

The District Council of Streaky Bay Natural Reserves Management Plan

1. Introduction

A Management Plan is a document prepared in consultation with the community that provides direction as to the use of Community Land. Management Plans assist Council to audit land stocks and in formalising the use of all Community Land parcels. They also assist the leasing, licensing and permit process.

A Generic Management Plan covers all Community Land that is either owned or managed by the District Council of Streaky Bay that has common characteristics and intent. This Management Plan provides for all Community Land that has been placed into the category “Nature Reserves” and does not contain characteristics that require a Site Specific Management Plan.

Where a site has been divided into multiple categories eg. Sportsgrounds and General Community Areas, this Management Plan applies only to that area categorised as “Natural reserve”. The remaining area will be covered by a Generic Management Plan for that category.

2. Legislative requirements

When preparing a Management Plan there are various conditions to which Local Government must comply. Below is a list of the main legislation that influences the use and management of land included in this plan:

- Local Government Act 1999
- Development Act 1993
- Environmental Protection & Biodiversity Conservation Act 1999
- Native Vegetation Act 1991
- Native Title Act 1994
- Heritage Act 1993
- Aboriginal Heritage Act 1988
- National Parks & Wildlife Act 1972

3. Land Description and Planning

The land is dominated by natural landscapes and habitats with an emphasis on protecting the natural environment and supporting biodiversity. Natural areas require protection and management and should give consideration to biodiversity, fire management and managed access as appropriate.

Natural Reserves generally have minimal development given the emphasis of the District’s natural features. However, there is a need to provide some amenities at key locations providing they are sensitive to the environment.

Buildings and infrastructure linked to natural areas will primarily be developed at key existing coastal recreation destinations, defined nature based camping areas, defined viewing areas and conservation parks. Council does have infrastructure on land not currently under its care and control but subject to licence.

A minimalist approach to development will be adopted for natural areas by containing the footprint of buildings and limiting the number and size of structures, e.g. consolidated signage.

Visually sensitive but sturdy fencing, physical barriers and signs will be used to control access, protect vegetation and channel vehicular traffic where required.

Future development of the land is determined based on the location.

Baird Bay

Use interpretive signage and promotional materials to assist visitors to understand the geology, Aboriginal and European culture and history, marine and land based biodiversity and the behaviour of specific species.

There should be defined parking areas, connected walking tracks, viewing platforms, shaded seating and interpretation.

The Island

Maintain and improve access and amenities at key beaches with steps, seating and shade linked to viewing areas, car parking and information, including guiding people to the closest toilets

Perlubie Beach

Council's ownership is limited to the existing toilet facilities which will be maintained within Council's budgetary constraints.

The playground, shelters and car parking areas are not owned, maintained or inspected by Council.

Speeds Point

Nature based camping areas is encourage and will be managed by including twelve defined camp sites, defined walking tracks to the amenities, beach and viewing areas, and minimal road and entrance points.

Recreation access and activities will be supported through amenities and interpretation. A single toilet that is sensitively located away from the coast edge.

Tractor Beach to High Cliff

Use interpretive signage and promotional materials to assist visitors to understand the geology, Aboriginal and European culture and history, marine and land based biodiversity and the behaviour of specific species.

Provide safe access, information and amenities to support fishing at appropriate locations along the coast and discourage fishing at other natural coastal areas (through a lack of infrastructure and access).

Expand the camping area at Tractors Beach to the number of camping sites to at least twelve and up to around 20. The High cliff area is not considered to be suitable for camping.

Establish a single toilet that is sensitively located and designed (subject to expansion of the campground at Tractors Beach).

Inclusion of defined parking areas, connected walking tracks, viewing platforms, shaded seating and interpretation. Infrastructure will be designed to enable the continued small boat entry.

The Attached **Table A** lists the parcels placed into the Natural Reserves category together with their assigned sub-category, property and ownership details, any applicable leases or licences held over the land and whether the land is subject to any special conditions or restrictions.

Acquisitions of land by Council, either by purchase or dedication that is classified as Community Land may be added to Table A without readvertising this Management Plan.

4. Objectives/Policies of Natural Reserves

As Council owns and manages large parcels of land with significant conservation value, it needs to ensure all these areas are preserved and enhanced for future generations either through direct management or advocacy to other levels of government.

Natural Reserves should be accessible to local communities and visitors whilst being safe, functional and sensitive to local culture and heritage. Once established, Natural Reserves should be protected and enhanced where appropriate, for current and future generations. Council is required within Management Plans for Community Land to set out its vision for the land through objectives.

The core objectives for management of Natural Reserves are:

- a) To effectively manage public access to areas of conservation significance in order to ensure these values are protected and enhanced
- b) To preserve the aesthetic, heritage, recreational, educational and cultural value of the land
- c) To protect and restore the natural environment by revegetating areas with appropriate species and rehabilitating degraded sites
- d) To protect the ecological biodiversity and habitat values of the land, the flora and fauna and other ecological values of the land
- e) To assist in and facilitate the implementation of any provisions restricting the use and management of the land prescribed under State legislation
- f) To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability
- g) To aid the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use

- h) To maintain, protect and enhance the foreshore and coast with all functions associated with the foreshore and coast's role as a transition area from water to land
- i) To facilitate community education in relation to Natural Areas, without compromising the ecological values of the land
- j) To enhance the landscaping and provision of public amenities for public use within Council's budgetary constraints
- k) To incorporate and respect the interests of Indigenous communities
- l) To enhance the design and appearance of Natural Areas through the installation or expansion of public infrastructure, provided there is no significant detrimental impact on the main purpose for which the land is reserved
- m) To provide the appropriate level of maintenance within Council's budgetary constraints and community expectations to ensure the land is safe for the general public

5. Performance targets and measures

While it is the intention of Council to meet its objectives, the commencement and completion of the performance targets are dependent on available Council resources and funding assessed against the other priorities of Council.

1. Target

To monitor the issue of formal and honesty box permits issued to members of the community so that fair use of the facilities is achieved.

Measure

Keep records of permits issued and monitor use.

2. Target

To ensure the infrastructure and parking areas are in reasonable condition, can be utilised adequately by patrons and does not pose a safety hazard.

Measure

Regular inspection and maintenance of infrastructure and parking areas in conjunction with an ongoing inspection process.

3. Target

To ensure the public toilets are serviced and maintained to a satisfactory condition and are kept in a tidy condition.

Measure

Regular inspections and maintenance of parking areas in conjunction with an ongoing inspection process.

6. Permits, Licences and Leasing

The granting of a lease, licence or permit formalises the use of Natural Reserves by groups such as sporting clubs, community groups, commercial organisations or individuals who are providing facilities or services for public use or are seeking use of a reserve that is consistent with the intent and function of the land.

Activities under a lease, licence or permit should be compatible with any zoning and reservation, provide benefits services or facilities for users of the land, and be consistent with the Management Plan.

The terms and conditions of a lease, licence or permit will ensure that property management of the area is undertaken such that it is maintained in a safe and visibly pleasing condition, and that the interests of Council and the public are protected.

Conditions of approval must be in keeping with the existing relevant Council policies and may require a resolution from Council.

There are a number of leases, licences and permits issued to various parties over land included in this Management Plan – details of these agreements are displayed in Table A.

There may be exceptions among relatively few parcels of Community Land that have some unique feature of the land and as a result may require a particular lease, licence or permit.

A lease, licence or permit enables Council to formalise agreements with organisations and individuals who occupy or manage Community Land. These agreements allow clear legal definition of the rights and obligations that an organisation or individual has in regard to the land whilst ensuring public access is maintained. From time to time leases, licences and permits will expire, require renewal and/or renegotiation, and new leasing proposals considered.

The establishment of new agreements or changes to an existing agreement will not require public consultation where there is no change to the proposed use or activity on the particular parcel of Community Land. However, where the Lease Licence or Permit is for a period exceed five years, council is required by the Local Government Act, 1999 to consult with the community.

As with any proposed change of use of Community Land, where a new lease, licence or permit is proposed that constitutes a change in use, the Management Plan must be amended to provide for the change of use and must be advertised for public comment.

Granting of a lease, license or permit for a commercial activity is conditional on the activity being consistent with the Management Plan objective.

Council will only grant a lease, licence or permit for use of Community Land under this Management Plan if it is:

- Consistent with the current use and purpose of the land
- For activities appropriate to the current and future needs of the community
- Relating to wide community purposes such as public recreation and cultural development
- Anticipated that no significant damage to the land is caused as a result of the proposed activity
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- Anticipated that no significant disturbance affects adjacent property owners
- Acknowledged that all suitable insurances have been sited by Council
- For short term casual Permits as listed below:
 - Casual playing of games or informal sporting activities
 - The playing of a musical instrument, or singing, for fee or reward
 - A public performance (that is theatrical, musical or other entertainment for the amusement of the public)
 - Engaging in a trade or business
 - Transporting of materials and equipment required in relation to building or landscaping works
 - Delivering a public address
 - Commercial photographic sessions
 - Picnics and private celebrations such as weddings and family gatherings
 - Filming for cinema or television
 - Moving of livestock
 - Access requirements for special circumstances
 - Short-term advertising for community events

Note: The use or occupation of Community Land for short term Permits is allowed only if:

- The use or occupation does not involve the erection of any building or structure of a permanent nature.
- In the case of any use or occupation that occurs only once, it does not continue for more than three (3) consecutive days.

7. Other development Activities that may be carried out on the Land

Below is a list of additional activities (generally of an operational nature) that typically may be undertaken on the land in accordance with Management Plan objectives:

- Public utility infrastructure
- Telecommunication facilities providing that the structure would not detrimentally affect native vegetation, areas or places of Indigenous or European heritage significance
- Cycle ways
- Reserve maintenance
- Remediation works
- Vehicle access
- Visitor facilities
- Work shed or storage required in connection with the maintenance of the land
- Temporary structures
- Landscaping
- Seating and tables
- Shelters
- Irrigated grassed areas
- Public toilets and facilities

- Irrigated grassed areas
- Drainage
- Multi-use path networks
- Community notice signs and temporary signs
- Columbarium's
- Mausoleums
- Establish, enhance and maintain vegetation to provide:
 - Shade
 - Windbreaks
 - Enhanced scenic or recreational value or visual screening
 - Habitat for native wildlife
 - Enhancement of biodiversity
 - Suitable buffers for the protection of water quality and ecological processes in neighbouring watercourses or wetlands.

Table A

LOCATION					NATIVE TITLE	RESERVATIONS/ DEDICATIONS	NAME OF LEASE	TERM OF LEASE
STREET	TOWN	PLAN	PARCEL	CERTIFICATE OF TITLE				
Sceale Bay Rd/ Westall Way Loop	Hd Ripon	DP77326	Allotment 502	CL 1648/59				
Westall Way Loop	Hd Ripon	DP77326	Allotment comprising piece 500	CT 6033/72				
Westall Way Loop	Hd Ripon	DP77326	Allotment comprising piece 501	CT 6033/72				
Westall Way Loop	Hd Ripon	H 651500	Section 344	CR 5755/919	Barngarla Wirangu	Dedicated as a 'Recreation' Reserve - Gazette Date 16/03/1978		
Off Point Labatt Road	Hd Wrenfordsley	DP 41664	Allotment 25	CR 5291/297	Barngarla Wirangu	Dedicated for 'Recreation' Reserve - Gazette Date 15/02/1996		
3021 Baird Bay Road	Baird Bay	DP73266	Allotment 4	CR 5996/690				
Cape Bauer Drive	Streaky Bay	H 651500	Section 385	CR 5755/921	Barngarla Wirangu	Dedicated for Council 'Reserve' - Gazette Date 13/02/1936		

LOCATION					NATIVE VEGETATION	RESERVATIONS/DEDICATIONS	NAME OF LEASE	TERM OF LEASE
STREET	TOWN	PLAN	PARCEL	CERTIFICATE OF TITLE				
West Terrace	Haslam	H 610300	Section 81	Part CR 5755/890	Barngarla Wirangu	Dedicated for parks lands - Gazette Date 10/01/1985	Haslam Parks & Foreshore Committee	Under negotiation
Thompson Street	Haslam	H 610300	Section 82	Part CR 5755/890	Barngarla Wirangu	Dedicated for parks lands - Gazette Date 10/01/1985	Haslam Parks & Foreshore Committee	Under negotiation
Haslam Hightway	Haslam	H 610300	Section 83	Part CR 5755/890	Barngarla Wirangu	Dedicated for parks lands - Gazette Date 10/01/1985	Haslam Parks & Foreshore Committee	Under negotiation
Government Road	Perlubie Beach	H 651700	Section 5	CR 5755/927	Barngarla Wirangu	Dedicated for 'Recreation' Reserve - Gazette Date 5/05/1960		