

# south werri reserve community land



plan of management



kiama municipal council

# INDEX

## **1.0 INTRODUCTION**

1.1	Background	1-2
1.2	Community Land Covered by the Plan	2
1.3	Management Units	3
1.3.1	Management Unit 1 – Surf Club Unit	4
1.3.2	Management Unit 2 – Tennis Court Unit	4
1.3.3	Management Unit 3 – Passive Recreation Area	4
1.4	Category and Class of Land	5
1.5	Function and Value	5
1.6	Preparation of a Plan of Management	6
1.7	Community Participation	6

## **2.0 PHYSICAL FEATURES AND CONDITION OF THE LAND AND STRUCTURES**

2.1	General Biophysical Conditions	7
2.2	Existing Facilities	7
2.3	Existing Uses	8

## **3.0 COUNCIL’S OVERALL PLANNING FRAMEWORK**

3.1	Aim of this Plan of Management	9
3.2	Corporate Goals	9

## **4.0 COUNCIL POLICIES**

4.1	Planning	10
4.2	Management	10
4.3	Development of New, and Improvement of Existing, Facilities	10
4.4	Weed Control	11
4.5	Maintenance	11
4.6	Fees	11
4.7	Uses and Activities Requiring Council Approval	11
4.8	Prohibited Activities	11
4.9	Sale of Alcohol	12
4.10	Signage	12
4.11	Easements	12
4.12	Leases, Licenses and Other Estates	12
4.13	Animals on Reserves	12
4.14	Public Safety	13

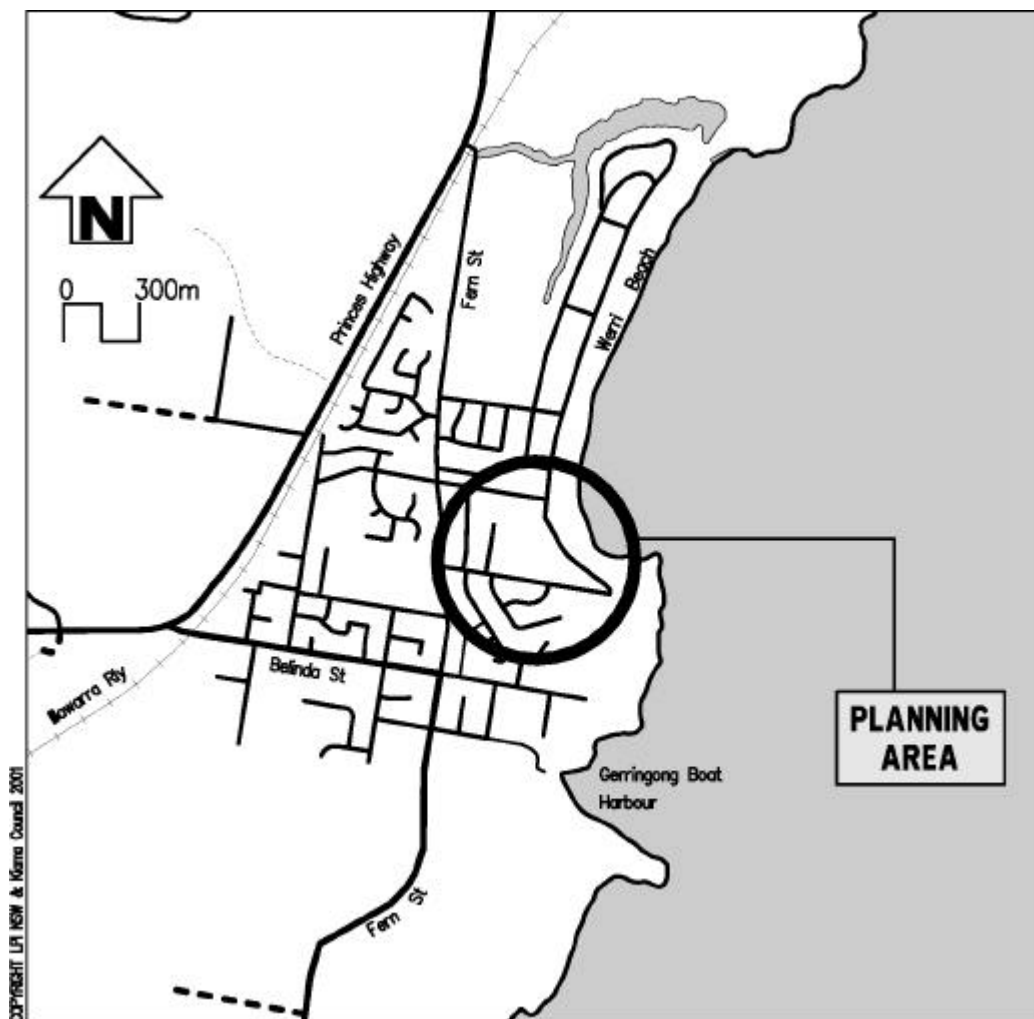
## **5.0 MANAGEMENT OBJECTIVES, ISSUES AND STRATEGIES**

5.1	Management Objectives	14
5.1.1	Core Objectives	14
5.1.2	Specific Management Objectives	14
5.2	Major Issues	15-18
5.2.1	Tennis Court Facilities	15
5.2.2	Aboriginal Archaeological Sites	16
5.2.3	Landscaping	16
5.2.4	Surf Club	17
5.2.5	Stormwater Discharge	18
5.2.6	Access	18
5.2.7	Skateboard Facility	18
5.2.8	Rescue Helipad	18
6.0	<b>ACTION PLAN</b>	19-23
7.0	<b>REFERENCES</b>	23

## 1.0 INTRODUCTION

### 1.1 Background

The land covered by this plan includes the tennis courts, surf club and surrounding public reserve at the south end of Werri Beach. (*Figure 1*). It is public land owned by the Kiama Municipal Council and has been classified “Community” land under the provision of the Local Government Act 1993.



*Figure 1*

The Local Government Act also requires that Council prepare a Plan of Management in conjunction with the community to identify the important features of the land, clarify how Council will manage the land and how the land may be used or developed.

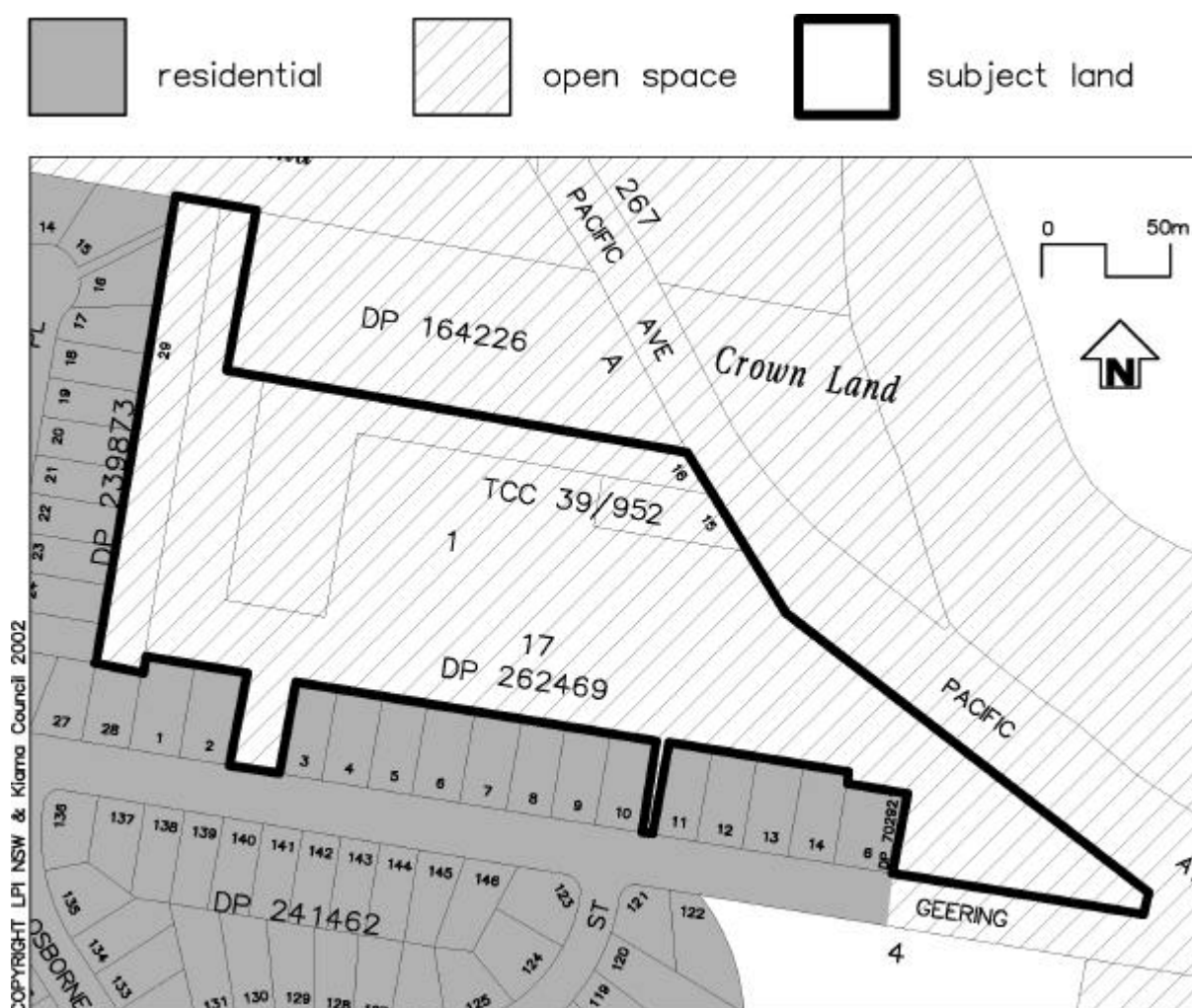
Until a Plan of Management for Community Land is adopted, the nature and use of the land cannot be changed and Council cannot carry out new development or improvements to the land.

This Plan of Management has been prepared in order to achieve a balanced, responsible and ecologically sustainable use of the land and to ensure that it addresses the needs of both local neighbourhood groups and the broader community. It has been prepared to meet the requirements of the Local Government Amendment Act 1998 and is intended to replace the existing Plan of Management adopted in 1995. There are no major changes proposed to the use of the reserve as set out in the 1995 plan. It identifies appropriate outcomes for the reserve and provides a way for achieving these outcomes through a series of clear strategies and detailed actions.

## 1.2 Community Land Covered by the Plan

The Community Land covered by this plan is shown in *Figure 2*. It consists of a number of parcels of land, Lots 15, 16 and 17, DP 262469 and Lot 29, DP239873. The area covered by this plan covers approximately 3.7 hectares

The land is zoned as Open Space Existing Recreation 6(a) under Kiama Council's Local Environmental Plan 1996. The area adjoins housing zoned Residential 2(a) and land zoned Open Space Existing Recreation 6(a) and used for a Holiday Park and Bowling Club. (See *Figure 2*)



*Figure 2*



### 1.3 Management Units

For management purposes, the land has been separated into three units which reflect the existing uses and physical characteristics of the site:

- Management Unit 1 – Surf Club Unit
- Management Unit 2 – Tennis Court Unit
- Management Unit 3 – Open Space Unit

These units are illustrated in *Figure 3*.

Management objectives have been developed for each unit to effectively and appropriately deal with the different issues and requirements inherent for each unit. (*See Section 5.0*). These objectives are then supported by various sets of management strategies and actions which are detailed in this plan. These management strategies and actions are to be evaluated against established performance targets.



*Figure 3*

### ***1.3.1 Management Unit 1 – Surf Club Unit***

The Gerringong Surf Life Saving Club commenced operation at Lot 15, DP 262469 in 1978. Over the years the original building has undergone various renovations and extension bringing it to its present day condition. Construction of the various extensions and renovations were funded by grants, voluntary labour, donations, Council contributions and the Commonwealth Employment Scheme. The Surf Club building is of brick and tile roof construction and incorporates facilities such as a gym, kitchen, toilets and showers, meeting rooms, clubrooms and storage rooms. After undertaking the extensions and renovations under various development application consents, the Gerringong Surf Club building now encroaches onto Lot 17, DP 262469 along the southern wall boundary some 10 metres whilst the fenced-in area to the rear of the surf club building is also encroaching onto Lot 17, DP 262469.



*Photo 1 –Gerringong Surf Club*

### ***1.3.2 Management Unit 2 – Tennis Court Unit***

This includes the tennis court areas which comprise four artificial grassed courts fully fenced and a sealed carpark and clubhouse used by the Gerringong Tennis Association. Two of the tennis courts are situated within Lot 16, DP 262469 and were constructed in 1971 with funding arranged by the Gerringong Tennis Club and additional financial assistance provided by Council. These were renovated in 1991 using Club funds. The two other courts situated to the east are located on Lot 17, DP 262469 and were constructed around 1991 with similar funding arrangements. The facilities are used intensively and the Gerringong Tennis Club is proposing to construct an additional single court to the east of those courts situated on Lot 17, DP 262469.

### ***1.3.3 Management Unit 3 – Passive Recreation Area***

This includes all the land outside the tennis court and surf club units. It includes the playground and picnic facilities, carpark and open space extending through to the caravan park.

## **1.4 Category and Class of Land**

As noted earlier, all the land included in this plan is classified as Community Land under the Local Government Amendment Act 1998.

Under Section 36(4) of the Local Government Amendment Act 1998 all Community Land must be categorised as one following categories:

- Natural Area
- Sportsground
- Park
- Area of Cultural Significance
- General Community Use

It is considered that the Management Units shown in *Figure 3* are best managed as different categories. In accordance with the guidelines set out in the Local Government (General) Regulation 1999, the units are categorised as follows:

- Management Unit 1 – Surf Club Unit - General Community Use
- Management Unit 2 – Tennis Court Unit - Sportsground
- Management Unit 3 – Open Space - General Community Use

These categories reflect the present uses of the site

## **1.5 Function and Value**

The reserve contains a number of significant Aboriginal sites which have been assessed and recorded by the Illawarra Local Aboriginal Land Council and the NSW National Parks and Wildlife Service. Gerringong and the surrounding area was the home of the Wadi-Wadi people and about 30 people occupied a camp in this area in the late 1930's and possibly into the 1940's. However, by the 1960's Aboriginal people no longer camped in the area. The area is therefore of importance to the Aboriginal community and this needs to be recognised in the future management of the reserve.

The site presents an opportunity to provide both active and passive use recreational facilities in the one area. Active use facilities allow for the development of community sporting facilities whilst passive use recreation facilities include those for picnicking, walking etc. Both are essential in enhancing the quality life for local residents.

The value of the site is enhanced by the fact that such uses can be satisfactorily contained on the site without adversely affecting the other and in fact will be seen as complimentary. The provision of community sporting facilities promotes active and passive recreation for all ages, interesting activities for leisure time and skill development for talented locals. In doing so, a sense of community identity and pride in local achievements can be developed.

The open space area provides opportunities for passive recreation for casual recreation, picnicking, walking and enjoyment of the open space. These parts of the reserve also have a purely intrinsic value - worth derived simply from its the existence as open space to be enjoyed by the community.



## **1.6 Preparation of a Plan of Management**

The process undertaken in the preparation of a Plan of Management for Council owned Community Land must follow the steps and requirements set down under the Local Government Act 1993. These steps are:

- Prepare the draft plan.
- Council must give public notice of the existence of the draft plan.
- The draft plan is to be exhibited for at least twenty-eight (28) days and a submission period of at least 42 days during which submissions may be made to Council.
- Hold a public hearing in respect of the plan if the proposed plan categorises Community Land under Section 36 (4) or (5) of the Local Government Amendment Act 1998.
- Consider all submissions made to the public hearing and any written submissions made to Council on the draft plan during the period of public exhibition. Council may then decide to amend the draft plan or to adopt the plan without amendment.
- Should the draft plan require significant amendment then the public consultation process (exhibition and submission period) must be re-held. Another public hearing is not required.
- Subject to no further amendments being required the Plan of Management is then formally adopted by Council.

## **1.7 Community Participation**

Community consultation is a fundamental source of information necessary to provide the most efficient and effective Plan of Management for Community Land.

Such participation creates the opportunity for interested parties to become actively involved in the development of a plan which reflects the needs, opinions and priorities of the people most affected by the plan itself.

## **2.0 PHYSICAL FEATURES AND CONDITION OF THE LAND AND STRUCTURES AND USES**

### **2.1 General Biophysical Conditions**

The site is located within a natural drainage depression which, prior to development, was located within the hind dune area west of Werri Beach and carried drainage from the southern and western catchment to Werri Lagoon in the north.

While the soil profiles have been altered due to drainage works, the original profiles through the lower portions of the site supported coarse textured alluvial soils. The site rises to the south supporting structured loamns (Krasnozem) derived from latite parent material of the Gerringong Volcanics (identified by the Land Resources Survey for Kiama).

Vegetation at the site is minimal and consists of self-seeded *Acacia longifolia* var. *sophorae* and Bitou Bush in isolated locations. Tree planting undertaken by Council, service groups and the Surf Club over the past five years has not been highly successful due to the exposed conditions and deliberate vandalism.

The site contains a number of important Aboriginal archaeological sites which have been assessed and recorded by the National Parks and Wildlife Service and the Illawarra Local Aboriginal Lands Council after being disturbed during various construction projects.

### **2.2 Existing Facilities**

There are two buildings located on the reserve: Gerringong Surf Club and the Gerringong Tennis Club. The surf club is in good condition having had a number of extensions and upgradings over the years. The tennis club is a small single room “hardi-plank” structure with brick toilets added to the western end.

Apart from the surf club and concrete bridge at the north of Lot 29, the remaining facilities at the site have all been constructed since 1989 and are in good condition. These facilities include a sealed carpark for 40 vehicles adjacent to Pacific Avenue, a children's playground, covered picnic tables, timber seating, a scaled practice basketball court, four grassed and fenced tennis courts. An open grassed drainage swale with a concrete invert runs in a north-south direction to the west of the site and carries drainage from the adjacent catchment for discharge into Werri Lagoon to the north.

Vehicular access into the site is gained from Pacific Avenue and from an access lane to the north of the site which also services the Tennis Club and the Surf Club.

A number of pedestrian links connect with the site through existing open space networks outside the site to the north and east along Werri Beach as well as the local road system. Pedestrians from the south and west can gain access to the site from Geering Street.

## **2.3 Existing Uses**

Apart from the general public, including both residents and tourists who use the various facilities, the main groups who utilise the site include Gerringong Surf Life Saving Club and Gerringong Tennis Club.

The surf club building is utilised every weekend as a beach patrol base. During the holiday periods it is also used Monday to Friday for the same purpose. The hall is utilised by local service clubs and sporting groups for various functions throughout the year and the kiosk is open to the public during holidays and on weekends during the surfing season. Public toilets are located to the south and are maintained by Council. Development consent was granted to the Club for extensions to the north-east corner of the present clubhouse as well as internal alterations to the south west corner. The building encroaches on Lot 17 to the south and west and this encroachment must be addressed as required in the Development Consent. (See Section 5.2.4).

The Surf Life Saving Club received development consent in 1994 to conduct monthly markets within their grounds. The original date of consent was 21 November 1994, lapsing on 21 November 1996. When the consent lapsed they were advised that if they wished to continue the markets they would have to lodge a new development application. To date no development application has been lodged for markets at the subject site.

The four grassed tennis courts are presently available to the public for hire. These are in good condition, although the western courts are subject to flooding.

There are two hardcourts and two synthetic grass courts and these are presently available to the public for hire. These are in good condition, although the western courts are subject to flooding.

### **3.0 COUNCIL'S OVERALL PLANNING FRAMEWORK**

Council has defined a number of fundamental or corporate goals that are to be addressed in any future development of their parks and recreation areas. These goals form an overarching framework for all the more detailed objectives and strategies in this plan.

#### **3.1 Aim of this Plan of Management**

- To develop a Plan of Management for the reserve to comply with the Local Government Act 1993 and the Local Government Amendment Act 1998 and which is consistent with Council's corporate goals and policies. The plan should also achieve a balanced, responsible and ecologically sustainable use of the land and ensure that it addresses the needs of both the local community groups and the broader community.

#### **3.2 Corporate Goals**

##### ***Parks and Recreation:***

- To provide and maintain an open space system which meets the diverse needs of the community and enhances the quality of the natural environment and the quality of life.

##### ***Other:***

- To provide an efficient and effective delivery of services which is responsive to the community's needs.
- To promote the principle of ecological sustainability in environmental planning through implementation of Council's environmental goals.
- To develop an organised culture which encourages innovation and flexibility and which strives for continual improvement.
- To exercise the regulatory functions of Council consistently and without bias.
- To encourage community participation in the processes of Council by consulting widely on its activities and policies.

## **4.0 COUNCIL POLICIES**

Council has developed a number of general policies in the planning, management and maintenance of community land and Council reserves. Any strategies and actions proposed in this plan must be consistent with these policies.

### **4.1 Planning**

Council will:

- Consider and attempt to balance the need for community recreation facilities with the impact development of such sites will have on local residents;
- Attempt to balance the provision of active and passive recreational facilities;
- Consider access to recreational facilities for young families and disabled users;
- Integrate access for disabled users in plans for future developments;
- Limit facilities on the site to those facilities which are compatible with the objectives of the Plan of Management;
- Attempt to provide safe pedestrian links and corridors between components of the open space network; and
- Have regard to Council's Environmental Goals and Biodiversity Policy when approving works on the site.

### **4.2 Management**

Council will:

- Reserve the right to control the use of, and access to, Community Land;
- Create opportunities for community consultation and participation in the planning and development of Community Land; and
- Facilitate a system whereby enquires and complaints from the public can be efficiently and promptly dealt with.

### **4.3 Development of New, and Improvement of Existing, Facilities**

Council approval is required prior to any development or improvement made to Community Land.

All major developments and improvements to be funded (solely or partially) by Council will be approved through inclusion in Council's Capital Works Schedule.

Works included in Council's Capital Works Program will be funded from income generated from Council's entrepreneurial activities, general revenue, Section 94 contributions and external funds in the form of Government grants. If the anticipated yields from these sources are not achieved it will result in the proposed works being delayed to later dates.

Council will encourage community assistance in the development of new facilities as well as maintenance of existing facilities through the co-operation and assistance of local groups.

#### **4.4 Weed Control**

The control of noxious weeds in general shall remain with the Illawarra Noxious Weed Authority. Council will carry out the control of nuisance weeds or environmental weeds. This will involve the use of herbicides or mechanical methods as well as minimum disturbance methods where appropriate.

#### **4.5 Maintenance**

Council will:

- Carry out maintenance and inspection as detailed in the Strategic Asset Maintenance Program for Parks and Reserves, Recreational Facilities, Foreshores, Boat Ramps, Disused Quarries and Cemeteries;
- Review maintenance service levels outlined in the Strategic Asset Maintenance Program for Parks and Reserves to ensure that facilities are maintained efficiently and within budget constraints;
- Encourage community groups to assist with maintenance;
- Ensure the efficient and conservative use of water, pesticides, herbicides and fertilisers on Council ground; and
- Carry out bush regeneration in accordance with standard accepted practices for bush regeneration.

#### **4.6 Fees**

Council applies fees for the use of Council reserves. An application must be lodged with Council prior to the event. All applicable fees must be paid prior to the hire/use of the reserve.

The fees associated with the hiring of Council reserves for major events, concerts, functions etc, are detailed in Council's Fees and Charges Schedule. Council's fee structure is reviewed on an annual basis.

#### **4.7 Uses and Activities Requiring Council Approval**

- All activities defined in Part D Section 68 of the Local Government Act 1993;
- Fetes/cultural activities;
- Exhibition/displays;
- Commercial photographic/film shoots;
- Concerts/performances;
- Large, formal gatherings; and
- Recreational and environmental facilities under the care, control or management of Council, rehabilitation of wetland systems, essential public works.

#### **4.8 Prohibited Activities**

Activities in the view of Council which may be damaging, disruptive and/or may represent a danger to either users of the reserve, neighbouring properties or the site, or which are not consistent with the 6(a) zoning.



#### **4.9 Sale of Alcohol**

Council must approve the sale of alcohol on Council property. Before approval is sought, a Functions Licence must be obtained from the NSW Police Department. This licence must be produced in every instance where an application involving the sale of alcohol on Council property is sought.

Applications must meet the requirements set down by the Licensing Board, Courts of NSW and Council.

#### **4.10 Signage**

Council uses signs to regulate the activities carried out on Community Land and to provide educational information so as to provide a safe and enjoyable place for passive and active recreational pursuits.

Whilst signs are a crucial source of information, they have a significant impact on the aesthetics of a reserve. All signs must meet a design standard and be approved by the Manager of Environment. All signs must be sympathetic to their environment in their design, construction and location.

All Council signs erected under Section 632 of the Local Government Act and as part of the Strategic Asset Management Program (SAMP), plus reserve name signs and traffic and safety signs, are permissible. Council must approve all other signs before erection.

#### **4.11 Easements**

Council reserves the right to grant easements as required for utilities and access, bearing in mind the impact of such easements on the site.

#### **4.12 Leases, Licences and Other Estates**

This Plan of Management authorises the lease, licence or grant of any other estate over part or all of the areas stated in this Plan of Management for the purposes of public recreation, sporting or ancillary purposes including construction and use of fields, courts, changerooms, clubrooms and associated facilities or for the physical, social, cultural and intellectual welfare and/or development of members of the public.

#### **4.13 Animals on Reserves**

Existing Acts and Regulations regarding the prohibition of animals such as dogs and horses on Community Land including a public place or part thereof, without prior Council approval, must be enforced to keep these areas free of animals and excrement.

Council will enforce the Companion Animals Act 1998 and Regulations or equivalent which states that the owner of a dog found in a prohibited place is in breach of the law. In general, without prior approval of Council a dog is not permitted in the following places (whether or not they are leashed or otherwise controlled):

- Within 10 metres of any playing apparatus provided or part for the use of children;
- Within 10 metres of any apparatus provided for the preparation or consumption of food by humans;
- Public bathing areas including a beach that Council has ordered that dogs are prohibited and upon which there are signs notifying the Council order of prohibition;
- Any areas provided or set apart for public recreation or the playing of games that Council has ordered that dogs are prohibited and upon which there are signs notifying the Council order of prohibition.

#### **4.14 Public Safety**

As recommended by the LOGOV Risk Management Services report, Council has developed a Strategic Asset Maintenance Program (SAMP) for all its assets. SAMP has been developed to create and maintain all assets under the care, custody, control and management of Council to a safe standard and in a safe condition which is in fact the highest standard and condition that Council can reasonably afford in all of its circumstances and having regard to financial economic, environmental, aesthetic, social or political factors or constraints.

## 5.0 MANAGEMENT OBJECTIVES, ISSUES AND STRATEGIES

### 5.1 Management Objectives

#### 5.1.1 Core objectives

The core objectives are defined in Section 36 (1) of the Local Government Act 1993; these vary according to the categorisation of the land.

For Management Unit 1, Surf Club Unit, and Management Unit 3, the Open Space Unit, categorised as General Community Use, these are as follows:

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;
- (b) In relation to purpose 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).

For Management Units 2, the Tennis Court Unit, categorised as Sportsground, the core objectives are as follows:

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

#### 5.1.2 Specific Management Objectives

Specific management objectives have been set for Management Units 2 and 3, the Tennis Court and Open Space Units, in recognition of the presence of Aboriginal relicts in this area. These are as follows:

- (a) To retain and enhance the cultural significance of the area (namely its Aboriginal significance) for past, present or future generations by the active use of conservation methods

A specific management objective has also been set for Management Unit 3, the Open Space Unit, in recognition of the need to allow informal active recreation within this Unit. This is as follows:

- (a) To provide for informal active recreational uses such as cycling, rollerblading, or skateboarding appropriate for a hard standing area or skateboard facility.

Council's corporate goals are also relevant to the management of this reserve.

## 5.2 Major Issues

### 5.2.1 Tennis Court Facilities

The Gerringong Tennis Club has submitted a development application to Council for an additional court adjoining the existing courts on the eastern side. This area is between the existing basketball court and the tennis courts and separated from the basketball court by a sloping bank approximately 1.5m high. Because of its location, the area is not utilised in its present state and is difficult to maintain. The construction of the court would require the removal of a number of Banksias and Acacias growing on the bank. The Club has expressed interest in undertaking planting around both the new and existing courts.

The Club requires the additional court to cater for the demand for facilities. The proposal involves the construction of a synthetic grass court surrounded with black PVC coated chainmesh fence. Two additional lights mounted on existing poles are proposed to illuminate the courts for night use. The court would be constructed by the Club.

A lease agreement is required between Kiama Municipal Council and Gerringong Tennis Association for the existing courts and the proposed court if approved. In order to provide secure tenure to the Gerringong Tennis Club, the registration of a new plan consolidating Lot 17 Tennis Courts into Lot 16 Tennis Courts would be appropriate, and should be a condition of consent under the proposed development application for the proposed fifth court. All survey and other costs associated with the registering of the plan should be borne by the Tennis Club. The terms and conditions of the lease would be in line with those currently held with Kiama Tennis Association and Minnamurra Tennis Association and be for a term of 21 years.

The western-most courts are at times affected by flooding because of their low level in relation to the drainage line. It may be necessary to raise the level of these courts in the future in order to maximise their usage.



*Photo 2 - Proposed site for new tennis court*

### **5.2.2 Aboriginal Archaeological Sites**

The site contains a number of important Aboriginal archaeological sites which have been assessed and recorded by the National Parks and Wildlife Service and the Illawarra Local Aboriginal Lands Council after being disturbed during various construction projects. Under Section 90 of the Environmental Planning and Assessment Act, Council needs to give consideration to the impact that any development would have on the sites. Further to this, under the National Parks and Wildlife Service Act 1974, consent must be obtained to disturb or destroy any known archaeological site. As a result, the National Parks and Wildlife Service were consulted during the construction of the playground and basketball court and members of the Illawarra Aboriginal Lands Council were in attendance during works to ensure that relics were not disturbed.

These requirements apply to the Tennis Club's current proposal for the additional tennis court. The National Parks and Wildlife Service have issued a *Consent to Destroy Relics* in the course of construction of the tennis court under the National Parks and Wildlife Service Act. The consent is subject to specific conditions including a requirement for the work to be monitored by Aboriginal site monitors from the Illawarra Local Aboriginal Land Council and if bone material or artefacts are unearthed work is to cease pending further investigation.

Because of previous development in the area the site has suffered considerable disturbance and degradation. Many of the existing buildings, including the tennis courts, are probably located on Aboriginal relic sites. The preservation of any remaining relics must be assured and the Aboriginal connection with the area recognised by appropriate means on site. This can be done by further archaeological investigations and through consultation with the National Parks and Wildlife Service and the local Aboriginal community. Naming the reserve using an Aboriginal name or description and developing appropriate interpretative signage should be part of that process.

### **5.2.3 Landscaping**

As noted in the Plan of Management adopted in 1995 "the existing landscaping requires extending to improve visual amenity, to provide a stronger landscape framework within the reserve and to provide shade to park users and vehicles". Unfortunately deliberate vandalism of a number of Norfolk Island Pine trees planted near the surf club and the playground has occurred in the past three years and increased this problem. In particular, additional planting is required on the south side of the surf club and the tennis courts to soften the impact of those structures. (*See Photo 1*)

In addition the remnant natural drainage depression north of the houses in Geering Street is a difficult area to maintain in a mown state and could be enhanced through development as a small natural wetland area. An infestation of Bitou Bush behind the houses at the eastern end of Geering Street is being gradually brought under control; because of the steepness of the ground this needs to be densely planted with native species when the Bitou is better controlled. Generally the aim of the planting on the reserve should be to provide shade and screen planting whilst maintaining the views from residences



*Photo 3 - Remnant drainage depression proposed to be enhanced as a natural wetland*

#### **5.2.4 Surf Club**

As indicated in Section 1.3.1, the Surf Club building encroaches on Lot 17 and this encroachment needs to be addressed as per the development consent. It was a requirement under development application conditions that the Club rectify this encroachment by surveying, lodging and registering a new plan with the Land Titles Office. To date this has not been achieved. Also, landscaping to partially screen the surf club building when viewed from the north, south and east was to be provided which has not been successfully completed to date. In addition, the area fenced off behind the clubhouse, between the building and the hard standing area, seems excessive. This fence should be removed so that the area covered in a lease is in line with the southern side of the Surf Club building and with the western end of the existing brick fence along the northern side of the Lifesaving Club building.

Kiama Municipal Council leased the surf club building and Lot 15 DP 262469 to the Gerringong Surf Life Saving Club from 1 January 1982 at a base rental of \$1.00 pa for a term of 20 years, lapsing on the 31 December 2001. As the lease has now lapsed, a new lease must be entered into between the Surf Life Saving Club and Kiama Municipal Council. In order to provide secure tenure for the Gerringong Surf Life Saving Club, the registration of a new plan for Lot 15 encompassing the encroachments onto Lot 17 will need to be finalised as per previous development application conditions. The new lease will be of similar terms to that of the previous and will be granted for 21 years over the Surf Club building and the proposed new Lot 15 boundaries once finally determined and registered. As the Lifesaving Club is a volunteer rescue organisation without a constant income stream, all survey and other associated costs with the registering of the plan and replacement of the fence will be borne by Council.



### **5.2.5    *Stormwater Discharge***

Council's Stormwater Management Plan recommends that the existing concrete lined drain be removed so as to create a natural watercourse through the reserve. The appearance of the channel does detract from the reserve and a natural channel may be more desirable from the point of view of improving the riparian habitat. However, this may have implications for flooding and needs further detailed investigation before this is implemented.

### **5.2.6    *Access***

Vehicle access is available to the tennis courts from an access lane off Pacific Avenue and a carpark is provided at the western end of this driveway and also off Pacific Avenue

Pedestrian access, whilst unobstructed, could be improved by the construction of pathways linking Geering Street to Bridges Road and through the reserve to Werri Beach.

### **5.2.7    *Skateboard Facility***

In 1998 Council adopted a policy which identified a need for two smaller skateboard facilities in the northern and southern parts of the Municipality as well as the existing facility in Kiama. It may be possible to locate a small skateboard area within Management Unit 3, adjacent to the Surf Club building. This would have to be referred to the Youth Committee for consideration and would require detailed investigation through lodgement of a development application addressing such issues as security, access, and impact on Aboriginal heritage.

### **5.2.8    *Rescue Helipad***

A submission was made at the public hearing for the Draft Plan of Management that provision should be made for this facility in the reserve due to its proximity to the Surf Club and the need for such a facility in Gerringong. It was requested that the area should be a flat area 40m x 40m with a concrete footpath leading to a slab 9m x 9m or alternatively, just a flat grassed area with a footpath leading to the centre.

The provision of such a facility in the reserve should be supported by the plan. The construction of the concrete slab would require excavation and therefore the approval of the National Parks and Wildlife Service and the Aboriginal community. It is considered that the alternative design with a flat grassed area, without the 9m x 9m slab but with the footpath, would be more desirable. Such an area is available immediately adjacent to the carpark next to the Surf Lifesaving Club.

## **6.0 ACTION PLAN**

The following tables set out a number of actions required to implement the identified Management Strategies and Performance Targets for each Management Unit within the South Werri Reserve. These actions are the means of achieving the objectives of the Plan of Management. Unless otherwise noted, the responsibility for the implementation of these actions is with the Director of Engineering and Works.

A clear indication of how the completion of the aims will be assessed is also provided in the tables under Performance Evaluation.

### MANAGEMENT UNIT 1 – Surf Club Unit

Management Objectives	Management Strategies Performance Targets	Actions (means of achieving targets)	Performance Evaluation (how they will be assessed)
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Provide facilities suitable for passive recreation and active recreation associated with surfing.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare a lease agreement over part of the community land including use part of the public land for the construction of clubrooms to be occupied by any authorised local surf club.</li> </ul>	<ul style="list-style-type: none"> <li>Lodgement of lease agreement.</li> </ul>
<ul style="list-style-type: none"> <li>Ensure that such facilities are managed having regard to any adverse impact on nearby residences</li> </ul>	<ul style="list-style-type: none"> <li>Obtain development consent for any works as required under Council's LEP 1996</li> <li>Activities and uses to be in accordance with Sections 4.7 and 4.8 of this plan or in accordance with those permitted under the 6(a) zoning of Council's LEP</li> </ul>	<ul style="list-style-type: none"> <li>Prepare suitable plans and submit development applications as required</li> <li>Manage facilities in accordance with development consent</li> <li>Council to approve only those uses in accordance with Sections 4.7 and 4.8 of this plan and those permitted under the 6(a) zoning</li> </ul>	<ul style="list-style-type: none"> <li>Development application lodged for works as required</li> <li>Compliance with development consent</li> <li>Compliance with Sections 4.7 and 4.8 and the LEP</li> </ul>

## MANAGEMENT UNIT 2 – TENNIS COURT UNIT

Management Objectives	Management Strategies Performance Targets	Actions (means of achieving targets)	Performance Evaluation (how they will be assessed)
<ul style="list-style-type: none"> <li>Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities</li> </ul>	<ul style="list-style-type: none"> <li>Provide facilities suitable for tennis</li> </ul>	<ul style="list-style-type: none"> <li>Prepare a lease agreement over part of the community land including use part of the public land for the construction of clubrooms and tennis courts to be occupied by any authorised tennis club.</li> </ul>	<ul style="list-style-type: none"> <li>Lodgement of lease agreement.</li> </ul>
<ul style="list-style-type: none"> <li>Ensure that such facilities are managed having regard to any adverse impact on nearby residences</li> </ul>	<ul style="list-style-type: none"> <li>Obtain development consent for any works as required under Council's LEP 1996</li> <li>Activities and uses to be in accordance with Sections 4.7 and 4.8 of this plan or in accordance with those permitted under the 6(a) zoning of Council's LEP</li> </ul>	<ul style="list-style-type: none"> <li>Prepare suitable plans and submit development applications as required</li> <li>Manage facilities in accordance with development consent</li> <li>Council to approve only those uses in accordance with Secs 4.7 and 4.8 of this Plan and those permitted under the 6(a) zoning</li> </ul>	<ul style="list-style-type: none"> <li>Development application lodged for works as required</li> <li>Compliance with development consent</li> <li>Compliance with Sections 4.7 and 4.8 and the LEP</li> </ul>

### MANAGEMENT UNIT 3 – OPEN SPACE UNIT

Management Objectives	Management Strategies Performance Targets	Actions (means of achieving targets)	Performance Evaluation (how they will be assessed)
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Provide facilities suitable for passive recreation also active recreation such as cycling, skateboarding and basketball</li> <li>Provide emergency rescue facilities</li> </ul>	<ul style="list-style-type: none"> <li>Consult with the Youth Committee regarding siting of a skateboard facility</li> <li>Submit D.A. for Skateboard Facility</li> <li>Construct shared pathways</li> <li>Maintain the area in accordance with Council's Strategic Asset Management Policy (SAMP)</li> <li>Provide a helipad in the location described in Sec 5.2.8</li> </ul>	<ul style="list-style-type: none"> <li>Selection of a suitable area for construction of a skateboard facility</li> <li>Assessment of development application.</li> <li>Completion of works</li> <li>Compliance with the SAMP.</li> <li>Completion of works</li> </ul>
<ul style="list-style-type: none"> <li>Mitigate impact on the reserve by community use.</li> </ul>	<ul style="list-style-type: none"> <li>Limit vehicle access to the reserve.</li> </ul>	<ul style="list-style-type: none"> <li>Carry out Council Ranger patrols of the reserves.</li> </ul>	<ul style="list-style-type: none"> <li>Authorised vehicles only in reserve.</li> </ul>
<ul style="list-style-type: none"> <li>Provide for restoration and regeneration of the land</li> </ul>	<ul style="list-style-type: none"> <li>Encourage the regeneration of indigenous native plants and habitat areas on the site.</li> </ul>	<ul style="list-style-type: none"> <li>Undertake enhancement of the natural drainage depression north of the houses in Geering Street by creating a natural wetland</li> <li>Investigate the replacement of the concrete stormwater drain with a natural watercourse</li> </ul>	<ul style="list-style-type: none"> <li>Creation of natural wetland</li> <li>Progressive establishment of indigenous native species</li> <li>Completion of investigation</li> </ul>

<b>Management Objectives</b>	<b>Management Strategies Performance Targets</b>	<b>Actions (means of achieving targets)</b>	<b>Performance Evaluation (how they will be assessed)</b>
<ul style="list-style-type: none"> <li>To retain and enhance the cultural significance of the area (namely its Aboriginal significance) for past, present or future generations by the active use of conservation methods</li> </ul>	<ul style="list-style-type: none"> <li>Carry out works only in accordance with the NPWS Act</li> </ul>	<ul style="list-style-type: none"> <li>Obtain approval from NPWS prior to any excavation or filling on the reserve</li> <li>Consult with the Local Illawarra Aboriginal Land Council (LIALC) and the local Aboriginal community before undertaking works</li> <li>Develop an interpretative signage system in consultation with LIALC and the local Aboriginal community which identifies the significance of the site.</li> </ul>	<ul style="list-style-type: none"> <li>Compliance with the NPWS Act</li> <li>Erection of signage</li> </ul>



## **7.0 REFERENCES**

Kiama Municipal Council Kiama Council Draft Management Plan 2002/2005

Kiama Municipal Council. Stormwater Management Plan July 2000

Kiama Municipal Council Local Environmental Plan 1996

Gerringong Historical Society (pers. coms)