

Plan of Management No.11
Acacia Ave Reserve
Lake Munmorah



Adopted : August 1999



WYONG SHIRE
building a better tomorrow!



**CENTRAL
COAST**

PLAN OF MANAGEMENT

NO. 11

ACACIA AVENUE RESERVE

LAKE MUNMORAH

Amendment No	Adopted
0	May 15 1997
1	August 11 1999

TABLE OF CONTENTS

SECTION 1 - GENERAL	1
INTRODUCTION - WHY DOES THE PLAN EXIST?	1
LAND TO WHICH THE PLAN APPLIES	1
STRATEGIC PLANNING OBJECTIVES	2
PLANNING CONTROLS APPLYING	2
PLAN OF MANAGEMENT OBJECTIVES	3
SECTION 2 - BACKGROUND INFORMATION	5
RESOURCE DATA	5
1 History	5
2 Vegetation	5
3 Geology/Soil Conditions	6
4 Utility Services	6
5 Parking Facilities	6
6 Signage	6
7 Heritage Significance/ Archaeological Sites	6
8 Environmental Quality	6
9 Surveys of Demand or Use	6
LICENCES, LEASES ETC.	6
DETAILS OF ADJOINING LAND	7
ROLE OF OTHER GOVERNMENT AGENCIES	7
SIGNIFICANCE AND VALUE	7
LOCAL APPROVAL REQUIREMENTS	7
EXISTING IMPROVEMENTS	7
SECTION 3 - THE MASTER PLAN	8
MASTER PLAN	8
OPPORTUNITIES AND CONSTRAINTS	8
SECTION 4 - MANAGEMENT	9
MANAGEMENT ISSUES	9
ACCEPTABLE ACTIVITIES AND USES	9

MANAGEMENT POLICIES AND GUIDELINES	9
1 Clearing	9
2 Carparking	9
3 Landscaping	10
4 Playground Construction	10
5 Maintenance of Buildings and Facilities	10
6 Public Safety	10
7 Public Access	10
MANAGEMENT AUTHORITY	10
MANAGEMENT PROCEDURES MANUALS	10
SECTION 5 - GENERAL GUIDELINES	11
COMMERCIAL ACTIVITIES (EG. SELLING FOOD AND DRINKS)	11
CONSTRUCTION WORKS AND EARTHWORKS	11
DOMESTIC PETS	11
DRAINAGE (EG, REQUIREMENTS, DETENTION BASINS)	11
ENVIRONMENT PROTECTION (NOISE CONTROL, DUST)	11
FENCES	11
FERTILISERS AND PESTICIDES	12
FLOODLIGHTING	12
GARDENS	12
LANDSCAPING AND TREES	12
LEASE/LICENCE, ROAD AND EASEMENT AUTHORISATION	12
LIGHTING	12
LITTER	12
OUTDOOR FURNITURE (SEATS, BUBBLERS, BARBECUES, ETC)	13
PLAY EQUIPMENT AND RECREATIONAL EQUIPMENT	13
PUBLIC LIABILITY	13
ROADS AND PARKING	13
SERVICES AND UTILITIES	13
SIGNS	13

TEMPORARY USES	13
SECTION 6 - IMPLEMENTATION	14
HOW TO APPLY THE MANAGEMENT POLICIES AND GUIDELINES	14
ACTION PLAN	14
ADMINISTRATION	15
REVIEW OF PLAN	15
ATTACHMENTS	16

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 a consultation processes. This plan may only be amended by a subsequent Plan of Management.

LAND TO WHICH THE PLAN APPLIES

This plan applies to land fronting part of Acacia Avenue, Pacific Highway and Elizabeth Bay Road, Lake Munmorah. The area of the land is 2.162 hectares, however, only 1.939 hectares is classified as community land (see below). A plan indicating the location of the site is attached.

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

Table 1

Lot	DP	Street Name	Suburb	Owner	Classification	Categorisation	Zone
5	634640	Acacia Ave	Lake Munmorah	WSC	Community	Natural Area - Bushland	6(a) Open Space & Recreation
82	221815	Acacia Ave	Lake Munmorah	WSC	Community	General Community Use	6(a) Open Space & Recreation

A Crown reserve also exists within the site. Whilst it is not classified as community land, it has been included in this plan due to its location and nature of use. This additional parcel is described as:

Lot	DP	Street Name	Suburb	Owner
1	722274	Acacia Ave	Lake Munmorah	Crown RE 170056 Senior Citizens Centre gazetted July 31 1987

STRATEGIC PLANNING OBJECTIVES

Wyong Council owns many parcels of community land and strategic plans are to ensure that the land is managed in a cost effective way to maximise the community benefits of the use. The Councils current strategy for the Reserve is:

- * To facilitate development of the site in the context of this plan and recognise opportunities for the future.

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(a) Open Space and Recreation. 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:

- * **Mine Subsidence**

The land is within the proclaimed mine subsidence district and may be effected by surface development controls to prevent damage from old, current or future coal mining. Approval of the Mine Subsidence Board is required prior to any building or subdivision. Plans of existing and abandoned mine workings are available from the Mine Subsidence Board's offices.

- * **Draft Development Control Plan No 14 - Tree Management**

To maintain and improve the existing amenity, character and environmental values of the Shire through appropriate vegetation management.

- * **Contributions Plan No 10 - Lake Munmorah District**

Where applicable, contributions will be levied at the time of granting of approval under the Environmental Planning and Assessment Act 1979.

- * **Development Control Plan No 50 - Guidelines for Advertising Signs**

To provide design guidelines for the erection of advertising signs in Wyong Shire.

- * **Development Control Plan No 63 - Guidelines For Home Based Development**

To provide guidelines to persons wishing to use their home for business, professional or industrial purposes.

- * **State Environmental Planning Policy No 11 - Traffic Generating Developments**

Provides that applications for development listed in Schedules 1 and 2 of the policy shall be referred to the Traffic Authority for its views prior to determination.

* **Development Control Plan No 62 - Guidelines For Home And Centre Based Child Care Services**

Provides design guidelines to persons wishing to establish child care facilities and ensures that such facilities meet with the needs of children, whilst maintaining the amenity of any area.

* **State Environmental Planning Policy No 45 - Permissibility Of Mining**

Provides that where planning controls only allow mining subject to meeting provisions effecting permissibility in environmental planning instruments, then mining will be permitted without being dependent first on the consent authority having to be satisfied that the proposed development meets those provisions.

* **Draft Local Environmental Plan - Tree Preservation Order**

The land is subject to a draft Local Environmental Plan to amend Clauses 7 and 28 of the Tree Preservation Order.

* **Draft Development Control Plan - Communication Facilities**

To control telecommunication facilities within the Shire.

PLAN OF MANAGEMENT OBJECTIVES

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

- a 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:
 - * In relation to public recreation and physical, cultural, social and intellectual welfare or development of individual members of the public; and
 - * 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 utilities).

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

- a To encourage 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; and
- b To protect the aesthetic, heritage, recreational, educational and scientific values of the land; and

-
- 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; and
 - d To restore degraded bushland; and
 - e To protect existing landforms, such as, natural drainage lines, water courses and foreshores; and
 - 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; and
 - g To protect bushland as a natural stabiliser of the soil surface.

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 achieve the works identified in the plan.
- * To progressively improve the values of the land and to minimise the long term cost of maintenance to the Council.
- * To make provision for leases, licences and agreements in respect of the land.
- * To identify and recognise existing uses and improvements on the land.
- * To provide a reference and data bank in relation to information relevant to present and future management of the land.
- * To set in place an administrative structure to ensure the achievement of land management objectives.
- * To identify the major management issues applying to the land.
- * To simplify the process of management as far as possible.

SECTION 2 - BACKGROUND INFORMATION

RESOURCE DATA

1 History

Lake Munmorah Senior Citizens' Centre

In March 1987, Council agreed to accept trusteeship of a reserve (created by the closure of part of Dianne Avenue) for Senior Citizens' Centre upon the gazettal of the reserve. This gazettal occurred on July 31 1987.

An application was approved in 1989 for the construction of the Senior Citizens' Centre on the site.

Walking Trail

The Lake Munmorah Progress Association constructed a 1.5-2 metre wide walking trail across the site in the early 1990's.

Northern Lakes Family Centre

At its meeting held on Wednesday, March 12 1997, Council resolved to agree in principle to allocate land for the location of the Northern Lakes Family Centre. Council also resolved to lease part of Lot 82 DP 221815 Acacia Avenue, Lake Munmorah to Burnside Central Coast for an initial period of five years with a commitment to seek the Minister's approval for a longer term agreement of 21 years. The site was formally leased to Burnside on March 17 1998 and this lease will expire on May 31 2017.

Council Sub-Depot

The Sub-Depot was constructed in 1992. An area of approximately 900 square metres is fenced off. It is used for some Council works and storage of goods and materials.

2 Vegetation

Low open forest and low woodland vegetation occurs to all uncleared areas. Main canopy species are *Angophora costata*, *Eucalyptus gummifera*, *Eucalyptus haemastoma*, *Allocasuarina torulosa*. The community is diverse throughout the site floristically but is structurally characterised by a canopy layer with mid to dense ground layer. There are several large Eucalypts present which are likely to have habitat value (refer Benson, 1987; Murphy, 1991). This should be investigated and assessed as part of the development application process.

It is possible that a rare plant *Tetratheca juncea* may occur as part of the vegetation community and investigation should confirm its absence from areas to be cleared for development of the site.

3 Geology/Soil Conditions

The site is located generally within the Doyalson soil landscape unit (Murphy, 1992). Its geology is Narrabeen Group Chifton sub-group - Munmorah Conglomerate: conglomerate, pebbly sandstone, grey-green and grey siltstone and claystone. Soil is a brown loamy sand with reasonable organic content on uncleaned areas.

4 Utility Services

- * Electricity.
- * Water.
- * Telephone.
- * Sewer.
- * Gas.

5 Parking Facilities

A carpark on the northern side of the Senior Citizens' building caters for approximately 30 vehicles.

This plan also authorises overflow carparking for the centres on the site to utilise land between the Pacific Highway and the existing carpark as indicated on the attached master plan.

6 Signage

Directional carparking signage exists on the site and the Senior Citizens Centre also has a sign.

7 Heritage Significance/Archaeological Sites

No known significance.

8 Environmental Quality

No environmental monitoring has been undertaken.

9 Surveys of Demand or Use

No surveys have been undertaken specific to the subject land.

LICENCES, LEASES ETC.

The Northern Lakes Family Centre currently lease part of Lot 82 DP 221815 Acacia Avenue, Lake Munmorah. This lease is to expire on May 31 2017.

DETAILS OF ADJOINING LAND

Adjoining land to the west is used for residential purposes.

ROLE OF OTHER GOVERNMENT AGENCIES

No other government agencies are known to have an interest in the use of this land.

SIGNIFICANCE AND VALUE

The reserve is located adjacent to major public transport routes and also to the overhead bridge crossing the Pacific Highway. It provides excellent opportunity to locate community facilities and natural and semi-natural recreational areas.

LOCAL APPROVAL REQUIREMENTS

No specific requirements apply under a Local Approvals Policy that relates to this land.

EXISTING IMPROVEMENTS

	Item	Condition	Use	Permitted Uses	Permitted Further Development	Scale and Intensity of Permitted Development
Land	Lot 5 DP 634640	Carpark area well maintained. Remaining area is natural open space	Carpark and bushland	Carparking and recreational uses	None	Same as current level
Land	Lot 82 DP 221815	Developed areas well maintained. Remaining area is natural open space	Northern Lakes Family Centre, carpark and Council Sub-Depot	Northern Lakes Family Centre carparking, overflow carparking, playground, Council Sub-Depot (to be relocated)	Playground	Existing development to maintain current scale. Overflow carparking and playground in accordance with master plan
Buildings	Northern Lakes Family Centre	Well maintained	Community service	Service provision	None	Same as current level
Other Improvements	Carparks	Well maintained	Carparking	Carparking	Overflow parking area as per master plan	Overflow parking to on grassed area only
Other Improvements	Council Sub-Depot	Well maintained	Storage of Council equipment	Council operations	To be relocated to another site	N/A

SECTION 3 - THE MASTER PLAN

MASTER PLAN

The master plan describes a concept for the development of the site to support community facilities and retain its value as urban bushland.

To this end, the plan shows the location of the Northern Areas Family Centre, access and parking. The plan shows compensatory planting for the loss of vegetation and suggests protection of the floristically diverse open forest east of the Lake Munmorah Senior Citizens Centre. The plan further suggests that the final use of the site should include relocation of the present sub-depot and replacement with a playground.

OPPORTUNITIES AND CONSTRAINTS

The master plan identified the following opportunities for the land. These include:

- * Continuation of the current uses and an overall concept for the area including all buildings, accessways and carparking.
- * Establishment of a future playground on the site.
- * Establishment of an overflow carparking area on the site.

Identified constraints include:

- * Significant stands of vegetation on the site.
- * Managing access to and from the site.

SECTION 4 - MANAGEMENT

MANAGEMENT ISSUES

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

- * Clearing.
- * Carparking.
- * Landscaping.
- * Playground Construction.
- * Maintenance of Buildings and Facilities.
- * Public Safety.
- * Public Access.

ACCEPTABLE ACTIVITIES AND USES

The following activities and uses are acceptable on land covered by this plan:

- * All current active and passive recreational use.
- * Current community use.
- * Any other use identified within the master plan.

MANAGEMENT POLICIES AND GUIDELINES

1 Clearing

The site has quite dense vegetation and any clearing of the site should only be done in accordance with the adopted master plan for the site. Generally, the vegetation within the site is to be maintained.

2 Carparking

The existing carpark is not effectively utilised and should be line marked to provide more efficient use of the area.

3 Landscaping

Landscaping of the site is to be in accordance with the adopted master plan following preparation of a landscape design meeting the requirements of Category 3 of Wyong Shire Council's Landscape Policy.

4 Playground Construction

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

5 Maintenance of Buildings and Facilities

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

Existing assets on the land shall be identified and measures taken to maintain them in a satisfactory manner. The Council may make arrangements for community groups to undertake maintenance for specific facilities on the Council's behalf.

6 Public Safety

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

7 Public Access

Public access to any of the land to which this plan applies shall not be denied at any time, except where a lease applies or periods of construction and maintenance work, provided it is appropriate to the objectives of the plan.

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.

MANAGEMENT PROCEDURES MANUALS

Council's Engineering Services Department have a number of procedures manuals in place relating to open space and recreation issues. A list of procedures manuals is attached to the plan.

SECTION 5 - GENERAL GUIDELINES

COMMERCIAL ACTIVITIES (EG. SELLING FOOD AND DRINKS)

This plan of management does not authorise any commercial activities to be undertaken on the site apart from those relating to the direct provision of services for the Northern Lakes Family Centre.

CONSTRUCTION WORKS AND EARTHWORKS

All future construction works are to be carried out in accordance with approved plans (including the master plan) and specifications as adopted by Council.

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. Dogs must be registered and leashed.

DRAINAGE (EG, REQUIREMENTS, DETENTION BASINS)

Drainage works are allowed on the land to which this plan applies. Any works within defined watercourses 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 watercourses.

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 events shall be required to comply with normal noise pollution control requirements.

FENCES

Fences may be constructed and shall be in accordance with any standards or guidelines adopted by Council. As provided for in the Dividing Fences Act, boundary fences are the responsibility of adjoining owners to construct and maintain as Council does not contribute to fencing boundaries to private land.

FERTILISERS AND PESTICIDES

Only where no suitable alternatives exist, and a proper environmental assessment demonstrates that no adverse environmental impact is likely to occur, is the use of fertilisers and pesticides permitted on land to which this plan applies.

FLOODLIGHTING

Floodlighting shall be designed and operated to minimise the glare and spillage of light to adjoining properties.

GARDENS

Gardens may be constructed and maintained on the land, in accordance with this plan and the master plan.

LANDSCAPING AND TREES

Landscaping or trees may be planted, removed or replaced. In replacing trees, regard will be had to any adopted policies outlining preferred species. Emphasis will be on shade trees, peripheral planting and shade tree planting associated with carparks and facilities, as in the master plan.

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 are 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 where the Council decides it is necessary to do so.

LIGHTING

Adequate lighting shall be provided on the land to ensure public safety.

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.

The reserves will be cleaned in accordance with approved manuals of schedules as required.

OUTDOOR FURNITURE (SEATS, BUBBLERS, BARBECUES, ETC)

Shall be provided if required and maintained to a safe standard in accordance with an adopted landscape design.

PLAY EQUIPMENT AND RECREATIONAL EQUIPMENT

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

PUBLIC LIABILITY

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

ROADS AND PARKING

Roads and parking areas shall be constructed to a safe and all weather standard. New roads and parking areas will be constructed in accordance with the master plan.

SERVICES AND UTILITIES

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

SIGNS

Signs may be erected on the land in accordance with the Council's Sign Manual.

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. Temporary uses which may be allowed include erection of marquees, fairs, markets, shows, advertising, sporting events, carnivals and similar activities including public entertainment. 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.

No clearing will be allowed to provide for temporary uses.

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.

Objective	Performance Target	Means of Achieving Objective and Performance Targets	Assessment of Performance With Respect to Objectives and Performance Targets
Clearing	Minimal clearing of the site. Vegetation is protected.	Protecting trees by placing barriers to prevent vehicular access damaging root areas. Planting in accordance with the master plan. Regular maintenance of carparks.	Regular inspections
Carparking	Minimise negative impacts on vegetation. Adequate shade for cars. Existing carparks maintained at an all weather standard.	Protecting trees by placing barriers to prevent vehicular access damaging root areas. Planting in accordance with the master plan. Regular maintenance of carparks.	User satisfaction. Carparks are maintained to a satisfactory standard.
Landscaping	Landscaping is provided in accordance with the master plan.	Landscape works established at the time of any development works.	User satisfaction and regular inspections.
Playground Construction	Playground is constructed in accordance with the master plan.	Constructing playground as funds become available.	Playground is constructed by December 2005.
Maintenance of Buildings and facilities	Buildings and facilities maintained to a satisfactory level.	Council will maintain buildings and facilities where user groups are not able to complete the work.	Regular inspections and user satisfaction.

Objective	Performance Target	Means of Achieving Objective and Performance Targets	Assessment of Performance With Respect to Objectives and Performance Targets
Public Safety	Ensure and maintain the safety of persons using the land for recreation or other authorised purposes.	Compliance with various safety standards.	Regular inspections.
Public Access	Public access to any part of the land shall not be denied except where a lease applies or during periods of construction and maintenance work.	Public access is not denied, except where a lease applies or during periods of construction and maintenance work.	Regular inspections and user satisfaction.

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.

The main priority for management during the term of this plan is to maintain current facilities at least their present level, to prepare an updated inventory of facilities and future demands. Future plans of management could include a program of works to be undertaken.

REVIEW OF PLAN

The plan may be reviewed if required and an updated plan will be adopted by the Council.

ATTACHMENTS

A concept master plan for the site is attached.

List of Open Space and Recreation Procedures Manuals

OS&R 001 Reserves Cleaning and Litter Collection

OS&R 002 Amenities Cleaning

OS&R 003 Roadside and Reserves Mowing

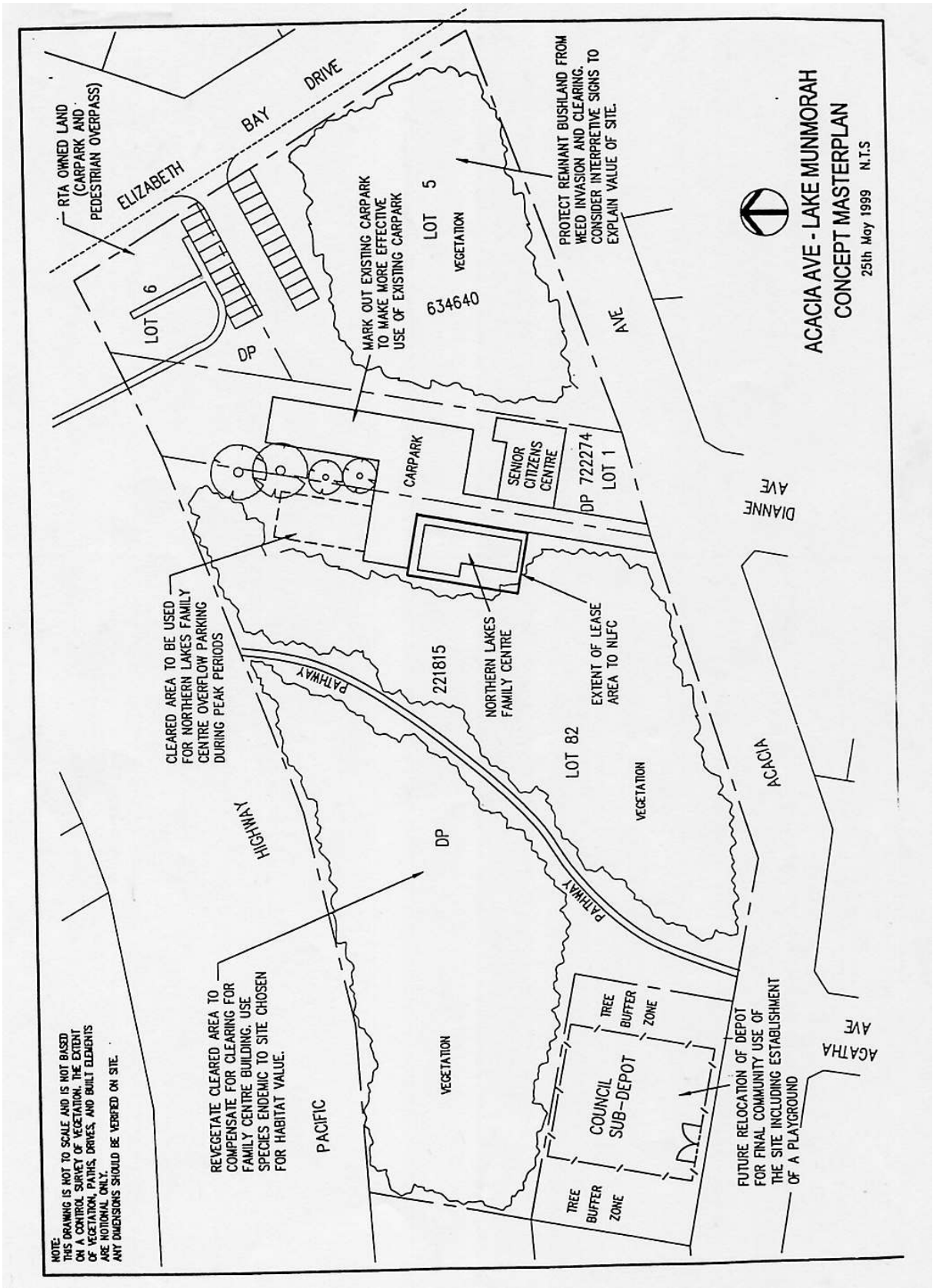
OS&R 004 Turf Ovals Mowing and Maintenance

OS&R 005 Boom Mowing

OS&R 006 Parks Maintenance

OS&R 007 Wyong Road Landscape Maintenance

OS&R 008 Foreshore Maintenance and Beach Cleaning



ACACIA AVE - LAKE MUNMORAH
 CONCEPT MASTERPLAN
 25th May 1999 N.T.S

NOTE:
 THIS DRAWING IS NOT TO SCALE AND IS NOT BASED
 ON A CONTROL SURVEY OF VEGETATION. THE EXTENT
 OF VEGETATION, PATHS, DRIVES, AND BUILT ELEMENTS
 ARE NOTIONAL ONLY.
 ANY DIMENSIONS SHOULD BE VERIFIED ON SITE.