

Plan of Management No.12
**Woodbury's Inn &
Braithwaite Reserve**



Adopted: November 2002



WYONG SHIRE
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CENTRAL
COAST

PLAN OF MANAGEMENT

NO. 12

WOODBURY'S INN

AND

BRAITHWAITE RESERVE

Amendment No	Adopted
0	March 2000
1	November 13 2002

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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 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 Old Maitland Road and Yarramalong Road, Wyong Creek. The area of the land is 2.318 hectares. 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
1	587932	Yarramalong Rd	Wyong Creek	WSC	Community	Area of Cultural Significance	6(a) Open Space & Recreation
B	363291	Yarramalong Rd	Wyong Creek	WSC	Community	Park	6(a) Open Space & Recreation

A closed public road also traverses the site being part of Yarramalong Road which was by-passed in 1953. This road has an area of 3,735m².

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.

* **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.

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

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

* **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.

* **Water Catchment**

This property is within the water catchment area for Wyong Shire. Council has adopted a policy for Water Catchment Areas Development to resolve the potential threats to the quality of the Central Coast water supply by restricting land use in the Water Supply Catchment Area.

* **Development Control Plan No 65 - Guidelines for Domestic Wastewater Disposal in Non-Sewered Areas**

* **Floodprone Land Policy**

Information available to Council indicates that this land could be subject to the risk of flooding by a one in one hundred year occurrence or less. Council's policy is to fix a minimum floor level for any dwelling, commercial or industrial premises. Where the property is within a floodway or could be isolated by flooding, Council may refuse approval for the erection of any building on the land or to use the land for a specific purpose.

* **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.

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

The land is subject to a 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.

* **Valleys Study**

The land is subject to a study which aims to establish development guidelines in rural areas, particularly water catchment areas. It should be noted that when assessing development applications, Council would not be favourably disposed to significant variation of Council's development policies or standards in the water catchment area until this study is completed.

PLAN OF MANAGEMENT OBJECTIVES

The core objectives for management of land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area for past, present or future generations by the active use of conservation methods. Those conservation methods may include:

- * The continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance.
- * The restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- * The reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state.
- * The adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact).
- * The preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.

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 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 master 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 the Wyong Chamber of Commerce for the construction and operation of an interpretive centre.
- * 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

Woodbury's Inn

- * In 1866, Matthew Woodbury built 'The Cedars' on his 106 acre property on Wyong River
- * Between 1866 and completion of the Newcastle/Sydney rail line in 1888/9, the Inn was a resting spot for travellers.
- * Throughout 1870's, the Inn was used once a month as a venue for Roman Catholic Services and was also the first Post Office in the Wyong area.
- * In 1918, Woodbury's property was sold to Mr Collie, a former jackaroo, insurance clerk, bank teller and runner for a Melbourne Stock Exchange broker. The Inn became Collie's private residence and the property run as a dairy farm.
- * In August 1975, Rotary Club of Wyong requested Council make available funding to acquire 3 acres for the purpose of converting it into a public park.
- * In September 1975, Council advises Rotary it is willing to contribute, in return, the park would be established at no further cost to Council. Council would be expected to carry out maintenance when works completed. The Rotary Club expressed wishes to carry out this project within 12 months.
- * In July 1977, Transfer from Collie (Woodbury's Inn Site) to Council.
- * Due to its decayed and dilapidated condition the Inn was demolished in January 1978.
- * Woodbury's Park Inn Memorial Stone was laid in May 1978 to commemorate Woodbury's Inn. Bricks taken from the original Inn were donated to Wyong Historical Society some years ago for construction of a memorial walk at Alison Homestead.

Braithwaite

- | | |
|-----------|---|
| June 1975 | Country Women's Association suggest "E P Braithwaite" Park name. They also note with pleasure transformation of the area into attractive park, tables and chairs and hope public will use, as intended. |
| May 1976 | CWA enclose cheque to help towards cost of commemorative plaque inscription. (Named after late E P Braithwaite (Ted) in recognition of his community service of Wyong Shire as a Councillor). |

- November 1976 "Braithwaite Park" assigned name - Government Gazette No 148, November 19 1976.
- March 1977 130/77 - Septic Tank Approval - Amenities Block.
- September 1996 DA 712/96 - Construction of carpark (Braithwaite Park).
- November 1996 DA 938/96 and BA 2519/96 - Approval to upgrade existing amenities and addition of disabled amenities.

Collies Waterhole

Due to Mr Collies ownership of the property the waterhole became locally known as Collies Waterhole.

2 Vegetation

Set in cleared extensive grassland which has been mown over a long period. Components of some species still exist from prior to settlement days, such as *Lomandra confertifolia* and Sydney Blue Gums (*Eucalyptus saligna*). Most of the species from settlement are Camphor Laurel (*Cinnamomum camphora*) and Coral Trees (*Erythrina crista-galli*). Throughout the site are Brushbox (*Tristania conferta*), Forest Gum (*Eucalyptus tereticomis*) and a few Phoenix Palms (*Phoenix dactylifera*). There are a few Bunya Pines (*Araucaria bidwilli*) and a Norfolk Pine (*Araucana heterophylla*) which have cultural significance. A number of Camphor Laurel saplings have been planted around the entry to Carpark No 2 (see plan).

Around the waterhole, bank stabilisation work has been constructed, with *Lomandra Confertifolia* and Bamboo (*Bambusa*) planted along the inner perimeter of stabilisation barrier.

3 Geology/Soil Conditions

The site is located in the lower reaches of the Yarramalong Valley. Its geology is quaternary sediments - gravel, sand, silt and clay. The site is located within the floodplain. The soils within the floodplain are generally 10-30cm of brown pedal loam which is often hard setting overlying >200cm of mottled brown pedal clay (Murphy, 1993).

4 Utility Services

With the exception of electricity (and water to the toilet block which is connected via a separate line direct to the water pump station at the weir on Wyong River), there are no other utility services available to the site.

5 Parking Facilities

Carparks exist at both Woodbury Inn and Braithwaite Reserves. They are both sealed and fenced.

6 Signage

Directional carparking signage exists at the entry of both carparks. These are very old wooden signs in poor condition.

There is also a Council prohibited activity sign erected on the amenities block.

7 Heritage Significance/Archaeological Sites

The Wyong Chamber of Commerce commissioned a Conservation Management Plan for the site. The Conservation Management Plan contained the following statement of significance.

Statement of Significance

The State historical themes relevant to the Inn are environment, settlement, social institutions and leisure.

The site of Woodbury's Inn has historical significance as a place on which a combined house and traveller's inn was established in 1866 at the junction of major north-south and east-west roads, during the timber-getting, clearing and settlement periods of the Wyong District.

The site also has a moderate degree of aesthetic significance, deriving from the presence of some fine, mature trees typical of late 19th and early 20th century plantings and associated with the two families who owned the property. These are supplemented by later, mid 20th century plantings, which in combination with the older ones, constitute an attractive park-like space. They also have a bold, landmark quality and provide a strong focal point at a major cross road. The site also has social significance as a popular picnic spot at convenient crossroads during weekends.

Woodbury's Inn had a high degree of social significance for having provided an important amenity to bullock drivers and travellers through the district between 1866 until the advent of the railway in 1889, as well as hosting the first post office in the area. It also served as a venue for monthly Roman Catholic church services during the 1870's and later as a refreshment venue for punters attending the Old Wyong Racecourse located nearby on the owner's property. As a result, it was held in high esteem by the local community for many years.

The Inn also derived social significance from its owner/builder, Matthew Woodbury, who was an early, enterprising and public spirited settler who constructed numerous buildings and facilities in the area, including the timber bridge named after him, which were of benefit to the local community. He is held in esteem by those in the community who are aware of his role.

Although not now standing, the Inn had a moderate degree of visual appeal, demonstrating the traditional style of early settlers' timber buildings with high pitched roofs extending over front and often side verandahs and accompanied by an external kitchen, bathroom, laundry and toilet.

The site has a minor degree of research significance as a place where excavations may reveal the presence of a former cellar and footings for both the Inn itself and its outbuildings. It is possible that these will be revealed during the preparation of footings for the replacement building and the landscaping of the site.

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.

Although no lease existed at the time of exhibition of this amended document, Council at its meeting held on November 13 2002, authorised the granting of a lease to Wyong-Tuggerah Chamber of Commerce of part Lot 1 DP 587932, Woodbury's Inn Reserve, for the purpose of constructing and operating an interpretive centre.

DETAILS OF ADJOINING LAND

The land surrounding the subject land is of rural character and is representative of the lower Yarramalong Valley floodplain.

ROLE OF OTHER GOVERNMENT AGENCIES

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

LOCAL APPROVAL REQUIREMENTS

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

EXISTING IMPROVEMENTS

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
Braithwaite Reserve					
Fencing	Well maintained	N/A	N/A	N/A	N/A
Carpark	Well maintained	Carparking	Carparking	Carparking	N/A
Park	Well maintained	Recreation	Recreation	Recreation	N/A
Monument	Well maintained	N/A	N/A	N/A	N/A
Seating	In need of attention	N/A	N/A	N/A	N/A
Waterhole	Fenced and landscaped	N/A	N/A	N/A	N/A
Closed Road					
Amenities block	Well maintained				N/A
Waterhole	See above	See above	See above	See above	N/A
Woodbury Inn Park					
Fencing	Well maintained	N/A	N/A	N/A	N/A
Carpark	Well maintained	Carparking	Carparking	Carparking	N/A
Park	Well maintained	Recreation	Recreation	Construct an interpretive structure of Woodbury's Inn to be leased by the Wyong Chamber of Commerce	See master plan
Monument	Well maintained	N/A	N/A	N/A	N/A
BBQ Shelter	Well maintained	N/A	N/A	N/A	N/A
Seating	Well maintained	N/A	N/A	N/A	N/A
Waterhole	See above	See above	See above	See above	N/A

SECTION 3 - THE MASTER PLAN

MASTER PLAN FOR PROPOSED BUILDING

The following are selected extracts from the Conservation Management Plan which serve as a master plan for the proposed building.

Constraints and Opportunities

There are both constraints and opportunities that would affect the future use and development of this site.

The principal constraints may be cited as:

- * The main roads which determine its northern, western and southern boundaries, prevent future expansion or development in those directions, and limit opportunities for ingress and egress from the site.
- * The vulnerability of the site to flooding in 1:100 year flood events.
- * The presence of the large pond on its eastern edge, the edges of which are unstable and liable to alteration when the Wyong River floods.
- * The requirement to protect all vegetation of heritage significance.
- * The need to protect and conserve any relic remains of the cellar and outbuildings, if found.
- * The need to locate the proposed building on, or as close as practically desirable, to the footprint of the original Inn, with the same orientation.

The principal opportunities of the site have been identified as:

- * The highly visible location on an important road junction in the district.
- * The historic role of the site as a meeting place.
- * Ease of access by car, directly off a major road.
- * Incorporation of the existing mature landscape elements into the overall site design.
- * Its close proximity to an attractive river, with dense riparian vegetation.
- * The possibility of incorporating Collie's Pond and Braithwaite Park into a broader landscape scheme which re-establishes the buildings direct links with the Wyong River.

Future Uses

It is proposed that the building be constructed with an envelope evocative of the original building but with some modern versions of its materials and a simplified internal spatial layout. Although the original layout comprised five small rooms, the proposed building would comprise only one large internal space. It was felt that if the original small rooms were reinstated, this would unduly restrict the variety of uses to which the building could be put. It is intended that the building would serve:

- * To help visually demonstrate the history of settlement of the region.
- * To provide a 'tea house' for visitors and passers-by to complement the existing use of the site.
- * To display, as decor, memorabilia and artefacts of years in which the original Inn operated.
- * To act as a tourist point of direction so as to assist travellers find and visit such places as Alison Homestead, the Wyong Museum, the Yarramalong and Dooralong Valleys, and services in Wyong generally.
- * To sell a small supply of local artisan craft (a minor aspect of the proposal).
- * To provide a facility for learning local history by school children and other interested groups.

The building would be open on weekends and public holidays and at other times by prior arrangement.

It is considered that these proposed uses are compatible with the historical significance and past uses of the site by the local community. However, in the process of the construction of the building and the landscaping of the site, every precaution must be taken to preserve both the existing heritage elements on the site and people's ability to understand and interpret its early uses.

The Proposal

1 *Siting*

The proposed site of the building is located to the north-east of the original. Because the trees adjacent to the Inn grew to such a size that their canopies began to overhang that structure and as their roots systems have also extended considerably, it is not recommended that the proposed building be located as close to them as the original.

2 *Levels*

As the site is subject to inundation during 1:100 year flood events, the building will be set on a low mound to RL 8.11 AHD, and then raised on piles/posts to achieve a finished floor level of 8.55 AHD. Because the original Inn was not elevated above ground level, the battered slopes of the mound need to be very gently graded so that it will not appear to be perched. It takes into account the presence of mature trees nearby and has been designed not to affect their root system.

3 *The Building*

While the design maintains the general form of the original structure, its internal space has not been divided as in the original Inn. A fireplace and chimney has been included, as in the original, it is recommended this and the chimney for the kitchen be built of old bricks with a metal sleeve insert, so that it will draw well and not collect much soot. If old bricks are not available, then the outside surfaces should be roughly bagged.

The design captures the steepness of the original roof and the break in slope as it extends over the verandahs. It is proposed that the roof be clad with 'custom blue' corrugated iron, not zincalume. The edges of the roof, where they meet the timber gables, should have a barge roll, not square capping.

It is recommended that half-round steel guttering common last century be provided along the edge of the roof, in order to protect the timber piles supporting the structure from receiving excessive runoff water. The water so collected should be directed into a modest size corrugated iron tank on a low stand, to be placed out of sight at the rear of the building or in the far corner of the side verandah on the south-west.

It is recommended that the wall cladding consist of board and battens, which could be economically achieved by using rough battens over a heavy ply sheet. The timber doors should be panelled and the sash windows should have multiple panes. The verandah posts should be large section timber, slightly rough hewn.

There appears to be no provision for windows in the loft, which was in accordance with the original design of the Inn. It is a matter for consideration whether, if it is intended that the loft have a use in future, some small, metal framed skylights could be inserted flush with the slope of the rear roof, to provide necessary light. In addition, ventilation slats could be created in the top of the gable boarding.

4 *Outbuildings*

The kitchen has been retained as an adjunct to the main building, as it was originally, plus a small timber toilet 'outhouse'. It is desirable to site the latter well behind the building, as otherwise it would be the first item one saw when travelling along Yarralong Road from the east. It is also desirable to plant an informal screen to the back and sides of it in order to both reduce its visual prominence and to provide some privacy to those who enter and leave it.

Apart from the proposed outdoor toilet 'shed', no other structures are currently proposed for the site. There was a stable building, which included a blacksmith's shop, on the western part of the site, but no drawings or photographs of it have yet been located. Nor has its 'footprint' yet been identified. There appears to be no compelling reason why such a structure should be reinstated on the site. Moreover, any structure in this location would lie within the view corridor from Yarramalong Road towards the building and would be a competing and distracting element.

5 *Earthworks*

It needs to be remembered that the old Inn sat squatly on the ground, but the piers for the floor of the proposed building, together with the mound needed to ensure the building remains above flood level, will give it a 'perched' appearance. Accordingly, it is most important that the batter slopes for this mound be carefully graduated and the finished levels surveyed both before and after construction. It will also be necessary to add horizontal timber planks below the verandah floor to serve as a 'skirt' for the building, as well as some low plantings, to mitigate against a perched effect.

6 *Garden*

It does not appear from available evidence that anything more than a few ornamental trees and shrubs and a few fruit trees, were planted around the former Inn, the rest being rough cut grass. This would also be consistent with the lack of interest in and time for, gardening in the local district and it is not proposed that any new elements be added. However, there does appear to have been a simple garden bed, about 1 metre wide, along the front verandah and this could be reinstated. This would have the added benefit of disguising the gap between the building and its elevation on new piers and mound. Simple, hardy period plants such as aloes, agave, phormium tenax, pelargoniums, agapanthus, prostrate juniper, yuccas, strelizias and a few herbs such as rosemary, thyme and lavender would suffice in this bed. The existing trees should be retained and suckers pruned away as necessary.

7 *Reintegration of the Former Inn Yard*

Until about 30 years ago or less, the site of the Inn was not visually separated from the pond and the Wyong River beyond and it is recommended that the bamboo hedge be removed or selectively reduced in order to restore this visual and functional link.

It is understood that Collie's Pond has increased in size over the years and that its presence, with its steep banks in a picnic park has caused it to be fenced off. However, many public parks contain such ponds without fencing, so that it is recommended that this be removed.

8 *Services*

It is understood that electricity is already available at the site. However, reticulated water is not available and it is recommended that water tanks be provided for the building.

As no sewer lines are present in this area, it is understood that sewage and sullage water will need to be disposed of into a transpiration area located at the western extremity of the site as indicated in the master plan.

MASTER PLAN FOR RESERVES

The attached master plan identifies how the overall site will be developed. Key components of the master plan are as follows:

Pathways

A raised timber boardwalk is proposed between the carpark on Braithwaite Reserve and the site of the original Inn.

New pathways are also proposed between the carpark at Woodbury's Inn Reserve and the proposed building and also between the Braithwaite Reserve carpark and the amenities block adjacent to Yarramalong Road.

Vegetation

It is proposed to extend plantings and re-inforce the existing littoral rainforest on the land fronting Wyong River. It is also proposed to extend the riparian planting along the southern boundary of the reserves to form a buffer to the adjoining property.

Embankment Treatment

It is proposed to carry out the following treatment to the embankment surrounding Collies Water Hole.

Establish rock ornament at the toe of batter. Regrade the batter to form a 1:3 grade. Replant with riparian species. Retain bamboo encasing root zone with underground barrier. Provide visual corridors through the bamboo.

SECTION 4 - MANAGEMENT

MANAGEMENT ISSUES

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

- * Construction of an interpretive centre adjacent to the site of Woodbury's Inn.
- * Carparking.
- * Landscaping.
- * Maintenance of Buildings and Facilities.
- * Public Safety.
- * Public Access.
- * Flooding.
- * Effluent and Water Waste Disposal.

ACCEPTABLE ACTIVITIES AND USES

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

- * All current recreational uses.
- * Construction of an interpretive centre.
- * Any other use identified within the master plan.

MANAGEMENT POLICIES AND GUIDELINES

Construction of Interpretive Centre adjacent to the site of Woodbury's Inn

The Wyong Chamber of Commerce will construct an interpretive centre adjacent to the site of the original Woodbury's Inn. This will allow for the cultural significance of the site to be preserved. The siting of the centre will be in accordance with the master plan.

Carparking

Existing carparks in the two reserves will be maintained in their current formats. Access to the carpark on Woodbury's Inn Reserve will be redesigned to improve vehicular movements.

Landscaping

Landscaping of the reserves will be in accordance with the master plan.

Maintenance of Buildings and Facilities

Maintenance of the buildings and facilities will be in accordance with the lease between Wyong Shire Council and Wyong Chamber of Commerce. Maintenance of the reserves will be undertaken by Council except where separately identified in the above lease.

Public Safety

Both Wyong Shire Council and the Wyong Chamber of Commerce are responsible for public safety on the reserves and buildings respectively.

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.

Flooding

The building will be situated in a high hazard floodway with a 1% flood level at 8.2 metres AHD and an estimated velocity of 1.8 metres/second. It is considered the development will have negligible effect on flood levels elsewhere provided there are no extensive solid fencing or raised garden areas.

Effluent and Water Waste Disposal

Effluent and water waste disposal is to be carried out in accordance with Council's Development Control Plan for Domestic Waste Water Disposal in Non-Sewered Areas and other related government legislation.

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 operations of the interpretive 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 approved 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.

The Wyong Chamber of Commerce will maintain public liability insurance for the proposed building.

PUBLIC TOILETS AND AMENITIES

These shall be provided and maintained in accordance with approved procedure manuals.

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.

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
Cultural Significance Objectives		
To retain and enhance the cultural significance of the area for past, present or future generations by the active use of conservation methods.	Construction of an interpretive centre adjacent to the site of Woodbury's Inn. Allowing for the "foot print" of the original structure to be preserved and viewed by the general public	The original site of the Inn is preserved and the interpretive centre is constructed adjacent to the site
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 pastimes and for the casual playing of games	See Above	See Above
To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.	See Above	See Above

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 achieve the works identified in the master plan.	Wyong Chamber of Commerce to construct interpretative centre, Wyong Shire Council to undertake other identified park improvements	All works are completed and minimal negative feedback is received
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 to the Wyong Chamber of Commerce for the construction and operation of an interpretive centre.	Lease of part of the site to the Wyong Chamber of Commerce is advertised in accordance with the Act	The Lease is exhibited and adopted by Council
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 PLAN

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

ATTACHMENTS

- * A master plan for the site is attached.
- * A survey of the site.
- * Architectural plan for the proposed building.
- * Transpiration area master plan.

List of Open Space and Recreation Procedures Manuals Applicable to this Plan of Management

OS&R 001 Reserves Cleaning and Litter Collection

OS&R 002 Amenities Cleaning

OS&R 003 Roadside and Reserves Mowing

OS&R 005 Boom Mowing

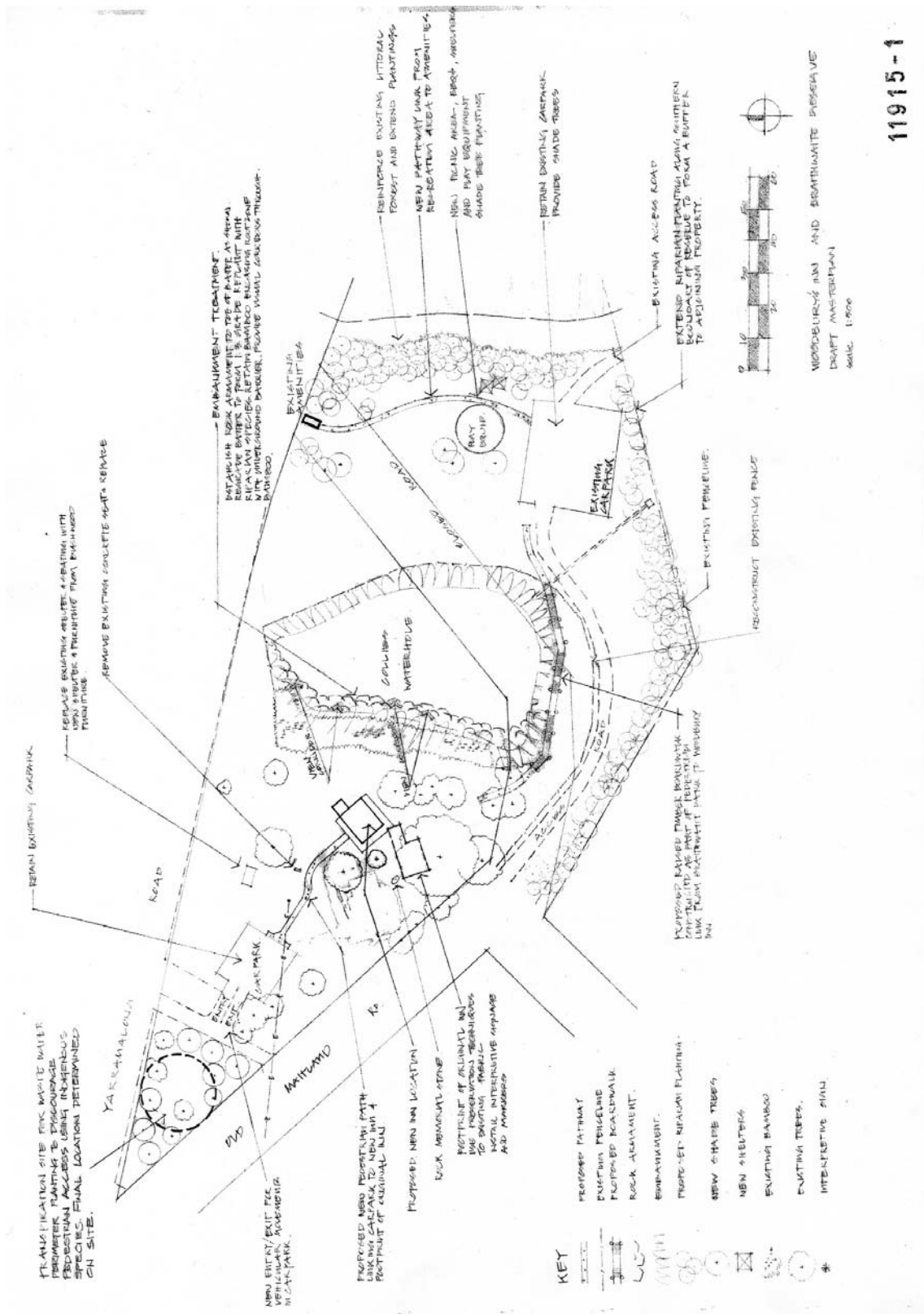
OS&R 006 Parks Maintenance

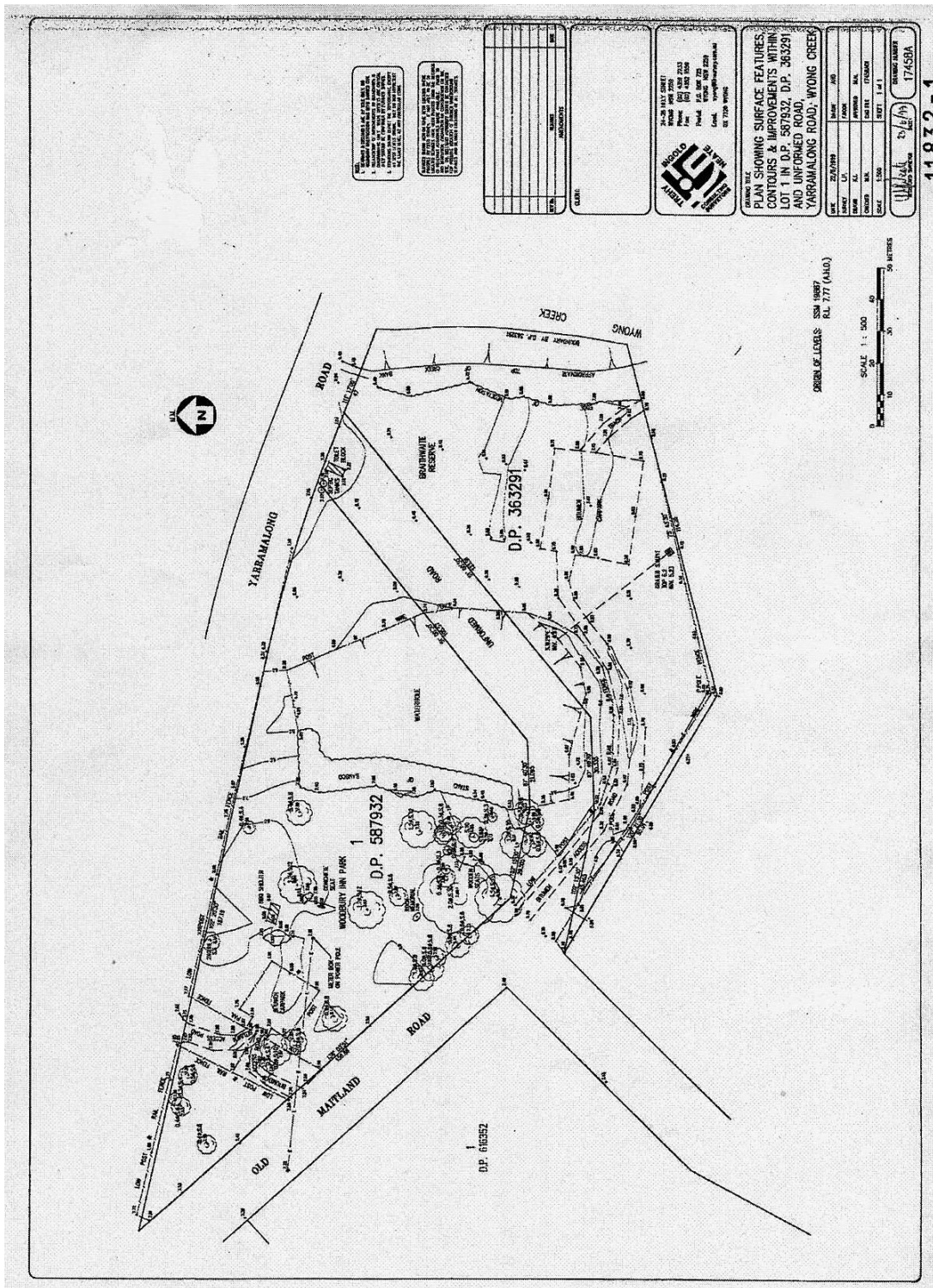
REFERENCES

Conservation Management Plan for the re-establishment of Woodbury's Inn Wyong, Maine-Wilson and Associates, September 1999.

ACKNOWLEDGEMENTS

The picture on the front cover is a digital image of a painting of Woodbury's Inn by J Foster. Owned by Wyong Shire Council. Used without the artists permission.





PLAN OF MANAGEMENT NO. 12

WOODBURY'S INN AND
 BRAITHWAITE RESERVE

