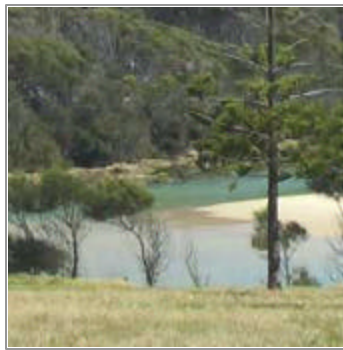




EUROBODALLA SHIRE COUNCIL

Good Government, better living

Dalmeny Camping Ground



Plan of Management

25 November 2003

This Plan of Management was prepared by Eurobodalla Shire Council in August 2003 and adopted at the Ordinary Meeting of Council on 25 November 2003.

Plan of Management No 13.

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TABLE OF CONTENTS

1.0	Introduction – What is a Plan of Management?	4
2.0	Executive Summary	4
3.0	Key Outcomes	5
4.0	Explanatory Notes	5
5.0	Review Period	6
6.0	Legislation and Policies	7
6.1	Local Government Act	7
6.2	Coastal Policy 1997	7
6.3	Our Towns Tomorrow, Eurobodalla Urban Local Environmental Plan	7
7.0	Dalmeny Camping Ground	8
7.1	Land Ownership	8
7.2	Land Classification	8
7.3	Land Zoning	8
7.4	Location	9
7.5	History	10
7.6	Management & Maintenance of Facilities – as at the date of adoption of this Plan of Management	10
7.7	Site Facilities and Services Plan (as at date of adoption of this Plan of Management)	11
8.0	Community Land Categorisation	12
8.1	Categorisation of Community Land	12
8.2	Core Objectives for the Management of Community Land	12
9.0	Leases, Licences and other Estates	13
9.1	Leases, Licences and other Estates	13
9.1.1	Existing Leases, Licences and other Estates	13
9.1.2	Future Leases	13
9.1.3	Future Licences and/or other Estates	13
10.0	Management	13
10.1	Financial	13
10.2	Operational Plan	13
11.0	Future Development and Improvement – The Action Plan	16
11.1	Future Development, Management & Maintenance of Facilities	16
11.1.1	Cabins	17
11.1.2	New Amenities Facilities and Increase in Number of Sites	17
11.1.3	Day to Day Management of the Camping Ground	17
11.1.4	Reconstruction of the intersection of Noble Parade & McMillan Crescent	17
11.2	Proposed Developments and Improvements	18
11.3	Site Concept Masterplan	19
12.0	Government Acts and other policies relevant to this document	20
13.0	Appendix 1: The Guiding Principles Of Ecological Sustainable Development	21
13.0	Appendix 2: Certificate of Title	22

1.0 Introduction – What is a Plan of Management?

The New South Wales Local Government Act 1993 requires Councils to prepare Plans of Management for its community land (reserves). The NSW Coastal Policy 1997 also identifies Plans of Management for all coastal community land as a strategic action.

Community Land must be managed in accordance with an adopted Plan of Management. The Plan of Management is a strategic planning document that outlines how Council intends to use, develop and manage the community land included in the Plan. Leases and licences and other interests on community land are only authorised when included in the Plan of Management.

As a planning tool the Plan of Management provides objectives for the management of the land in the short and long term. This gives Council and the community goals to work towards in achieving desirable outcomes for the management and future development of the community land. A Plan of Management can be used to identify projects that could be achieved through community working groups as well as providing supporting documentation when applying for grant funding.

2.0 Executive Summary

The Dalmeny Camping Ground has been a popular tourist destination since the early 1950's. For over 50 years now Eurobodalla Shire Council has maintained this open space for the enjoyment of visitors and the local community.

The reserve is located on Mummaga Head, opposite Brou Beach (also known as Big Dal) and the inlet to Mummaga Lake, all located within easy walking distance from the camping and caravan sites. The views of the ocean from the headland are expansive and highly valued by the visitors and the local community. The Dalmeny Shops are situated across the road and the township of Narooma is just four kilometres away. The proximity of shops, the impressive ocean and beach views and the friendly atmosphere make the Dalmeny Camping Ground an attractive place to visit.

This plan provides direction for the future upgrade of the Dalmeny Camping Ground in order to improve the facilities for visitors and the local community. This includes the replacement of the existing amenities buildings with a contemporary amenities building.



1996 Aerial Photograph – Dalmeny Camping Ground, Mummaga Head, Dalmeny

3.0 Key Outcomes

The key outcomes of this plan are:

- To determine the future use and development of the Dalmeny Camping Ground.
- To ensure that the use and management of community land is in keeping with the guiding principles of ecological sustainable development (see Appendix 4).

4.0 Explanatory Notes

1. Council has assigned each reserve with a unique identification number. This number is generated from Council's central database of land information and is called a Property Identification Number (PIN).
2. The Local Government Act 1993 as at 21 May 2003 is here after referred to as the Local Government Act.



View north west from the Camping Ground of the inlet to Mummaga Lake.

5.0 Review Period

This document will be reviewed in the event of the requirement to authorise a change in the nature and use of any of the Community Land included in this Plan, or to authorise a lease, licence or other estate not already authorised in this Plan of Management.

The provisions of 47E of the Local Government Act (as follows) may also require the review of this Plan of Management, depending on the nature of any future development proposals:

Section 47E Development of community land

- (1) No power of a council under an environmental planning instrument to consent to the carrying out of development on community land may be delegated by the council, if:
 - (a) the development involves the erection, rebuilding or replacement of a building (other than a building exempted by or under subsection (2) from the operation of this paragraph), or
 - (b) the development involves extensions to an existing building that would occupy more than 10 per cent of its existing area, or
 - (c) the development involves intensification, by more than 10 per cent, of the use of the land or any building on the land, or
 - (d) the location of the development has not been specified in the plan of management applying to the land and the development is likely, in the opinion of the council, to be unduly intrusive to nearby residents.
- (2) The following buildings are exempt from the operation of subsection (1) (a):
 - (a) toilet facilities,
 - (b) small refreshment kiosks,
 - (c) shelters for persons from the sun and weather,
 - (d) picnic facilities,
 - (e) structures (other than accommodations for spectators) required for the playing of games or sports,
 - (f) playground structures,
 - (g) work sheds or storage sheds,
 - (h) buildings of a kind prescribed by the regulations.
- (3) An "existing area" referred to in subsection (1) (b) does not include the area of any awning, balcony, verandah or other thing that extends beyond the main structural outline of the building.
- (4) A delegation granted before the commencement of this section, to the extent that the delegation could not have been granted if this section had been in force at the time it was granted, is void.

6.1 Local Government Act

The requirements for the management of Community Land is covered in Part 2 Public Land Sections 25 – 54(a) of the Local Government Act. The purposes of the Local Government Act are stated in Section 7. Of particular relevance to this Plan of Management are the purposes identified in sections 7(c) and 7(e).

S 7 (c) to encourage and assist the effective participation of local communities in the affairs of local government.

S 7 (e) to require councils, councillors and council employees to have regard to the principles of ecologically sustainable development in carrying out their responsibilities.

Refer to Section 13.0 Appendix 1: The Guiding Principles Of Ecological Sustainable Development.

6.2 Coastal Policy 1997

The 1997 NSW Coastal Policy responds to the fundamental challenge to provide for population growth and economic development without putting the natural, cultural and heritage values of the coastal environment at risk. To achieve this, the Policy has a strong integrating philosophy based on the principles of ecologically sustainable development (ESD) (see page 21).

The Dalmeny Camping Ground is located within the coastal zone as described by the Coastal Protection Act 1979 (s 4 (a) 3a). This zone is defined as one kilometre landward of the open coast high water mark (s 4a3a of the Coastal Protection Act 1979).

The nine goals of the Coastal Policy are:

- Protecting, rehabilitating and improving the natural environment of the coastal zone.
- Recognising and accommodating the natural processes of the coastal zone.
- Protecting and enhancing the aesthetic qualities of the coastal zone.
- Protecting and conserving the cultural heritage of the coastal zone.
- Providing for ecologically sustainable development and use of resources.
- Providing for ecologically sustainable human settlement in the coastal zone.
- Providing for appropriate public access and use.
- Providing information to enable effective management of the coastal zone.
- Providing for integrated planning and management of the coastal zone.

6.3 Our Towns Tomorrow, Eurobodalla Urban Local Environmental Plan

Council adopted the Urban Local Environmental Plan (LEP) in 1999 and the subsequent amendments as of 4 February, 2002.

The LEP states that in regard to development on land zoned 6(a)1 Public Open Space, development by or on behalf of a public authority on Community Land that is consistent with an adopted Plan of Management for that Community Land would be permitted without development consent (s 44 (1)). Similarly the installation of utilities and other works carried out by or on behalf of a public authority involved in landscaping, gardening, bushfire hazard reduction, erosion control or rehabilitation, or drainage will not require development consent. Other developments may require development consent.

7.0 Dalmeny Camping Ground

7.1 Land Ownership

All land included in this Plan of Management is owned by Eurobodalla Shire Council and is listed in Table A (below). This land is illustrated on the Site Facilities and Services Plan on page 11.

A copy of the Certificate of Title is reproduced in Appendix 2 on page 22.

7.2 Land Classification

Lots 1 and 2 of DP 12544 are classified as "Community Land" under the Local Government Act.

Lot 3 of DP 12544 is to be dedicated as Public Road as part of the requirements for upgrading the intersection of Noble Parade and McMillan Crescent.

7.3 Land Zoning

All Community Land included in this Plan of Management is zoned 6a1 Public Open Space under Eurobodalla Shire Council's Urban Local Environmental Plan (incorporating amendments as 4 February, 2002).

The Local Environmental Plan states the following objectives for the 6a1 Public Open Space zone:

- (a) to recognise the importance of land in the zone as open space and allow a limited range of uses compatible with keeping the land as open space and in public ownership, and
- (b) to permit a range of uses, especially recreational uses, where those uses comply with the plan of management for the land, and
- (c) to allow development on foreshores where that development is water-related and enhances the recreational use or natural environment of the foreshore, and
- (d) to reserve privately owned land that is essential for future public open space and provide for its acquisition by the Council, and
- (e) to ensure that development in areas of environmental significance does not reduce that significance.

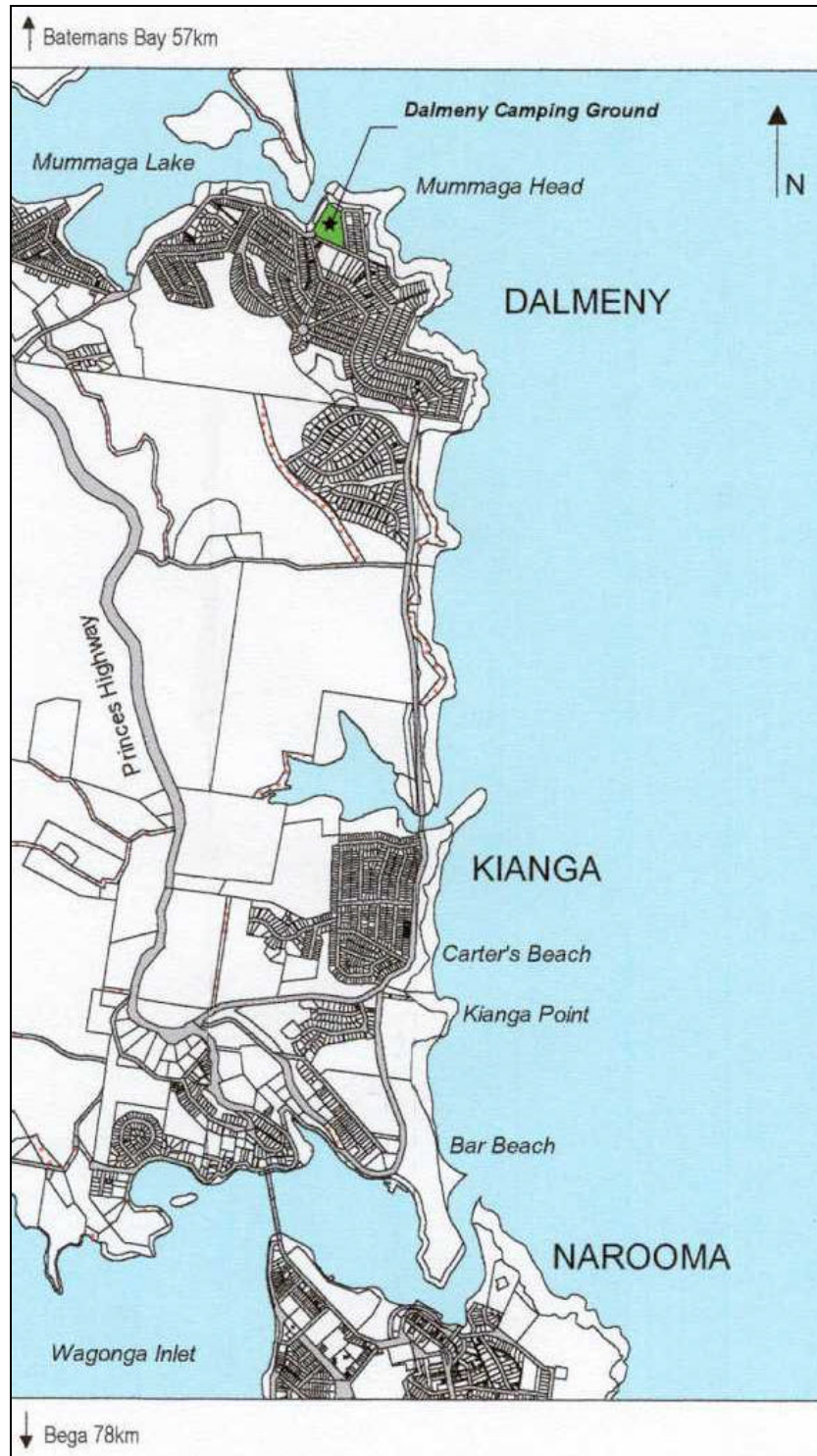
Table A: Dalmeny Camping Ground

PIN No	Reserve Name	Categorisation as at date of Adoption of this Plan	Area	Lot & DP No	Street Name	Suburb	Zoning	Restrictions
12278	Dalmeny Camping Ground	General Community Use	1.47ha	Lot 2 DP 125441	Noble Parade	Dalmeny	6a1	Provisions of the Tree Preservation Order and the Urban LEP
12279	Dalmeny Camping Ground	General Community Use	0.793ha	Lot 1 DP 125441	Noble Parade	Dalmeny	6a1	Provisions of the Tree Preservation Order and the Urban LEP
12280	Dalmeny Camping Ground	To be dedicated as Public Road to facilitate the road widening of the intersection of McMillan Crescent & Noble Parade.	0.266ha	Lot 3 DP 125441	Noble Parade	Dalmeny	6a1	Provisions of the Tree Preservation Order and the Urban LEP

7.4 Location

Dalmeny Camping Ground is located south of Mummaga Lake, adjacent to the Mummaga Headland. Bounded by McMillan Road to the east, Noble Road to the south by Crown reserves on the northern and western boundaries.

The 2.5 hectare camping ground is located on a sloping, grassed area with a northerly aspect. The site has expansive views of Brou Beach, Mummaga Head and the inlet between the Tasman Sea and Mummaga Lake. The coastal township of Narooma is located approximately 4 kilometres south and the next suburb, Kianga, is only 1.5 kilometres away.



Site Location Map

7.5 History

The Dalmeny Camping Ground was purchased by Eurobodalla Shire Council from Mrs Bathgate for £2,000 in 1952.

In 1953 Council resolved to subdivide part of the property which is now McMillan Road. The remainder of the land was left as public reserve and has since been managed as a Camping Ground.

7.6 Management & Maintenance of Facilities – as at the date of adoption of this Plan of Management

As at the date of adoption of this Plan of Management, the site has approval for 72 sites. Of these 12 are powered short term sites and the remaining 60 are unpowered short term campsites. The current approval is valid until 31 December 2006.

The current facilities include toilets, showers, washing machine, laundry tub, clothes drier, ironing board and clothes lines. In September 2002 Council lodged a Development Application to remove two of three amenities blocks and replace them with larger, new relocatable facilities that will better meet the needs of the users.

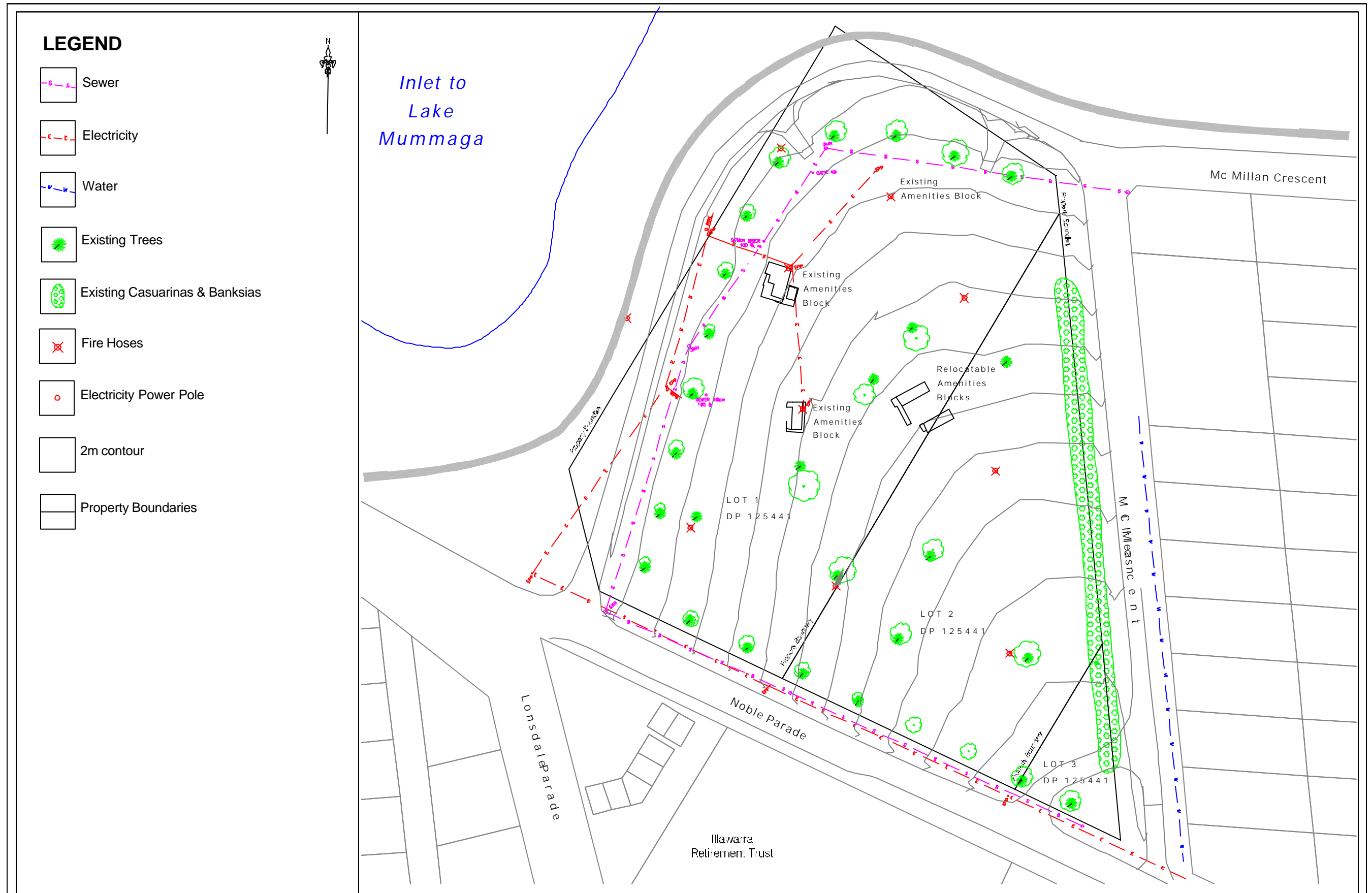
These relocatable facilities were installed in December 2002. It was also decided to retain all three existing amenities buildings to assist with the increase in patronage over the summer peak period and until a new permanent facility was constructed on the camping ground.

The site is managed by a Caretaker – refer to section 11.1.3 for more information on the responsibilities of the Caretaker.

Refer to Section 11.1 Future Development, Management & Maintenance of Facilities on page 16 for information on the future management of the camping ground.



The current site office. This is open during set hours for visitors.



File Number _____	Datum _____	Designed For _____	<p>Bar Scale</p> <p>0 10 20 30 40 50 metres</p>		<p>Approved On Behalf Of EUROBODALLA SHIRE COUNCIL</p> <p>Andrew Parkinson Technical Services Manager Date 25 November 2003</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Amendment Details</th> <th>A</th> <th>B</th> <th>C</th> <th>D</th> <th>By</th> <th>Appd</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Amendment Details	A	B	C	D	By	Appd	Date																																					<p>EUROBODALLA SHIRE COUNCIL</p> <p>Good Government. Better Living</p>	<p>EUROBODALLA SHIRE COUNCIL</p> <p>Dalmeny Camping Ground</p> <p>Plan of Management</p> <p>Site Facilities and Services Plan</p> <p>November 2003</p>	<p>Project No. 2395</p> <p>Sheet of 1</p> <p>Set 2</p> <p>Archived A</p>
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7.7 Site Facilities and Services Plan (as at date of adoption of this Plan of Management)

8.0 Community Land Categorisation

8.1 Categorisation of Community Land

Community Land must be categorised as one or more of the following:

- General Community Use
- A Natural Area (bushland; wetland; escarpment; watercourse; foreshore or other category prescribed by the Regulation)
- A Sportsground
- A Park
- An Area of Cultural Significance

All land included in this Plan of Management is categorised as General Community Use.

8.2 Core Objectives for the Management of Community Land

The Local Government Act specifies the Core Objectives for the management of each category of Community Land. Council must use and manage the land in accordance with these Core Objectives. Any lease, licence or other estate granted over the land must be consistent with the Core Objectives for the categorisation applicable to that land.

The Core Objectives for land categorised as General Community Use are defined in Section 36 I of the Local Government Act.

36 I Core objectives for management of community land categorised as general community use

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, and*
- (b) *in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).*

9.0 Leases, Licences and other Estates

9.1 Leases, Licences and other Estates

9.1.1 Existing Leases, Licences and other Estates

As at the date of adoption of this Plan of Management there were no existing leases, licences or other estates granted on any of the land.

9.1.2 Future Leases

Any future lease must be expressly authorised in a Plan of Management (refer to S 46 (1) (b) of the Local Government Act). That will require the amendment and public exhibition of this document as per the requirements of the Local Government Act 1993.

9.1.3 Future Licences and/or other Estates

This Plan of Management authorises the granting of any licence or other estate on Community Land included in this plan, only where the purpose for which it is granted is consistent with the core objectives for land categorised as "General Community Use" and is consistent with the management and operation of the land as a camping ground.

The Licence or other estate agreement must meet the provisions of the Local Government Act.

Estate includes interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity (as per Interpretation Act 1987 S 21(1)).

10.0 Management

10.1 Financial

Allocated funds received from the Dalmeny Camping Ground will be expended to develop and maintain a quality camping ground in accordance with this adopted Plan of Management and thereafter on shire-wide community land management requirements.

10.2 Operational Plan

The Operational Plan identifies management issues for the reserves and is presented as Table B: Operational Plan (page 14). The information is presented as required by the Local Government Act whereby:

<u>Objective</u>	'Objective' is an end towards which efforts are directed
<u>Performance Targets:</u>	'Performance Target' is an objective or goal to be performed
<u>Means of Achievement:</u>	How Council or the community can achieve the objective and performance targets
<u>Manner of Assessment:</u>	How Council can assess the performance of the means of achievement

Table B: Operational Plan

LAND CATEGORISED AS GENERAL COMMUNITY USE

All activities on the Dalmeny Camping Ground must be consistent with the Core Objectives.

1.0	<p>Core Objective To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.</p>			
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
1.1	To manage the Camping Ground in accordance with the "Approval to Operate a Caravan Park/Camping Ground" issued under Section 68 Part F2 of the Local Government Act 1993.	Camping Ground provides the necessary facilities in order to comply with the Approval Notice.	No permanent residents permitted on the reserve. All conditions of the approval notice complied with.	Approval Notice renewed every three years.
1.2	To provide a quality environment for visitors.	To develop an appropriate landscape that meets the needs of caravan and camping visitors.	Maintain and develop the land in accordance with the Site Concept Masterplan. Develop a detailed Landscape Plan with a planting and maintenance schedule.	The Camping Ground maintained to a high standard. Feedback from visitors and the community.
1.3	To provide for an efficient method of payment of site fees, the provision of firewood and other fees.	To provide for on-site payment of fees.	Ensure Caretaker is on site to accept fees from visitors during the advertised opening house of the Site Office.	All visitors paying the appropriate fee for sites, firewood and other facilities.
1.4	Promote the Camping Ground.	To increase the patronage of the reserve.	Advertise in appropriate media.	An increase in number of visitors.
1.5	To ensure that the Camping Ground is appropriately developed.	To provide up-to-date facilities that caters for the level of usage.	Develop the land in accordance with the Site Concept Masterplan. Seek Council funding at annual Management Plan review. Seek Grant funds.	Appropriate funds allocated or granted to ensure continued development of the Camping Ground.

LAND CATEGORISED AS GENERAL COMMUNITY USE

All activities on the Dalmeny Camping Ground must be consistent with the Core Objectives.

1.0	<p>Core Objective To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.</p>			
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
1.6	To ensure that the use, management, maintenance and any other activity on the land is consistent with Local Environment Plans, Development Control Plans, Council's policies, State Government policies and State & Federal legislation.	All activities on the reserve are managed in accordance with best practice.	Refer to relevant LEP's, DCP's, Council's policies, State Government policies and State & Federal legislation as required.	Inappropriate activities are minimised.
2.0	<p>Core Objective To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <p>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</p>			
	OBJECTIVE	PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
2.1	To ensure that any licence or other estate provided on the land is consistent with the Core Objectives for the land as categorised "General Community Use".	Any licence or other estate must be granted only where it is 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".	Authorisation in the Plan of Management for the granting of licences or other estates. (Refer to Section 9.0 Leases, Licences and other Estates on page 13 of this Plan of Management.)	Licences or other estates comply with the provisions of the Local Government Act.

11.0 Future Development and Improvement – The Action Plan

11.1 Future Development, Management & Maintenance of Facilities

In October 2001 Council decided to appoint a consultant to advise on the best approach for the future management and development of the Camping Ground. In November 2001 Council called for Expressions of Interest and in February 2002 three consultants briefed Council on their proposals. One Consultant was selected to provide more detailed information on the management of the reserve.

In July 2002 the selected consultant addressed a Councillor workshop on the development of Dalmeny Camping Ground and provided options for the future management of the Camping Ground.

The recommendations included:

- upgrading the amenities to service 70-100 sites
- construction of 5-10 cabins
- construction of a manager's residence on the site
- employment of a full time manager to operate the park

Based on this advice Council secured support from the community at a public meeting held on 15 September, 2002 to proceed with the development of a Plan of Management that would encompass these recommendations.

A draft Plan of Management was exhibited for public comment in October 2002. Following further community consultation on the draft Plan of Management community support for the construction of cabins was minimal. In order to investigate the views of the community in more detail, Council conducted a survey of residents in the suburbs of Dalmeny and Kianga in December 2002.

The survey results indicated that the majority of respondents would prefer camping accommodation (69%) rather than caravan (41%) or cabin (17%) accommodation. In addition, when asked what types of *improvements* people would like, the following results were received:

Toilet facilities	70%
Shower facilities	68%
Laundry facilities	58%
24 hour on site manager	34%
Fireplaces	33%
BBQ and picnic facilities on adjacent reserves	33%
Power	31%
Landscaping	29%
Noticeboard with local information	29%
Entry/exit upgrade	28%
Lighting	25%
Additional caravan sites	22%
Additional camping sites	20%
Kitchen and cooking facilities	19%
Boundary fencing	17%
Pedestrian walkways	16%
10 cabins	15%
5 cabins	14%
Play equipment	14%
Roads	13%
Parking on adjacent reserves	11%
Signage	11%

11.1.1 Cabins

Following the extensive community consultation and as a reflection of the views of the community, the consultant's recommendation to construct 5-10 cabins on the site was not supported by Council. As cabins will not be constructed on the camping ground, there is no longer a requirement to construct a manager's residence on the site or to employ a full time manager to operate the camping ground.

11.1.2 New Amenities Facilities and Increase in Number of Sites

This Plan of Management authorises the construction of a new amenities building to improve the level of service for visitors and to accommodate an increase in the number of approved sites on the camping ground from the existing 72 sites up to 100.

11.1.3 Day to Day Management of the Camping Ground

As at the date of adoption of this Plan of Management, the camping ground was managed by a Caretaker. In July 2003 Council called for expressions of interest for a management contract to manage the day to day operations of the camping ground, in a similar capacity as the existing Caretaker.

In general, the successful contractor (Caretaker) is responsible for:

- taking all bookings and recording them appropriately;
- ensuring all payments and monies are appropriately handled as per the conditions of the contract;
- ensuring all appropriate regulations are applied, eg Local Government (Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 1995; local government regulations etc;
- ensuring toilets and shower blocks are clean, safe and hygienic as per the conditions of the contract;
- ensuring the grounds and any associated fixtures and fittings are safe, clean and tidy as per the conditions of the contract, including immediate maintenance as required at vacated sites;
- offering a high level of customer service to patrons and the community;
- having current Public Liability Insurance in accordance with Council policy.

It is anticipated that the management contract will be offered for a period of twelve months with an option for a further twelve months subject to satisfactory performance. This will enable Council to monitor the performance of the contract and give the flexibility to review and amend if necessary.

11.1.4 Reconstruction of the intersection of Noble Parade & McMillan Crescent

In accordance with Section 47F of the Local Government Act, this Plan of Management authorises the dedication of part of the Dalmeny Camping Ground as public road to facilitate the reconstruction of the intersection of Noble Parade & McMillan Crescent – the southern most point of the camping ground. The widening of the public road at this location will facilitate improved driver safety at this intersection.

Refer to the Site Concept Masterplan on page 19 for an illustration of the extent of Community Land to be dedicated as public road.

11.2 Proposed Developments and Improvements









Table C: Action Plan

Table C provides a summary of the proposed developments and improvements with a priority for their completion. These items are illustrated on Page 19 on the Site Concept Masterplan for the site.

No.	Project	Priority	Comment
1	Provide a new permanent amenities building/s with service & storage facilities.	H	As at the date of adoption of this Plan of Management an architect had been engaged to design the new permanent amenities buildings in consultation with the community.
2	Reconstruction of the intersection at Noble Parade & McMillan Crescent.	H	Part of the southern end of the camping ground is to be dedicated as public road as part of a road widening project to improve driver safety at this intersection.
3	Upgrade the Camping Ground Approval Notice to accommodate up to 100 sites and prepare a new site masterplan for the camping ground to accommodate additional sites.	H	The current Approval Notice authorises 72 sites. The renewal of the Approval Notice should seek to upgrade the Camping Ground to include additional sites for visitors. This will require the provision of additional amenities. This will improve the financial viability of the site.
4	Construct new vehicular circulation & new entrance/exit from the north eastern corner of the Camping Ground (to be incorporated in the new site masterplan as in 3. above).	M	A defined vehicular circulation network throughout the Camping Ground will improve safety and site definition, especially during peak periods. A single entrance/exit point would also improve safety and provide a controlled access point for visitors.
5	Improve circulation through out the camping ground for vehicles & pedestrians (to be incorporated in the new site masterplan as in 3. above).	M	A defined pedestrian circulation network throughout the Camping Ground to adjacent reserves, beaches, shops etc is required to improve safety and site definition.
6	Develop a detailed Landscape Masterplan Implement the Landscape Masterplan (to be incorporated in the new site masterplan as in 3. above).	M	Landscape Masterplan (including planting and maintenance schedule) to accommodate the planting of buffer zones & revegetation areas & planting of shade and general amenity trees. Eurobodalla Regional Botanic Gardens to be consulted regarding use of local native species.
7	Provide a central service area that would include kitchen and cooking facilities and covered outdoor areas (to be incorporated in the new site masterplan as in 3. above).	L	The provision of kitchen and cooking facilities would be added attraction to the camping ground.
8	Construct formalised parking in the adjacent reserves.	L	The current parking on the adjacent reserves is haphazard. The provision of a formalised car park will improve the amenity for day visitors to the surrounding reserves, at the same time improving pedestrian safety and reduce the impact on the headland environment.

These items will be submitted for Councillors consideration for funding allocation annually during the Management Plan process.

LEGEND

-  Existing Tree
-  Main Pedestrian Access
-  Low vegetation buffer zone (upto 5m wide)
-  Revegetation buffer zone (upto 5m wide)
(to incorporate existing vegetation)
-  Camping & Caravan site area. Site layout to be reconfigured once approval for additional sites is obtained.
-  Proposed 0.4m high vehicle barriers
-  Extent of Community Land to be dedicated as Public Road to facilitate road widening - comprising all of Lot 3 DP 125441.
-  Possible coastal walkway to link with the Narooma Mill Bay Boardwalk.

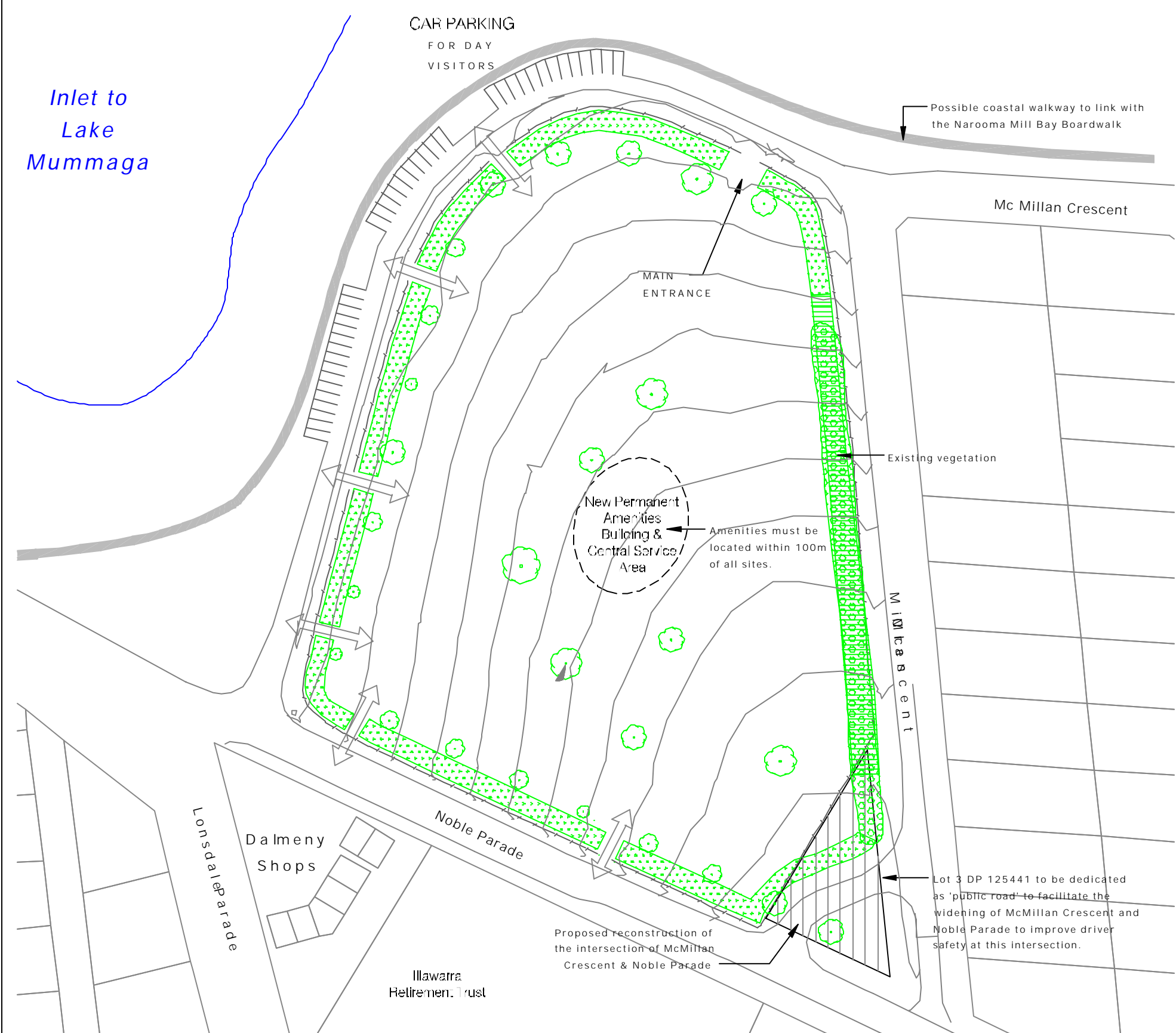
NOTES

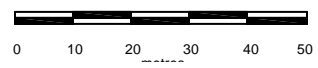


Camping Sites
It is proposed that the Approval for the camping ground be amended to accommodate up to 100 sites on the camping ground on the completion of the new amenities building. Minimise size for each site is 50m².

New Amenities Buildings & Service Area:
It is proposed that all services be located centrally.

The service area may include:
* kitchen & cooking facilities
* outdoor covered areas

Reconstruction of the intersection of Noble Parade and McMillan Crescent
The reconstruction of the intersection of Noble Parade and McMillan Crescent will require the removal of some existing vegetation. Replacement trees will be planted in more appropriate locations once the road reconstruction is complete.



File Number _____	Datum _____	Designed For _____	Bar Scale 		Approved On Behalf Of EUROBODALLA SHIRE COUNCIL	No. _____	Amendment Details	A	B	C	D	By	Appd	Date		EUROBODALLA SHIRE COUNCIL Dalmeny Camping Ground Plan of Management Site Concept Masterplan November 2003	Project No. 2395	Sheet of 2	Set A
Card Reference G:\Plan\2003\2395\A\plan\Plan of Management October 2002	Drawn _____ DES	Road Width _____			Andrew Parkinson Technical Services Manager Date 25 November 2003	Development Approval NOT Required						Good Governance. Better Living	Archived						
Job Number _____	Checked _____	Pavement Depth _____																	

11.3 Site Concept Masterplan

12.0 Government Acts and other policies relevant to this document

Environmental Planning and Assessment Act 1979

Eurobodalla Shire Council "Disability Access Action Plan"

Eurobodalla Shire Council Development Control Plan No. 132 "Guidelines for Outdoor Advertising Signs"

Eurobodalla Shire Council Urban Local Environmental Plan

Interpretation Act 1987

Local Government (General) Regulation 1999

Local Government Act 199

NSW Coastal Policy 1997

Rural Fires Act 1997

Eurobodalla Shire Council has adopted a Sustainable Living Policy that addresses the seven principles of ecologically sustainable development. As part of its code of practice these guiding principles are considered in preparing all plans and strategies, and assessing the merit of public and private investment in built and social infrastructure. The seven principles and the extent to which they have been considered, have been met and applied in preparing this plan are detailed below.

THE PRECAUTIONARY PRINCIPLE

The precautionary principle. - where there are threats of serious or irreversible damage to the community's ecological, social or economic systems, a lack of complete scientific evidence should not be used as a reason for postponing measures to prevent environmental degradation. In some circumstances this will mean actions will need to be taken to prevent damage even when it is not certain that damage will occur.

THE PRINCIPLE OF INTERGENERATIONAL EQUITY

The principle of intergenerational equity. - the present generation should ensure that the health, integrity, ecological diversity, and productivity of the environment is at least maintained or preferably enhanced for the benefit of future generations.

THE PRINCIPLE OF CONSERVING BIOLOGICAL DIVERSITY AND ECOLOGICAL INTEGRITY

The principle of conserving biological diversity and ecological integrity. - aims to protect, restore and conserve the native biological diversity and enhance or repair ecological processes and systems.

THE PRINCIPLE OF IMPROVING THE VALUATION AND PRICING OF SOCIAL AND ECOLOGICAL RESOURCES

The principle of improving the valuation and pricing of social and ecological resources. - the users of goods and services should pay prices based on the full life cycle costs (including the use of natural resources at their replacement value, the ultimate disposal of any wastes and the repair of any consequent damage).

THE PRINCIPLE OF ELIMINATING OR REDUCING TO HARMLESS LEVELS

The principle of eliminating or reducing to harmless levels - any discharge into the air, water or land of substances or other effects arising from human activities that are likely to cause harm to the environment.

THE PRINCIPLE OF ENCOURAGING A STRONG, GROWING AND DIVERSIFIED ECONOMY

The principle of encouraging a strong, growing and diversified economy - promotes local self reliance, and recognises and strengthens the local community and its social capital in ways that safeguard the quality of life of future generations.

THE PRINCIPLE OF PROVIDING CREDIBLE INFORMATION IN OPEN AND ACCOUNTABLE PROCESSES

The principle of providing credible information in open and accountable processes - encourages and assists the effective participation of local communities in decision making.

Appn. No. _____

Reference to Grant _____

Vol. 4348 Fol. 96

New South Wales.

[CERTIFICATE OF TITLE.]

1207 12.00

REGISTER BOOK.
Vol. 4454 Fol. 165

CANCELED

Donald Gordon Bathgate of Sydney, Esq., *Trustee*, at Law, Transfer under Instrument of Transfer No. 21076

is now the proprietor of an estate in fee simple _____

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated _____

in the Shire of Eurobodalla Parish of Wagongal, and County of Queanbeyan

containing *fourteen acres twenty three and one half perches* _____ or thereabouts,

as shown in the Plan hereon and therein edged red, being *lots 113 to 116 inclusive* _____

in Deposited Plan No. 16932 and being part of *Part 2* _____

delimited in the Public Map of the said Parish in the Department of Lands originally granted to *George Edwin Noble* by former Grant dated the 26th day of November 1929 Volume 2354 Folio 96 _____

In witness whereof I have hereunto signed my name and affixed my Seal, this *third* day of *December* 1930

Signed in the presence of *McEgarr* } *McKayton*
Registrar General.

Scale: 200 ft. to one inch.

Notifications referred to _____

Amongst the reservations and conditions contained under Grant above referred to are reservations of minerals _____

McKayton
Registrar General.

The above Grant above mentioned bears the following endorsement: _____

_____ of the above Settlement Act 1901 as amended by section _____

22 of the above Settlement (Amendment), Act 1901, Act _____

McKayton
Registrar General.

The above mentioned Instrument of Transfer No. 21076 was made in accordance with a plan of subdivisions awarded to by the Minister for Lands pursuant to section 31 of the above Settlement Act 1901 as amended by section 22 of the above Settlement (Amendment) Act _____

The residue of land in this subdivision _____

PART OF LOTS 113, 114, 115 & 116 in DP 16932

Act 1918 which covenant was registered Book 1410 P 642
see papers Deposited Plan No 1493a

J. H. Pells
Registrar General



No. 779721 APPLICATION BY TRANSMISSION
From Anna Bate gate of Ngahle Outea

Proprietors of the land within described as in pursuance of the above Application Produced 25 February 1948 and entered 26 March 1948 at 12 o'clock in the noon.

J. H. Pells
REGISTRAR GENERAL

No. 730904 TRANSFER dated 29th July 1952
From the Veronica Mary Campbell to
the Council of the Shire of Eurobodalla

Produced a copy of the title within described at 10 o'clock in the afternoon.

J. H. Pells
REGISTRAR GENERAL

The interest of the Council of the Shire of Eurobodalla
in the Shire Bullary Erection
shown on Devising Plan No. 35014
Date 1st October 1953

J. H. Pells
Registrar General

No. 65295 TRANSFER dated 18 August 1973
From the said 7th Council of the Shire of Eurobodalla to William Frederick Hoos of Lots 25, 26, 27 DP 25014 (subject to Covenant)

Produced 4th June 1973 and entered 28th July 1973 at 12 o'clock in the noon.

As to land in this transfer this title is cancelled and new Certificate issued Vol. 841 Fol. 227

J. H. Pells
Registrar General

No. 672485 TRANSFER dated 15 February 1958
From the said 2nd Council of the Shire of Eurobodalla to William Baker Dean of Lot 16 DP 25014

Produced 5th April 1958 and entered 21st April 1958 at 2 o'clock in the noon.

As to land in this transfer this title is cancelled and new Certificate issued Vol. 666 Fol. 232

J. H. Pells
REGISTRAR GENERAL

No. 672496 TRANSFER dated 15th February 1958
From the said 2nd Council of the Shire of Eurobodalla to William John Black, Frederick Stephen Turner and Charles Robert Randall as tenants in common of Lot 11 & 12 DP 25014

Produced 5th April 1958 and entered 21st April 1958 at 12 o'clock in the noon.

As to land in this transfer this title is cancelled and new Certificate issued Vol. 666 Fol. 229/230

J. H. Pells
REGISTRAR GENERAL

No. 67100 TRANSFER dated 11th March 1955
From the said Council of the Shire of Eurobodalla to Hugh Lawson Mc Mahan

Produced 17th Dec 1954 and entered 17th Feb 1955 at 12 o'clock in the noon.

As to land in this transfer this title is cancelled and new Certificate issued Vol. 699 Fol. 262

J. H. Pells
REGISTRAR GENERAL

No. 674187 TRANSFER dated 28 February 1956
From the said Council of the Shire of Eurobodalla to John George Abraham and Joseph Harris Abraham as joint tenants of Lot 18 DP 25014 (subject to Covenant)

Produced 22nd March 1956 and entered 4th April 1956 at 12 o'clock in the noon.

As to land in this transfer this title is cancelled and new Certificate issued Vol. 700 Fol. 242

J. H. Pells
REGISTRAR GENERAL

No. 674188 TRANSFER dated 28 February 1956
From the said Council of the Shire of Eurobodalla to John George Abraham of Lot 19 DP 25014 (subject to Covenant)

Produced 23rd March 1956 and entered 4th April 1956 at 12 o'clock in the noon.

As to land in this transfer this title is cancelled and new Certificate issued Vol. 700 Fol. 244

J. H. Pells
REGISTRAR GENERAL

No. 661842 TRANSFER dated 17th April 1956
To Frank Rowland Chapman and Sony Jean Rose Chapman as joint tenants of Lot 10 DP 25014

Entered 3rd December 1956

As to land in this transfer this title is cancelled and new Certificate issued Vol. 697 Fol. 210

J. H. Pells
REGISTRAR GENERAL

No. 6651955 TRANSFER dated 14th April 1956
To Charles Robert Randall and Frederick Stephen Turner as tenants in common of Lot 9 and 10 DP 25014

Subject to Covenant

Entered 20th March 1957

As to land in this transfer this title is cancelled and new Certificate issued Vol. 697 Fol. 210

J. H. Pells
REGISTRAR GENERAL

No. 6519499 TRANSFER dated 19th June 1956
To Frank Griffiths of Lot 13 and 14 DP 25014

Entered 23rd April 1957

As to land in this transfer this title is cancelled and new Certificate issued Vol. 697 Fol. 210

J. H. Pells
REGISTRAR GENERAL

744 TA
56974 DP
10882 of
245 Lot 14
2295 Lot 1
96 Lot 1
20504

Cancellation see diagram
C 22-23-24-25 Mc right