995</b>
<b>1</b>	<b>December 13 2000</b>
<b>2</b>	<b>November 3 2004</b>

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## SECTION 1 - GENERAL

### INTRODUCTION - WHY DOES THE PLAN EXIST?

The plan has been prepared by Wyong Council under the provisions of the Local Government Act 1993, which requires Councils to prepare Plans of Management for all land under Council ownership or control classified as community land.

The use and management of the community land to which this plan applies is regulated by this Plan of Management. The Local Government Act 1993, provides that community land is required to be used and managed in accordance with the Plan of Management.

The procedure for the preparation of Plans of Management involves public exhibition and consultation processes. This plan may only be amended by a subsequent Plan of Management.

### LAND TO WHICH THE PLAN APPLIES

The site is generally bounded by Pollock Ave, the Pacific Hwy and State Environmental Planning Policy Wetland No 896. A map showing the location of the parcels of land to which the plan applies accompanies the plan.

The land is described as follows and for the purposes of the Local Government Act 1993, the land is classified as Community land. The category indicates the priority use of the land:

Table 1

Lot	DP	House No	Street Name	Suburb	Owner	Classification	Categorisation	Use	Lease	Zone
1	372294	385	Pacific Hwy East	Wyong	WSC	Community	Sportsground	Carpark	Expires 30.6.2016	6(b) Regional Open Space & Recreation
12	590935	375	Pacific Hwy East	Wyong	WSC	Community	Sportsground	Hockey Fields & Amenities Block	Nil	6(b) Regional Open Space & Recreation
1	612257	160	Pollock Ave	Wyong	WSC	Community	Sportsground	Vacant	Nil	6(b) Regional Open Space & Recreation, 1(c) Rural Holding, 7(g) Wetlands Management
1	703458	162	Pollock Ave	Wyong	WSC	Community	Sportsground	Vacant	Nil	6(b) Regional Open Space & Recreation, 1(c) Rural Holding
2	785069	240A	Pollock Ave	Wyong	WSC	Community	Sportsground	Vacant	2 leases expiring on 30.6.2016 & 10.5.2045	6(b) Regional Open Space & Recreation
11	805783	200	Pollock Ave	Wyong	WSC	Community	Sportsground	Vacant	Expires 30.6.2016	6(b) Regional Open Space & Recreation, 1(c) Rural Holding
201	787471	248-260	Pollock Ave	Wyong	WSC	Community	Sportsground	Vacant	Expires 30.6.2016	2(a) Residential
202	787471	248-260	Pollock Ave	Wyong	WSC	Community	Sportsground	Vacant	Expires 30.6.2016	6(b) Regional Open Space & Recreation
1	622939	140	Pollock Ave	Wyong	WSC	Community	Natural Area (Wetland)	Vacant	Nil	7(g) Wetlands Management

## **PLANNING CONTROLS APPLYING**

The land to which this plan applies is subject to the provisions of Wyong Local Environmental Plan 1991 which identifies the land as being zoned 6(b) Proposed Open Space and Recreation, 1(c) Rural Holding, 2(a) Residential and 7(g) Wetlands Management. Development consent under the Environmental Planning and Assessment Act 1979, is required for most developments.

Other relevant planning controls apply to the land and these are described below:

### **Flood Prone Land Policy**

Information available to Council indicates that part of this land could be subject to the risk of flooding by a flood of a one (1) in one hundred (100) year recurrence frequency or less.

### **Tree Management**

Development Control Plan No 14 - addresses Tree Management within the Wyong Shire, including tree removal and land clearing.

### **Advertising Signs**

Development Control Plan No 50 - Guidelines for Advertising Signs

### **Wetland Development Control Plan**

Development Control Plan No 30 - to provide controls for the management and protection of significant wetlands within the Shire.

### **State Environmental Planning Policy 14 - 12.12.1985 as amended (Coastal Wetlands)**

This State policy provides that certain lands in coastal local government areas (except those in Sydney Metropolitan Area) should not be cleared, drained or filled or have a levee constructed on them without the consent of the Council and the concurrence of the Director-General of Urban Affairs and Planning.

## PLAN OF MANAGEMENT OBJECTIVES

The general objectives of the plan are:

- \* To ensure that the Act is complied with in relation to preparation of Plans of Management.
- \* To inform Council staff and the community of the way the land will be managed.
- \* To progressively improve the values of the land and to minimise the long term cost of maintenance to Council.
- \* To make provision for leases, licences and agreements in respect of the land.
- \* To provide a reference and data bank in relation to information relevant to present and future management of the land.
- \* To endeavour to provide water for the facility in a manner that does not impact on the Shire's drinking water.

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

- \* To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.
- \* To ensure that such activities are managed having regard to any adverse impact on nearby residences and natural areas.

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

- \* To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area.
- \* To provide for the restoration and regeneration of the land.
- \* To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.
- \* To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.

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

- \* To protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands.
- \* To restore and regenerate degraded wetlands.
- \* To facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.



## SECTION 2 - BACKGROUND INFORMATION

### RESOURCE DATA

#### 1 History/Overview

The site originally formed part of a program for acquisition of areas of regional significance for open space purposes under the Cumberland Scheme. The program first commenced in 1978 and a significant area of land is now in public ownership.

The site was identified to provide an important recreation resource as a focal point and as part of a wider group of facilities. It forms part of a group of facilities with Wyong Golf Course in the north-west, Wyong Race Course and Baker Park in the south-west, Lakeside Golf Course in the South and the proposed sports facilities at the north-east corner. Parkland and wetland form the central area of the triangle.

The site is located close to Wyong Railway Station and has highway access linking it to the Sydney-Newcastle Freeway and the proposed major north-south link to the Warnervale Commercial Centre. Across the Pacific Highway to the north is the Wadalba and Warnervale Regional Environmental Plan release areas.

The name "Wyong Regional Sporting Complex" was officially assigned to the site as a geographical name under the provisions of the Geographical Names Act, 1966 on June 23 2000.

#### 2 Current Uses

Table 1 outlines the current use of the various parcels within this plan.

#### 3 Maps

A plan indicating the various categories of the land together with a master plan for the complex are attached.

#### 4 Flora and Fauna

The main plant associations that occur within the area have been mapped under a study by Forest Fauna Surveys and Eastcoast Flora Surveys. A discussion of the main findings follows below.

The Master plan presented in this Plan of Management has been tested by the Ecological Survey and Assessment work conducted by Ecological consultants for the report Ecological Investigations Wyong Regional Sporting Facility Pollock Avenue North Wyong. (Forest Fauna Surveys Pty Ltd and Eastcoast Flora Survey). This report has been carried out with regard to current legislative requirements and current determinations by the NSW Scientific Committee in regard to the Threatened Species Conservation Act 1995.

A discussion of the main findings in regard to Flora and Fauna follows.

## *Flora Survey*

### **i Targeted Orchid Survey**

Two species of orchid with conservation significance were found on the site:

- *Thelymitra 'adorata'* was found in eight locations. This orchid is considered endangered.
- *Calochilus robertsonii* (golden bearded form) was found in one location and is considered locally significant.

### **ii Vegetation Mapping**

Three vegetation communities were identified on the site by Bell:

- Dooralong Spotted Gum – Ironbark Forest (Unit 30 in Bell 2002a)
- Alluvial Flood plain Shrub Swamp Forest (Unit 20 in Bell 2002a)
- Alluvial Footslopes Redgum Forest (Regrowth Forest) (Unit 15 in Bell 2002a)

## *Fauna Habitat Attributes*

The consultants identified four fauna habitats on the site:

- Swamp Open Forest
- Spotted Gum – Ironbark Forest
- Swamp Forest
- Open Areas

### **i Swamp Open Forest**

This habitat is regrowth forest between Swamp Forest and Spotted Gum – Ironbark Forest. Because this habitat contains winter flowering trees it provides resources for many fauna species including gliders, honey eaters, fruit bats and the Swift Parrot and Regent Honey eater. The juvenile structure indicates that the habitat is low quality in regard to hollows for den or breeding sites.

### **ii Swamp Forest**

Occurring on the lower, wetter part of the site, this habitat is mature forest. This habitat also contains winter flowering trees and is a significant food resource for the fauna species above because of the large size of the winter flowering trees.

### **iii Spotted Gum – Ironbark Forest**

This habitat is regrowth forest that occurs on the more elevated parts of the site. The overall condition of trees in the habitat is not good with extensive dieback. While containing winter flowering species the poor health presents limited foraging and the juvenile age provides limited tree hollows.

#### **iv Open Areas**

The balance of the site is cleared and developed or grassed. This habitat has very limited attributes for food or shelter but insects flying above the grass especially attracted by flood lights, would provide a food source for birds and microchiropteran bats.

#### *Fauna Survey Results*

##### **i Birds**

The consultants recorded eighty-three bird species in total. The habitat with the most diverse bird species is the Swamp Forest, which has a more complex structure providing more diverse resources.

##### **ii Non – Flying Mammals**

###### Small to Medium Terrestrial Mammals

Two small mammal species were recorded by trapping, both native, Brown Antechinus and Swamp Rat. No introduced mammals were trapped but it is likely that mice, rats and cats are present on the site.

###### Arboreal Mammals

The consultants recorded three species of arboreal mammal by spotlight searches:

- Squirrel Glider
- Common Brushtail Possum
- Common Ringtail Possum

###### SEPP 44 (Koala Habitat) Assessment

The site supports potential Koala habitat however no evidence of core habitat was recorded.

###### Large Terrestrial Mammals

The consultants did not record any evidence of any macropods in the study area. The consultants did record introduced mammals such as domestic dog, Red Fox and horse.

##### **iii Bats**

The consultants recorded four species of microchiropteran bats in association with the feeding opportunity presented by insects attracted by the sports flood lighting.

- White-striped Freetail Bat
- Common Bent-wing Bat
- Gould's Wattled Bat
- Eastern Broad-nosed Bat

While there are tree species which would provide feeding for Flying-fox species, none were observed during surveys.

#### **iv Reptiles**

The consultants recorded five reptile species during survey:

- Eastern Long-necked Tortoise
- Garden Skink
- Red-bellied Black Snake
- Eastern Blue-tongued Lizard
- Eastern Water Skink

The NPWS wildlife atlas indicates that 20 reptile species are recorded within 5 kilometres of the site.

#### **v Amphibians**

The consultants recorded nine frog species during survey:

- Common Eastern Froglet
- Brown-striped Frog
- Spotted Grass Frog
- Green Tree Frog
- Bleating Tree Frog
- Eastern Dwarf Tree Frog
- Freycinet's Frog
- Broad Palmed Frog
- Peron's Tree Frog

#### *Threatened Species Recorded in the Study Area*

The consultants recorded no threatened flora or fauna species on the EPBC Act, 1999 or threatened flora species from the NSW Threatened Species Conservation Act, 1995.

The consultants recorded two fauna species listed as Vulnerable in the NSW Threatened Species Conservation Act, 1995:

- Squirrel Glider
- Common Bent-wing Bat

#### *Threatened Species Recorded in Proximity to the Study Area*

The consultants listed a number of significant species recorded within a ten kilometre radius of the site.

Under the EPBC Act 1999 there are:

- One endangered plant
- Three endangered fauna
- Nine vulnerable flora species
- Four vulnerable fauna species (NPWS Atlas 2002)

Under the TSC Act, 1995 there are:

- Two endangered plant species
- Four endangered fauna
- Nine vulnerable plant species
- Thirty-two vulnerable fauna species (NPWS Atlas 2002)

#### *Endangered Ecological Communities*

The Consultants state that the Alluvial Floodplain Shrub Swamp forest fits the description of the Sydney Coastal Estuary Swamp forest Complex list in the Threatened Species Conservation Act 1995 as an Endangered Ecological Community.

Bell 2002 also listed the Alluvial Redgum Footslopes Forest as a regionally significant vegetation community.

#### *Other Significant Flora*

The consultants suggest that two plant species recorded during the surveys may be considered locally significant:

- Golden mistletoe
- Eucalyptus robusta x tereticornis

## **5 Geology/Soil Conditions**

The site contains two distinct topographical units. The first is a low spurline which is an extension of higher terrain to the east. The second is flat land associated with the margins of SEPP 14 Wetland No 896 (hereafter referred to as Wyong Race Course Wetland). The spurline runs east-west and gradually slopes down toward the wetland at less than 10%. At its highest point the spurline has an elevation of 20 metres AHD while the lowest parts of the site are approximately 1.0 metres AHD. Slopes vary from less than 3% to 10%.

The majority of the area contains Yellow Podzolic soils. Yellow podzolic soils occur on the Terrigal Formation on more elevated parts of the site. Quaternary alluvium sands and silts occur on low lying parts of the site which are subject to frequent inundation and water ponding.

Any work requiring excavation will trigger an analysis of the potential for acid sulphate soils.

Soil testing identified the soils within 100-150 metres east of the Race Course Wetland to be acid sulphate producing. The total potential acidity of these soils is 0.6 mole/kg which will take in the order of 50 tonnes/hectare of lime or dolomite to neutralise if they are removed in situ or drained. While this soil condition is treatable, acid sulphate soils are best left below the watertable.

## **6 Utility Services**

- \* Water
- \* Electricity
- \* Telephone
- \* Sewer
- \* Stormwater drains and detention ponds

## **7 Parking Facilities**

Sufficient carparking for the current use exists adjacent to the existing hockey fields, however, this carpark is currently not line marked.

## **8 Signage**

Directional signage exists at the entry to the complex.

## **9 Heritage Significance**

This Plan of Management does not propose an expansion of the previous development footprint. A survey of the proposed development area was conducted by a qualified archaeologist in co-operation with the Darkinjung Aboriginal Land Council. No significant sites were uncovered during the survey. There are no heritage relics recorded within the development area.

## **10 Environmental Quality**

No systematic environmental monitoring is undertaken on the land

## **11 Surveys of Demand or Use**

Central Coast Hockey Association has concentrated its activities onto the Pollock Avenue site and there are currently approximately 950 players regularly using the site for sport.

## **LICENCES, LEASES, ETC.**

A lease exists to Energy Australia for a substation over part of Lot 2 DP 785069 Pacific Highway, North Wyong and associated easements expiring on May 10 2045.

A lease also exists to Energy Australia over Lot 1 DP 372294, Lot 11 DP 805783, Lot 2 DP 785069 and Lots 201 and 202 DP 787471 for a substation and right of way and easement. This lease is due to expire on June 30 2016.

## DETAILS OF ADJOINING LAND

Adjoining land consists of residential properties fronting the Pacific Hwy to the north of the site, residential and rural residential properties fronting Pollock Ave to the east of the site and Wetland to the south of the site.

## ROLE OF OTHER GOVERNMENT AGENCIES

Energy Australia has an electricity substation and easement on the site.

No other government agency is known to have an interest in the land.

## ACCEPTABLE ACTIVITIES AND USES

This Plan of Management authorises the activities as listed below, in cases where the activities do not compromise the identified dominant use of the land:

- a Same as existing uses on the land (with an increase in the number of people due to future population growth in the area).
- b The proposed development works outlined in the master plan.

## EXISTING IMPROVEMENTS

**Table 2**

Description	Condition of the Land, and of any Buildings or other Improvements on the Land	Use of the Land and any such Buildings or Improvements	Purposes for which the Land, and any such Buildings or Improvements, will be Permitted to be Used	Purposes for which any Further Development of the Land will be Permitted, Whether Under Lease or Licence or Otherwise	Scale and Intensity of any such Permitted Use or Development
Lighting Towers (11)	Good condition	Recreation	Recreation	Recreation	See master plan
Carpark	Needs sealing and linemarking	Recreation	Recreation	Recreation	See master plan
Hockey Field - Sand Based	Good condition	Recreation	Recreation	Recreation	See master plan
Hockey Field - Grassed	Good condition	Recreation	Recreation	Recreation	See master plan
Hockey Amenities Building	Good condition	Recreation	Recreation	Recreation	See master plan
Hockey Players Shed	Good condition	Recreation	Recreation	Recreation	See master plan

## SECTION 3 - THE MASTER PLAN

The major elements of the master plan are listed below:

- 1 Increase the number of hockey fields:
  - \* Construct a second synthetic hockey field;
  - \* Construct a new turfed hockey field; and
  - \* Construct new warm-up areas adjacent to the clubhouse.
- 2 Increase the amount of parking available on-site:
  - \* Extend existing parking; and
  - \* Construct new parking areas.
- 3 Construct sound buffer:
  - \* Investigate a sound buffer between the Wyong Regional Sporting Complex and the houses on Pacific Highway.
- 4 Landscape works:
  - \* Implement the proposed tree plantings for buffer areas.
- 5 Implement water sensitive urban design principles:
  - \* Achieve a net balance or reduction in runoff with new development.
- 6 Use appropriate ecological investigations:
  - \* Redevelop the site in accordance with the report by Forest Fauna Survey and Eastcoast Flora Survey "Ecological Investigations – Wyong Regional Sporting Complex, 2003".

### FUNDING

Works identified in this plan will be funded via Section 94 Contribution Funds and State Government Grants. Council's adoption of the plan does not guarantee any budget commitment by Council. **Works will occur subject to funds being available as part of Council's normal budget process in accordance with development priorities set by Council.**



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## SECTION 4 - MANAGEMENT

The management issues that need to be addressed by this plan are as follows:

- \* Sporting Facilities.
- \* Vehicular Access and Parking.
- \* Wetland Buffer Area.
- \* Pedestrian Emergency and Service Linkages.

### MANAGEMENT POLICIES AND GUIDELINES

#### **Sporting Facilities**

These areas are to be managed to provide high quality facilities including synthetic and grassed hockey fields. Facilities will be developed according to demand and as funding becomes available.

#### **Vehicular Access and Parking**

This area is to be managed to provide parking spaces for buses and cars commensurate with demand.

#### **Wetland Buffer Area**

This area will be managed to protect its wetland character and to provide recreational and educational opportunities.

#### **Pedestrian Emergency and Service Linkages**

These areas are to be managed to provide shaded pedestrian linkages to each of the other management units. The pedestrian linkages should be used to differentiate each of the separate sporting areas and for access for service and emergency vehicles.

### MANAGEMENT STRUCTURE - COMMITTEES, ETC.

#### **Management Authority**

The management authority is the Council. The Council's responsibilities for management of land may be undertaken by a Section 355 Committee, trusteeship, or other authorised persons or organisations.

## SECTION 5 - GENERAL GUIDELINES

### BUSHFIRE

Bushfire Management aims to take measures to prevent damage to life and property from bushfires and to ensure that, as far as possible, bushfire management is compatible with the other objectives of this plan of management.

#### Bushfire Hazard Reduction

Shall be undertaken where there is an identified high hazard to improvements on the land or on surrounding land.

As far as possible, bushfire hazard reduction shall be by mechanical means and will be undertaken along property boundaries. Hazard reduction programs are to include an adequate environmental assessment and will be implemented in a manner which protects the biological diversity. In undertaking bushfire hazard reduction, regard shall be had to the effect of the works on plant regeneration and soil erosion.

Bushfire hazard reduction activities may be undertaken along the boundaries of bushland and in the vicinity of any improvements.

#### Asset Protection Zones

Manage the existing APZ to the south of the existing fields as a reduced fuel area. Ensure APZ's are created and maintained to the perimeter of all carpark areas.

#### Broad Scale Hazard Reduction Burns

Hazard reduction burns should be conducted in a manner that retains patches of unburnt vegetation.

#### Bushfire Management Plans

Where appropriate, specific parcels of community land will have a fire management plan prepared and adopted. This should reflect the appropriate fire regime for the three vegetation communities found on site:

- Alluvial Footslopes Redgum Forest, Map Unit 15 (Burn Frequency Rare event)
- Alluvial Floodplain Shrub Swamp Forest, Map Unit 20 (Burn Frequency Rare event)
- Dooralong Spotted Gum – Ironbark Forest, Map Unit 30 (Burn Frequency Medium – decades.)

#### Fire and Vehicle Trails

Proposed vehicle trails are shown on the Masterplan.

Upgrade the existing at grade egress from the cleared area to the Pacific Highway.

An existing vehicle track should be upgraded to a fire trail of 4 metre wide formation and 1 metre under scrub on both sides. This track runs east in an alignment south of the existing residential areas.

Upgrade the existing vehicle track between the existing entry road and the Sediment Detention Pond to a 4 m wide formation with a 1 metre wide under - scrubbed strip to both sides.

Any trails should be constructed and shaped to reduce potential runoff and maintained in good condition. No other trails are to be constructed.

## **CAMPING AREAS**

No camping is to occur on the land.

## **CONSTRUCTION WORKS AND EARTHWORKS**

The following guidelines shall apply:

### **a Filling**

Filling may occur on the site for approved development works only and adequate measures are taken to stabilise the fill to prevent soil erosion.

### **b Stockpiling**

Materials and soil may be stockpiled but only on a temporary basis, and provided that measures are taken to prevent adverse affects such as soil erosion, introduction of weed species, soil compaction, and the like.

### **c Soil Compaction**

Measures shall be taken to avoid soil compaction arising from construction works and earthworks.

### **d Earthworks**

Any earthworks within bushland or immediately adjacent shall be undertaken in such a way that there is no alteration to natural drainage, and any disturbance shall be rehabilitated with species indigenous to the site, preferably by natural regeneration.

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## **DOMESTIC PETS**

Domestic pets may use the land, provided that they are under the control of a responsible person at all times and do not cause a loss of amenity to other users of the land, except where specifically publicly notified. All waste shall be removed from the site by the responsible person and disposed of properly.

## **DRAINAGE**

Drainage works are allowed on the land to which this plan applies. Any works within defined water courses are to be minimised, and are to comply with any environmental management guidelines adopted by the Council to minimise flow of nutrients and pollutants into water courses or water bodies.

There shall be no interference with natural drainage patterns. Where external activities have affected natural drainage, measures may be taken to minimise such effects. Drainage should ensure that bushland is not subject to additional nutrient load, such as from fertilisers or soil erosion.

## **EASEMENTS**

The Council may grant easements on land to which this plan applies.

## **ENCROACHMENT BY ADJOINING LAND OWNERS**

Where the Council is aware of encroachment by private land owners onto land to which this plan applies, measures will be taken to prevent this occurring.

## **ENERGY EFFICIENCY**

Measures shall be taken to improve the energy efficiency of all buildings and activities carried out on the land to which this plan applies. Measures will include use of energy efficient lighting and appropriate orientation of any new buildings to incorporate passive solar design principles.

## **ENVIRONMENT PROTECTION (NOISE CONTROL, DUST)**

Measures will be taken during any construction or maintenance works on the land to ensure that normal pollution control guidelines are complied with. Noise from sporting events shall be required to comply with noise control standards set by the Department of Environment and Conservation.

Management of the site shall be in accordance with the report by Forest Fauna Survey and Eastcoast Flora Survey "Ecological Investigations - Wyong Regional Sporting Complex, 2003".

## **FAUNA**

Measures shall be taken which ensure that natural fauna habitat is retained within the bushland. Specifically, this would include retention of old and dead trees, fallen trees and branches, and bushrock. Fauna surveys and monitoring may be undertaken.

## **FENCES**

Fencing along boundaries of the land and adjacent land not in the Council's ownership may occur, but Council has no responsibility for paying the cost of constructing or maintaining such fencing. All other fences shall only be constructed on the land to which this plan applies with appropriate development approval or temporary control fencing for major sporting events.

## **FERTILISERS, HERBICIDES AND PESTICIDES**

The use of fertilisers and pesticides is permitted on land to which this plan applies, but only where no suitable alternatives exist and it is applied strictly in accordance with the manufacturer's specifications. Monitoring may be required to ensure there is no significant runoff of chemical pollutants.

## **GARDENS**

No formal gardens shall be constructed or maintained on the land, although tree plantings and landscape treatment of facilities, carparks and buffer areas is encouraged.

## **LANDSCAPING AND TREES**

Guidelines for landscaping and trees are as follows:

### **a Removal of Trees**

Trees may be removed only where they are diseased, dangerous or dead, or where they require removal for the construction of an approved development proposal, when this is in accordance with appropriate ecological investigations.

### **b Replacement of Trees**

Where trees are removed they shall be replaced with other trees that shall be native species local to the area using local seed and propagation sources.

### **c Tree Planting**

Trees to be planted shall, as far as possible, be native species local to the area using local seed and propagation sources.

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**d Natural Regeneration**

Wherever possible, natural regeneration of trees shall be encouraged and measures may be taken to fence areas off (either permanently or temporarily) to allow natural regeneration.

**LANDSCAPE DESIGN**

Landscape design will be in keeping with the principles of the master plan.

**LEASING**

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 21 years, subject to the requirements of the Local Government Act 1993.

**LIGHTING**

Adequate lighting shall be provided on the land to ensure public safety and security for buildings and amenities. Floodlighting shall be designed and operated to minimise the glare and spillage of light to adjoining properties. Where possible, floodlighting should comply with AS2560.

**LITTER**

Provision shall be made for the provision of litter bins. It is the responsibility of all users to ensure that fields and surrounds are left in a tidy manner after use.

Rubbish and litter shall be regularly collected in accordance with Council's adopted procedures manual.

**MANAGEMENT OF BUSHLAND BOUNDARIES**

The land shall be managed to minimise the perimeter of the bushland and to avoid fragmentation of the area by tracks, clearings, drains, power lines, roads or other disturbance.

**OUTDOOR FURNITURE (SEATS, BUBBLERS, BARBECUES, ETC.)**

Outdoor furniture shall be provided as required and maintained to a safe standard.

**PLAY EQUIPMENT AND RECREATION EQUIPMENT**

Play equipment shall be constructed and maintained in accordance with the relevant Australian Standard, and may be replaced or removed as required.

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## **PUBLIC ACCESS**

Public access to any of the land to which this plan applies shall generally not be denied, except where a lease or other formal arrangement applies. Access to the land may be limited by the Council at times where this may interfere with works or may have an adverse effect on the land, provided it is appropriate to achieving the objectives of the plan.

## **PUBLIC LIABILITY**

The Council will maintain public liability insurance for the land to which the plan applies.

## **PUBLIC SAFETY**

Reasonable measures will be taken by the Council to ensure and maintain the public safety of persons using the land for recreational purposes or other authorised purposes.

## **PUBLIC TOILETS AND AMENITIES**

Public toilets shall be maintained in accordance with Council's adopted procedure manual.

## **REHABILITATION AND REGENERATION**

Natural regeneration of disused access tracks within the bushland shall be allowed to occur. This may be facilitated by the erection of temporary fencing to prevent access.

## **SIGNS**

Signs may be erected on the land in accordance with Development Control Plan No 50 – Advertising Signs. Advertising signs may only be erected on the playing fields and in accordance with Development Control Plan No 50 – Advertising Signs.

## **SERVICES AND UTILITIES**

Services and utilities (such as water supply, sewerage, electricity supply, and telecommunications) may be constructed, maintained or repaired on the land.

## **TEMPORARY USES**

The Council may allow temporary use of any of the land to which this plan applies up to a maximum continuous period of one month in any calendar year, provided it is satisfied that the use does not significantly adversely affect the permanent uses of the land or its ecological values. Temporary uses which may be allowed include erection of marquees, fairs, markets, shows, advertising, sporting events, carnivals and similar activities. In allowing such a temporary use, the Council will have regard to the environmental impact of the use, as provided for in the Environmental Planning and Assessment Act 1979.

## WEED CONTROL

Weed control shall be by both taking preventative measures and active control measures. Prevention of weed infestation shall be by minimising actions that disturb the ground surface and discouraging the conditions which encourage weeds. Measures shall be taken to prevent the dispersion of weeds by fill or the transport of seeds on machinery. Active control measures which are acceptable include physical removal or slashing, or chemical spraying where the Council is satisfied that there will be no adverse residual effects, no adverse effect on human health will occur and no adverse impacts on significant vegetation.

Non-indigenous plants shall be removed from the site as far as possible as required and shall be monitored annually. Weeding shall be done such that there is no significant disturbance (either physical or chemical) to the soil, leaf litter and native plants.

Maintenance of the access road culvert shall be in accordance with the Ecological Investigation Report (Forest Fauna, 2003). Specific requirements:

- \* No slashing of drain September – October
- \* No application of herbicides to drain



## SECTION 6 - IMPLEMENTATION

### HOW TO APPLY THE MANAGEMENT POLICIES AND GUIDELINES

The management policies and guidelines outlined in this plan must be taken into consideration in making decisions on management and these decisions must be complied with.

### ACTION PLAN

This plan specifies performance targets and priorities for actions to be taken in relation to the land to which the plan applies. As far as possible, the matters specified in the plan will occur. Assessment of achievements of the management issues of the plan is to be undertaken. The table below indicates performance targets, the means of achieving the targets and manner of assessing performance in relation to the management issues of this plan.

Objectives and Performance Targets of the Plan with respect to the Land	Means by which the Council proposes to achieve the Plan's Objectives and Performance Targets	Manner in which the Council proposes to assess its Performance with respect to the Plan's Objectives and Performance Targets
<b>General Objectives</b>		
To ensure that the Act is complied with in relation to preparation of Plans of Management.	The Plan is prepared in accordance with the Act.	The Plan is exhibited and adopted by Council in accordance with the Act.
To inform Council staff and the community of the way the land will be managed.	The Plan is exhibited in accordance with the Act.	The Plan is exhibited and adopted by Council. A copy is provided to all adjacent land owners.
To progressively improve the values of the land and to minimise the long term cost of maintenance to the Council.	Carry out all works identified in the master plan.	All works are completed and minimal maintenance of the improvements is required.
To make provision for leases, licences and agreements in respect of the land.	The Plan of Management authorises the provision of leases etc. where appropriate.	Any leases are prepared, exhibited and adopted in accordance with the provisions of the Local Government Act.
To provide a reference and data bank in relation to information relevant to present and future management of the land.	Physical inspection and file research.	The Plan is exhibited and adopted by Council.
<b>Sportsground Objectives</b>		
To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	The land is developed in accordance with this plan and the master plan.	All works are completed and minimal negative feedback is received.
To ensure that such activities are managed having regard to any adverse impact on nearby residences.	The land is developed in accordance with this plan and the master plan.	All works are completed and minimal negative feedback is received.

Objectives and Performance Targets of the Plan with respect to the Land	Means by which the Council proposes to achieve the Plan's Objectives and Performance Targets	Manner in which the Council proposes to assess its Performance with respect to the Plan's Objectives and Performance Targets
<b>Wetland Objectives</b>		
To project the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands.	Maintain the extent and quality of natural areas, including adequate buffer zones between wetland areas and new development proposals.	No reduction in area or degradation of natural areas. No degradation of fringing wetlands (Swamp Forest or Foreshore Vegetation) unless it can be established that the natural area management objectives are maintained.
To restore and regenerate degraded wetlands.	Areas of degraded wetland will be restored and weed species removed.	Retention of present abundance and diversity of plant species and plant community structure.
To facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.	Involve community in environmental monitoring initiatives wherever practical.	Wyang Council's Environmental Systems are responsible for Shire wide program.
<b>Natural Area Objectives</b>		
To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area.	Compliance with guidelines of this plan.	Current level of biodiversity is maintained while allowing development to proceed.
To maintain the land, or that feature or habitat, in its natural state and setting.	Compliance with guidelines of this plan.	Identification of current natural values and review of practices.
To provide for the restoration and regeneration of the land.	Compliance with guidelines of this plan.	Restoration is carried out using locally provenanced native species in areas shown on plan.
To provide for community use of, and access to, the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.	Compliance with guidelines of this plan.	Development of community facilities and use such that there is no undue impact on natural values.
To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.	Compliance with guidelines of this plan.	As recovery and threat abatement plans are created that affect species on site, this plan is reviewed and amended to ensure compliance.

## **ADMINISTRATION**

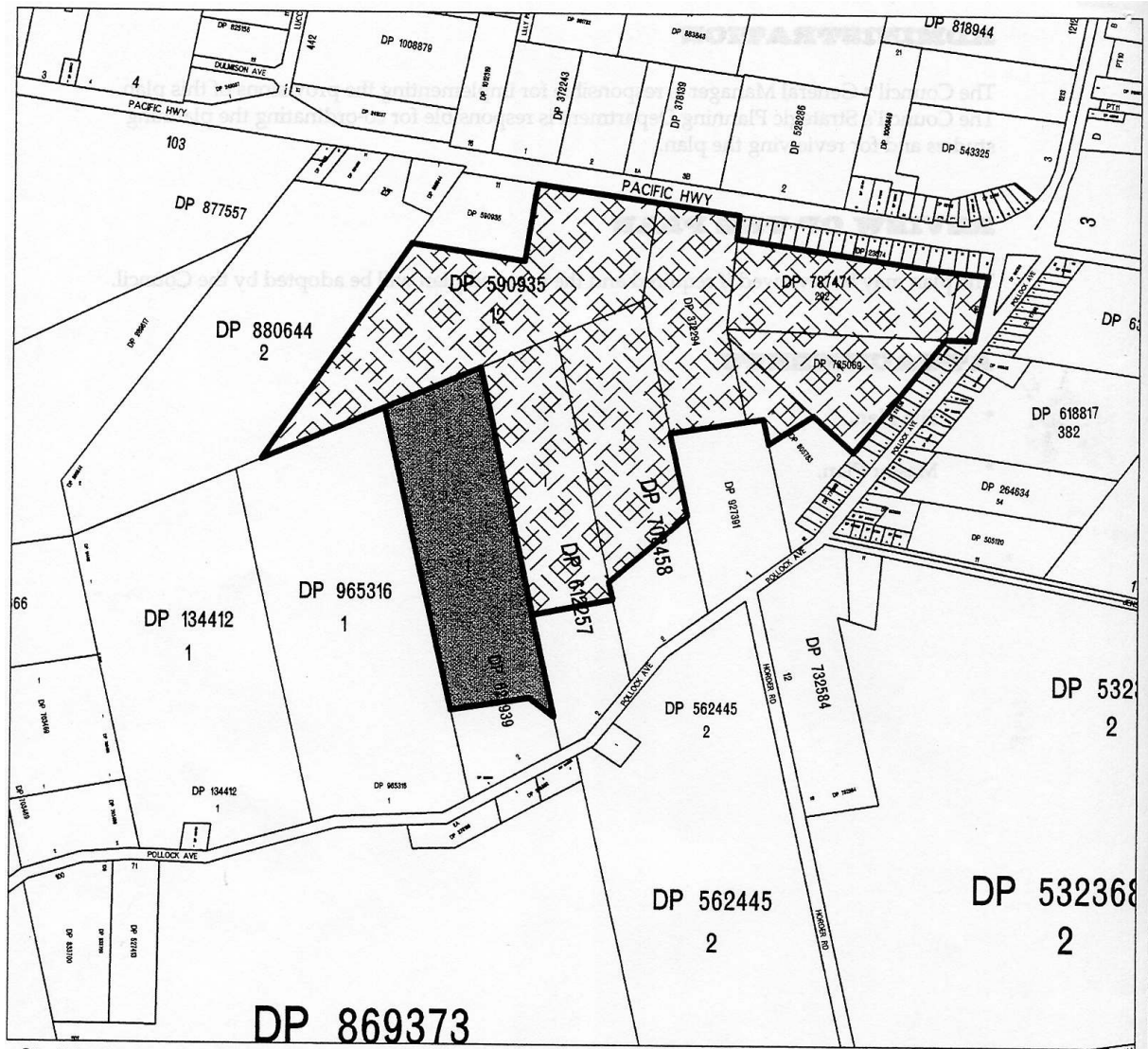
The Council's General Manager is responsible for implementing the provisions of this plan. The Council's Strategic Planning Department is responsible for co-ordinating the planning studies and for reviewing the plan.

## **REVIEW OF THE PLAN**

The plan will be reviewed as required and the updated plan will be adopted by the Council.



## **ATTACHMENTS**

- \* Locality & Land Categorisation Plan.
- \* Master Plan.



## Locality & Land Categorisation Plan

### LEGEND

-  Sportsground  
 Natural Area (Wetland)

