

Plan of Management No.4
Boat Harbour & Sandy Beach
Summerland Point



Adopted : 13th February 2002



WYONG SHIRE
building a better tomorrow!



PLAN OF MANAGEMENT

NO. 4

BOAT HARBOUR AND SANDY BEACH

SUMMERLAND POINT

Amendment No	Adopted
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TABLE OF CONTENTS

SECTION 1 - GENERAL	1
INTRODUCTION - WHY DOES THE PLAN EXIST?	1
LAND TO WHICH THE PLAN APPLIES	1
PLANNING CONTROLS APPLYING	2
PLAN OF MANAGEMENT OBJECTIVES	3
SECTION 2 - BACKGROUND INFORMATION	5
RESOURCE DATA	5
1 History	5
2 Current Uses	6
3 Maps	6
4 Vegetation	6
5 Geology/Soil Conditions	7
6 Utility Services	7
7 Parking Facilities	7
8 Signage	7
9 Heritage Significance	7
10 Environmental Quality	8
11 Surveys of Demand or Use	8
LICENCES, LEASES, ETC.	8
DETAILS OF ADJOINING LAND	8
ROLE OF OTHER GOVERNMENT AGENCIES	8
SIGNIFICANCE AND VALUE	8
ACCEPTABLE ACTIVITIES AND USES	9
EXISTING IMPROVEMENTS	9
SECTION 3 - THE MASTER PLANS	10
BOAT HARBOUR	10
SANDY BEACH	11
FUNDING	12

SECTION 4 - MANAGEMENT	13
MANAGEMENT POLICIES AND GUIDELINES	13
Roads and Carparking	13
Vegetation	13
Water Management	13
Boat Ramps	13
Maintenance of Buildings and Facilities	13
Bank Stabilisation	14
Walking Tracks	14
Cycleways	14
Dredging and Maintenance of Boat Harbour	14
Jetties	14
Viewing Platform at Boat Harbour	14
MANAGEMENT STRUCTURE - COMMITTEES, ETC.	14
MANAGEMENT AUTHORITY	14
SECTION 5 - GENERAL GUIDELINES	15
BEACH CLEANING	15
BUSHFIRES	15
CAMPING AREAS	15
CONSTRUCTION WORKS AND EARTHWORKS	15
a Filling	15
b Stockpiling	15
c Soil Compaction	15
d Earthworks	16
DOMESTIC PETS	16
DRAINAGE	16
EASEMENTS	16
ENCROACHMENT BY ADJOINING LAND OWNERS	16
ENERGY EFFICIENCY	16
ENVIRONMENT PROTECTION (NOISE CONTROL, DUST)	17
FAUNA	17
FENCES	17
FERTILISERS AND PESTICIDES	17
GARDENS	17

LANDSCAPING AND TREES	17
a Removal of Trees	17
b Replacement of Trees	17
c Tree Planting	18
d Natural Regeneration	18
LANDSCAPE DESIGN	18
LEASING	18
LIGHTING	18
MANAGEMENT OF BUSHLAND BOUNDARIES	18
OUTDOOR FURNITURE (SEATS, BUBBLERS, BARBECUES, ETC.)	18
PLAY EQUIPMENT AND RECREATION EQUIPMENT	18
PUBLIC ACCESS	19
PUBLIC LIABILITY	19
PUBLIC SAFETY	19
PUBLIC TOILETS AND AMENITIES	19
REHABILITATION AND REGENERATION	19
RUBBISH AND LITTER	19
SIGNS	19
SERVICES AND UTILITIES	19
TEMPORARY USES	20
WEED CONTROL	20
SECTION 6 - IMPLEMENTATION	21
HOW TO APPLY THE MANAGEMENT POLICIES AND GUIDELINES	21
ACTION PLAN	21
ADMINISTRATION	23
REVIEW OF THE PLAN	23
ATTACHMENTS	23

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

This plan applies to the foreshore and adjacent parklands at Summerland Point, including Boat Harbour and Sandy Beach. The land partly fronts Cams Boulevard and Kullaroo Road, and extends to Black Neds Point.

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	Street Name	Suburb	Owner	Classification	Categorisation	Zone
555	259579	Ginganup Rd	Summerland Point	WSC	Community	General Community Use	6(a) Open Space & Recreation & 2(a) Residential
283	31339	Kullaroo Rd	Summerland Point	WSC	Community	Park	6(a) Open Space & Recreation
751	210015	Kullaroo Rd	Summerland Point	WSC	Community	Park	6(a) Open Space & Recreation
580	243904	Kullaroo Rd	Summerland Point	WSC	Community	Park	6(a) Open Space & Recreation
23	708344	Kullaroo Rd	Summerland Point	WSC	Community	Park & Natural Area (Wetland)	6(a) Open Space & Recreation & 7(g) Wetland Management
514	217781	Kullaroo Rd	Summerland Point	WSC	Community	Park	6(a) Open Space & Recreation
515	217781	Kullaroo Rd	Summerland Point	WSC	Community	Park	6(a) Open Space & Recreation
25	227467	Cams Blvd	Summerland Point	WSC	Community	General Community Use	6(a) Open Space & Recreation

The plan only applies to land above the high water mark in Lake Macquarie. It is noted that canals contained within the boundaries of the reserves are owned by Council and are therefore covered by this Plan.

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, 7(g) Wetlands Management and 2(a) Residential. 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.

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

The objective of Development Control Plan No 14 is to maintain and improve the existing amenity, character and environmental values of the Shire through appropriate vegetation management.

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

The objective of Development Control Plan No 50 is to provide design guidelines for the erection of advertising signs in Wyong Shire.

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

State Environmental Planning Policy No 45 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 Development Control Plan - Communication Facilities**

The objective of this draft Development Control Plan is to control telecommunication facilities within the Shire.

PLAN OF MANAGEMENT OBJECTIVES

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

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

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

- * To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:
 - a In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and
 - b In relation to purposes for which a lease, licence 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 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 maintain the land, or that feature or habitat, in its natural state and setting.
- * 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.

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 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

1991

New amenities building constructed at Sandy Beach.

1992

New entry into Sandy Beach constructed, children's playground equipment installed (paid for by Summerland Point Progress Association).

1993

Grant from Public Works Department of \$7,500 matched by Council for removal of sediment and minor foreshore improvements to Boat Harbour.

Upgrading works undertaken included reconstruction of small public jetty, improvements to reserve opposite shopping centre, replacement of timber bridge, de-silting of Boat Harbour and reshaping foreshore, refurbishment of toilet block, construction of gravelled pathway connecting Government Road to Cams Boulevard, construction of silt traps, tree planting and minor landscape works, extension of carpark at Sandy Beach.

Barbecue installed at Sandy Beach, paid for by Progress Association.

1994

Cleaning of channel entrance at Boat Harbour, tree planting, new playground equipment at Boat Harbour (Progress Association contributed towards cost). Moorings installed for swimming area north of proposed boat ramp.

Speed hump installed at Sandy Beach. Additional playground equipment at Sandy Beach paid for by Progress Association.

2 Current Uses

The current uses of the land are as follows:

Boat Harbour

- * Provision of access to water based activities such as boating and swimming.
- * Passive recreational use.
- * Community hall.
- * Amenities.
- * Playground.
- * Carparking.

Sandy Beach

- * Provision of access to water based activities, mainly swimming.
- * Passive recreational use.
- * Amenities.
- * Playground.
- * Carparking.

Other Foreshore

- * Passive recreation.

3 Maps

A plan of the area covered by this plan is attached to this document. Master plans for both the reserve areas are also attached.

4 Vegetation

Significant remnant natural vegetation exists on the land to which the plan applies, especially at Sandy Beach. The majority of the land retains native trees, although the understorey has generally been cleared. A section of natural bushland exists between the facilities at Sandy Beach and Cams Boulevard, and retains most of its natural characteristics.

Plants found on the land have not been specifically documented. Vegetation mapping by Payne and Duncan (The Vegetation of the Wyong Local Government Area, 1999) identifies the natural vegetation community on the land as Treed Swamp Forest woodland. Vegetated areas on the reserve are dominated by *Angophora floribunda*, *Eucalyptus tereticornis* and *Melaleuca quinquenervia*. Dominant understorey species are *Casuarina glauca*, *Banksia integrifolia*, *Leptospermum laevigatum*, *Monotoca elliptica* and *Acacia longifolia*. Most of this vegetation type has been cleared in the area. What remains has little or no understorey.

5 Geology/Soil Conditions

The underlying rocks are Narrabeen Group and Permian Sandstones. Soils are generally sandy.

The land has been mapped by the Soil Conservation Service in its mapping of Soil Landscapes of the Gosford-Lake Macquarie 1:100,000 sheet. Two soil landscapes have been described on the land, and these are the Doyalson erosional landscape and the Wyong alluvial soil landscape.

Boat Harbour is identified as being within the Wyong alluvial soil landscape. This landscape is characterised by recent sedimentary geology around lake edges, comprising sand, silt, gravel and clay. Soils are relatively deep and infertile, and may be subject to waterlogging.

6 Utility Services

- * Water
- * Electricity
- * Telephone
- * Sewer

7 Parking Facilities

Formal parking is currently provided at Boat Harbour. Sandy Beach has informal and on-street carparking available. It should be noted that some of the parking associated with Boat Harbour is on Council owned operational land and therefore not covered in this plan.

8 Signage

Minimal signage exists to identify the land and the guidelines for its use.

9 Heritage Significance

No known significance of the site. No records exist of the presence of any Aboriginal sites on the land.

10 Environmental Quality

No systematic environmental monitoring is undertaken on the land, with the nearest water quality monitoring of Lake Macquarie at Gwandalan.

11 Surveys of Demand or Use

No estimates of demand or use of the land are available.

LICENCES, LEASES, ETC.

There are no known licences or leases over the subject land.

DETAILS OF ADJOINING LAND

Adjoining land is primarily used for residential purposes. Land used for commercial purposes is located in the vicinity of the facilities at Boat Harbour. Land to the south and east of Sandy Beach is zoned for environment protection purposes under the Wyong Local Environmental Plan 1991, and is mostly bushland in a relatively natural condition.

ROLE OF OTHER GOVERNMENT AGENCIES

No other government agencies are known to have an interest in the use of the land. However, the Department of Land and Water Conservation exercises control over jetties and structures below high water mark.

The New South Wales Waterways Authority exercises control over activities carried out on the lake.

SIGNIFICANCE AND VALUE

The land provides major opportunities for access to Lake Macquarie for water based recreation. It has an established pattern of usage and there is extensive community support for the upgrading of facilities.

The land generally retains the natural tree canopy and one significant area of natural bushland. It is of significance for maintaining scenic amenity from the lake, and is of value in providing habitat for native fauna.

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.
Boat Harbour					
Picnic Tables with seats (8)	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Seat (1)	Well maintained	Recreation	Recreation	Recreation	See Master Plan
BBQ (1)	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Picnic Tables and shelter sets (1)	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Playground	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Toilets (1)	Well maintained	Amenities	Amenities	Recreation	See Master Plan
Footbridges (1)	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Car & Trailer Parking (approx 45 spaces)	Well maintained	Carparking	Carparking	Carparking	See Master Plan
Car Parking (approx 16 spaces)	Well maintained	Carparking	Carparking	Carparking	See Master Plan
Boat Ramps (2)	Well maintained	Recreation	Recreation	Recreation (Lake ramp to be closed)	See Master Plan
Community Hall (1)	Well maintained	Community Facility	Community Facility	Community Facility	See Master Plan
Shed (1)	Well maintained	Community Facility	Community Facility	Community Facility	See Master Plan
Swimming Enclosure	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Jetty	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Fish cleaning tables and shelter	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Park	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Sandy Beach					
Picnic Tables with seats (5)	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Seat (1)	Well maintained	Recreation	Recreation	Recreation	See Master Plan
BBQ (1)	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Toilets (1)	Well maintained	Amenities	Amenities	Amenities	See Master Plan
Playground	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Car turning area with minimal parking spaces	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Swimming Enclosure	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Car & Trailer Parking (approx 3 spaces)	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Park	Well maintained	Recreation	Recreation	Recreation	See Master Plan
Other Foreshore Areas					
Park	Well maintained	Recreation	Recreation	Recreation	See Master Plan

SECTION 3 - THE MASTER PLANS

BOAT HARBOUR

Boat Harbour has been extensively developed and the master plan concentrates on increasing the capacity of the site for recreation use and addressing several issues of environmental concern.

The major elements of the master plan are listed below:

Key Redevelopment Opportunities

1 Redevelop Existing Carpark

Provide more formalised carparking to improve capacity.
Screen and shade planting.

2 Redevelop Existing Barbecue Area

Provide increased barbecue area capacity and improve standard of facilities.

3 Redevelop Minor Boat Ramp Area

Close existing ramp (direct to lake).
Implement new jetty proposal.
Provide more car and trailer parking.

4 Construct Shared Cyclepath

Construct a shared cyclepath link to the Sandy Beach Park around Foreshore Reserve.

5 New Picnic Area

Develop a new picnic area on peninsula.

6 Reinforce Existing Eroded Banks

Design and implement a bank reinforcement program in those areas that are receding.

7 Construct New Wharf

Construct a wharf edge between boat ramp and jetty in the harbour for loading/unloading boats.

8 Extend Path to South and New Viewing Platform

Link southern area of park by extending the path with safe road crossing.
Construct a new viewing platform on the peninsula on the southern side of the harbour to provide a new recreation setting and take advantage of the existing physical beauty of the site.

9 New Carpark

Design and construct a new carpark in the area of the old overflow parking.
Provide for car and trailer parking.

10 New Barbecue Area

Design and construct a new barbecue area in the southern section of the park to reduce demand on the existing facilities.

11 New Sediment Basin

Plan for a sediment control facility to alleviate the sedimentation of the Boat Harbour.

12 Extend Shared Path to Road

Construct a shared path to link across to Gwandalan.

SANDY BEACH

Sandy Beach by comparison is a less developed site that should not support the same level of recreation activity as Boat Harbour.

The master plan provides for limited improvements that will increase the capacity of the site to accommodate the existing pattern of use.

The major elements of the Sandy Beach master plan are listed below:

Key Redevelopment Opportunities

1 Redevelop Existing Carpark

Provide more formalised carparking to improve capacity without any reduction in existing trees.
Relocate table drain to provide car and trailer parking.
Provide shade planting to any new areas.

2 Redevelop Existing Barbecue Area

Provide increased barbecue area capacity and shelter for users.

3 Construct Shared Cyclepath

Construct a shared cyclepath link to Boat Harbour around Foreshore Reserve.

4 Redevelop Toilet

Review existing toilet capacity and give consideration to increasing its capacity for peak use.

5 New Picnic Area

Develop a new picnic area to the south of the carpark.

6 Bushland Path

Design and construct through bushland to the east a mulched bushland path that is sited for no loss of trees.

FUNDING

Funding for the works identified in this plan is yet to be identified. Council's adoption of the plan does not guarantee any budget commitment by Council. Works will occur subject to funds being made available as part of Council's normal budget processes.

SECTION 4 - MANAGEMENT

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

Roads and carparking
Vegetation
Water Management
Boat Ramps
Maintenance of Buildings and Facilities
Foreshores
Walking Tracks
Cycleway
Dredging and Maintenance of Boat Harbour
Jetties
Viewing Platform at Boat Harbour

MANAGEMENT POLICIES AND GUIDELINES

Roads and Carparking

Roads and parking areas shall be constructed to a safe and all-weather standard. New roads and parking areas will only be constructed where a master plan has been prepared for the individual parcel of land and the works are constructed in accordance with that plan.

Vegetation

Natural vegetation indigenous to the site shall be retained, as far as possible, in a form that is self sustaining and capable of regeneration. Surveys and monitoring of the vegetation may be undertaken.

Water Management

Water pollution control measures shall be maintained to ensure the quality of the water in Boat Harbour and Lake Macquarie is maintained to an acceptable standard.

Boat Ramps

Boat ramps shall be upgraded and maintained in accordance with the master plan to allow for safe access.

Maintenance of Buildings and Facilities

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.

Bank Stabilisation

The banks of Boat harbour and the adjoining lake foreshores will be maintained and upgraded in accordance with master plan.

Walking Tracks

Walking tracks shall be established and maintained in accordance with the master plan

Cycleways

Cycleways shall be established and maintained in accordance with the master plan

Dredging and Maintenance of Boat Harbour

Dredging and maintenance of Boat Harbour will occur periodically to ensure adequate depth is maintained to allow safe navigation for appropriate vessels.

Jetties

Approved jetties may be constructed, and shall be maintained in a safe condition.

Viewing Platform at Boat Harbour

A viewing platform shall be established at Boat Harbour in accordance with the master plan

MANAGEMENT STRUCTURE - COMMITTEES, ETC.

A Community Hall is located on Boat Harbour reserve. A Section 355 Committee manages the Hall and its immediate surrounds.

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

BEACH CLEANING

The Council will not remove weed from beaches and foreshores, except in exceptional circumstances where public health is at risk.

BUSHFIRES

The following guidelines shall apply:

- a Bushfire hazard reduction activities may be undertaken along the boundaries of the bushland and in the vicinity of any improvements.
- b Bushfire hazard reduction by physical removal of combustible material shall be preferred to burning.
- c In undertaking bushfire hazard reduction, regard shall be had to the effect of the works on plant regeneration and soil erosion.

CAMPING AREAS

No camping is to occur on the land.

CONSTRUCTION WORKS AND EARTHWORKS

The following guidelines shall apply:

a Filling

There shall be no fill deposited on the land unless it comes from the same area of parkland 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.

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.

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, periodic auditing of energy use, 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 events shall be required to comply with normal noise pollution control requirements.

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

Except as otherwise provided for in this plan, no fences shall be constructed on the land to which this plan applies. 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.

FERTILISERS 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 an appropriate environmental assessment demonstrates that no adverse environmental impact is likely to occur.

GARDENS

No formal gardens shall be constructed or maintained on the land.

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 (having regard for fauna habitat), or where they require removal for the construction of an approved development proposal.

b Replacement of Trees

Where trees are removed they shall be replaced with other trees that shall, as far as possible, be native species local to the area.

c Tree Planting

Trees to be planted shall, as far as possible, be native species local to the area.

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 accordance with 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 may be provided on the land to ensure public safety.

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.

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.

RUBBISH AND LITTER

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

SIGNS

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

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. 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 and no adverse effect on human health will occur.

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.

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.

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 the achievement 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
General Community Use Objectives		
<p>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:</p> <p>a In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and</p> <p>b In relation to purposes for which a lease, licence 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).</p>	Development of the reserves in accordance with the master plan	All works are completed and minimal negative feedback is received
Park Objectives		
To encourage, promote and facilitate recreational, cultural, social and educational past times and activities	Development of the reserves in accordance with the master plan	All works are completed and minimal negative feedback is received
To provide for passive recreational activities or past times and for the casual playing of games	Development of the reserves in accordance with the master plan	All works are completed and minimal negative feedback is received
To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.	Development of the reserves in accordance with 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
Natural Areas Objectives		
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.	Minimal negative feedback received. User satisfaction.
To maintain the land, or that feature or habitat, in its natural state and setting.	Compliance with guidelines of this plan.	Minimal negative feedback received. User satisfaction.
To provide for the restoration and regeneration of the land.	Compliance with guidelines of this plan.	Minimal negative feedback received. User satisfaction.
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.	Minimal negative feedback received. User satisfaction.
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.	Minimal negative feedback received. User satisfaction.
Wetland Objectives		
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.	Wyong Council's Environmental Systems are responsible for Shire wide program.

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
General Objectives		
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
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
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 identify and recognise existing uses and improvements on the land.	Physical inspection	The Plan is exhibited and adopted by Council
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
To set in place an administrative structure to ensure the achievement of land management objectives.	Ensure that all sections of Council are aware of the contents of the Plan	All future works are carried out in accordance with the Plan
To identify the major management issues applying to the land.	Consultation and staff discussions	The Plan is exhibited and adopted by Council
To simplify the process of management as far as possible.	Preparation of the Plan in accordance with the Act	The Plan is exhibited and adopted by Council

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

ATTACHMENTS

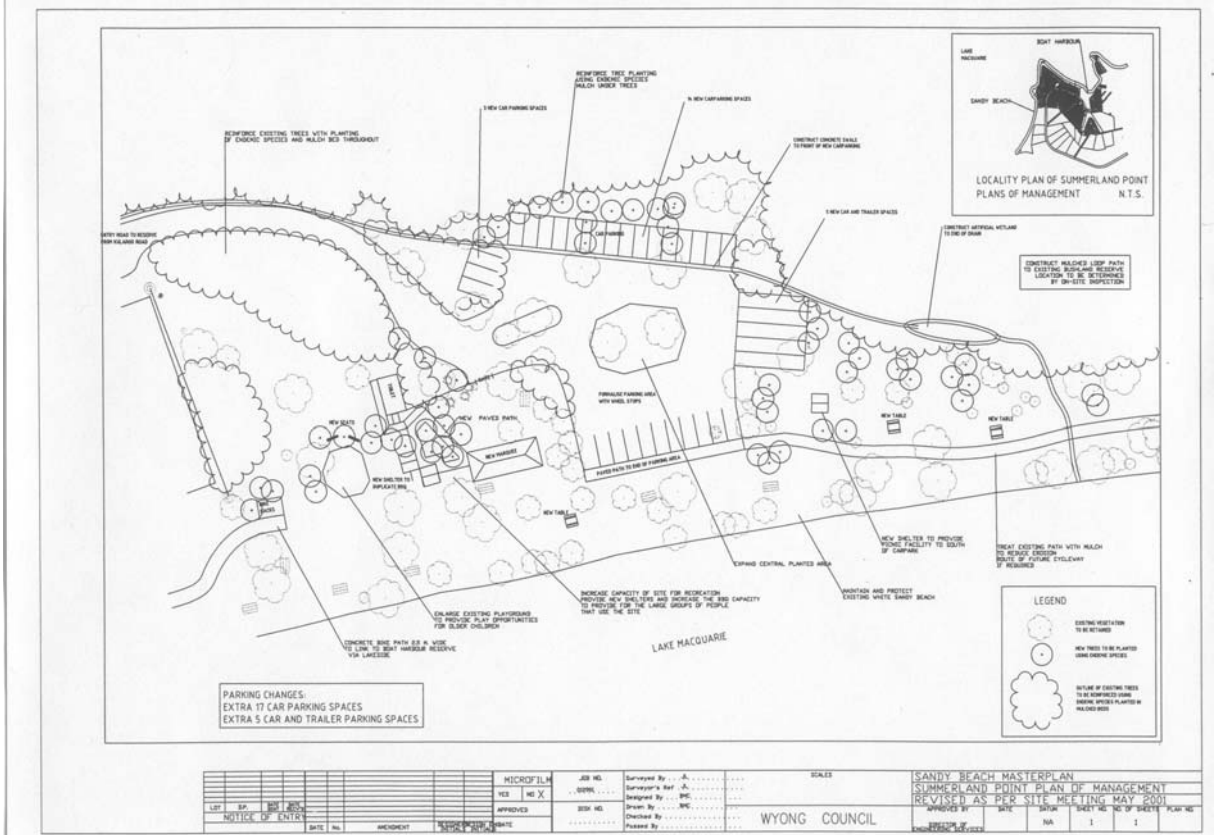
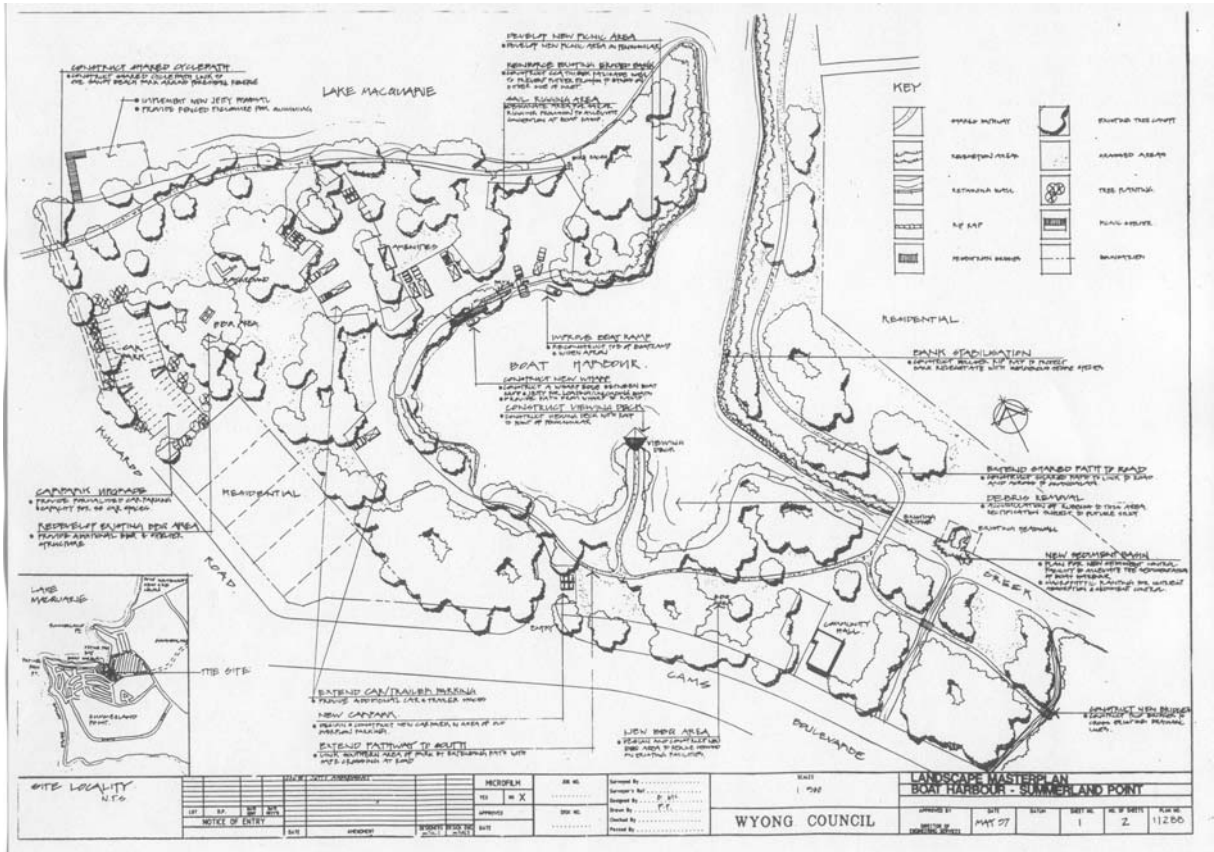
- * Site Plan.
- * Master Plans for Boat Harbour and Sandy Beach.

LAND COVERED BY PLAN OF MANAGEMENT No.4



- KEY**
- Park
 - Park & Natural Area
 - General Community Use

LOT	DP	STREET NAME	SUBURB	OWNER	CLASSIFICATION	CATEGORISATION	ZONE
555	259579	Gingrup Rd	Summerland Point	WSC	Community	General Community Use	6(a) Open Space & Recreation & 2(a) Residential
283	31339	Kullaroo Rd	Summerland Point	WSC	Community	Park	6(a) Open Space & Recreation
751	210015	Kullaroo Rd	Summerland Point	WSC	Community	Park	6(a) Open Space & Recreation
580	243904	Kullaroo Rd	Summerland Point	WSC	Community	Park	6(a) Open Space & Recreation
23	708344	Kullaroo Rd	Summerland Point	WSC	Community	Park & Natural Area (Wetland)	6(a) Open Space & Recreation & 7(g) Wetland Management
514	217781	Kullaroo Rd	Summerland Point	WSC	Community	Park	6(a) Open Space & Recreation
515	217781	Kullaroo Rd	Summerland Point	WSC	Community	Park	6(a) Open Space & Recreation
25	227467	Cama Blvd	Summerland Point	WSC	Community	General Community Use	6(a) Open Space & Recreation



PLAN OF MANAGEMENT NO. 4

BOAT HARBOUR AND SANDY BEACH SUMMERLAND POINT