Werri Headland & Boat Harbour Reserve









Plan of Management

as amended July 2009



Adopted by Council at its meeting held on 21 July 2009 Council Resolution *CR211* (As Amended)

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1.0 INTRODUCTION

1.1 Background

The land covered by this plan includes all the community land extending from the northern side of Werri Headland, south to Gerringong Cemetery. It also includes the community land adjoining the Crown reserve in Boat Harbour which includes the upper car park. It does not include Cooke Park and the boat ramp at Boat Harbour, which are on the Crown reserve.

In 2008 as a result of the Tasman Drive residential development a parcel of land was created, Lot 26 DP 1123051, and added to the reserve. This rectangular parcel of 23264m² runs parallel to Tasman Drive. This parcel along with the rest of the reserve is public land owned by the Kiama Municipal Council and has been classified "Community" land under the provision of the Local Government Act 1993. (See Figure 1)



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. It identifies appropriate outcomes for the reserves 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 as follows:

- Lots 5 and 7 DP 541889
- Lot 26 DP1123051
- Lot 261 DP751254
- Lot 2 DP1065338

The area covered by this plan covers approximately 12 hectares (119644.6m²).

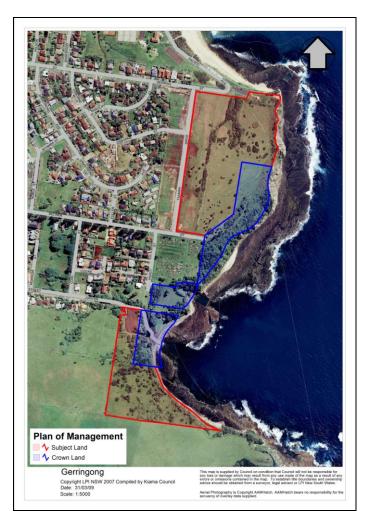


Figure 2

The land is zoned as Open Space Existing Recreation 6(a) under the Kiama Council's Local Environmental Plan 1996. The reserve is adjoined by land which is zoned Residential 2(a), land zoned 7(f) Rural Environmental Protection (Foreshore Protection), 7(d) Rural Environment Protection (Scenic) and Crown reserve also zoned as Open Space Existing Recreation 6(a). (See Figure 3)

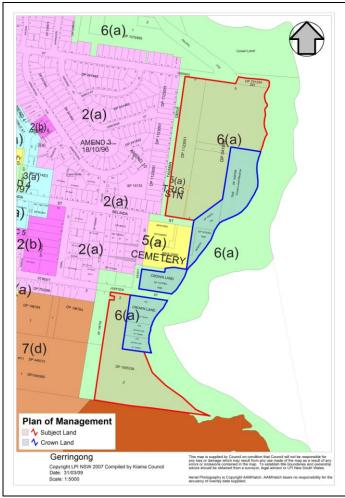


Figure 3

1.3 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 of the following categories:

- Natural Area;
- Sportsground;
- Park:
- Area Of Cultural Significance; or
- General Community Use.

In accordance with the guidelines set out in the Local Government (General) Regulation 1999, the reserve included in this plan is categorised as "General Community Use".

1.4 Function and Value

The land acts as a buffer between the residential development and the shoreline and provides public access around the headland and to the shoreline. It is a continuous parcel of public land extending from Werri Beach to Boat Harbour.

The reserve has significant aesthetic and recreational value. The headland offers outstanding views of the coastline to the north and south and also views of the hinterland over Rose Valley. Open space reserves such as this also have a purely intrinsic value - worth derived simply from the existence of natural features and open space to be enjoyed by the community.

The adoption of the draft plan will form an integral component of efforts to protect and conserve this reserve and shoreline.

1.5 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 submission 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 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.

1.6 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.

Community participation will also result in an increased general awareness of Council's responsibilities, activities, policies and plans for land management.



Photo 1 – Werri Headland

2.0 PHYSICAL FEATURES AND CONDITION OF THE LAND AND STRUCTURES

The land included in this plan comprises two areas of open grassy headland and a carpark. They are used for passive recreation, mainly walking and access to the shoreline for fishing, swimming and boating.

The northern parcel covers three quarters of the Werri Headland, the remainder being a Crown reserve on the south—east part of the headland. It is intended that the Crown land would be managed in sympathy with the community land. The land provides outstanding coastal views north over Werri Beach and extending south to Perpendicular Point at Jervis Bay. Public amenities built in the 1970's are located at this reserve off Geering Street. These include toilets and change rooms and are in good condition.

A whale watching platform, erected by Gerringong Lions Club, is located near the northern boundary of the Cemetery. Walking access is via Belinda Street. The wooden structure is low and unobtrusive.

There are very few trees on the headland except some Norfolk Island Pines and scattered Banksias and Acacias. A local citizen, Mr Ray Gallop, with the assistance of other community groups has undertaken considerable replanting on the reserve. Council has given permission for the Werri DuneCare Group to continue this work adjacent to the cliff edge near the middle of the reserve.

At the present time the dominant vegetation is Kikuyu grass. Maintenance to the headland is carried out in accordance with the policy adopted in the 1996 Foreshores Plan i.e. "Except for a strip approximately four slasher widths wide adjacent to private property and the Coastal Walking Track, the area shall be mown sufficient to control weed growth approximately twice per year."

The southern parcel of land around Boat Harbour includes a sealed parking area for boat trailers. The parking area is in good condition and the planting undertaken by Mr Gallop has been successful in improving the appearance to the site. A sewerage pumping station was constructed by Sydney Water as part of the Gerringong-Gerroa Sewerage Scheme near the boat harbour car park. Most of the pumping station is sited below ground except for a small structure which well screened with vegetation. The remainder of the land is covered in Kikuyu although some native grasses (Kangaroo Grass) occur near the cliff edge. Bitou Bush also is present on the site. This is being controlled under a program carried out by the Illawarra Noxious Weeds Authority.



Photo 2 – Southern part of the reserve covered by scattered Acacia (Gerringong Cemetery in foreground)

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 site 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

Council has developed a Strategic Plan comprising a long term vision for the Municipality supported by a number of strategic goals. The goals and objectives of particular relevance to this plan are as follows:

Sustainable Environment

Kiama Council's goal is that Kiama will have high quality natural, rural, town and village environments and landscapes sustained and enhanced for the present and for the future. Kiama Council will:

 Protect, enhance, manage and monitor the area's landscapes, places of heritage significance and natural environments;

- Control and plan development of our built environment for the wellbeing of the community;
- Manage and reduce the environmental impacts of all activities on air, water and land systems;
- Promote environmental awareness through educational programs;
- Provide leadership by demonstrating environmental excellence in all Council activities and policies.

Quality Facilities, Services and Infrastructure

Kiama Council's goal is to plan and manage its facilities, services and infrastructure so that they are continuously improved to be the best Council can provide within its available resources.

Kiama Council will provide and maintain services, facilities and infrastructure which are:

- Responsive to the diverse needs of the community;
- Accessible to users:
- Affordable within the Council's resources:
- Planned in a local and regional context.

Community Cohesion and Wellbeing

Kiama Council's goal is that the community will have an enhanced quality of life and that it will have promoted access, equity and social justice. Kiama Council will:

- Contribute to the health, safety and well being of the community;
- Involve the community and relevant stakeholders to plan, develop and facilitate access to services and resources;
- Promote awareness and understanding of cultural diversity;
- Recognise and support the value of cultural heritage;
- Value and promote creativity in the community.

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 proposed 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 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, Licenses and Other Estates

Council does not propose to grant any leases, licences or other estates (apart from easements as earlier noted) in respect of the Community Land except for those leases, licences and other estates permitted by Clause 25 of the Local Government (General) Regulation 1999.

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.

However in respect of the community land covered in this plan and also the adjoining Crown Reserve, Council at its meeting on the 19th June 2001 declared the area shown in Figure 4 an off – leash area for dogs in accordance with the Companion Animals Act 1998. A review of the off-leash area will be undertaken by the Companion Animals Management Committee later in 2009.

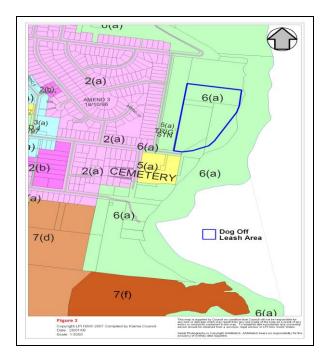


Figure 4

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

(i) The core objectives of this Plan of Management are defined in Section 36 (1) of the *Local Government Act 1993*.

The core objectives for management of community land categorised as 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;
- (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).

Council's corporate goals, which are set out under Section 3.2 of this document, are also key management objectives that must be addressed under the Plan of Management.

(ii) Specific Management Objectives

Specific management objectives have been set for this site. These are as follows:

- (a) To mitigate impact on the reserve and adjoining crown reserve by community use:
- (b) To protect and enhance all functions associated with the reserve's role as a buffer between the residential development and the shoreline;
- (c) To provide for passive recreational activities or pastimes.

5.2 Management Issues

The management issues involved with the reserve and its objectives are discussed together with possible options and solutions. Then strategies or performance targets have been established to achieve the desired outcomes.

5.2.1 Access

Pedestrian access only is available to the northern parcel of land on the Headland. This is via mown paths extending from Geering Street through to the Gerringong Cemetery in Belinda Street. It is intended that these paths would form part of the Coastal Walking Track and would be maintained in accordance with Council's Strategic Asset Management Policy i.e. that they be maintained as natural paths with no improvement to the natural surface. Mowing would be undertaken to help define the route only. This land provides a good link from Werri Beach through to the historic cemetery and onto Boat Harbour. A further path is to be provided in the form of a loop track from Tasman Drive near the newly formed extension to Osborne Street, east into the gully meeting the Coastal Walking Track then looping back to Tasman Drive near the lane way to Armstrong Avenue. This path would also be a mown track with no surface improvements. Mowing would be undertaken to define the route only.

Access for motor vehicles onto the reserve is considered undesirable because the intrusion of vehicles into the reserve would spoil the feeling of open space and solitude. Vehicles are able to park on either side of the headland at Gerring Street or Belinda Street and along the eastern side of Tasman Drive. If required in the future, a better parking area could be formed at the eastern end of Belinda Street which could serve the reserve and part of the Cemetery.

A carpark is located on part of the southern parcel. This serves the Crown Reserve including Cooke Park and the boat ramp. The remainder of the site is accessible to pedestrians only. Until recently this area was agisted and no approved access was provided although there is an informal track established by people walking out to the headland to the south. It is possible that this could be joined up to the reserve at Walkers Beach via an extension of the Coastal Walking Track. In 1996 Council adopted a recommendation from the Walking Tracks and Cycleways Committee to investigate the extension of the Coastal Walking Track from Gerringong to Gerroa utilising the community land at Walkers Beach and the Crown reserve in the area. Some investigations were made into achieving this but it was decided that as a matter of priority the Coastal Walking Track between Kiama Heights and Gerringong should be established first. Whilst the proposal is technically outside the area covered by this plan, it would have a major impact on the future use of the reserve. However, it is considered that this should be pursued as this would provide an outstanding facility along the coastline linking Gerringong to Gerroa and ultimately providing a continuous link along the full length of the Municipality. The land adjoining the Reserve to the south down to Walkers Beach is private property and it would be necessary to negotiate a means of obtaining a form of legal access over the properties. With the establishment of the walking track from Loves Bay to Gerringong, this is now a higher priority.

Under Council's Strategic Asset Management Policy the Coastal Walking Track is intended to be maintained as an unpaved footpath with no improvements being carried out to the natural surface.



Photo 3 - The Reserve is part of a continuous parcel of public land linking Boat Harbour, Gerringong Cemetery and Werri Headland

5.2.2 Revegetation

As pointed out in Section 2.0, the dominant vegetation on the headland is pasture grass. Some Norfolk Island Pines were recently planted with scattered Banksias and Acacias naturally regenerating. Revegetation of the gully at the northern end has resulted in a significant copse of endemic species.

Any revegetation proposals must take into account the very significant views from this area and generally the open nature of the reserve should be maintained. *In particular the Norfolk Island Pines which are planted in front of the viewing platform should be removed.* Planting should consist of native vegetation indigenous to the area primarily aimed at replacement of the pasture grass with native grasses and shrubs. Groups of trees could be established in selected locations for shade and shelter.

On the southern parcel approximately a third of this area is taken up with the carpark. As noted in Section 2.0, the work undertaken in this area has been quite successful in improving the amenity of this area and this should be supported. Beyond this area there are native grasses occurring in isolated spots amongst the pasture grass and other exotic weeds. The long term strategy for this area should be the same as for the headland, although because of its limited use and isolation the headland area is considered a higher priority.

Maintenance to the headland is carried out in accordance with the policy adopted in the 1996 Foreshores Plan i.e. "Except for a strip approximately four slasher widths wide adjacent to private property and the Coastal Walking Track, the area shall be mown sufficient to control weed growth - approximately twice per year." This is in accordance with Council's SAMP and this policy should continue.



Photo 4 – Mowing treatment for the cliff edge with regenerating Banksias and Acacias

5.2.3 Provision of Recreational Facilities

Because of the physical and environmental constraints, the area is suitable for passive recreation only. This would include walking, fishing, and general sightseeing and picnicking. Therefore facilities should be provided for those uses only.

5.2.4 Weed Control

In the 1996 Foreshores Plan of Management it was noted that "A severe infestation of Bitou Bush occurs on the site mainly around the cliff edge. This requires controlling. Because the Bitou is growing on the cliff edges, it will not be possible to remove by mechanical means alone. A combination of biological, herbicidal and mechanical methods will be needed to control the Bitou in this area."

A control program was commenced by Council in 1998 and has been continued by the Illawarra Noxious Weeds Authority and considerable improvement has been achieved in controlling the Bitou Bush. This program should continue.

5.2.5 Sewerage Pumping Station

A sewerage pumping station was constructed by Sydney Water as part of the Gerringong-Gerroa Sewerage Scheme near the boat harbour car park. Most of the pumping station is sited below ground except for a small structure which is well screened with vegetation. A 150m² parcel of land, Lot 2 DP 1065338, was excised from the reserve for this purpose.



Photo 5 Sewerage Pumping Station

5.2.6 Whale Watching Platform

The whale watching platform should not be amended in any way that increases the structures height or visibility. Construction of awnings, shade structures or similar are not permitted. The colour of the structure should be raw timber or earth colours.



Photo 6 Whale Watching Platform

5.2.7 Gerringong Cemetery Extension

Gerringong Cemetery will be extended after the closure of an unformed section of Belinda Street. The extention will be for a lawn cemetery with modest headstones in accordance with Kiama council's Cemeteries Procedure. The headstones will be unobtrusive and will not impede views of the coastline. The construction of the cemetery extension will not encroach onto or reduce the current size of the reserve, nor will it impede access to the reserve.

As part of the cemetery extention a small car park will be formed near the corner of Tasman Drive and Belinda Street. This will provide parking for visitors to the cemetery and some additional parking for visitors to the reserve. Work on the cemetery extension will most likely begin in 2009.

6.0 ACTION PLAN

The following table sets out a number of actions required to implement the identified Management Strategies and Performance Targets for Werri Headland and Boat Harbour Reserves. These actions are the means of achieving the objectives of the Plan of Management. The actions will be developed and reviewed annually.

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.

Because of the longer-term nature of the Objectives and the supporting Performance Targets as set out in the plan, these will need to be reviewed less frequently, approximately every five (5) years.

Management Objectives	Management Strategies Performance Targets	Actions (means of achieving targets)	Performance Evaluation (how they will be assessed)	
Mitigate impact on the reserve by community use	Limit vehicle access to the reserve	 Provide suitable car barriers at all at all entry points 	Authorised vehicles only in reserve	
•	•	Carry out Council Ranger patrols of the reserves	reserve	
 Protect and enhance functions of the site as a buffer between the public and private assets and the shoreline 	 Ensure that works carried out on the reserve are in accordance with the aims and objectives of the NSW Coastal Policy 	 Carry out works in accordance with the NSW Government Coastline Management Manual 	Completion of works.Receipt of funding	
SHOTEIIILE	Coastai i olicy	 Obtain funding for major works through inclusion of works in Council's Capital Works Program and pursuing funding from external sources 	• Receipt of fulluling	
Provide for passive recreational use only	 Provide facilities suitable for passive recreation only 	 Maintain the area in accordance with Council's Strategic Asset Management Policy (SAMP) 	Compliance with the SAMP	
		 Define a route for the Coastal Walking Track from Werri Beach to Boat Harbour 	Definition of natural pathway in accordance with SAMP	
	 Ensure dogs off leash are using the specified area only 	Carry out ranger patrols of the reserve	Dogs on leash in reserve except for specified area	

Management Objectives	Management Strategies Performance Targets	Actions (means of achieving targets)	Performance Evaluation (how they will be assessed)
	Maintain open grassy nature of Headland to maintain significant views as per Section 5.2.2.	Remove Norfolk Island Pines affecting views from Whale Watching Platform as per Section 5.2.2.	Norfolk Island Pines in front of Whale Watching Platform removed.
		 Plant only native, indigenous vegetation in selected locations so as not to affect views. 	No exotic vegetation planted out. Views not affected.

7.0 REFERENCES

Kiama Municipal Council Kiama Council Management Plan 2008 2011

NSW Government Coastline Management Manual September 1990

Stormwater Management Plan July 2000

NSW Coastal Council NSW Coastal Policy 1997

NSW Government Companion Animals Act 1998

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