



WOLLONDILLY  
SHIRE COUNCIL

*Rural Living*

# PLAN OF MANAGEMENT FOR SCOTCHEYS CREEK RESERVE, SILVERDALE

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**PLAN OF MANAGEMENT FOR SCOTCHEYS CREEK  
RESERVE, SILVERDALE**

This plan was prepared to meet the core objectives for the management of community land pursuant to Section 36 of the Local Government Act 1993.

The Council adopted the draft plan at its meeting on 18 October 2004. Following exhibition of the draft plan, Council adopted the plan at its meeting on 19 December 2005. This plan is operative from 19 December 2005.

## **PART 1 INTRODUCTION**

### **Local Government Act 1993**

Council is required in terms of Section 36 of the Local Government Act 1993 to prepare plans of management for its community lands.

*Please refer to the Schedule attached to this set of plans for information relating to the preparation of plans of management.*

### **Other Considerations**

In preparing these plans, Council has endeavoured to ensure compatibility with a range of other plans and policies previously adopted by the Council, including:

- The State of Wollondilly Report.
- Wollondilly Vision 2025 - Visions for the separate communities and the Shire as a whole.
- Local Environmental Plan 1991.
- Stormwater Management Plans (Upper Georges River, Upper Nepean River and Wollondilly District).
- Stonequarry Creek Floodplain Management Plan.
- Strategic Management of Council's Assets Policy.

Should any specific item provided for in a community land plan of management be incompatible with existing plans or policies, then the provisions of those previously adopted plans and policies shall generally have precedence.

*Please refer to the attached Schedule for information relating to the Wollondilly Vision 2025.*

### **Proposed Future Management of the Land**

The plan outlines strategies for the ongoing management of the land detailing Council's expectations in relation to matters such as general condition and useability, suitability for all people regardless of physical ability, health and safety concerns, environmental concerns and cost effectiveness.

Council will continue to seek ways and means of improving its management of these lands for the benefit of the public at large. It proposes to develop a comprehensive asset management program and to continue to develop its asset maintenance program to achieve a high level of service at an affordable and sustainable cost.

Council's focus in these plans is to:

- Improve accessibility for people of all ages and levels of ability.
- Upgrade and improve existing facilities rather than build new facilities.
- Improve the standard of amenities provided.
- Improve the level of service provided.
- Address health and safety issues.
- Address environmental issues.
- Provide cost effective services.

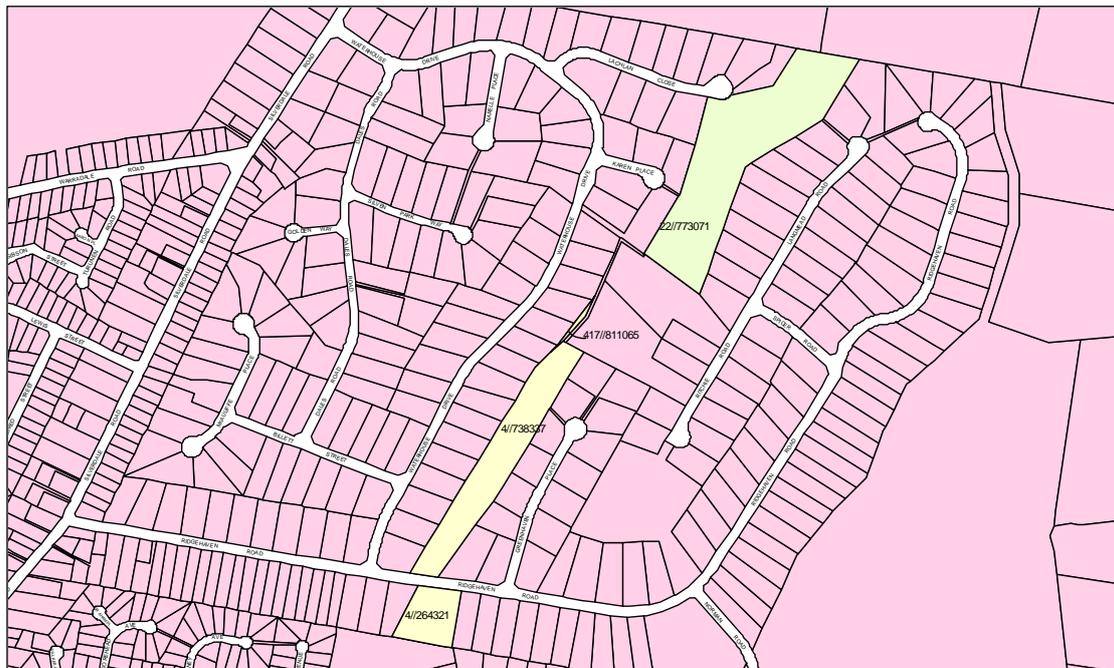
## PART 2 – PROPERTY DETAILS

### 1. LAND SUBJECT TO THIS PLAN

This plan provides for the land in the Scotcheys Creek Reserve described below:

1. **Description:** Lot 22 DP 773071 (5873 m2)  
**Zoning:** 6(a) (OPEN SPACE “A” (RECREATION) ZONE)  
**Location:** Lachlan Place, Silverdale, as shown in Figure 1 below
2. **Description:** Lot 417 DP 811065 ( )  
**Zoning:** (1(c1)(iii) (RURAL “C1(iii)(SMALL HOLDINGS) ZONE)  
**Location:** Waterhouse Drive, Silverdale, as shown in Figure 1 below
3. **Description:** Lot 4 DP 738337 (3.03 hectares)  
**Zoning:** 6(a) (OPEN SPACE “A” (RECREATION) ZONE)  
**Location:** Ridgehaven Road, Silverdale as shown in Figure 1 below
4. **Description:** Lot 14 DP 264321 (2101 m2)  
**Zoning:** 6(a) (OPEN SPACE “A” (RECREATION) ZONE)  
**Location:** Ridgehaven Road, Silverdale, as shown in Figure 1 below

**Figure 1**



## **2. DESCRIPTION OF THE LAND AT THE TIME OF PREPARATION OF THE PLAN**

The land comprises four contiguous parcels containing some bushland and part of Scotcheys Creek.

Scotcheys Creek drains the Scotcheys Catchment Area. The creek is a tributary of the Nepean River. The creek is short and the lower reaches are very steep, so that pollutant laden runoff from land within the catchment is quickly conveyed to the river.

While the main residential area of Silverdale (lot size 1200m<sup>2</sup>) is sewered, there are larger areas of 0.4 hectare (1 acre) lots which are not sewered. The urban runoff contains a high level of nutrients and suspended solids which are the most significant sources of pollutants from the catchment.

The erodibility of the topsoils in the catchment is typically low, but the subsoils are highly dispersible.

*Source: Upper Nepean River Catchment – Stormwater Management Plan.*

## **3. LAND STATUS AND OWNERSHIP**

The land is freehold land owned by Wollondilly Shire Council.

## **4. LAND CLASSIFICATION**

The land is classified as “community land” in terms of Section 27 and clause 6 of Schedule 7 of the Local Government Act 1993.

## **5. CURRENT MANAGEMENT REGIME**

The land is managed directly by the Council. While Council regularly mows part of Lot 14 DP 264321, it has not yet been actively managing the other areas covered by this plan.

## **6. CONDITION OF THE LAND AND STRUCTURES ON ADOPTION OF THE PLAN**

The land contains areas of endangered Cumberland Plains native vegetation. There is a considerable amount of vegetative growth on the land (not all native plants) and fuel loads which present a potential bush fire hazard.

There are no structures on the land.

## **7. USE OF THE LAND AND STRUCTURES AT THE TIME OF ADOPTION OF THE PLAN**

The land is currently used as a drainage reserve and as an urban bushland reserve. There are reports of its use by motor bike riders whose use and activities are considered by local residents to increase the risk of fire hazard and pollution of Scotcheys Creek.

## **PART 3 – MANAGEMENT ISSUES**

### **1. COUNCIL’S STATEMENT OF PURPOSE**

*To create opportunities in partnership with the community. To enhance the quality of life and the environment, by managing growth and providing services and facilities of the highest quality.*

### **2. WOLLONDILLY VISION 2025**

Derived from community workshops held in February and March 2003 Council adopted " A Vision for Wollondilly 2025" incorporating nine separate visions covering all aspects of the Shire’s future having regard to the lifestyle needs of the residents through to the uniqueness of the rural countryside and the various towns and villages.

The Vision provides Council with a framework to develop new strategies and policies and to guide the organisation so that it can effectively play its vital role in the delivery of the Vision.

Visions 1, 2 and 7 are particularly relevant for the management of this land.

*Please refer to the attached Schedule for details of the Visions and Vision Strategies that particularly affect Council managed land.*

### **3. RECREATION DEMAND AND OPPORTUNITIES**

A preliminary pre-publication Summary Report on the Western Sydney Regional Recreation Demand and Opportunities Study has identified, among other things, that the following issues affect the acquisition and/or development of future recreational assets.

#### **Demand for Informal Use of Parks**

*Note: Refer to Key Vision Strategy 7.1*

#### **Demand for Access to Water (Visual and Physical)**

*Note: Refer to Key Vision Strategy 7.8*

#### **Demand for Interaction with Nature**

*Note: Refer to Key Vision Strategy 7.2*

#### **Connections and Travel on Trails and Routes**

*Note: Refer to Key Vision Strategies 7.4 and 7.7.*

## 4. OTHER EXPRESSED DEMANDS AND OPPORTUNITIES

### Targeting Youth

*Note: Refer to Key Vision Strategy 7.5*

### Targeting People with a Disability

*Note: Refer to Key Vision Strategy 7.1*

### Targeting People from Non English Speaking Backgrounds

*Note: Refer to Key Vision Strategy 7.1*

### Cultural and Civic Spaces

*Note: Refer to Key Vision Strategy 7.5*

### Demand for Sports Facilities

“Existing facilities should where necessary be upgraded and demand managed through greater use of mid week competitions and multi purpose use of grounds between seasons and sports types.”

*Note: Refer to Key Vision Strategy 7.5*

## 5. SUCCESS FACTORS

Council has identified a number of factors, which contribute towards the success of public places. The first four key qualities affect particularly the users of the place; the fifth factor, value for money, affects both users and providers.

- Access and Linkages
- Comfort and Image
- Uses and Activities
- Sociability
- Value for Money

*Please refer to the attached Schedule for further information about the key success factors identified.*

## **PART 4 – MANAGEMENT OBJECTIVES**

### **1. LAND “CATEGORISATION”**

Council is required to categorise the land according to its use type and to manage it so as to achieve the core objectives for the land categories.

The Act provides guidelines for choosing the category or categories to be applied. A parcel may be categorised as one or more separate categories according to its use and the characteristics of the land.

*Please refer to the attached Schedule for the guidelines for categorisation of community land according to its proposed use and land characteristics.*

Note: One parcel can be categorised as to its parts provided the parts are clearly identified (not necessarily surveyed).

The Council proposes to categorise the land in this plan according to legislative guidelines as “a natural area - part “watercourse” and part “bushland”.

### **2. PLAN SHOWING PROPOSED LAND “CATEGORIES”**

Part of the land has been identified as containing endangered Cumberland Plain native vegetation. These areas are proposed to be categorised as “a natural area – bushland”. The balance of the land is proposed to be categorised as “a natural area – watercourse”.

The bushland areas are identified as Veg (I), Veg (ii) and Veg (iii) in **Figure 2** below in Clause 4 of this Part (Threatened Species Law).

### **3. MANAGEMENT OBJECTIVES**

#### **1. CORE OBJECTIVES FOR THE MANAGEMENT OF COMMUNITY LAND**

The Local Government Act prescribes “core objectives” for managing community land according to its category. These core objectives help councils to focus on the essential aspects of each area of land and to determine key performance targets.

Council proposes to manage the various parts of the land according to the Local Government Act core objectives for “a natural area – bushland” and “a natural area – watercourse” and win accordance with Council’s other objectives.

It also proposes to manage the land as part of the stormwater drainage system in accordance with the Upper Nepean River Stormwater Management Plan.

▪ **A Natural Area**

The core objectives for community land categorised as “a natural area” are:

- (a) To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- (b) To maintain the land, or that feature or habitat, in its natural setting, and
- (c) To provide for the restoration and regeneration of the land, and
- (d) To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- (e) To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.

(Section 36E Local Government Act 1993)

▪ **Bushland**

The further objectives for management of community land categorised as “bushland” are:

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and
- (d) to restore degraded bushland, and
- (e) to protect existing landforms such as natural drainage lines, watercourses and foreshores, and
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- (g) to protect bushland as a natural stabiliser of the soil surface.

▪ **Watercourse**

The further objectives for management of community land categorised as “watercourse” are:

- (a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows; and
- (b) to manage watercourses so as to protect the riparian environment; particularly in relation to riparian vegetation and habitats and bank stability; and
- (c) to restore degraded watercourses; and

- (a) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

## 2. COUNCIL'S OTHER OBJECTIVES

1. To manage the creek and riparian land as a stormwater drain.
2. Public Safety and Risk Management
3. Bushfire Hazard Management
4. Traffic Management
5. Economically sustainable development
6. Community development – building social capital

## 4. THREATENED SPECIES LAW

### Threatened Species Conservation Act 1995

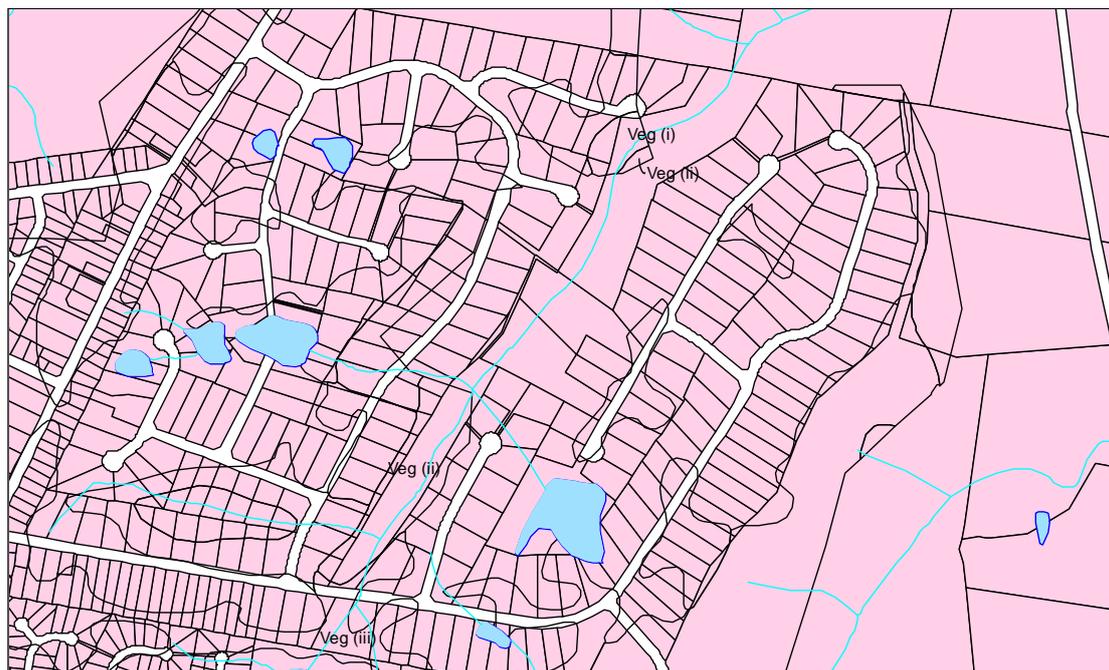
Lot 22 contains only a small area of unclassified native vegetation with greater than 10% crown cover. This is shown as “**Veg (I)**” in Figure 2 below. There are noticeable gaps in the canopy. The dominant species may include *E. (eucalyptus) pilularis* (Blackbutt) and *E. punctata* (Grey Gum), *A. (angophora) costata* (Smooth-barked Apple), *S. (syncarpia) glomulifera* (Turpentine), *E. piperita* (Sydney Peppermint), *E. paniculata* (Grey Ironbark) and *E. sideroxylon* (Mugga Ironbark) which are typical of Sandstone Transition Forest. The understorey contains co-dominant native shrubs and grasses.

The greater portion of Lot 4 DP 738337 (shown as “**Veg (ii)**” in Figure 2 below) contains native vegetation (unclassified) – tree species only with no noticeable understorey. The dominant species is *E. piperita* (Sydney Peppermint).

A very small portion of Lot 4 adjoining Ridgehaven Road and the greater part of Lot 14 DP 264321 (shown as “**Veg (iii)**” in Figure 2 below), contains some Shale Sandstone Transition Forest (High Sandstone Influence) vegetation which is scheduled as an endangered ecological community. The dominant species may include *E. punctata* (Grey Gum), *E. resinifera* (Red Mahogany), *A. bakeri* (Narrow-leaved Apple) and *E. eugeniodes/oblonga*. (Thin-leaved Stringybark/Sandstone Stringybark). There is less than 10% crown cover in this area and no noticeable native understorey.

These areas of native bush are important to the local environment. The Silverdale town vision strategies include the vision “To protect threatened vegetation communities” while the “loss of rural/bushland setting” is identified as a risk to the township.

Figure 2



## Other Legislation Affecting Management of the Land

### Part 3A of the Rivers and Foreshores Improvement Act 1948

This Act provides for the protection of “protected waters”. Protected waters include rivers. Scotcheys Creek meets the definition of a river in terms of this Act. It also provides for “protected land”, including land that is not less than 40 metres from the top of the bank or shore of protected waters (measured horizontally from the top of the bank or shore).

A permit is required for the removal of material including vegetation from the banks of a river or from any adjoining, adjacent or nearby lands.

## 5. FUTURE USE OF THE LAND

### Upper Nepean River Catchment – Stormwater Management Plan

Council proposes to manage the land as a “a natural area – bushland” and as “natural area- watercourse” in accordance with the core objectives prescribed in the Local Government Act 1993.

The Council will continue to maintain the land as a stormwater drain in accordance with the Nepean River Catchment Stormwater Management Plan which aims to achieve improved stormwater management within the Upper Nepean catchment and better catchment health.

Council will endeavour to protect and preserve the riparian vegetation because it acts as an important filtering buffer against pollutants generated by agricultural and residential activities.

The management of riparian vegetation is a key management objective of the stormwater management plan. It will involve strategies of weed control and restoring indigenous vegetation with the additional aim of land and creek bank stabilisation.

The Visions for Warragamba and Silverdale identified an opportunity for a linear park and cycleway incorporating the Scotcheys Creek drainage reserve. This suggestion will require further investigation before it can be progressed.

## **6. FUTURE USE AND DEVELOPMENT OF THE LAND**

### **1. Schedule of Permitted Uses and Permitted Development**

Attached as **Appendix 1** is a schedule in terms of Section 36(3A)(b) specifying the purposes for which the land and any existing buildings or improvements will be permitted to be used, the purposes for which any further development of the land will be permitted whether under lease or licence or otherwise and the scale and intensity of any such permitted use or intensity.

### **2. Management Strategies and Performance Measures**

Council has prepared strategies to enable it to effectively manage this land, and has established some means of measuring its performance. The strategy plan is attached as **Appendix 2**.

### **3. Master Plan**

Council has not prepared a master plan for this land. It has no plans for development other than to plant additional local provenant native species on Lot 22 DP 773071 as funding and manpower permits, in order to increase the extent of native vegetation and improve the habitat for native fauna within the reserve. Council may consider forming a walking/cycle track along the bank of the creek at a future date if investigations show there will be no significant adverse impact on the natural values of the land. This idea has not progressed to the point where the route can be defined. This plan focuses on ongoing management of the land.

## **7. LEASES LICENCES AND OTHER ESTATES**

### **1. Authorisation**

This Plan expressly authorises the leasing, licensing or granting of any other estate over the land subject to the provisions of sections 45 and 46 of the Local Government Act 1993. Applications for lease licence or grant of an estate will be considered by Council on their merit.

Any lease, license or other estate would however need to be for the purpose of meeting the management objectives for the land as a natural area.

## **2. *Tendering for Leases Licences and Other Estates***

A lease or licence for a term exceeding 5 years may be granted only by tender in accordance with Division 1 of Part 3 of the Act unless it is granted to a non-profit organisation. The Council may however apply a tender process in respect of the grant of any particular licence or estate over the land.

## **8. APPROVALS FOR WORKS ON THE LAND**

### **1. *Wollondilly Local Environment Plan 1991***

The smallest parcel, Lot 417 DP 811065, is zoned (1(c1)(iii) (RURAL "C1(iii)(SMALL HOLDINGS) ZONE). The balance of the land is zoned 6(a) (OPEN SPACE "A" (RECREATION) ZONE).

Any development on the land must be in accordance with the objectives and permitted works applying to that zone. This plan does not provide for any planned development on the land.

### **2. *Activities Requiring Council Approval (Section 68, Part D, Local Government Act 1993)***

This plan provides that the following activities on the land will be permitted only with the prior approval of the Council in writing:

- Engage in a trade or business.
- Direct or procure a theatrical, musical or other entertainment for the public.
- Construct a temporary enclosure for the purpose of entertainment.
- For fee or reward, play a musical instrument or sing.
- Set up, operate or use a loudspeaker or sound amplifying device.
- Deliver a public address or hold a religious service or public meeting.

Note: the erection of an advertising sign is considered to be engaging in a trade or business.

### **3. *Advertising and Signage***

The erection or display of advertising and signage within New South Wales is subject to State Environmental Policy No 64 – Advertising and Signage.

- (1) This Policy applies to all signage:
  - (a) that, under another environmental planning instrument that applies to the signage, can be displayed with or without development consent; and
  - (b) is visible from any public place or public reserve, except as provided by this Policy.

**Note:**

Public place and public reserve are defined in section 4 (1) of the Act to have the same meanings as in the Local Government Act 1993.

- (2) This Policy does not apply to signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it.

**4. Prohibited Activities**

This plan prohibits the following activities on the land:

- Discharge of grey water or other wastewater or any other contaminant or pollutant into the creek or onto the land.
- Depositing of any waste materials, including green wastes and bio degradable materials.
- Unauthorised excavation on or under the land.
- Interference with any bird or animal species.
- Camping (with or without a tent, caravan or vehicle), unless authorised by Council.
- Driving of vehicles (except reserves maintenance or emergency services vehicles), unless authorised by Council.
- Riding trail bikes or other vehicles or riding of horses unless in a part of the land where such activities are specifically provided for.
- Lighting of fires.
- Carrying or discharge of firearms.
- Cutting down or removal of any tree, shrub or other plant material by other than an authorised person.
- Dogs are not permitted in this reserve as they pose a threat to native fauna that may be attracted to the bushland corridor.

**Appendix 1 – Permitted Uses and Development**

(subject to development consent if required)

Purposes for which the land and any existing buildings or improvements will be permitted to be used.(Sec 36(3A)(b)(i))	Purposes for which any further development of the land will be permitted whether under lease or licence or otherwise.(Sec 36 (3A)(b)(ii))	The scale and intensity of any such permitted use or development. (Sec 36(3A)(b)(iii))
<ul style="list-style-type: none"> <li>• Control and management of plant and animal pests.</li> <li>• Rehabilitation of native vegetation.</li>   <li>• Bushfire control and hazard management works.</li>   <li>• Stormwater drainage improvement works if required..</li>   <li>• Low impact bushwalking/cycle trail on approved formed route (yet to be formed).</li> </ul>	<ul style="list-style-type: none"> <li>• Control and management of plant and animal pests.</li> <li>• Rehabilitation of native vegetation.</li>   <li>• Bushfire control and hazard management works.</li>   <li>• Stormwater drainage improvement works if required.</li>   <li>• Bushwalking and cycle trail subject to Council being satisfied that such activity will not impact adversely on the natural values of the land.</li> </ul>	<ul style="list-style-type: none"> <li>• So as to provide for natural regeneration of native bush and protect native flora and fauna.</li> <li>• To increase extent of native vegetation on Lot 22 DP 773071.</li> <li>• As required to reduce the risk of fire within the reserve or the spread of fire to adjoining property.</li> <li>• As a natural drain or modified as part of Council's reticulated stormwater disposal system.</li>   <li>• Unsealed permeable pathway subject to investigations confirming that the track will have minimal impact on the natural values of the land (bushland and watercourse).</li> </ul>

**Appendix 2 – Management Strategies & Performance Measures**

<b>Key Vision Strategies &amp; Management Objectives</b>	<b>Proposed Practical Steps to be Taken (subject to funding)</b>	<b>Success Factors (universal values)</b>	<b>Performance Measures</b>
Provide for community use of and access to the land so as to minimise and mitigate any disturbance caused by human intrusion.	1(a) Investigate feasibility of providing a shared non-vehicular pathway through the bushland.	Uses and Activities	1(a) Investigations complete and if feasible, pathway constructed. Land retains its natural values.
S7.2 Regenerate remnant vegetation in parks and open spaces S1.1 Support the restoration of native vegetation on private and public lands	2(a) Plant additional local provenant native trees on Lot 22 DP 733071.		2(a) Increase in area planted with local native species Improved terrestrial and aquatic biodiversity.
S1.5 Implement strategies to manage weeds and feral animals.	2(b) Clear rubbish from the creek and the bushland to allow the indigenous seed bank to germinate and continue to grow without undue competition and to discourage animal pests.		2(b) Observation that local provenant species are continuing to germinate and grow. Observation of abundant native bird and animal species in the corridor.
Assist the implementation of any recovery plan or threat abatement notice prepared under the Threatened Species Conservation Act 1995 of the Fisheries Management Act 1994.	3(a) Council will publish notices in Council publications, advising of the restrictions.		3(a) Notices are published and displayed.

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.	4(a) Permit the construction of a shared pathway through the land <b>subject to</b> detailed investigation to ensure that the construction will not impact adversely on the natural or heritage values of the land.	Uses and Activities, Access and Linkages	4(a) Natural bushland values are preserved..
	4(b) Install bollards/ fences to minimise unauthorised vehicle entry onto parks and reserves where such activity is prevalent		4(b) Additional facilities installed.
To manage watercourses so as to protect the biodiversity and ecological values of the in-stream environment, particularly in relation to water quality and water flows.	5(a) Consider development consent conditions that maintain and enhance the quality of stormwater discharged in the Upper Nepean Catchment as suggested in the Environmental Objectives described in the Upper Nepean River Catchment Stormwater Management Plan.		5(a) Less siltation and pollutant runoff affecting the catchment.

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
<p>To restore the degraded watercourse</p> <p>S 2.1 .Implement biodiversity strategies to rehabilitate and revegetate creek and river corridors and tributaries</p>	<p>5(b) Permit progressive removal of weeds and rubbish from the creek and surrounding land by suitably qualified and supervised volunteer or other workforce.</p>		<p>5(b) Permit Free flow of water through the land and improved water quality (refer to performance measure 7(b) below).</p>
<p>To manage the land as a public storm water drain.</p>	<p>6(a) Continue to use the land and the creek to drain surrounding land and to convey stormwater.</p>		<p>6(a) Continued use creek as a public stormwater drain.</p>
<p><b>Public Safety and Risk Management</b> Adequately address all public safety and risk management issues.</p>	<p>7(a) Ensure that any works undertaken do not increase the risk to users of the land.</p>	<p>Comfort and Image</p>	<p>7(a) No complaints about the condition of the land or any vegetation or about the condition of any infrastructure (such as a pathway) on the land increasing public risk.</p>
	<p>7(b) Provide appropriate information and ordinance signs at the entrances to the land..</p>		<p>7(b) Appropriate information signs and ordinance are installed and maintained.</p>

Key Vision Strategies & Management Objectives	Proposed Practical Steps to be Taken (subject to funding)	Success Factors (universal values)	Performance Measures
<p><b>Bushfire Hazard Management</b> To specifically provide for the management of bushfire hazards on the land.</p>	<p>8(a) Abide by the provisions of the Wollondilly Bush Fire Hazard Management Plan insofar as the management of bush fire hazards on Council's community land is concerned.</p>		<p>8(a) Management of bushfire hazards is in accordance with the Bush Fire Hazard Management Plan as adopted.</p>
<p>S1.1 Take account of Bushfire Hazard Management Guidelines or Policies</p>	<p>8(b) Prepare a bushfire hazard management plan for the land.</p>		<p>8(b) Bushfire hazard management plan adopted.</p>
	<p>8(c) Comply with asset protection zones and strategic fuel advantage zones in line with the Bushfire Environmental Assessment Code 2003.</p>		<p>8(c) No complaints of asset protection zones or strategic fire advantage zones being non compliant</p>

