

# **Plan of Management**

for the

## **LAKE ST CLAIR PARK**



for  
**Singleton Council**

**V4**  
**22 November, 2018**

# **Plan of Management for the LAKE ST CLAIR PARK**

## **for Singleton Council**

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CONTROLLED DOCUMENT  
“Plan of Management for the Lake St Clair Park”

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for **Singleton Council**  
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# 1. INTRODUCTION AND BACKGROUND – SETTING THE SCENE

## 1.1 The Lake St Clair Park

The Lake St Clair Park is a popular camping, fishing, water sports, picnicking and day-visit attraction located a scenic 30-minute drive north of Singleton in the Hunter Valley region of New South Wales – as shown on Figure 1.

The recreation area sits on the north-eastern foreshore of Lake St Clair, the impoundment created by Glennies Creek Dam, on land owned by Water NSW. The 130 hectare area has been leased to, and managed by, Singleton Council since 1986. Council has developed, and continues to manage part of the area, as a primitive camping ground and pay-to-use recreation area.

The recreation area offers nearly 20 hectares of attractive managed camping grounds and day use space (as mown grass, beneath scattered or grouped trees, and foreshores), several powered campsites, numerous wood-fired barbecues, picnic furniture/settings, two toilet/shower blocks; a camp kitchen with two barbecues, a kiosk (operated part-time), a concrete boat ramp (useable at almost all water levels) and associated boat- trailer parking areas. The lake foreshore wraps around three sides of the recreation area, which is sited on a point of land extending into the waterbody and is serviced by a sealed access and loop road.

Lake St Clair Park is a popular – but not widely known – destination for basic camping (including campervan or caravan stays), boating, fishing, water-skiing, swimming, sailing, picnicking, day tripping and sight-seeing. Patronage of the site is strongly seasonal, but some visitor use occurs throughout the year – and includes use by organised groups such as fishing clubs, Scouts or school groups.

Day-to-day management of the recreation area is undertaken by an on-site caretaker, operating under a management agreement with Council.

Council adopted the *Masterplan - Lake St Clair Park* in 2014, with the aim being to improve the facilities over the short and long term. However there is no adopted plan of management for the Lake St Clair Park.

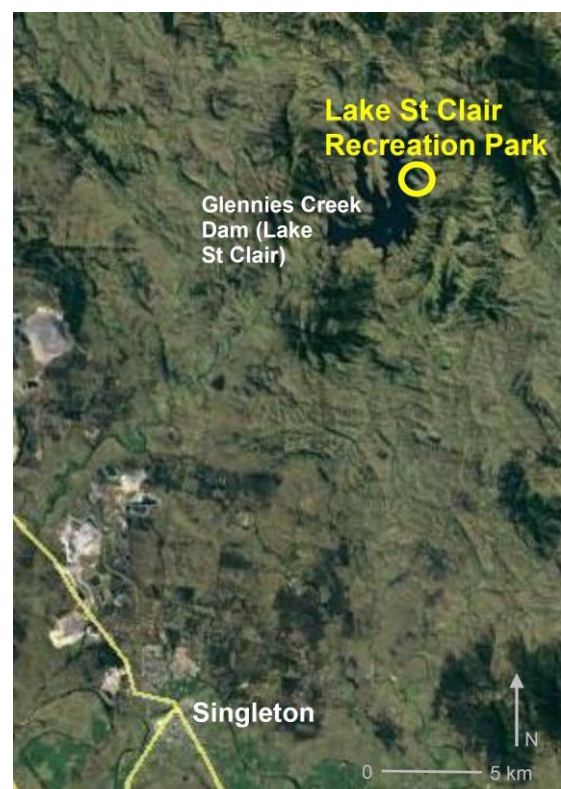


Figure 1 Location of Lake St Clair Recreation Park

Source (base image) Google Earth

## 1.2 What is a Plan of Management ?

A plan of management is developed to determine and guide the future management of a place – such as a park, sportsground, recreation area or bushland reserve.

The current values, uses and activities undertaken in a place are identified and future use, activities and developments are approved by a plan of management. The preparation of a plan includes opportunities for community input or comment, and they serve as an agreement between a Council and the community as to how a place is to be managed and its values protected.

A plan of management is required for all areas of “Community Land” – public land that a Council owns, or has an interest in, or manages on behalf of and for the benefit of the community. The *Local Government Act 1993* governs the preparation of plans of management, setting out how a plan is to be prepared and what they are required to contain. This includes the “categorisation” of community land under the terms of the Act, which in turn provides objectives and broad directions for the management of an area.

This plan of management is required by, and meets the requirements of, the *Local Government Act 1993*.

## 1.3 Why Council Prepared this Plan of Management

There is no current plan of management for the Lake St Clair Park.

The area leased to, and managed by, Singleton Council is owned by Water NSW. However under the provisions of the *Local Government Act 1993* land that held by, or vested in, a Council, is considered “public land” – according to the Act’s definition of “public land”. In defining “public land” the Act does not differentiate between different estates or interest in land – that is, between freehold or leasehold estates – meaning that the leasehold status of the Lake St Clair Park does not preclude it from being considered public land under the Act. Additionally, the fact that the Park is “under the control” of Council also means that it can be considered “public land” under the definition of the term in the Act.

Section 25 of the *Local Government Act 1993* requires that all public land (land held by, vested in, or under the control of a council) is classified, in accordance with the Act, as either “operational” or “community” land. The principal effect of such classification is to restrict the alienation and use of the land. “Operational” land facilitates the carrying out by a Council of its functions and includes land which may not be open to the general public, such as a works depot or a Council garage, as well as land that is held as a temporary asset or investment. It has no special restrictions other than those that may apply to any piece of land. Conversely land classified as “community” land is generally intended for public access and use (such as a public park, reserve or sporting ground), or reflects the importance of an area of land to the community because of its use or special features, or where other restrictions applying to the land create some obligation to maintain public access. Classification as “community” land gives rise to restrictions under the Act, intended to preserve the qualities of the land. “Community” land cannot be sold; it cannot be leased, licenced or have any other estate granted over it for more than 21 years; and the use, development and management of the area must be guided by an adopted plan of management (see Section 3.4.1 and Appendix 1 for further discussion).

Clause 6 of Schedule 7 to the *Local Government Act 1993* provides that certain types of “existing public land” that is “vested in or under the control of a council” as at the commencement of the

Act are “taken to have been classified as community land”. This includes “land comprising a public reserve”, “land reserved, zoned or otherwise designated ... as open space”. This clause also gives a council the option to pass a resolution, within one year of the Act’s commencement, preventing this “automatic” classification as community land and classifying a specified area of public land as “operational land”.

Council’s control of the Lake St Clair Park as public land, dating from the 1986 lease agreement with the (then) Water Resource Commission, pre-dates commencement of the *Local Government Act 1993*. As Singleton Council did not pass a resolution classifying the Park as operational land, Clause 6 of Schedule 7 in the *Local Government Act 1993* operates to (by default) classify the Park area as “community land” as at the commencement of the Act.

In turn Section 36(1) of the *Local Government Act 1993* requires that “a council must prepare a draft plan of management for community land”.

This plan of management has been prepared to address this, and other, requirements of the Act. It will provide guidelines for the planning, development and care of the Park

Council is also now seeking to update the caretaker/management arrangement for operation of the Park (as an appropriate lease or license agreement). In addition, Council is in the process of negotiating a new lease for the area with Water NSW. A plan of management is required to authorise any grant of a lease, licence or other estate in the area by Council – such as caretaker or operational agreement. A plan of management will also support and provide direction for Council’s discussions with Water NSW.

(It should be noted that Glennies Creek Dam, including the area now leased to Council, is freehold land – now under the ownership of the Water Administration Ministerial Corporation, previously the Water Resources Commission. It is not Crown land, and so is not subject to the provisions of the *Crown Lands Act 1989*, nor the *Crown Land Management Act 2016* and the *Crown Land Legislation Amendment Act 2017* when these come into force, along with the associated regulations.)

## **1.4 Land to Which this Plan Applies**

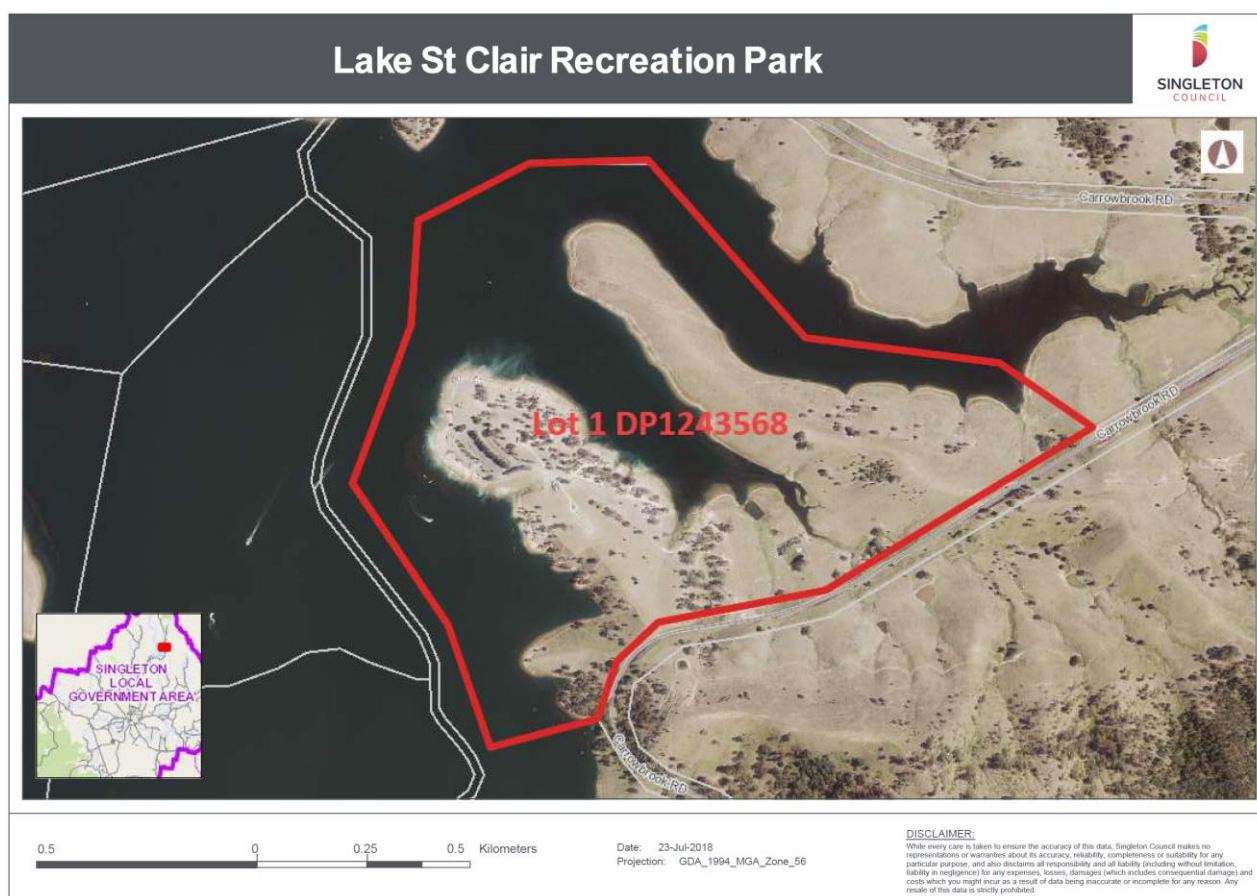
This Plan of Management applies to the area described as the Lake St Clair Park.

This land is Lot 1 DP1243568 (1719 Carrowbrook Road, St Clair, NSW, 2330) covering an area of 118.8 hectares, as shown on Figure 2.

The land contains two points of land extending from the road reserve of Carrowbrook Road north-west into Lake St Clair, known as Kelehear Point and Gindigah Point. Gindigah Bay separates these two points. The developed facilities and usage zone that makes up the recreation area is on Kelehear Point, the more southern of the two points – and covers an area of just under 20 hectares of “useable”, cleared and managed, land located above the maximum dam water level.

The entire 130.2 hectare area leased to, and managed by, Singleton Council is owned by the Water Administration Ministerial Corporation (formerly the Water Resources Commission) on behalf of Water NSW. The Water Administration Ministerial Corporation is “a statutory body representing the Crown” constituted under section 371(1) of the *Water Management Act 2000* – which defines, among its functions, to “construct, maintain and operate water management works” and the “acquisition of land”.





**Figure 2** Lands comprising Lake St Clair Park

Source: Singleton Council

The current lease between the (then) Water Resources Commission and Singleton Council was signed on 26 August 1986. It relates to a closely comparable area of land to that indicated in Figure 2. Those terms and requirements of the current lease as relevant to this plan of management, and the area's on-ground operation and management, are discussed in Section 3.1.

## 1.5 Preparing this Plan of Management

Singleton Council has recognised the need for a plan of management for the Lake St Clair Park to guide the area's future use, management and possible development – as well as to support renegotiation of the lease with Water NSW and re-examination of the site's caretaker/management arrangements. Council commissioned Gondwana Consulting to assist in the initial stages of the plan's preparation.

The first stage in the draft plan's preparation involved discussions with relevant Council staff to draw on available in-house expertise and knowledge of the site, review of the current Water NSW lease and development approvals as well as other "directions" documents, review and analysis of Council's available data and past studies (particularly the *Masterplan - Lake St Clair Park* and Council's existing planned improvements), the sourcing and review of other background information regarding the Park and its planning and regional context, and familiarisation with the



operation of comparable attractions. A detailed on-ground assessment of the site was undertaken over the course of three site visits in late 2017.

This information was drawn together in preparation of a preliminary draft plan of management.

The views of Park users and the community were considered in preparing this preliminary draft, using:

- data from the stakeholder consultation (9 groups/agencies) and a user survey (192 responses from individuals and a range of clubs and interest groups) undertaken for the *Masterplan - Lake St Clair Park* in 2012;
- a wider community household survey undertaken for the 2013 *Singleton Council Open Space and Recreation Needs Study* seeking Singleton residents' views on the area's parks and reserves, community, sport and recreation facilities; and
- opportunistic discussions with Park users during the on-ground site assessments in late 2017.

The preliminary draft plan of management was provided for Council review and feedback.

An amended draft plan of management was subsequently prepared and supplied for Council approval for formal exhibition for community comment and feedback (as required by *Local Government Act 1993*).

At its meeting of 20 August 2018, Council endorsed the exhibition of the Draft Plan of Management for the Lake St Clair Park. An engagement plan was developed for the exhibition and submissions period from 30<sup>th</sup> August until 12<sup>th</sup> October 2018 (in accordance with Section 38 of the *Local Government Act 1993*). A range of on-line and off-line engagement methods were used to inform and consult with the community – including a public hearing, print advertising, public displays and on-line engagement using social media – with feedback on the draft plan sought through a formal submission process or via a public hearing (in accordance with Section 40A of the Act) held on Thursday 13<sup>th</sup> September 2018 in Singleton.

A total of 3 written submissions were received during the consultation period, with 2 people also attending the public hearing. All responses were considered by Council in review of the draft plan and preparation of this final Plan of Management for the Lake St Clair Park.

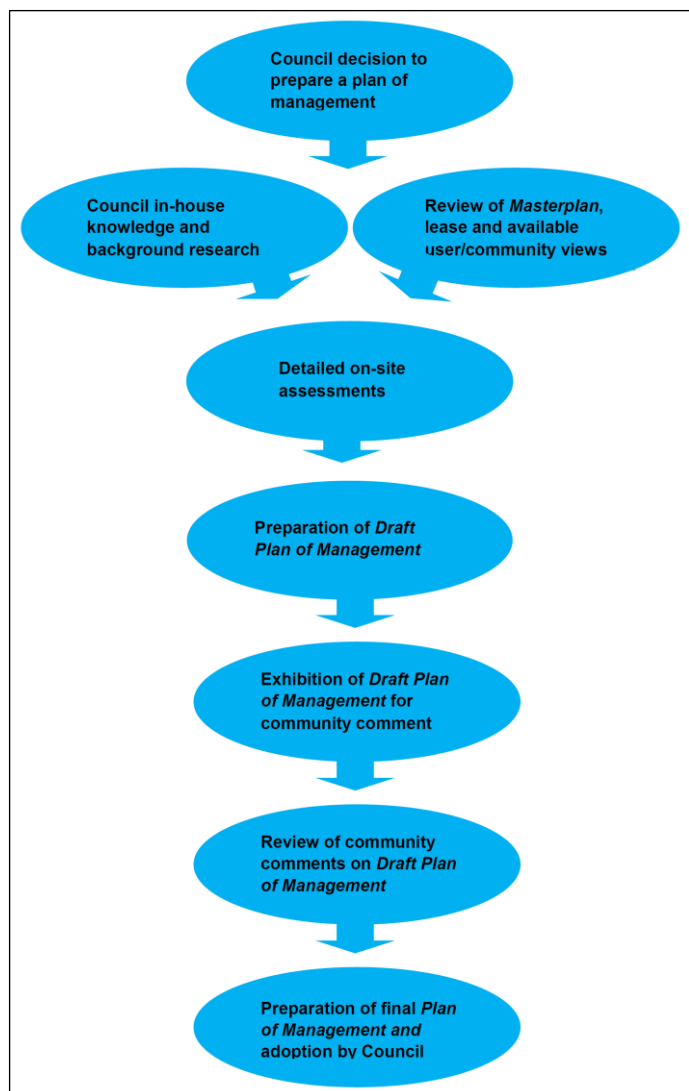


Figure 3 Plan of management preparation process

## 1.6 Structure of this Plan of Management

This Plan of Management has been divided into 6 sections as outlined below.

**Setting the Scene.** Describes plans of management; why and how they are prepared; and what land is included in this Plan of Management.

**Site Description.** Provides an introduction to the Lake St Clair Park – its assets and facilities, usage and condition.

**Planning Context.** Describes the legislative requirements of a Plan of Management and linkages to or alignment with other key planning documents.

**Basis for Management.** Identifies and evaluates the role of the site, its values, issues and opportunities. A “vision statement” for the Lake St Clair Park is identified. This section also identifies the appropriate Community Land category to apply to the area, and so the broad objectives and directions for the area’s future management.

**Management Actions.** Identifies a management framework, founded on specific management actions and guidelines or policies, to protect and enhance the area’s values, enjoyment and efficient management. Priorities, responsibility and the possible resourcing (where relevant) of management actions/guidelines are included. Performance targets, and means of assessing the achievement of management actions/directions, are included. This section also authorises leases and licences in accordance with the *Local Government Act 1993*.

**Implementation Plan.** Identifies an indicative programme for the implementation of key management actions, as well as a review schedule for the Plan.

## 2. SITE DESCRIPTION

### 2.1 Brief History and Dam Construction

The area now known as the St Clair district, and much of the wider Hunter Valley area, is part of the traditional lands of the Wonnarua Aboriginal people. One of the creation stories of the Wonnarua people tells how the hills and rivers in the Hunter Valley were created by the ancestor spirit known as Baiame.

European settlement of the St Clair district first took place in the 1830s to 1860s, with initially timber-getting and then cattle farming the main forms of activity. The area's Aboriginal population is thought to have declined rapidly after European settlement, and by the 1860s Aboriginal people were being encouraged to settle on government run reserves. The St Clair Mission was established in 1893, in the Mount Olive area (south/south-west of today's Lake St Clair), and the Wonnarua people comprised a significant proportion of its population. The mission was taken over in 1918 by the Aborigines Protection Board and renamed Mount Olive Reserve (in 2015 two sites within St Clair Aboriginal Mission Station were formally declared as Aboriginal Places under the *National Parks and Wildlife Act 1974*).

Despite nearly two centuries of displacement and disruption, the Wonnarua people have maintained links to their traditional lands and a strong sense of cultural identity. Led by the Wonnarua Nation Aboriginal Corporation they are continuing to reaffirm and reinvigorate their traditional culture. The Wonnarua Local Aboriginal Land Council also represents the interests and aspirations of Wonnarua Aboriginal people and the region's broader Aboriginal community.

From the mid to late 1800s pastoralism progressively became the principal land use in the area. Grazing dominated much of the middle and upper reaches of the Glennies Creek valley for over a century, until partially displaced by construction of the Glennies Creek Dam in 1983.



The dam's construction, at the junction of Carrow Brook and Fal Brook (some 39 kilometres upstream of the junction of Glennies Creek with the Hunter River) among the foothills of Mount Royal Range, formed the impounded reservoir of Lake St Clair. At some 16 kilometres long Lake St Clair has a capacity of 283,000 million litres, a surface area of 1,540 hectares and an extensive shoreline (at full water level), and a maximum depth of 56 metres. Glennies Creek Dam was primarily built to provide water for agriculture, domestic use, coal mining and electricity generation as well as to assist in a flood mitigation role. It operates, along with the nearby Glenbawn Dam, to supply water for irrigation, environmental flows, stock, industry and household needs in the Hunter Valley.

The recreation potential of Lake St Clair and its foreshore was quickly realised, principally along the eastern side where Carrowbrook Road allowed for scenic views across the lake and access to those sections of foreshore owned by the (then) Water Resources Commission (where not

“land-locked” by private property). By 1986 the Water Resources Commission and Singleton Council had concluded a lease agreement for “the establishment of a recreation area”, located some 8 kilometres north-east from the dam wall, which was to become today’s Lake St Clair Park.

Council built two amenities block, a small kiosk and a boat ramp. Over time the lake and foreshore has developed into a popular outdoor recreational facility for both land and water based activities – including fishing, sailing, water-skiing, camping, picnicking, swimming, day visits and sight-seeing.

The greater majority of this use is focused on the Lake St Clair Park.

## 2.2 Lake St Clair Park

### 2.2.1 Site Description

Located around 36 kilometres north/north-east of the Singleton CBD, the Lake St Clair Park site on the eastern shore of Lake St Clair (the impoundment of Glennies Creek Dam).

Slightly less than two-thirds (58.2%) of the 130.2 hectare area leased to, and managed by, Singleton Council is underwater when the dam is full (at 186 metres AHD), leaving around 54 hectares of land exposed above the dam’s full water level. The exposed land encompasses two points, Kelehear Point in the south-west and Gindigah Point in the north-east, with facilities for camping and day visitor use and activities provided only on Kelehear Point, a cleared and managed area of approximately 19.6 hectares – as shown on Figure 4. Gindigah Point (30.5 hectares) is undeveloped, and largely inaccessible, for recreation and remains as cleared grazing land.



Entry to Kelehear Point is off Carrowbrook Road (#1719) along the south-east boundary of the Park. The entry is signposted and marked by two low curved rock walls, with the sealed access road passing through the boundary fence over a cattle grid. Entry signs indicate that dogs are allowed on a leash; the site is a *Bush Fire Neighbourhood Safer Place*; a caution regarding the possible presence of blue-green algae; information regarding camp and visitor fees; temporary signage for total fire ban days; information sign of fish stocked in the lake; regulatory signs about permissible activities; emergency telephone number and speed signs.

The sealed entry road continues down the slope, curving to the south to access the remainder of the point via a new boom gate. Immediately inside the entry is the newly built caretaker’s office and cottage. A new sealed parking – with 3 “pull-through” boat trailer or caravan bay, a disabled parking space and single parking space – is sited on the slightly sloping area above the new



office, just inside the Park entrance. An all abilities path connects the parking area and office. This facility will be the future point for visitor bookings, payment of day and overnight fees, and all other visitor interaction with the caretaker.



From the boom gate, the sealed road travels along the centre of Kelehear Point to the caretaker's temporary office/accommodation and start of the loop road (about 560 metres along the point). From here it divides into a one way return loop (of about 490 metres) that accesses a boat ramp and trailer parking area on the southern shore and the usage areas (camping and day use sites) on the northern shore and amenities blocks.



Vehicular access is not confined to this largely unkerbed sealed entry and loop road. Ad hoc access is possible to all parts of the Park except where steep slopes prohibit. There is a maze of dirt tracks between the sealed road and the northern foreshore, extending around to the boat ramp on the southern shore, allowing unfettered vehicular access to most areas and to the water's edge. This informal vehicle track network is densest along the north-eastern slope of Kelehear Point – between the entry road and foreshore – through, around and under several groves of mature trees.

From the foreshore, scenic panoramic views are gained across the water to the steeply sloped undulating semi-forested hills surrounding the lake. This landscape provides a spectacular setting for the recreational activities on offer at the Park.

Kelehear Point is mostly cleared of forest and native vegetation, but offers an attractive “park-like” setting of scattered and clumped trees set amongst mown grass. Groves of mature native trees are scattered over the mid-slopes, but the ridgeline is largely devoid of trees. These are predominately bands or clumps of planted trees (including some non-endemic species), with only a few scattered “original” (not planted) trees remaining.









Slashed pasture grasses cover the majority of the Park, except for a fringe of gently sloping beach at the water's edge (widest on the north-western foreshore), and dominate the point's rounded ridge. However there are extensive areas of bare compacted earth under and around many of the trees and groves, especially along the area's north-east facing slopes.



There are three distinct unslashed drainage lines, one running from Carrowbrook Rd downslope under the sealed entry road (near the new boom gate) towards the camp sites at the head of Gindigah Bay, one separating the end of this bay from the north-east facing slopes of the point, the other on the south-east facing slope separating the boat ramp in the west from the unslashed steeper slopes on the foreshore to the east. Several smaller unslashed drainage lines are sited around the foreshore.



The mature trees ameliorate the environment by providing much desired shade through the warm months of the year and an attractive landscaped setting for campsites. However some older trees, being subject to limb drop, have been identified as hazardous to camp under or near.

Kelehear Point offers over 1,350 metres of easily accessible foreshore (depending on water levels). Most of this, 800 metres of foreshore, occurs along the north and north-eastern margin of the site (including the head of Gindigah Bay in the east) with 300 metres along the site's south-western margin (south of the boat ramp) and 250 metres across the point's western and north-western end (north-west of the boat ramp).

The Park accommodates land and water based activities for both day visitors and campers. Users range from individuals to large groups (such as fishing clubs, school groups, scouts and guides) participating in recreational activities including camping, motor boating, kayaking, canoeing, fishing, waterskiing, swimming, sailing, picnicking and sight-seeing. The Park is also occasionally the venue for organised events (under permit) – such as fishing competitions, charity bike rides, or an annual SES “fun day”.

To service water based activities, a concrete boat ramp, with nearby car and trailer parking and adjacent fish cleaning facilities, is located on the southern shore at the south-east tip of Kelehear Point. The ramp is double lane wide and extends from a point just above full water level (186 metres AHD) well down into the lake for a length of 156 metres – it provides access to the impoundment at almost all water levels. The top of the ramp is





surrounded by information and regulatory signs.

The nearby trailer parking area is large and split into two levels with large areas of sealed access road and grassed parking bays – the upper level has a sealed area 95 metres long by 12 metres wide with a flanking grassed area for trailers, and the lower area is 95 metres long by 12 to 18 metres wide in two bays). These levels are separated by two densely-treed planting strips that greatly add to the scenic landscape setting. However, as the parking area is sited above the boat ramp, vehicles exiting the ramp frequently drive straight up a separating highly eroded embankment to access the car park. This repeated manoeuvre is removing the grass cover and exposing the embankment soil to erosion.



Adjacent to the boat ramp, along the shoreline (just above the full water level) northwards toward the western end of the point, are four sheltered picnic table/seat settings. This picnic area is largely unplanted and offers little shade, except from the small metal roof over each picnic table. Additional picnic tables and wood-fired barbeques are scattered around the end of Kelehear Point towards the northern shore. These latter facilities are sited under shade giving trees and are used by both day visitors and campers.

Built visitor amenities now provided in the Park include the following.

- A toilet and shower block, with potable water, and a camp kitchen in a single small brick building – known as the “upper amenities block”. This is centrally located, on the crest of Kelehear Point, within the one way road loop (accessed by a 70 metre long gravel road from the loop road’s eastern junction). Facilities in this building include toilets (x2), a shower (x1) and hand basin (x1) in the female area and toilet (x1), urinal, shower (x1) and hand basin in the male area. The building can be accessed by disabled visitors (with assistance) but does not include any all-abilities accessible facilities. The camp kitchen includes 2 gas barbeques, a sink and tables and benches under a covered area. The building has





electric hot water storage tanks located in a central storage area. An emergency telephone is located at the south-west corner of this block.

- A kiosk, a small brick building with an awning, is located at the north-western curve of the loop road (at the northern end of the upper parking area). It is not routinely open. An ice storage unit, with two bays, is located adjacent to the kiosk building (this unit is padlocked, with access managed by the caretaker).
- A second amenities block – known as the “lower amenities block” – is located mid-way downslope on the northern foreshore below the one way road loop (some 80 metres east of the camp kitchen/amenities block). This brick building provides toilets (x2) and showers (x3) in the female area and toilets (x2), urinal and showers (x3) in the male area. Two storage rooms are located along the lake frontage of this building. The north-western room is used by the caretaker to store maintenance equipment, as well as the gas heated hot water tanks. The other room is used for canoe and equipment storage by a local community/sporting group. Fenced landscape plantings run along the higher side of this building, split by a concrete path and a few steps that lead down from the loop road above. These steps (and the sloping site) mean this building not accessible, despite having all-abilities accessible toilets.



Ad hoc “primitive” camping dominates the majority of Kelehear Point. Unpowered campsites are available for use by overnight or extended stay visitors, in the form of “free-camping” (that is, individual camp sites are not designated or identified on-site). Visitors are able to self-select sites and camp in self-supplied tents, caravans and recreational vehicles (such as trailer campers and motor homes) as well as vehicle-based camping in the rear of utilities. Camping locations are limited only by slope or, to a lesser degree, drainage and unmown/unmanaged areas (as campsites have not been defined).

A few wood-fired barbeques and occasional picnic settings (uncovered tables and seats) are scattered throughout these “free-camping” area – mainly inside the loop road and among the tree groves along the north-eastern slope to the foreshore.

Ten powered sites are available adjacent to the caretaker’s temporary office located on the ridge above the southern foreshore, serviced by power supply bollards. These sites are located on level ground of patchy grass and exposed hard packed soil. Siting of caravans/vehicles is





ad hoc, as sites are physically undefined, in some cases power cords from power outlets to caravans stretch over many metres. Few trees and no planting graces this area.

At present a temporary caretaker's office is a motor home parked near the powered campsites (at the start of the loop road), with a caravan as a residence and an enclosed yard, storage area and garden adjacent. The office is supplied with telephone and internet connection.



Existing utilities to service the Park facilities and activities include the following.

- Two water storage tanks are located some 90 metres east of the junction of the entry and loops road, on the crest of the point's ridge. These two concrete tanks are accessed by a gravel track from this road junction. The older tank has a capacity of 31,500 litres, whilst the second tank holds 22,500 litres. Both tanks are filled by water carted in from off- site. Two additional 22,500 litre capacity concrete tanks are located beside the upper amenities block. One tank is filled by roof rainwater and the other by carted water from off- site. A further 22,500 litre capacity tank, filled by roof rainwater, is located adjacent to the lower amenities block. This on-site stored water is reticulated to both amenities buildings, camp kitchen, kiosk and fish cleaning table beside the boat ramp.



- High voltage single-phase power is supplied to the Park from Carrowbrook Road. The overhead lines and poles are located along the spine of Kelehear Point. Power is supplied via this overhead network to service the:
  - pumps for the water tanks on the ridge;
  - power heads (3x) with four outlets each for connection by campers and the caretaker's temporary office and caravan (using 2 outlets, leaving 10 for visitors);
  - upper and lower amenities blocks;
  - kiosk and ice storage unit; and,
  - pumps used for moving water and waste water around the site.

A warning sign located near the junction of the loop and entry roads indicates that some of these power lines are low slung and could cause safety hazards for the movement of boats with masts up in the area. "Brown-outs" are regular problems at the Park, and the *Masterplan – Lake St Clair Park* identified that the level of power supply was such that increasing capacity is required to effectively maintain services.

- Underground concrete septic tanks located near each of the amenities buildings collect the wastewater. Transpiration beds are located to the north of the upper amenities block. Their operation is problematic. The area is signposted as "No Camping – Effluent Transpiration Beds", however this location is less than ideal considering the associated



odours and the proximity of camp sites (including large/group campsites) and the camp kitchen. Three large effluent oxidation ponds, and associated small block of (evapotranspiration) tree plantings, to service the amenities buildings are located within a fenced portion of the Park at the head of Gindigah Point (between Kelehear Point and Gindigah Point). Effluent is pumped from the underground wastewater storage tanks to these ponds for treatment and evaporation (although there is also the possibility of “trickle” discharge downslope into a natural drainage line, ultimately entering the dam via a larger shoreline detention/sediment pond).



- Little infrastructure is provided to manage stormwater flows. The only measures occur in the main trailer carpark, with culverts and piping located at valley points and kerbing provided on the lower access road. Over the remainder of the Park stormwater is able to flow overland unfettered to the lake. As a consequence there are a number of highly eroded areas particularly under the trees on the north-eastern slopes, an area also very popular for camping.



- Several (8) large capacity rubbish skips are located in the upper trailer car park. This location allows easy pick up and replacement by trucks but detracts from the overall amenity of the area and views of the lake.



- An emergency (satellite) telephone, with a back-up electricity supply, offering limited service is located at the upper amenities block to address the site's poor network coverage for mobile phones in case of emergency. An informal sign on Carrowbrook Rd, south of the Park entry, indicating that mobile phone reception is available in that elevated location suggests that the Park is not adequately served for network connection. The *Masterplan – Lake St Clair Park* suggests possibly accessing the fibre optic cable traversing the Park to improve communications.

Beyond the zone actively managed for visitor access and recreation (Kelehear Point) the remainder of the area leased to Council from Water NSW comprises the following areas (from north-east to south-west).

- The northern peninsula, Gindigah Point, of approximately 24 hectares which is dominated by pasture grasses, with a few scattered older trees (as isolated trees and copses) at the south-east end. This area appears used for cattle grazing. The main, narrow, area of this peninsula is a rounded grassy ridge largely devoid of trees. A stock fence separates the main peninsula from the area to the south-east, adjacent to Carrowbrook Road. This south-eastern portion features a number of minor, ephemeral, gullies and some areas of land slumping. A revegetation plot, of younger tree plantings, has been established in the upper section of



one of these gullies and slumped areas. Larger drainage lines run from each side of Gindigah Point (north- east and south-west) back towards Carrowbrook Road. These are ephemeral (but their lower reaches would also be underwater at the dam's full supply level) and in many places exhibit slumped or eroded banks, but which appear to be largely stabilised by grass cover. The far eastern edge of this area, on the boundary of Council's leased area, is unfenced with no delineation/separation of the leased area from the adjacent pastoral property.



- A mainly low-lying area at the head of Gindigah Bay between Kelehear Point and Gindigah Point (approximately 6 hectares). This area features grasses and sedges on a wide flat at the head of the bay (inundated at the dam's full supply level) then slopes gently up to Carrowbrook Road to the south-east with scattered mature trees mostly over pastures grasses. The Park's effluent oxidation ponds, and evapotranspiration tree plantings, are situated midway up this slope (above the dam's maximum supply level) and fenced off. A minor, ephemeral drainage line, passes south to north through this area's western side, before entering the dam via a shallow detention/sediment pond (also subject to inundation). This area is fenced off from Kelehear Point and visitor use zone to the west, with signage indicating "Effluent Oxidation Ponds – Water Unfit for Stock or Swimming". However it is not fenced from Gindigah Point, and so is also subject to cattle grazing.



- An area of more steeply sloped dam foreshore to the south/south-west of Kelehear Point and visitor use zone, and including the far south-west elevated portion of Council's leased area (adjacent to Carrowbrook Road) (approximately 4 hectares). This area is covered by taller unslashed (or infrequently slashed) grasses under scattered (mainly younger) trees and some natural regrowth. An east-west fence line cut across the far south- west of this area, approximately 150 metres north of the boundary of the area leased to Council (but in practical terms delineating the area effectively under Council's management). Tree coverage is markedly denser to the south of this fence (and south of a minor drainage line). The boundary of this "unmanaged" area with the visitor use zone is fenced for a short distance at the far south-west end of the Park's mown/grassed ridgeline, along with a "chain gate" and Council signage advising "Authorised Access Only – No Camping Past This Point".

## 2.2.2 Existing Use and Management

### Visitor Use

The Park is a popular outdoor recreation destination for both water and land based activities. Fishing, boating and camping are the "premier" activities for which the Lake St Clair Park is known,



and well patronised. The Park is the only public access point allowing for recreational access and use of the Glennies Creek Dam (foreshore and waterbody).



The waterbody, and the fishing and boating opportunities it provides, is the drawcard and focus of the area's recreational appeal and activities. This is supported by the Park's scenic location and tranquil park-like setting for camping and picnicking.

Specific water-based activities undertaken include fishing (mainly boat-based, and including fishing tournaments or competitions), boating, swimming (mainly from the shore), kayaking (with increasing numbers of fishing kayaks), power-boating and waterskiing, canoeing, jet-ski riding, sailing, paddling/punting and some stand-up paddle-boarding. Water-play along the shoreline also occurs, usually being enjoyed by younger visitors or family. These watersports are enjoyed by both campers, predominantly, and day visitors. As a NSW inland waterway, a current fishing license is mandatory.



On the land the dominant activity is clearly camping, typically associated with use of the waterbody. For most existing users the primitive or basic, less-developed, camping experience offered – and the associated sense of “freedom”, including the ability to have open campfires – are important contributors to the area's appeal. The user survey undertaken as part of the *Masterplan – Lake St Clair Park* suggests that 75-80% of visitors stay at least one night in the Park (with half staying 2 or 3 nights – 44% staying 3 nights or longer). “Camping” includes both people overnighing in tents (or swags), nearly three-quarters of all overnight visitors, as well as those staying in caravans or RVs, motorhomes or other vehicles.



Picnickers and day-visitors, including people sight-seeing or enjoying scenic-driving, represent 20-25% of the Park's total visitor load.

The Park's visitor profile features a high proportion of “regular” or “repeat” visitors, who have been coming to the site for a number of years and/or visit multiple times a year. The *Masterplan – Lake St Clair Park* identified that over two-thirds (68%) of visitors came to the Park three or more times a year, and another 16% visit at least annually. Most visitors, nearly three-quarters of respondents (72-73%), were coming to the Park with family or friends.



This visitor profile may indicate that the Park is not widely known (or perhaps not well-promoted) beyond existing or better-informed visitors (or those who may stumble upon the attraction), or “the Park does not offer the level of day use facilities that would attract a greater number of visitors just for the day” (as suggested by the *Masterplan – Lake St Clair Park*), or both. The day-use/entry fee, currently \$9.35 for peak periods and \$7.30 for non-peak times per car (Council’s 2017/2018 Fees and Charges), may also deter intending visitors – especially those unfamiliar with what the site offers.

Anecdotal evidence, and web sources, suggests that the Park is not yet well-known on the “grey nomad” – despite some use by RVs and motor homes.

Recent visitor data, sourced from Council’s records, indicate that over 23,000 people – including both day and overnight users – visited the Park in 2017. However this is clearly an underestimate (due to the ad hoc system of paying day-use and camping fees) and the site’s observed patronage levels. The monthly breakdown of this annual visitor load is shown on Figure 5. Based on this 2017 information:

- January was the busiest month in the year with 4,816 visitors;
- December was the second busiest with 3,129 visitors;
- followed by April with 2,697 and October with 2,283;
- November with 1,959, September with 1,848, February with 1,679 and March with 1,531 appear to be “shoulder season” in terms of visitor numbers; and
- the cooler months are quieter – with May (858), June (727), July (800) and August (769).

Council’s experience and observations indicate that the period from Boxing Day into early January is the “absolute” peak use period. The Australia Day, Easter and October long weekend holiday periods are other peak use times. Council estimates that the capacity of the Park’s facilities is exceeded on an average of 12 days each year.

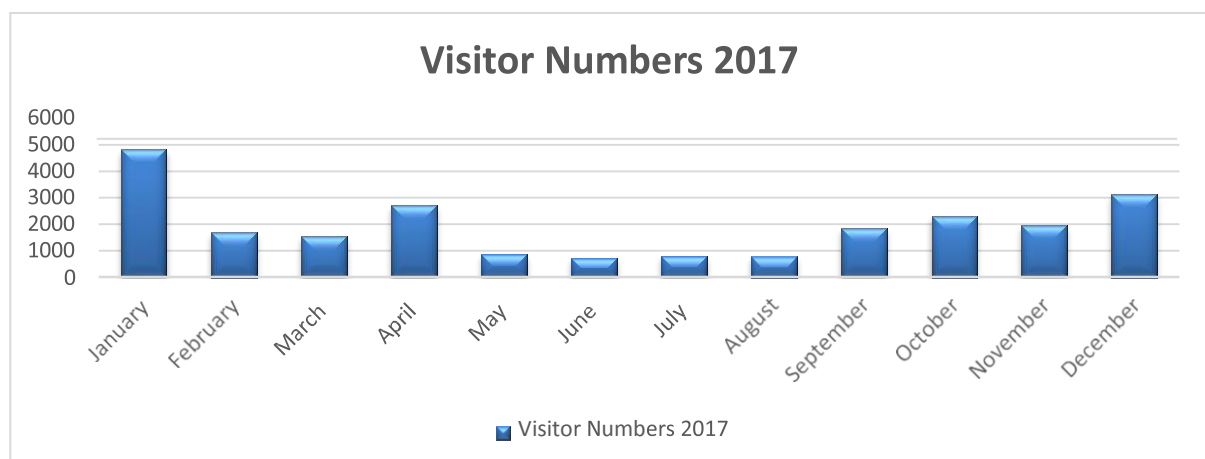


Figure 5 2017 visitor numbers (all types) by month



Reflecting the dominance of water-based activities, the boat ramp (which provides the opportunity for launching a range of vessels – including speed boats, ski boats, jet skis, dinghies and sailing boats) is the most heavily/frequently used of the Park’s facilities. Three-quarters of respondents to the *Masterplan – Lake St Clair Park* user survey indicated that they used the boat ramp. The boat ramp itself is an asset provided and maintained by Council – despite the Roads and Maritime Service being responsible providing for navigational and watercraft safety on inland waterways.

Despite provision of the boat ramp, it appears that ad hoc launching and mooring of boats occurs at all places around the foreshore. Further, anecdotally, the trailer parking area is never used to capacity and during past peak times is rarely used to park vehicles and trailers. Parking of vehicles and trailers more typically occurs around the foreshore on or near the beach – indicating that many visitors prefer to keep their boats (and trailers) close to their campsites.



The Park’s barbeque and picnic facilities were used by 40% of respondents to the *Masterplan – Lake St Clair Park* user survey, however this may also be a function of the limited number of these facilities and the site’s function as a primitive (self-reliant) camping area. Presumably the great majority of visitors, including all overnight visitors, use the toilet/shower facilities (however there is some scattered evidence of toilet paper remnants in parts of the site more distant from these facilities).

For the majority of visitors who do “camp” (including all forms of overnight stays) popular locations for campsites in the Park include:

- under the trees (individual or grouped) located mid-slope along the northern and western foreshore – these sloping sites, although highly eroded with little grass cover, are popular for the shade provided by the mature trees and the views gained over the lake (the shaded mid-slope area “to the right of the access road, near the amenities block” was identified by the *Masterplan – Lake St Clair Park* as “the most popular location for camping”);
- immediately adjacent to the water’s edge in the area running from the north-western end of Kelehear Point then along the north-east foreshore to the eastern end of Gindigah Bay – consisting of a gently sloping beach (but with few/no trees) allowing direct access to the water and for boats to be moored adjacent to campsites;





- the relatively level area on the ridge crest to the north-west and south-east of the upper amenities block (inside the loop road) – a relatively well-grassed site with some shade trees, providing a defined location for large group camping and immediate access to amenities and kitchen facilities; and
- at the end of Gindigah Bay between the two points – gently sloping, grassed with few exposed areas, and with good tree cover allowing easy access to the water and for boats to be moored close to campsites in a pleasant setting.



Additional areas used, less preferentially, for “overflow” camping occur:

- on the ridge top - from the eastern end of the Park to the caretaker’s temporary office (location of powered sites) – well grassed with few trees, but less well used due to distance from the water’s edge, limited shade and wind exposure;
- on the western end of Kelehear Point, including around the boat ramp – good grass cover but with very few trees for shade, and a westerly aspect with exposure to hot late afternoon summer sun and cold winter winds.

Campers either use the wood-burning barbeques provided by Council or, more frequently, build their own fire rings or pits (using large stones when available, but often as open/uncontained campfires). The ability to have a campfire is part of the Park’s appeal. However the limited number of formal fire pits has led to the proliferation of ad hoc lighting of fires in these temporary fire pits over much of the foreshore, particularly in the popular areas for camping. The coals, debris and fire pit rubbish are not routinely cleared away by park users. Fire wood is not provided, which has led to damage to trees and vegetation removal in many places.



Most campers/visitors use the large skip bins provided for their rubbish. However the single centralised location of these bins can be a deterrent for some visitors, and rubbish can be a problem in some parts of the Park (although some of this is also wind-blown litter, rather than dumped waste). Visitors discarding cheap (disposable) camping equipment is an emerging problem (as it is at camping grounds elsewhere).

Dogs are permitted within the Park, but must be on-leash at all times (with signage advising visitors accordingly). Brown Snakes are commonly seen in the area, as well as occasionally Red-bellied Black Snakes, and can cause concern for visitors not familiar with wildlife or responding appropriately to venomous snake encounters.

The Park is not a designated alcohol free zone, unlike some other Council managed areas. However drunkenness, and other antisocial behaviours such as vandalism, have not been a major issue at the Park to-date – with anecdotal evidence suggesting that “peer- regulation” by fellow campers (combined with the high level of repeat visits) limits excessive behaviours.

## Visitor Satisfaction

The *Masterplan – Lake St Clair Park* user survey asked respondents to rate the Park's (then) existing facilities – on a scale of 1 to 10 (1 indicating extremely dissatisfied, 5 indicating satisfied and 10 extremely satisfied). Feedback was initially grouped and averaged by respondent type (individual, club/interest group or club member) and an overall (averaged) rating also determined – as shown in Table 1.

**Table 1 Facility Satisfaction Ratings**

Facility	Averaged Satisfaction Rating				Number of responses
	Individual users	Club/interest group representatives	Club members	Overall - all respondents	
Showers	3.2	3.0	3.0	3.1	178
Toilets	3.2	2.6	2.7	2.9	186
Boat ramp	7.1	6.2	5.7	6.3	152
Kiosk	3.6	2.0	1.9	2.5	148
Picnic	4.7	4.3	3.8	4.3	111
Camping areas	6.0	4.8	4.4	5.1	169
Barbeques	4.4	4.5	4.2	4.4	146
Bookings & reservations	5.8	4.0	3.1	4.3	123

Source: *Masterplan - Lake St Clair Park* (2013)

As shown in Table 1, the toilets and showers had low overall satisfaction ratings – of 2.9 and 3.1 respectively (on the 1 to 10 scale) – indicating that visitors were widely dissatisfied with these facilities. Visitor feedback expressed the need for more toilets and showers and/or upgrades to the existing facilities (80% of respondents identified this as a priority when asked to nominate desired improvements at the Park) or improved cleanliness (47% of responses). The kiosk also had a very low satisfaction rating, of 2.5, with many visitors citing short and ad hoc opening hours. Visitors were generally satisfied (or slightly on the lower side of the mid-point satisfaction scale) regarding the camping areas or Park grounds, as well as the picnic and barbeque facilities. Despite this, an improvement in grounds maintenance was suggested by 45% of visitors – and 20% of visitors rated “rubbish and long grass” as the site’s most detracting features of which they would like to see less. Improved visitor facilities – such as covered/sheltered areas, electric barbeques and barbeque areas, children’s playground, drinking water taps, a first aid room, public phone, laundry, baby bath, dump point and lighting were the improvements most suggested by respondents (at an 87% response rate). The boat ramp returned the highest visitor satisfaction rating, of 6.3.

The *Singleton Council Open Space and Recreation Needs Study*, in 2013, included a random household survey of Singleton residents regarding the local government area’s open space, recreation and sports facilities (see Section 3.5.4 for further details). Respondents to this survey similarly expressed dissatisfaction with the “maintenance and upkeep of Lake St Clair” (11% of respondents, ranked as the equal second most frequently cited concern), and were critical of the “the cleanliness and general upkeep”, as well as the inadequate provision, of facilities at Lake St Clair “to cater for the amount of people using them”.

## Management

Council leases the site of the Lake St Clair Park from Water NSW (via the Water Administration Ministerial Corporation), and this agency has no day-to-day involvement in the area's management. However Water NSW does have sole control over the water levels in Lake St Clair, which in turn can affect the lease area and consequently Council's management of the Park (and the area's appeal for visitors).

The Roads and Maritime Service has responsibility for the regulation of recreational boating, navigational safety, and compliance on inland waterways. In practice this extends to those parts of the area leased by that are inundated by Lake St Clair and used by watercraft. Water-skiing and jet skis are permitted on the lake. The lake (as a whole) is also regularly stocked by the NSW Department of Primary Industries, and local fishing clubs, with species such as Australian Bass, Golden Perch, Silver Perch and Catfish.

Council has "contracted" the role of day-to-day management of the Park to an on-site caretaker. This arrangement has been in place since, at least, 2009. A management agreement with the current caretaker is in force until the 30<sup>th</sup> June 2018 (this agreement cannot be transferred to a third party). The agreement outlines Council's and the caretaker's intention to provide a facility to be proud of where co-operative and helpful customer service is provided; where open and honest communications, quality workmanship, and mutual respect are valued; to champion a "can do" outlook; and where safety and wellbeing are a priority.

The defined site and visitor management responsibilities of the caretaker, under the current agreement, include:

- collection of entry and camping fees;
- collecting rubbish and placing it in the skip bins (provided by Council) and arranging for the collection/emptying of these bins as/when required;
- cleaning the amenities blocks and maintaining these in a clean and tidy state, with generally daily cleaning and this increasing to twice daily in peak periods (a weekly cleaning schedule must be submitted to Council) – Appendix A of the agreement specifies tasks to be undertaken when cleaning, and requires that both amenities blocks are to be open if 12 or more campsites are occupied, and further;
- provide consumables e.g. toilet paper;
- cleaning of visitor facilities including barbecues and fish cleaning table, and general removal of rubbish from the grounds;
- maintain gas supply to the barbecues;
- maintain the water storage tanks;
- operate and maintain the electronic booking system;
- operate the kiosk (income derived to be kept by the caretaker);
- prepare a Site Safety Management Plan; and
- maintain security and order in the Park, and notify Council when persons or property in the Park are at risk.

The defined responsibilities of Council include:

- providing receipt books for the collection of Park use fees;
- reviewing and setting fees and charges;
- providing an entry and camping fees notice at the Park entrance;
- maintaining the grounds – including trees, lawn and landscaping;
- maintaining the buildings (other than cleaning), the septic system, electricity infrastructure (including payment for usage, except for the caretaker's cottage), water service and supply, the emergency telephone (including usage costs), all signage, and fences;
- maintaining the boat ramp and roads in good order; and,



- providing Work Health and Safety training and assisting with the preparation of a Site Safety Management Plan.

Over peak use periods – when the number of overnight users is close to, or at, the ceiling 350 campers, and day-visits are also high (such as the Christmas-New Year and summer holiday times) – Council may provide an increased level service within the Park. This can include providing portable toilets, additional rubbish collections, commercial cleaning of park amenities and more regular visits by Council’s Parks and Garden staff to undertake additional inspections and rubbish removal.

Under the current agreement Council reserves the right to allow the sale of food and beverages by others in the Park during approved events or functions. Council also allows the caretaker to camp at the Park to undertake their duties, or to use the caretaker’s office in order to collect fees.

On-site signage directs users to pay the applicable fees at the present caretaker’s office (motor home) at the start of the loop road. The current payment system relies on visitors attending the office, or the caretaker making the rounds of campsites to ensure fees are paid. As there are no defined campsites, other than the powered sites (then only defined by the number of power outlets), it can be difficult to keep track of paid sites/visitors.

Council has constructed a new combined caretaker’s office and residence at the entry to the Park – in order to provide suitable accommodation for the on-site caretaker along with a more appropriately sited Park office. The caretaker can see, and operate, the new boom gate from the new Park office. It is anticipated that the caretaker can better oversee and control visitors entering the Park, and the proper collection of fees, from this location.



Planned works at the Park on funded 2017-18 Capital Works Programme provide for internal refurbishments and repainting to the upper and lower amenities blocks, including the installation of instantaneous gas hot water to the showers in both blocks. The extension of concrete margins, and an LED lighting upgrade, are also funded at the upper amenities block. An accessible car parking space will be provided at the lower amenities block – along with guttering repairs, installation of a roof/ceiling cavity vent, and an LED lighting upgrade.

Issues arising from “gaps” in the Park’s management arrangements and responsibilities, or generated by the Park’s current usage pattern/profile, include the following.

- Grass cover under the trees is not effectively maintained and is worn away by unchecked stormwater flows, vehicle access and heavy use by campers. This ad hoc access and little management of stormwater flows, together with heavy use of the areas under the trees, has led to large areas of eroded ground and compacted soils at these sites. These bare eroded and compacted areas are not repaired and grass does not regrow, and in places continue to erode, as the root causes are not treated, mitigated or avoided.



- Anecdotal evidence indicates that cleanliness, and capacity/number, of the amenities is problematic at busier times (as also evidenced by the user and/or resident feedback in the *Masterplan – Lake St Clair Park and Singleton Council Open Space and Recreation Needs Study*).



- Stormwater flows have undermined the concrete slabs to wood-fired barbeques and picnic tables in many places, exacerbated by the siting of these facilities on slopes as well as grass removal and soil erosion due to usage pressures. The condition, and maintenance, of these facilities does not appear to be regularly addressed.

- The coals, debris and fire pit rubbish from users' campfires are not routinely cleared away by park management – with unattractive old fire places, ash/rubbish piles, and burnt/dead patches of grass scattered regularly throughout all parts of the Park (from the foreshore to ridgeline). The dam foreshore is pitted with fire pit rubbish and remnant/exposed campfire sites which detracts markedly from the appeal of this area.



- Opening times for the kiosk are random and limited, and ice from the storage units is not easily obtained. The kiosk's location distance from the new Park/caretaker's office may exacerbate the challenges of operating the kiosk.
- Campsites are not physically defined/identified and there is minimal effective screening vegetation within most of the usage areas. This can lead to crowding, competition for "prime" sites, and privacy issues – especially at peak use periods.
- Locations for camping are not routinely "rested" to allow rehabilitation of eroded grounds.
- Trees identified as hazardous are not effectively isolated to prohibit camping within the danger/drop zone.
- There is negligible natural recruitment of vegetation (especially shade trees) within the usage zones, and minimal replanting or landscaping efforts to improve site amenity and ensure future shade trees as well as screening vegetation in the long term.
- The management (prohibition) of campfires, and visitors' use of other fires total fire ban days can be problematic.

Council's management efforts are limited to the Park's main visitor access and recreation area – on Kelehear Point – and including the new Park office, caretaker residence and entry area as well as the nearby effluent oxidation ponds and evapotranspiration tree lot. Gindigah Point is not actively managed by Council, and appears to be grazed (and managed by default) by the adjacent landholder. The more sloping area to the south-west of Council's lease may occasionally be subject to fire hazard reduction or other "land management" measures as well as enforcing visitor access/camping restrictions.

## **2.2.3 Use and Condition of Land and Facilities**

The current use and condition of the Park's key areas can be described as follows.

- Kelehear Point (visitor access/use zone) – approximately 15.1% of site:
  - Use – public access (vehicle and watercraft) and recreation for day and overnight uses as well as occasional special/organised events, developments and facilities to support recreational use and for site management, accommodation to support an on-site management presence.
  - Condition – managed parkland dominated by mown/managed grass with scattered or grouped trees, generally in good condition, minor areas of soil compaction/erosion.
- Gindigah Point and north-eastern area adjacent to Carrowbrook Road – approximately 23.4% of site:
  - Use – grazing, negligible public access/use (occasional use of foreshore only), fenced effluent oxidation ponds and evapotranspiration tree lot in south-west.
  - Condition – managed open pasture with few scattered trees, small revegetation plot, generally good condition grazing land with minor areas of slumping and creekback erosion (mostly stabilised), rural fencing in fair/good condition, effluent oxidation ponds and tree lot in good/functional condition.
- Far south-western corner (steeper terrain along foreshore and adjacent to Carrowbrook Road) – approximately 3.3% of site:
  - Use – scenic foreshore not developed or accessible for on-site recreational use, grazing in far south-west.
  - Condition – semi-natural landscape of pasture and native grasses with scattered trees regeneration of native species, naturally revegetating are in generally good condition, managed pasture under wood lot in far south-west as generally good condition grazing land, rural fencing in fair/good condition.
- Waterbody (area subject to inundation at full supply level) – approximately 58.2% of site:
  - Use – part of larger water supply area, water-based recreation and scenic waterbody.
  - Condition – waterbody, sandy and rocky margin where periodically exposed due to water level fluctuations.

As part of its asset management system Council regularly assesses the condition of the built infrastructure, facilities and other improvements within open space (and other) areas. The most recent assessments for the Lake St Clair Park (undertaken in June 2016 and May 2017) identified that the Park's individual assets/facilities ranged in condition from "1 – Excellent, condition only planned maintenance required" (such as the recently installed new/replacement emergency telephone) to "5 – Very poor, unserviceable" (such as bent/broken older wood burning barbecues). These detailed assets/facilities condition assessments are included at Appendix 2.

## **2.3 Natural and Cultural Heritage Values**

### **2.3.1 Natural Heritage Values**

The Lake St Clair Park is, for the most part, a highly modified and managed environment. As such the greater majority of the area's original habitat has been removed or substantially altered, native vegetation cleared, and native animals displaced.



Most of the trees within the visitor use zone of Kelehear Point have been planted (such as under Landcare or volunteer programme, or by Council) with only a few remnant forest/woodland trees. Some species used are not endemic to the region. Elsewhere scattered older remnant trees are dotted among sparse natural regrowth of local tree species.



The Office of Environment and Heritage's on-line "BioNet Atlas" contains recorded sightings of native plants, mammals, birds, reptiles, amphibians, some fish, and some (mainly endangered) invertebrates. These records are drawn together from a number of sources, and include native flora and fauna species listed as threatened (under the *Threatened Species Conservation Act 1995*). The BioNet Atlas does not include any flora or fauna records for the Park. Species recorded within 2 kilometres of the Park are White Mahogany (*Eucalyptus acmenoides*), White-necked Heron (*Ardea pacifica*) and Short beaked echidna (*Tachyglossus aculeatus*) – none are listed as threatened species.

Despite the modified character of the site, the more common adaptable or "cosmopolitan" species of (terrestrial) native animals can be expected to occur, and sometimes be seen, within the Park such as – the Eastern Brown Snake (*Pseudonaja textilis*), Red-bellied Black Snake (*Pseudechis porphyriacus*), common lizards (such as the Common Blue-tongue Skink - *Tiliqua scincoides*) and amphibians, Eastern Grey Kangaroo (*Macropus giganteus*), Swamp Wallaby (*Wallabia bicolor*), Common Brushtail Possum (*Trichosurus vulpecula*), common glider species, Short beaked echidna (*Tachyglossus aculeatus*) and a range of the micro-bats typically associated with open woodland environments.

Birds are the most commonly observed fauna species with a mix of species taking advantage of the waterbody, shoreline, grassland/sedgeland, and open woodland environments. EBird Australia records 27 native bird species as sighted in the Park, as listed in Appendix 3. None of these are threatened species.

### 2.3.2 Cultural Heritage Values

The Park is part of the traditional lands of the Wonnarua Aboriginal people. However as freehold land (originally owned by the Water Resources Commission, now by the Water Administration Ministerial Corporation) the area leased to Council is not available for claim under Native Title (Commonwealth) of Aboriginal Land Claim (State) legislation.

The Office of Environment and Heritage's on-line Aboriginal Heritage Information Management System (AHIMS) does not list any recorded sites or features of Aboriginal cultural heritage value within the Park. However the AHIMS register is far from a complete or comprehensive register, and is focused very much towards tangible Aboriginal sites (where there is remaining physical evidence) with a strong bias towards pre-contact sites and has a dearth of intangible cultural or spiritual sites represented in its listings. The absence of a listing on the register does not necessarily mean that no Aboriginal heritage sites are known, remain or could occur in an area.

The NSW State Heritage Inventory and Singleton Local Environmental Plan 2013 do not list any sites of historic (European) heritage value within the Park.

### 3. PLANNING AND MANAGEMENT CONTEXT

This section provides an overview of the current lease conditions and planning approvals, legislation and planning framework, as well as existing Singleton Council plans, strategies and policies within which this plan of management has been developed.

#### 3.1 Water NSW Lease Conditions

For community land that is not owned by a council, section 37 of the *Local Government Act 1993* requires that any plan of management:

- (a) must identify the owner of the land, and
- (b) must state whether the land is subject to any trust, estate, interest, dedication, condition, restriction or covenant, and
- (c) must state whether the use or management of the land is subject to any condition or restriction imposed by the owner, and
- (d) must not contain any provisions inconsistent with anything required to be stated by paragraph (a), (b) or (c).

The covenants, conditions, restrictions or requirements of the draft lease between Water NSW (via the then Water Resources Commission), the lessor, and Singleton Council, the lessee, that are the most relevant for this plan of management include the following.

- The lease approves use of the site “for camping and recreation”, and use of the caretaker’s cottage and garage as a “residence for the Caretaker, administration of the camping and recreation activities carried out on the land and for ancillary purposes.”
- The written consent of the lessor is required to place, construct, erect, post or paint on the land, buildings or structures any displays, advertising, hoardings, posters, signs, devices or other advertising material other than signs concerned with the safety of persons entering the site.
- Use and development of the site is not to include “any act, matter or thing whereby waters adjacent to such land or any other water stores for the purposes of water supply or irrigation may be dirtied or polluted in any way”.
- The lessee will control foxes, Rabbits and other “noxious animals” on the land and will control “noxious weeds and plants”.
- The written consent of the lessor is required for any tree or vegetation removal or disturbance (“the lessee will not cut down, fell, lop, ringbark, or remove from the said land or destroy any green or dead trees, timber or scrub or any vegetative cover or any regeneration thereof now or hereafter growing or being thereon” ... “will not burn off any grass or timber on the said land”).
- The written consent of the lessor is required for the erection of any “buildings structure fixture or improvements” including the lessor’s approval of the “design, specification and position thereof”.

## 3.2 Masterplan - Lake St Clair Park (2014)

In 2013 Council engaged consultants to prepare a masterplan for the Lake St Clair Park, with the aim being to chart a way forward for the sustainable enhancement of the area and “improve the facilities over the short and long term”, as well as to decide what the area should offer (and the probable costs of doing so) with the intent for the Park to be “a business operation that can pay its own way”.

The Masterplan was on public exhibition during July and August 2014, and was formally adopted by Council in December 2014.

Predicated on the resolution of several initial issues – including a review of utility servicing capabilities, funding scenarios, planning permissibility for caravan park usage, and securing an appropriate long-term lease from Water NSW – the adopted *Masterplan - Lake St Clair Park* envisages the site as “a tourist accommodation and recreation facility that is accessible to a wide range of people looking for affordable activity-based quality holiday experiences”. Key objectives set out by the Masterplan, among other (more financial or managerial) components, are to:

- amplify the capacity of essential services to provide scope for growth in facilities and accommodation;
- allow for a staged improvement programme and development process;
- expand the range of accommodation to more effectively provide for people with disabilities;
- implement best practice environmental management principles;
- ensure that management and improvement of the Park responds to the unique qualities of its location and environmental character;
- continue to provide for day visitors as well as offering a holiday destination that takes advantage of the Park’s scenic location and existing positive characteristics, while preserving environmental values; and
- balance responsible land management and profit/business outcomes.

### 3.2.1 Planned Improvements

The tangible works, or improvements, proposed by the *Masterplan - Lake St Clair Park* (final version as adopted by Council in 2014) are shown on Figure 6 and briefly described below. Implementation of most of these is dependent on the prior resolution of a number of issues – as discussed above – and the majority have yet to be realised. The Masterplan also proposes some modifications to the arrangement of usage or activity areas within the Park, in part to support the tangible works/improvements, as shown on Figure 7. All recommended works are suggested to take place over a 7 year improvement programme.

The Masterplan recommends the development of a park office, associated caretaker’s residence and parking area/layby just inside the Park’s entrance (off Carrowbrook Road) along with a nearby boom gate across the access road. These works have recently been completed by Council, but are yet to be brought into operation or occupied.

Other works, or improvements, recommended by the Masterplan but not yet implemented include the following.

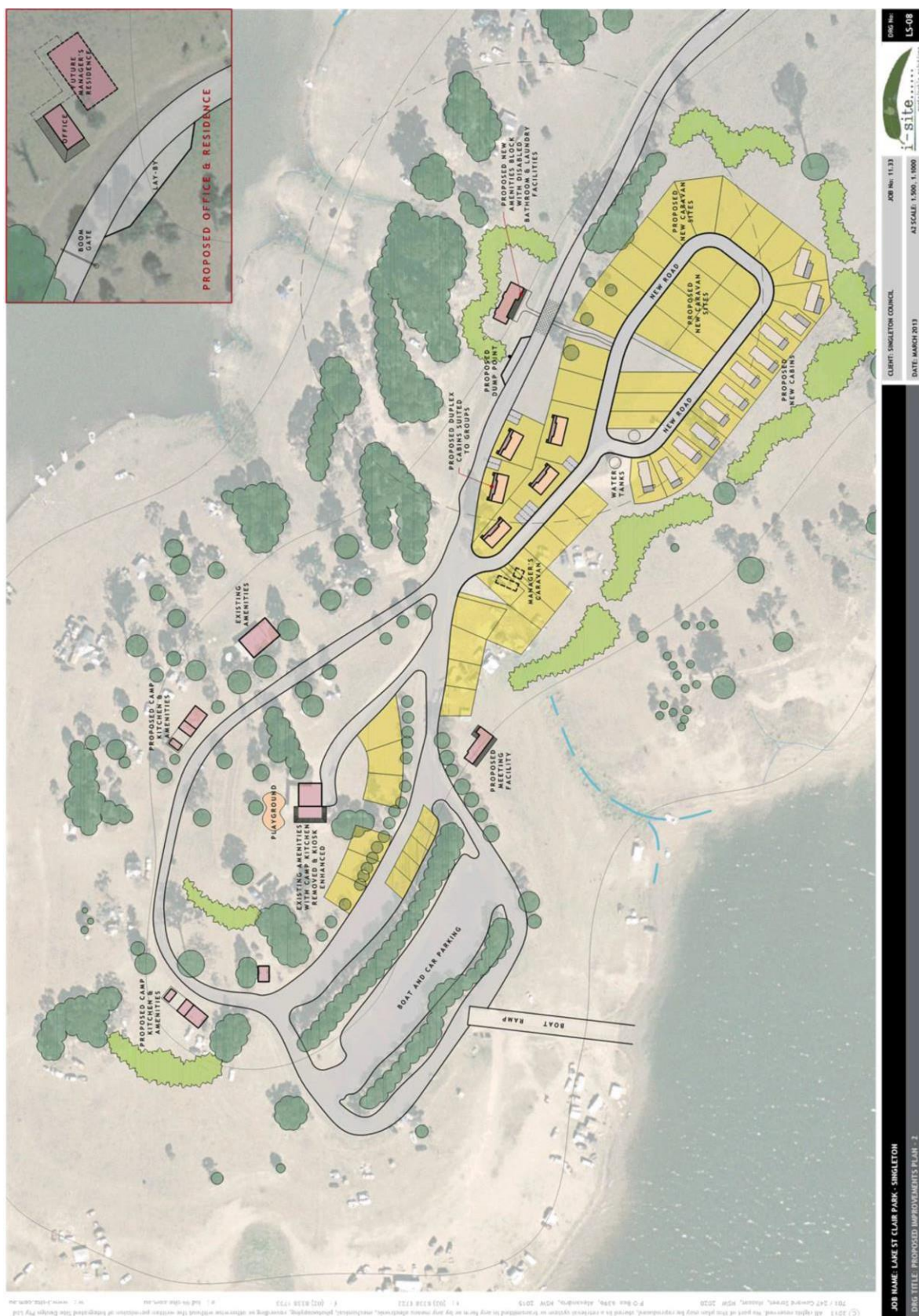
- Upgrading power and wastewater services – The Masterplan determined that the existing power and wastewater services were at capacity and require upgrading to support greater development and use of the Park. The investigation of upgrading options was recommended, noting that wastewater treatment in a drinking water catchment area (such as Lake St Clair)



can be a challenge (and the location and suitability of the current system, in this regard, was unknown), and both power and wastewater treatment in such a catchment can also be costly. This was identified as a priority action by the Masterplan, as many other suggested improvements are dependent on one or both of these services.

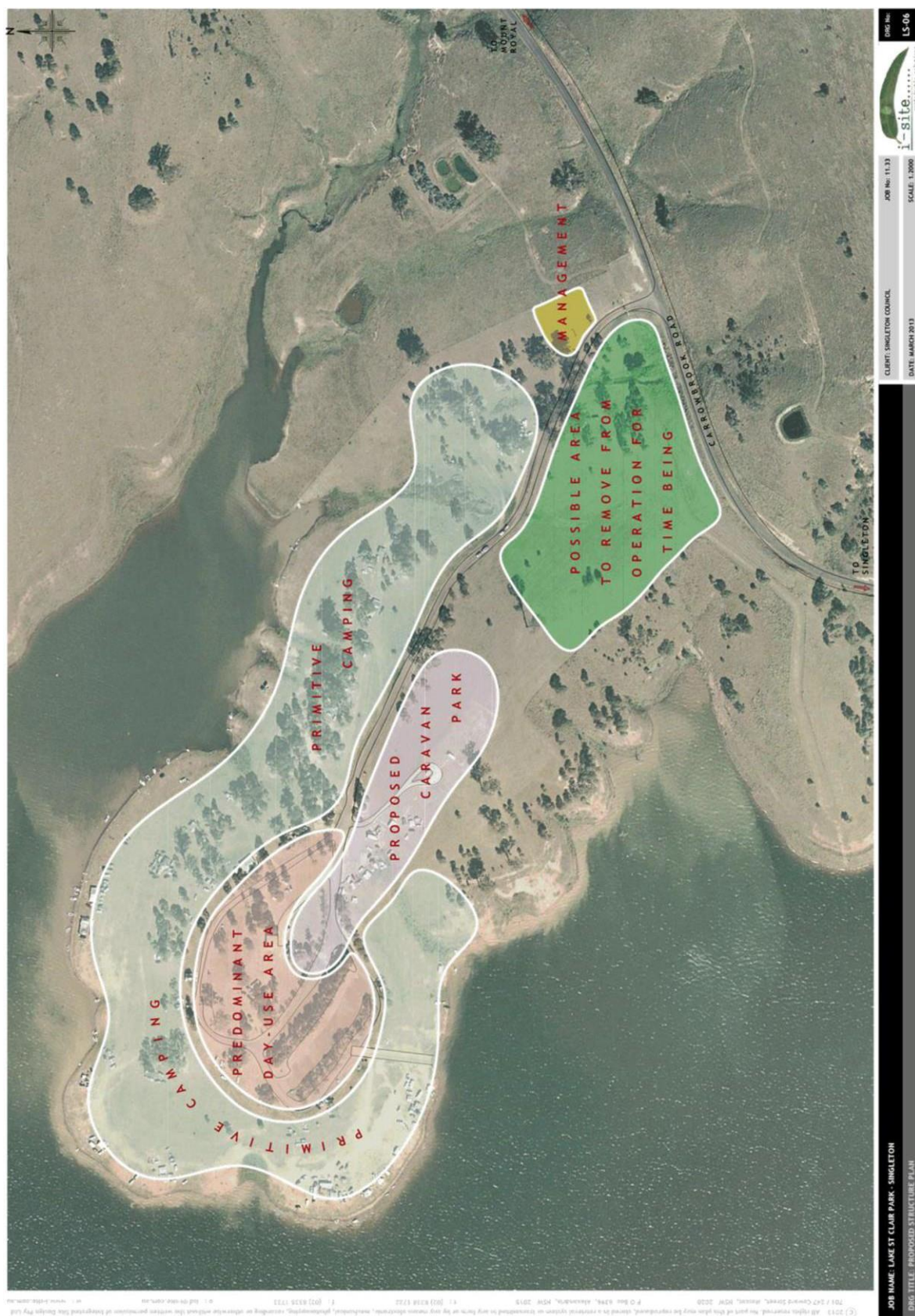
- Powered sites/caravan park formalisation and expansion – Establishment of a formalised caravan park facility (including a loop road system and reticulated services – power, water, sewer/sullage) along the ridge in the area south-east from the existing caretaker's caravan (and possibly extending north-west into the existing upper parking area) – as shown on Figures 6 and 7. This site and services would also support possible introduction of on-site cabins.
- Cabins – The provision of cabins within the proposed caravan park site, mainly as duplex cabins suited to group use (but able to be divided for smaller bookings) as well as some “better quality” (two bedroom) cabins. The Masterplan recommends all cabins to be relocatable structures to allow for flexibility.
- Additional amenities block – A new amenities block, proximate to both the primitive camping zone and proposed caravan park (as shown on Figure 6), to include all-abilities facilities, a laundry and a “dump point”.
- Camp Kitchens – Two new camp kitchens (with a covered seating area, barbeques, sink and basic kitchen facilities as well as possibly an additional, accessible, toilet) located in the northern end of the proposed primitive camping zone – as shown on Figures 6 and 7. The Masterplan proposes conversion of the existing camp kitchen to operate as an enlarged kiosk.
- Enlarged kiosk – Conversion of the existing camp kitchen area to a shop/kiosk facility. The Masterplan proposes removal of the existing kiosk, or its conversion to storage or service/operational space.
- Meeting facilities – A multi-purpose meeting space and adaptable facility to cater for a range of different uses/users, as well as toilets. Seen as a longer term component (subject to review), potentially located between the boat ramp and proposed caravan park – as shown on Figure 6.
- Playground – Potentially sited adjacent to the new/larger kiosk (and existing upper amenities block) – as shown on Figure 6. However the Masterplan acknowledged that “more than one playground could be provided and several locations could be considered”.
- Fencing out south-eastern ridgeline – The Masterplan recommended that the south-eastern end of the ridge (as shown on Figure 7) should be “removed from the operational area of the Park at this time” and fenced out. It noted that the operational area of the Park is large relative to its usage patterns, exacerbating maintenance demands such as mowing and garbage collection, and the closure would assist in addressing this issue. It was considered this area could be re-opened and returned to use in future demand, and viability, permitting.
- Landscaping – A commitment to “planned landscaping” with “appropriate plantings” across the entire 7 year improvement programme, to unify facilities and help ameliorate climatic issues (notably strong winds at certain times of the year).

The Masterplan did not make any specific recommendations regarding the boat ramp or the large garage skips along the margin of the upper parking area (but it did note that this appears to be for ease of pick-up and delivery by truck, and the location is “unfortunate as without a designated area with appropriate screening they are somewhat unsightly especially for day visitors or first time guests”).



**Figure 6 Masterplan Lake St Clair Park – proposed improvement programme**  
Source: Masterplan - Lake St Clair Park (2013)





**Figure 7 Masterplan Lake St Clair Park – proposed changes to activity/usage zones**  
 Source: Masterplan - Lake St Clair Park (2013)



It is Council's intention that the plan of management provide for implementation of the adopted *Masterplan - Lake St Clair Park* proposals and improvement programme – if or when these works or actions become necessary/ desirable or viable.

### **3.3 Planning Controls**

#### **3.3.1 Development Approvals**

Two development approvals relate to the Lake St Clair Park.

DA 446/2009, determined on 10 March 2010, September 2015 approves the operation of a “primitive campground” on the area leased to Council (then part of Lot 5 DP 717572 and part of Lot 2 DP 717573). The following conditions were attached to this development consent:

- the maximum occupancy permitted is 350 campers;
- the primitive camping ground must comply with Clause 132 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*, for the life of the development and Development Consent DA 446/2009;
- appropriate portable chemical toilet facilities must be provided on-site for “one-off” events that will result in a significant number of day-only visitors to the site; and
- the emergency evacuation plan must be reviewed at appropriate intervals to ensure the continued safety of visitors and campers.

This development consent also provided for the approval of attached “plans and specifications”, which included:

- a location sketch with the annotation “primitive camping and proposed office/residence approx. positions” (indicating the site as a whole) – meaning the consent also covers the recently constructed office and caretakers’ residence near the Park entry; and  
a 4-page “Operations Plan” – setting out methods for controlling camper numbers (and setting the maximum camper occupancy as 350 persons or 270 campsites), the provision of permanent facilities (including additional temporary toilets at peak periods), and an attached evacuation plan setting out the location of essential services and evacuation assembly points.

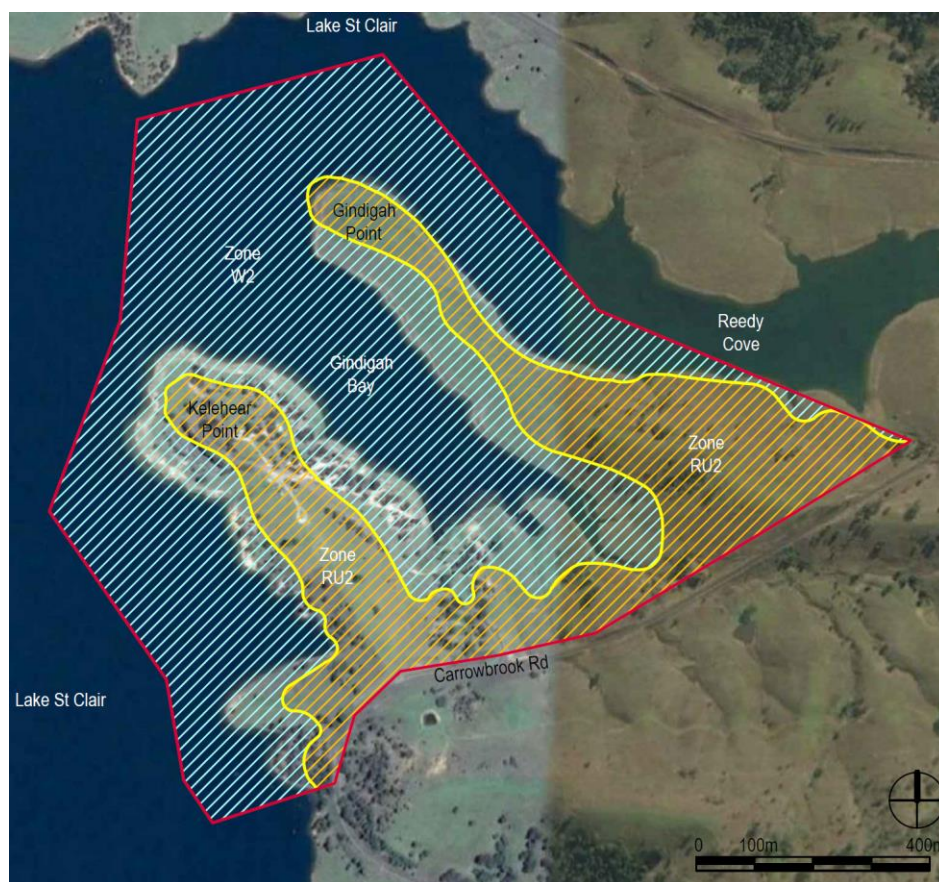
DA 153/2015, determined on 10 September 2015 approves the subdivision of the Water NSW Glennies Creek Dam landholding into two lots. The purpose being to separate/define the Lake St Clair Park leasehold, as required by Water NSW to support subsequent lease negotiations.

The provisions of the plan of management must be compliant with these development approvals and attached conditions.

#### **3.3.2 Singleton Local Environmental Plan 2013**

A plan of management’s provisions must be consistent with the land uses and developments permissible for an area under a local environmental plan and other planning regulations.

The Singleton Local Environmental Plan (LEP) 2013 is Council’s key local land use planning document. It describes land use objectives as well as permitted and prohibited developments and uses for all parts of the local government area according to land use zones. The 2013 LEP covers the Lake St Clair Park, which is zoned RU2 Rural Landscape and W2 Recreational Waterways – as shown on Figure 8.



*Figure 8 Land use zones – Singleton Local Environmental Plan 2013*

Source base plan): Google Earth

The boundary between these two land use zones is the 190 metres AHD contour, which is higher than the Glennies Creek Dam's maximum storage level of 186 metres AHD. This means that a band of land above the lake's "full water supply level", or high water mark, is nevertheless zoned W2 Recreational Waterways (although the back-up of flood waters at a dam's "overfull", or flood discharge, level may result in the inundation of these areas above the normal maximum storage level).

The objectives of the RU2 Rural Landscape zone are to:

- to encourage sustainable primary industry production by maintaining and enhancing the natural resource base;
- to maintain the rural landscape character of the land; and
- to provide for a range of compatible land uses, including extensive agriculture.

Activities permitted without consent in the RU2 Rural Landscape zone include extensive agriculture, home occupations and intensive plant agriculture. Planning consent is required for uses such as the following (of most relevance to the Park) – boat launching ramps, boat sheds, building or signs, business identification signs, camping grounds, charter and tourism boating facilities, community facilities, dwelling houses, eco-tourist facilities, environmental facilities, environmental protection works, helipads, information and education facilities, jetties, marinas, mooring pens, moorings, recreation areas, recreation facilities (outdoor), restaurants or cafes, sewerage systems, and tourist and visitor accommodation. Backpackers' accommodation and hotel/motel accommodation are specifically prohibited in this zone (as intensive livestock agriculture to protect the drinking water values of Lake St Clair).

The objectives of the W2 Recreational Waterways zone are to:

- to protect the ecological, scenic and recreation values of recreational waterways;
- to allow for water-based recreation and related uses; and
- to provide for sustainable fishing industries and recreational fishing.

No activities are permitted without consent in the W2 Recreational Waterways zone. Selected activities (of most relevance to the Park) that are permissible with consent in this zone include boat launching ramps, boat sheds, camping grounds, charter and tourism boating facilities, environmental facilities, environmental protection works, flood mitigation works, jetties, kiosks, marinas, mooring pens, moorings, recreation areas, recreation facilities (outdoor), water recreation structures, and wharf or boating facilities.

The Park is also subject to certain other provisions of the LEP, as follows.

The entire area falls within a mapped “Drinking Water Catchment”. The purpose of such identified planning areas is to “protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages”. This requires Council (or the consent authority) to consider whether or not a proposed development, or activity, is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage when considering any development application in these areas.

Much of the area leased by Council, including all of the area subject to inundation (below the maximum storage level of 186 metres) and the greater majority of the area below 190 metres AHD, is mapped as a “Watercourse” on the LEP’s Riparian Land and Watercourses Map. Although irregular, the area mapped as a “Watercourse” extends as high as midway between the 190 and 200 metre AHD contours in some parts of the Park. The purpose of mapping an area as a “Watercourse” is to protect and maintain water quality, the stability of the waterway’s bed and banks, aquatic and riparian habitats, and the ecological processes within watercourses and riparian areas. When considering any development application in these areas Council (or the consent authority) must consider whether or not a proposed development, or activity, is likely to have any adverse impact on these values/attributes or the free passage of fish and other aquatic organisms within or along the watercourse; implications for any future rehabilitation of the watercourse and riparian areas; the likelihood of increased water extraction from the watercourse; and any appropriate measures proposed to avoid, minimise or mitigate the proposal’s impacts.

The LEP’s provisions regarding “tourist and visitor accommodation in rural and environment protection zones” may also apply to the Park. This permits tourist and visitor accommodation on land zoned RU2 Rural Landscape if a dwelling house is also permitted on that land and other conditions are met. The LEP’s provisions for development near (within 20 metres of) zone boundaries, allowing for some flexibility in the applications of zones and permissible uses (within conditions/limitations), might also apply to the Park area.

### **3.3.3 Singleton Development Control Plan 2014**

The Park is also subject to the Singleton Development Control Plan (DCP) 2014. This more detailed planning document sets out standards and controls in relation to both development generally (for individual buildings to master-planned sites and subdivisions) as well as for specific types of building or development.

### **3.3.4 State Environmental Planning Policies**

State Environmental Planning Policies (SEPPs) are environmental planning instruments addressing matters considered to be of state or regional environmental planning significance, and



may override a local environmental plan in many instances.

SEPPs with potential applicability to the Lake St Clair Park include the following.

State Environmental Planning Policy (Infrastructure) 2007 – The aim of this SEPP is to facilitate the effective delivery of infrastructure across the State, it acts to define certain works or activities carried out by or for a public authority (such as a council) as exempt or complying development largely removing it from the normal assessment/approval process. For a public reserve under the control of or vested in a council these works can range from landscaping and pedestrian pathways to toilets or visitor information centres.

State Environmental Planning Policy No. 21- Caravan Parks – This 1992 SEPP amended the planning definition of a “caravan park” to permit short and longer occupancy in relocatable dwellings. It requires a Council, when granting development consent for a caravan park, to also impose a consent condition “specifying the maximum number of sites (if any) within that land that may be used for long-term residence”. The SEPP also removes any need for a separate development consent to install a moveable dwelling within an approved/lawful caravan park.

## **3.4 Legislative Requirements**

### **3.4.1 Local Government Act 1993 and Local Government (General) Regulation 2005**

The *Local Government Act 1993* is the primary legislation governing the management of Community Land (including land vested in a council – see Section 1.3) while the *Local Government (General) Regulation 2005* provides guidelines for the categorisation of Community Land, the preparation and adoption of draft Plans of Management and other matters such as the issuing of leases and licences on Community Land.

The Act requires a plan of management be prepared for Community Land. It also requires all areas of Community Land to be categorised in accordance with the Act’s nominated categories of Natural Area, Sportsground, Park, Area of Cultural Significance, or General Community Use. The Act then sets out “core management objectives” for each of these categories, as a broad guide to management. The Lake St Clair Park is, at present, uncategorised. The *Local Government (General) Regulation 2005* provides guidelines and criteria to assist in the categorisation of Community Land.

Appendix 1 provides further discussion regarding the categorisation of Community Land under the terms of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

### **3.4.2 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005**

This regulation is applicable to the Lake St Clair Park given that Development Consent DA 446/2009 (see Section 3.3.1) approves operation of the site as a “primitive camping ground” consistent Clause 132 of this regulation “for the life of the development” and sets a maximum permitted occupancy of 350 campers.

Primitive Camping Grounds (PCG) are generally low-key camping grounds that do not require, for example, sealed roads, hot water or laundry facilities. Clause 132 of the regulation deals

mainly with PCGs, with the current (2005) regulation applying to applications for approval to operate a PCG under section 68 of the *Local Government Act 1993* that were determined on or after 1 September 2005 (therefore including the Lake St Clair Park, which was approved as a PCG in 2010).

The regulation requires that water supply, toilets and rubbish disposal facilities are to be provided to a PCG. Firefighting facilities, as specified in the relevant approval, are also to be provided. Unoccupied caravans, campervans and tents are not to be allowed to remain in the PCG for more than 24 hours.

The current regulation provides two options in relation to determining the density of camping within a PCG. An approval to operate a PCG can either:

- designate camp sites where tents, caravan and campervans may be located — in which case the maximum number of camp sites is not to exceed an average of two per hectare (that average being calculated over the total area of the PCG); or
- not designate camp sites — in which case the maximum number of tents, caravans and campervans permitted to use the ground at any one time is not to exceed an average of two per hectare (that average being calculated over the total area of the PCG), with a concession that two or more tents occupied by not more than 12 persons camping together as a group are to be counted as only one tent.

Development Consent DA 446/2009 (see Section 3.3.1) does not designate camp sites, with the calculation of campsites numbers for the Park therefore defaulting to the “average of two per hectare” method. Given that this average is calculated over the total area of a site, and the development consent applied to the entire area leased to Council (at the time, prior to the 2015 subdivision, being 135 hectares) including the lands permanently or periodically inundated by the waterbody, this would give a total of 270 permissible campsites (or potentially up to 3,240 people under the regulation’s provisions). However Council, by observation and experience on the site, has adopted the lower limit of a maximum of 350 campers – as approved by Development Consent DA 446/2009.

The provision that two or more tents occupied by not more than 12 people camping together as a group are counted as only one tent also lends itself to cleared or semi-cleared camp grounds for groups of campers to congregate.

The regulation does not stipulate a minimum or maximum size for a designated camp site and there are no limits on the number of tents, campervans or caravans that may be sited on a designated camp site. There are limits, however, placed on the proximity between each moveable dwelling type as follows:

- 3 metres minimum distance between tents;
- 6 metres minimum distance between campervans, annexes or caravans and others caravans, annexes, campervans or tents; and
- camping is not permitted elsewhere on the site if the PCG approval designates camp sites.

The regulation allows for “no camping” areas to be imposed in nominated areas for reasons, for example, of health and safety or ecological sustainability.

Where a fee is charged for use (overnight) of a PCG the regulation requires that a register must be kept noting the following:

- the registered person occupying the site including their name and address, arrival and departure dates, site identification of occupied site, registration number of a campervan or caravan (as applicable), and the size of the group per camp site; and
- the register must be available for inspection by any authorised person without cost during normal working hours.

### 3.4.3 Other Legislation

A range of other state or federal legislation may have implications for the planning, development and management of the Lake St Clair Park. The likely more significant of these are:

- *Environmental Planning and Assessment Act 1979* – sets requirements for assessment and approval of activity or development proposals;
- *Protection of the Environment Operations Act 1997* – addresses offences, air quality, water quality, pollution control and noise control;
- *Biosecurity Act 2015* – addresses the control of declared noxious weeds;
- *Local Land Services Act 2013* – among other objectives, to ensure the proper management of natural resources (including catchments, noxious/pest animals) in the social, economic and environmental interests of the State, consistent with the principles of ecologically sustainable development;
- *Water Management Act 2000* – provides for the sustainable and integrated management of the State's water sources;
- *Rural Fires Act 1997* – addressing the prevention, mitigation and suppression of bush and other fires in local government areas and rural fire districts to protect life and property as well as infrastructure and environmental, economic, cultural, agricultural and community assets from damage by fire;
- *National Parks and Wildlife Act 1974* – to protect and conserve habitats, ecosystems and wildlife, landforms/landscapes and natural features of significance, and places, objects and features of significance to Aboriginal people;
- *Threatened Species Conservation Act 1995* – provides for the protection of threatened species, populations or ecological communities;
- *Fisheries Management Act 1994* – to conserve, develop and share the fishery resources of the State
- *Soil Conservation Act 1938* – addressing the mitigation of erosion and conservation of soil resources;
- *Disability Inclusion Act 2014* – provides for the provision of services for, and inclusion of, people with a disability;
- Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* – provides for protection and management of nationally and internationally significant flora, fauna, ecological communities and heritage places; and Commonwealth *Disability Discrimination Act 1992* – promotes the rights of people with disabilities.

## 3.5 Singleton Council – Strategies, Plans and Policies

Several existing Council policies, plans, strategies or reports provide planning and management directions for the Lake St Clair Park – some are broad principles or directions, others are more specific recommendations. The main policies, plans and reports are discussed briefly below.

### 3.5.1 Our Place: A Blueprint for 2023

The Singleton Community Strategic Plan – *Our Place: A Blueprint for 2023* – presents a vision for Singleton as “a vibrant and progressive community of excellence and sustainability”.

The Plan's guiding principles most relevant to planning for the Lake St Clair Park include the achievement of long-term economic security, protection and restoration of biodiversity and natural ecosystems, and minimisation of the community's ecological footprint.

The Plan addresses community concerns and visions under the “four pillars” of Our Community, (safe, healthy, smart, united), Our Places (sustainable, accessible, affordable, adaptable), Our



Environment (enhance, protect, balanced, aware) and Our Community Leadership (collaborative, informed, efficient, engaged) – with strategies identified for each pillar. Those most applicable to the Park include the following.

- Our Community – provide a range of activities and events to encourage community participation (Strategy 1.1); offer a range of cultural, sport and recreational facilities to meet the needs of our diverse community (Strategy 1.2); Provide and promote services and facilities that meet the needs of our community through various stages of life (Strategy 1.3); and Revitalise community spaces and places (Strategy 1.4).
- *Our Places* – Offer a range of cultural, sport and recreational facilities to meet the needs of our diverse community (Strategy 2.1); revitalise community spaces and places (Strategy 2.5); and enable and encourage economic diversification (Strategy 2.6).
- *Our Environment* – Collaborate to protect, enhance and improve our environment (Strategy 3.1); and greening of community places and space (Strategy 3.5).

The plan of management should broadly align with the relevant principles and strategies of the *Community Strategic Plan*.

### **3.5.2 Singleton Council - Delivery Program 2014-2018 and Operational Plan 2016/17**

Council's combined 2014 to 2018 delivery program and accompanying 2016-17 operational plan outlines the medium term (four year) outcomes identified to work towards the objectives set out in the *Community Strategic Plan*, as well as specific actions planned to be carried out in the 2016/17 financial year.

In this combined document, under "Strategy 2.1 - Offer a range of cultural, sport and recreational facilities to meet the needs of our diverse community" of the "Our Places" pillar, is the 2016/17 Operational Plan action to "continue the staged implementation of the Lake St Clair Master Plan" as per "Council's Open Space and Recreation Capital Works Program" with a target date of June 2017

The related, stand-alone, "Singleton Council Delivery Program 2014-2018" identifies the similar action to "develop an Action Plan from the Lake St Clair Master Plan" between 2014 and 2019.

### **3.5.3 Singleton Land Use Strategy**

This Strategy outlines key land use policies and principles for the Singleton local government area (supports the vision for Singleton outlined in the later *Our Place: Blueprint for 2023*).

It does not directly reference the Lake St Clair Park. However it notes that "active and passive open space needs are currently well catered for" in both Singleton and surrounding rural areas, but a key issues is "the quality of the open space and maintenance costs", and that "recreational facilities are reasonably well catered for within Singleton".

The Strategy also acknowledges that "protection of urban water supply catchments is a priority" and that "measures to identify and protect Singleton's urban water supply catchment may be implemented through the LEP and should take into account the recommendations of the Glennies Creek Total Catchment Management Study".

### 3.5.4 Singleton Council Open Space and Recreation Needs Study

This 2013 study (an update of the previous similar study from 2002) analysed issues around the provision and adequacy of open space, recreation and sports facilities and identified a schedule for the future provision of these assets across the local government area. The aim being to “create an accessible and integrated network of spaces and places that provides a diverse range of sport and recreation opportunities for the community” and deliver “interesting spaces that are activated and encourage physical activity, creativity and social connections”.

Lake St Clair was identified as a “specialised sport and recreation park”. The Study described it as a facility which “provides significant outdoor recreation opportunities for a large catchment of users” but one that “requires major upgrades relating to amenity and operation”. Accordingly the Study’s Implementation Plan proposed the following action for Lake St Clair – Once finalised, implement the master plan for the future improvement of the facility including an upgrade to the caretakers facility and recreation infrastructure (Reference 3.2.35) and identified this as a high priority action which was seen as “to upgrade the amenity and functionality of the facility”. This proposed action, however, was not included in the Study’s “Prioritisation Schedule” (Table 32) which listed 41 priority actions across the local government area.

The Study included a community survey (a random household survey) into resident’s opinions regarding the area’s open space, recreation and sports facilities. Lake St Clair was identified by 7% of respondents (ranked equal 5<sup>th</sup>) when asked to identify what they like about the sport and recreation opportunities currently available in the local government area. However when asked what they don’t like about the current sport and recreation opportunities available 11% (ranked equal 2<sup>nd</sup>) expressing dissatisfaction with the “maintenance and upkeep of Lake St Clair”. Comments were critical of the “the cleanliness and general upkeep of Lake St Clair” and that “Lake St Clair’s facilities are inadequate to cater for the amount of people using them”. The Study also identified that the community would like to see general improvements at Lake St Clair – respondents offered comments such as “it has so much potential”, “Lake St Clair is a great facility, however requires a kiosk” “it would also benefit from a pontoon for tying up boats and kayaks, as well as for swimming” and “improvements to amenities, cabins and development of a new managers/caretakers cottage” were desirable.

The Study, including the community survey findings/feedback, will inform preparation of the plan of management.

### 3.5.5 Hunter Valley Visitor Economy Destination Management Plan

The aim of this Destination Management Plan (Draft 25 March 2014) is to “*double the value of the Hunter Valley’s visitor economy by 2020*”. Singleton Council partnered in preparation of the Plan with Cessnock City Council and the Hunter Wine and Tourism Association Board. The Plan’s approach is to build the attraction of the Hunter Valley to visitors as food and wine experience and extend such visits/experiences with second-tier activities (such as fishing).

Identified strategic priorities and actions – with some relevance to the Lake St Clair Park - include:

- Strategic Priority One – Grow destination appeal and Hunter Valley brand awareness with key actions, including building and promoting second-tier experiences and activities on themes of nature (soft adventure); and
- Strategic Priority Four - Develop the Hunter Valley’s destination products and experiences focusing on, amongst other aspects, experiences in nature (e.g. fishing) with key actions including to develop a network of wayside stops to service touring visitors and a network of recreational vehicle services, parks and parking areas.

“Part B – Strategic Actions” of the Destination Management Plan identifies the “Lake St Clair fishing and recreation park” specifically as an example of an existing experience with “high-potential” to attract visitors and increase the length of stay in the Hunter Valley. The “Lake St Clair Recreation Ground” is listed as a caravanning/RV/camping destination and assessed as suitable for “leveraging” off those visitors attracted to experiences in the wine and food, heritage and nature/soft adventure themes (or to participate in product development to further strengthen these themes).

Recommendations for early or immediate development more generally include the development of a “World Heritage Nature Trail” and cycling and walking trails.

### 3.5.6 Singleton Community – Environmental Sustainability Strategy and Action Plan

This 2016 Plan “aims to directly contribute to the realisation” of the vision identified in Council’s Community Strategic Plan (Our Place: A Blueprint for 2023). The Plan identifies several sustainability themes, and sub themes, with a focus of actions for each. Actions more applicable to planning, development and management of the Lake St Clair Park are set out in Table 2.

**Table 2 Environmental Sustainability Strategy and Action Plan – Themes, Sub-themes and Action Focus**

Sustainability Theme	Sub-theme	Focus of Actions
Human settlement	Community Lands	<ul style="list-style-type: none"> <li>• Demonstrate sustainable principles</li> <li>• Provide local habitat</li> </ul>
	Heritage	<ul style="list-style-type: none"> <li>• Improve community knowledge</li> </ul>
Water	Water efficiency	<ul style="list-style-type: none"> <li>• Improve water efficiency practices</li> </ul>
	Wastewater management	<ul style="list-style-type: none"> <li>• Facilitate best practice of wastewater management</li> </ul>
	Stormwater	<ul style="list-style-type: none"> <li>• Improve management of stormwater runoff</li> <li>• Improve monitoring of waterways</li> </ul>
Energy	Energy efficiency and renewable energy	<ul style="list-style-type: none"> <li>• Promote best practice for energy efficiency</li> <li>• Promote use of renewable energy sources</li> </ul>
Waste	Waste avoidance and beneficial re-use	<ul style="list-style-type: none"> <li>• Provide services/infrastructure to maximise recycling and re-use of waste</li> </ul>
	Litter and illegal dumping	<ul style="list-style-type: none"> <li>• Deter dumping on public land</li> </ul>
Atmosphere	Air quality	<ul style="list-style-type: none"> <li>• Reduce contribution of wood smoke to local air pollution</li> </ul>
Climate Change	Adaptation to climate change and natural disasters preparedness	<ul style="list-style-type: none"> <li>• Build community resilience to climate related natural disasters</li> </ul>
Biodiversity	Plant and animal pests	<ul style="list-style-type: none"> <li>• Integrated control</li> </ul>
	Terrestrial and Aquatic Ecosystems	<ul style="list-style-type: none"> <li>• Demonstrate best practice management of biodiversity and encourage restoration (e.g. on Council reserves)</li> </ul>

Having identified these themes and focus of actions, the Plan details an action plan within the context of the four planning pillars identified in Our Place: A Blueprint for 2023 document. The



plan recognises the Lake St Clair Park as “an attractive setting for water-based activities, day tripping and camping” and specific actions relevant to the Park include (as part of “the Our Places” pillar):

- Action 2.2.25, identified as a medium priority (for delivery within 4 years) – “upgrade the Lake St Clair Treatment Facility as part of the Lake St Clair Master Plan...to meet Council On-site Sewage Strategy requirements” in order to minimise the risk of contamination of Lake St Clair; and
- Action 1.3.1, identified as a medium priority (for delivery within 4 years) – “improved management and protection of riparian zones located within public open spaces, and with respect to plans of management for open space identify and prioritise riparian areas requiring regeneration and rehabilitation (for increased public recreation and to support connectivity with the broader landscape).

### **3.5.7 Disability Access Plan 2020**

The Disability Access Plan 2020 aims to achieve “a truly inclusive environment for all, with the aim of contributing to the liveability of the community for all its residents and those who visit”. Strategies and actions relevant to planning for the Lake St Clair Park include:

- providing information in multiple formats to meet varying requirements of people in the community;
- improving accessibility of the built environment by (among other actions) undertaking asset audit plans of parks and implementing recommendations, providing accessible public toilets in rural locations, and linking actions and outcomes of the Disability Access Plan to relevant asset management plans; and
- enhancing social and recreational opportunities for people with a disability.

### **3.5.8 Council Policies**

Of Council’s currently approved policies, the most relevant to the planning and management or operation of the Lake St Clair Park is the Asset Management Policy. This broadly outlines the principles and requirements of Council’s approach to asset management in a structured and co-ordinated manner to provide the desired “level of service” as consistent with Council’s Community Strategic Plan.

## **3.6 Regional Open Space and Tourism Context – Competing and Complementary Attractions**

Lake St Clair and the Lake St Clair Park are not unique attractions in the mid or upper Hunter Valley. Several other camping, day-use and watersports destinations are associated with other dams in the region. There are also other nature-based attractions, such as nearby national parks and a number of privately operated natural-setting, nature-based or “eco” destinations. However the *Masterplan - Lake St Clair Park* also noted that, in the immediate Singleton area, the Park “has little local competition”.

Planning for the Lake St Clair Park should acknowledge these competing and complementary regional attractions, the most relevant of which are briefly described below (in order of proximity/accessibility from the Park).

## **Mount Royal National Park and Youngville Campground**

The entry to Mount Royal National Park is located further north along the Carrowbrook Road, and Mount Royal Road, around 20 kilometres from the Lake St Clair Park. The main facility and activity site is Youngville Campground, near the Park's centre, in a hilly heavily forested setting with unsealed road 2WD access (but 4WD access only in wet weather). This small low-key remote site offers camp sites (un-marked, but with a small camping fee per night), picnic tables, free gas and wood-burning barbeques (timber supplied), composting toilets and a fire ring. Tank water is available, but not suitable for drinking. The camp ground offers a base for four-wheel drive touring as well as walks, on marked tracks, through the surrounding "Gondwana Rainforests of Australia World Heritage Area" and to scenic lookouts (such as the Pieries Peak Walking Track to a scenic lookout across the Hunter Valley and Lake St Clair).

Mount Royal National Park offers a low-key and semi-remote "forest and range" nature-based experience, strongly focused on nature and landscape appreciation, with limited facilities and more challenging access as well as fewer other users. It is not comparable to the Lake St Clair Park experience however, given its proximity, it could be an attractive day-visit destination for lake-based users.

## **Lostock Dam Park and Lostock Dam Caravan Park**

Situated approximately 15 kilometres directly east of the Lake St Clair Park, Lostock Dam on the Paterson River and the nearby Lostock Dam Caravan Park is over 60 kilometres north of Singleton. There is no direct link between these two sites, other than via Singleton (a total distance of over 95 kilometres). Lostock Dam is smaller than Lake St Clair, and the foreshore and waterbody much less accessible and developed for recreational use – with only an unsealed boat ramp with few supporting facilities. Despite this the dam is a popular attraction for water sports (boating, windsurfing, canoeing and swimming), fishing, bushwalking, picnicking, sight-seeing (with vantage points offering views over the lake and Mount Royal Range) and bird watching. However waterskiing and jetskis are not permitted on the dam (which has an 8 knots speed limit). The main facilities area is the privately operated Lostock Dam Caravan Park located below the dam wall, on the Paterson River rather than the dam waterbody itself. This commercial site has sealed road access and offers a camp ground with powered and unpowered tent and caravan sites in an open grassy setting, toilets/showers, laundry, picnic areas (with shelters and barbeques), playground, games/recreation room and a kiosk. Campfires are allowed (conditions permitting) as well as dogs on-leash.

Overall Lostock Dam offers a higher standard of facilities and a more managed setting than now found at the Lake St Clair Park – however these are located somewhat away from the dam margin. It has more limited access to the waterbody, fewer facilities directly supporting use of the dam and foreshore, and a more limited suite of permissible on-water activities.

## **Lake Liddell Recreation Park**

Directly west of the Lake St Clair Park, the Lake Liddell Recreation Park is located 15 kilometres south of Muswellbrook and over 60 kilometers from Singleton (over 95 kilometres from the Park). Located on the foreshore of the Lake Liddell, in sight of the Liddell and Bayswater Power Stations, this park previously offered a range of water-based activities - however access to the waterbody is now permanently prohibited (due to health risks). The Lake Liddell Recreation Area remains open for camping and land-based activities, and is being redeveloped as an "action and activities" attraction (offering activities such as rock climbing, laser tag and indoor skydiving with future plans for a mountain bike track, "bootcamp" course and go-kart/driver training course). It is also a venue for regional-level events and festivals. The commercial camping and caravan component of the site offers grassy unpowered sites and some powered

sites, a refurbished toilet/shower block (with all-abilities access), picnic tables and barbeques, and a sunset viewing point. RVs are accommodated with larger sites and a “dump point”. Dogs are permitted on a leash, and the site has a resident manager.

In terms of setting, attractions and activities the Lake Liddell Recreation Park is significantly different to the Lake St Clair Park. However this site’s camping component appears comparable to, if slightly more developed and intensively managed than, the Park.

### **Glenbawn Dam and Lake Glenbawn Holiday and Recreation Park**

Glenbawn Dam is located 20 kilometres east of Scone and over 95 kilometers from Singleton (over 130 kilometres from the Park). Lake Glenbawn covers an area almost twice the size of Lake St Clair. The area around the lower reaches of the dam is a State Park and managed, by a commercial operator, as the heavily patronised Lake Glenbawn Holiday and Recreation Park – accessible by a sealed road from the New England Highway.

This is a large and, in places, very developed attraction. It offers a range of accommodation – from cabins/bungalows and villas, through caravan and RV sites, to waterfront camping sites (powered and unpowered) in wide grassy areas with scattered shade as well as basic “bush camping” sites. A range of more typical facilities are provided – such as toilet/shower facilities, picnic areas, barbeques, and playgrounds – as well as more developed attractions including tennis courts, archery, mini-golf and a recreation hall. A kiosk offers basic supplies, as well as boat hire. Lake Glenbawn State Park has several boat ramps and the large waterbody supports a range of watersports – pleasure boating, fishing, waterskiing, jet skis, wake boarding, sailing, wind surfing, canoeing/ kayaking, stand-up paddle-barding, and swimming.

Glenbawn Dam, and Lake Glenbawn Holiday and Recreation Park, offer a similar (and perhaps larger) range of water-based activities than are available to visitors to the Lake St Clair Park. However the site’s land-based facilities are more developed or higher standard and cover a larger area, as well as offering a wider range of settings and activities, than now available at the Park. This attraction is also slightly more easily accessible from the New England Highway.

### **Privately Operated Destinations**

Several privately owned and managed nature-based or “eco” destinations, offering natural settings and/or experiences very broadly similar to the attractions or activities offered at the Lake St Clair Park are also located in the wider mid or upper Hunter Valley region. However the majority of these offer roofed accommodation, some with camping options (including permanent tented accommodation), most at a standard of facility and experience above – or far above – that offered at Lake St Clair Park.

The closest of these to Lake St Clair Park is Callicoma Hill Eco-Cabins – located 14.5 kilometres north on Mount Royal Road, just south of Mount Royal and Barrington Tops National Parks and overlooking Lake St Clair. Callicoma Hill provides self-catering, environmentally sustainable, cabin and bunkhouse accommodation and bush camping facilities set in a mostly forested 120 hectare property (with small organic farming and grazing areas). The property has three short (marked) forest bushwalks from 10 to 30 minutes duration, as well as easy access to the visitor facilities and activities in nearby Mount Royal and Barrington Tops National Parks.

Other privately operated destinations are found further from Lake St Clair Park, including (within 100 kilometres) the following:

- Corunna Station (Belford, 50.5 kilometres distant) – three luxury cottages in a 100 acres rural property, a former sheep station dating from 1880 with several original agricultural buildings;



- Dashville/Hunter Tent Stay (Lower Belford, 57 kilometres distant) – a purpose built secluded bushland venue and campground (catering mainly for group and event use);
- Donybrook Eco Retreat (Luskintyre, 72.5 kilometres distant) – three luxury permanent tents, within a 100 acre bushland and pastoral/farming property offering views and Hunter River access;
- Lovedale Cottages (Lovedale, 75 kilometres distant) – six cottages nestled amongst native shrubs and trees;
- several properties/attractions in the Moonabung Range at Vacy (80-85 kilometres distant) – mostly up-market destinations including Cabins in the Clouds, Eaglereach Resort, Banjos Bushland Retreat and Arinya Lodge;
- Heritage Retreat (Allynbrook, 85 kilometres distant) – self-contained luxury accommodation in an historic (circa 1881) school and residence, set in riverside garden grounds; and
- Somewhere Unique (Wollombi, 94 kilometres distant) – luxury, small capacity (couples), eco-friendly accommodation in a bushland setting with views.

## 4. BASIS FOR MANAGEMENT

The future management, use and development of the Lake St Clair Park is founded on and shaped by a number of considerations – including legislative requirements and existing planning or policy directions, Council's and the community's aspirations for the area, the Park's values, and the issues and pressures or threats to which the Park and its values are subject.

This section draws these considerations together to derive a "vision statement" for the Park, identify the categorisation (as required under the *Local Government Act 1993*) applicable to the Park and the consequent broad management directions as set by the legislation, and identify board management objectives for the area. Together these form the basis for management of the Park, and have informed the development of Management Actions as described in the following Section 5.

### 4.1 Legislative and Policy Framework

This Plan of Management must comply with the provisions of the *Local Government Act 1993*, *Local Government (General) Regulation 2005* and *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* as well as the requirements of other applicable legislation and the current Local Environmental Plan, as described in Sections 3.3 and 3.4. It must also be guided by existing Singleton Council (and State) planning documents, policies and directions.

### 4.2 Consultation and Constraints

#### 4.2.1 User and Community Views

The *Local Government Act 1993* requires that draft plans of management, once prepared, are placed on public exhibition for community consultation and feedback. While neither this *Act* nor *Local Government (General) Regulation 2005* require community notification or consultation during preparation of a draft plan of management, it is good practice for plans to be prepared taking into account the known views of users, stakeholders and the wider community. This particularly applies in relation to the values and uses of a place and aspirations for its future.

The preparation of this plan of management has considered the views of users and the community as expressed through and the user survey undertaken as part of the *Masterplan – Lake St Clair Park* and the community survey undertaken as part of the *Singleton Council Open Space and Recreation Needs Study* – as discussed in Sections 3.2 and 3.5.4 respectively.

#### 4.2.2 Management Constraints

The *Local Government Act 1993* requires that a plan of management for an area of community land not owned by a council "must state whether the use or management of the land is subject to any condition or restriction imposed by the owner" and "must not contain any provisions

inconsistent” with these anything required by these conditions or restrictions or other “trust, estate, interest” in the land (Section 37 (c) and (d)).

Accordingly the provisions of this plan of management have been formulated to be consistent with the conditions set out in the current Water NSW lease – as discussed in Section 3.1.

## 4.3 Values

A number of values have been identified for the Lake St Clair Park. Values are what make a place important, they can be based on a site’s inherent attributes (such biological or cultural heritage values) or be ascribed to a place through usage or as perceived/nominated by the community, or both.

A plan of management is a values-based document – meaning that management actions are shaped to reflect, maintain and enhance the values of a place.

Most of the Park’s values relate to its role as a popular outdoor recreation venue for both land and water-based activities. This in turn stems from its position as the only (permitted and usable) public access point on the foreshore of Lake St Clair.

The Park is highly valued by **fishing and water-sport** enthusiasts, who use it as a base and access point (as well as a venue, in terms of those portions of the site inundated by Lake St Clair) mostly for boat-based fishing, and occasionally for shore-based fishing, as well as for a wide range of on-water recreation activities (both motorised and non-motorised).

The Park is highly valued by people seeking a **camping** experience in a modified or semi-natural and less-developed setting with a basic standard of facilities. Such “camping” includes all forms of self-contained overnight stays – from vehicle-based “swag” camping to caravans and mobile homes/RVs. The Park’s value as a camping destination is, for the majority of users, closely associated with its attraction as a fishing and/or water-sports destination.

The Park has value as a **day-visit and sight-seeing destination** for Singleton and Hunter Valley residents as well as an attraction for visitors or tourists to the Singleton area. The Park’s water access, managed but low-key semi-natural setting, picnic facilities, scenic location, sealed road accessibility and proximity to other attractions (such as Mount Royal National Park) or touring routes all contribute to its appeal as a day-visit destination (depending on the particular experience visitors are seeking).

The Park is valued for its **attractive setting and scenic views** – offering a picturesque, tranquil and low-key location with views across the lake to surrounding farmlands and rolling hills, backed in places by higher forested hills and ridgelines.

The Park is valued by schools, sporting, youth, community and other groups as a **venue for organised or special events** – such as end of year camps, fishing or other competitions, community activities, fund-raising events, as a destination for “trips away”, and others.

Table 3 lists the assessed level of significance for each of these key values identified for the Lake St Clair Park.



**Table 3 Values Identified for Lake St Clair Park and their Level of Significance**

Value	Level of Significance				
	Local	District	Regional	State	National
Fishing and water-sport destination			✓		
Camping destination			✓		
Day-visit and sight-seeing destination		✓			
Attractive setting and scenic views		✓			
Venue for organised or special events		✓			

## 4.4 Issues or Threats

Issues or threats to the values, and in this instance the uses, of a place use also need to be considered in shaping a plan of management. This is to ensure that threats to values and other management issues are adequately addressed by the management objectives and actions prescribed by a plan.

Issues and threats for Lake St Clair Park have been identified from:

- user and stakeholder views as identified by the *Masterplan – Lake St Clair Park and Singleton Council Open Space and Recreation Needs Study*, as well as in Council's feedback/complaints records for the Park;
- Council's "Risk Register" for the Park, completed in 2017;
- on-site inspections and assessments of the Park's threats and management issues;
- discussions with Council staff;
- review of the current Water NSW Lease, *Masterplan – Lake St Clair Park* and other background material; and
- an assessment of competing and complementary water or nature based outdoor recreation attractions and the Park's regional context.

Table 4 lists the management issues or threats to values and uses as identified for the Park and its operation (grouped by broad headings). Other than issues relating to the Park's tenure, Water NSW lease and its conditions, Lake St Clair more widely, and over-arching planning/permisibility issues most of the management issues or threats listed in Table 4 relate to the Park's main visitor access and recreation area of Kelehear Point. Issues and threats range from high-level issues (such as the site's future lease from Water NSW) to small- scale site-specific operational matters (such as signage or litter control).

**Table 4 Management Issues or Threats to Values**

Management Issues or Threats to Values
<b>Tenure/Lease</b>
Current Water NSW lease approves use of the site for a "recreation area"
Long-term security of Council's "tenure"
Renewal and duration of the site's lease from Water NSW to Council

<b>Management Issues or Threats to Values</b>
<b>Management of Lake St Clair</b>
Lake water levels (and flooding) are managed independently by Water NSW, with potential to impact on recreational use/value and amenity of the Park
Water NSW is responsible for approving and managing boating on inundated parts of the lease area, with potential to impact on the recreational use/value and amenity of the Park
Contamination of lake water by Park operations (sewage, sediment, stormwater, litter, etc.)
Water NSW lease requires Council to not use or develop the site to pollute the adjoining waters "in any way"
Water NSW lease gives the Department of Primary Industries sole responsibility for managing fish stocks and fishing within the lake, with potential to impact on the Park's recreational use/value
Algal blooms in the lake, or other water contamination/hazards, have the potential to impact on the Park's recreational use/value and amenity
<b>Park Operation/Administration and Financial Viability</b>
Operation of the Park may strain Council's resources and divert funds from other priority projects
An on-site management presence is important for the Park's safe operation, routine maintenance, visitor management and services (including fee collection), and monitoring
Alternative lease/licence or contractual arrangements for an on-site management presence, including possible alternative business models, may better support the Park's viability and efficient management
Duration of any on-site management contract, sub-lease or licence is limited by the term of Council's lease from Water NSW
Over peak use periods Council may need to provide an increased level service within the Park to support the on-site caretaker's efforts and ensure quality (and safe) visitor experiences
Improved monitoring of compliance with booked/paid visitor numbers and length of stay
Lack of a structured visitor monitoring and survey regime to inform management
Permit requirements for group, organised or special event use
North-eastern point is not fenced off from the adjacent private property and is informally grazed without any licence, permit or other approval/arrangement from Council
Water NSW lease requires Council to not overstock the site, requiring management of grazing intensity on the north-eastern point and elsewhere
<b>Planning Issues/Approvals</b>
Council's current development approval limits use of the Park to operation of a "primitive campground"
Development/use of the Park as a caravan park is not permitted under the current RU2 Rural Landscape zoning
Inconsistencies between the Park's current RU2 Rural Landscape zoning under the Singleton LEP and the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i> provisions re "primitive camping grounds" in relation to use by caravans.
The W2 Recreational Waterways zoning, and likelihood of inundation at the dam's "overfull" (or flood discharge) level constrain the type and siting of built facilities close to the shoreline
Plan of management can authorise an on-site caretaker to be resident on the Park
Planning assessments and approvals (as/when required) for major works
<b>Health, Safety and Hazards</b>
Emergency response and evacuation plan/preparedness
Bushfire risks to life and property within Park
Restricting/managing visitors' use of fire on total fire ban days
Preventing escape of uncontrolled fires from the Park to adjoining properties
Identification and management of hazardous trees
Risk of injury to visitors, caretaker/contractors and Council staff

<b>Management Issues or Threats to Values</b>
Basic first aid facilities and support are warranted on-site, especially at peak use periods
Ensuring effective and reliable emergency communication
Safe and appropriate storage of chemicals, gas bottles and other hazardous substances on-site
Risk of antisocial, violent or illegal behaviour by visitors – including possible management of alcohol use on-site
Potential to support on-site management presence with Council Ranger patrols/presence
Absence of navigational lights, or other lighting, at the boat ramp
Potential for snakes and dangerous/hazardous wildlife
<b>Access and Traffic Management</b>
Need for an implementation of an after-hours closure regime
Enforcing speed limits on access road
Poor entry experience with a “mish-mash” of signs/messages
Potential for Park entry/office traffic to back-up creating a hazard for vehicles turning off Carrowbrook Road
Safely managing one-way traffic flows at the new boom gate
Potential for detouring around the new boom gate, and unauthorised vehicle entry
Impacts of unmanaged/uncontrolled vehicle access/movement – multiple or braided/widened tracks, soil compaction under/around trees, erosion, stormwater funnelling and possible safety issues
Short-cutting by vehicles with boat trailers impacting landscape values and plantings at the head of boat ramp
<b>Facilities and Infrastructure</b>
Water NSW lease requires Council to obtain approval for the design and siting of “buildings, fencing or other improvements” on the site
Capacity of the Park’s existing facilities exceeded on about 12 days each year
Power and wastewater systems are currently at capacity
Trucking potable (and other) water supplies to the Park is an on-going operational cost, measures to reduce water consumption would be beneficial
Appropriate/target levels of service and maintenance standards for facilities and infrastructure
Cleaning frequency/schedule for, and cleanliness of, toilet/amenities block(s) can be a source of visitor dissatisfaction
Toilet/amenities blocks are inadequate for peak periods, requiring portable supplementary facilities at peak demand/use times
“Threshold” policy of only opening one toilet/amenities block until a specified number of users is on site is a source of visitor dissatisfaction
Toilets and showers have low overall satisfaction ratings among surveyed visitors, who sought more toilets and showers and/or upgrades to existing facilities or improved cleanliness
Toilet/amenities blocks are not accessible/suitable for all-abilities use
Several minor improvement works at the toilet/amenities blocks are funded on Council's 2017-18 Capital Works Programme, including improved all-abilities access to the lower toilet/amenities block
Camp kitchen capacity is inadequate for peak demand/use periods
Kiosk operation is sporadic, and a source of visitor dissatisfaction
The powered sites area is unshaded and exposed, with bare/worn areas of hard-packed soil
Surveyed visitors expressed a desire for a range of additional or improved facilities including – covered/sheltered areas, electric barbeques and barbeque areas, children’s playground, drinking water taps, first aid room, public telephone, laundry, baby bath, dump point and lighting
The 2014 Masterplan (approved by Council) provides possible directions for the improvement of existing facilities and infrastructure, additional or new facilities, and the



<b>Management Issues or Threats to Values</b>
reconfiguration of usage areas to enhance and broaden visitor experiences, improve sustainable management, and support the Park's financial viability
Limits on the level and intensity of site and facility development may be warranted to maintain the Park's low-key less-developed character, semi-natural, and "quiet appeal"
Limited provision, and uneven distribution, of park/picnic furniture (picnic tables, seating, fireplaces) relative to overall visitor numbers and favoured locations
Most wood-burning fireplaces/barbeques and many picnic tables area in poor repair (undercut/eroded, crumbling footings, etc.)
Existing day-use area is not identified/signposted for this purpose
Lack of shade at existing day-use area/facilities
Park furniture/facilities (picnic tables, seating, fireplaces) are routinely monopolised by campers
Current caretaker's office and living/work area detracts for amenity of a main usage area, but will become redundant upon occupancy of the new caretakers office/residence
Absence of a pontoon or jetty supporting use of the boat ramp (but varying water level constraints)
Facilities and infrastructure provided in proximity to the shoreline need to be able to withstand occasional inundation
Adequate boundary fencing needs to be maintained to exclude stock from the visitor use portions of the Park
<b>Visitor Management</b>
Promotion, awareness and observance/enforcement of appropriate visitor code of conduct
"Free-camping" with no designated camp sites leads to pressures on popular locations as well as competition, crowding and privacy issues
No regular closure/rotating of heavily used camp sites, with little chance for "resting" or recovery
Popularity and heavy use of the shoreline for camping impacts vegetation and can "cut-up" the ground along this margin
Impacts of mooring/launching of boats along the shoreline away from the boat ramp
Popularity and heavy use of the gently sloping areas with scattered/grouped tree cover, upslope of the shoreline, for camping and day-use leads to grass removal, soil compaction and erosion in many places
Day visitors also seek/require access to the foreshore and boat ramp, shade and facilities – but can be restricted from these by campers being already in place (especially at peak use times)
Many areas now managed as mown/slashed grass are on more sloping land unsuited to camping, and so receive little use
Rounded ridgeline with very few shade trees receives only limited use (both campers and day-users), but is venue for those visitors seeking a more private or quieter site
Management/enforcement of provisions regarding on-leash dogs
Appropriateness of using portable generators, and their management
<b>Grounds and Landscape Maintenance</b>
Health of individual trees and tree groves compromised, by soil compaction (vehicle effects and heavy/frequent usage) and scouring, under trees around root zones
Multiple exposed, eroded, scoured and gullied areas
Unightly fireplace remains, often including rubbish, left unmanaged/uncleared are dotted across the grounds (including along foreshore) detracting from amenity and usage appeal
Limited natural shade or shelter in many parts of the site
Appropriate/target levels of service and maintenance standards for grounds and landscape
Regular mowing/slashing and maintenance of open grassed areas is fundamental to the Park's setting/character and the area's value/appeal for visitor use, and also assists in reducing fire risks and snake hazards

<b>Management Issues or Threats to Values</b>
Grounds maintenance and grass cutting are significant on-going operational costs, especially at low occupancy periods
Little regeneration/recruitment or replanting of larger vegetation, to address current (and entrench future) shortage of shade or shelter
Irrigation systems are non-functional or absent, all ground/landscape areas are reliant on natural rainfall
Little stormwater management across the site, with channelised flow and scour issues in many places
Many surveyed visitors expressed a wish for improved grounds maintenance, especially better management of “long grass”
Vegetated drainage lines cutting through the mown usage areas can be weedy and appear unkempt
Variable water levels and a “migrating” shoreline can create an unattractive zone and present challenges in managing the foreshore area
<b>Waste and Rubbish Management</b>
The absence of a dump point, and the consequent emptying of chemical toilets at the toilet/amenities blocks, may be comprising the Park’s sewage system
On-site sewage/wastewater disposal system is potentially sub-standard, or non-compliant, within a designated drinking water catchment (with the effluent oxidation ponds within the dam’s maximum inundation zone, and the possibility of “trickle” flows from these ponds into a minor drainage line ultimately feeding into the dam).
Effluent transpiration beds adjacent to the upper toilet/amenities block and camp kitchen are poorly sited – “sterilising” a potential centrally located usage area (signposted as “no camping”) and detract from the immediate area via distinct odours and broken/hazardous infrastructure (surface PVC pipes)
Litter and inappropriate rubbish disposal can be a problem, especially where more distant from the large centralised waste skips
Many surveyed visitors expressed a wish for improved management and collection of rubbish
<b>Environmental and Cultural Heritage Management</b>
Control of declared noxious, pest or environmental weeds – including species that may detract from visitor experiences
Control of introduced and pest animals (excluding fish)
Water NSW lease requires Council to control Rabbits, Prickly Pear and other noxious weeds/plants and animals as directed
Damage to trees and vegetation removal due to firewood collection
Current lease requires Water NSW consent for tree/vegetation removal or disturbance
Control/remediate isolated areas of gullying, older creekbank erosion and land slumping
Current lease enables Water NSW to undertake a range of works within the Park if necessary for the management or protection of Glennies Creek Dam – with potential to impact the area’s recreational use/value, amenity or operation
Use of endemic species for landscape/amenity plantings
Environmental assessment and approvals (as/when required) for major works, especially those involving significant ground disturbance
Protection of any newly located (previously unrecorded) Aboriginal cultural heritage sites

## 4.5 Park Vision

A “vision” for the Lake St Clair Park has been developed to define a guiding purpose for the Park. The vision is aligned with the community’s vision, as defined in Council’s Community Strategic Plan (*Our Place: A Blueprint for 2023*) and as expressed by users and the Singleton community,

as well as key Council planning documents. The statement aims to protect the values of the Park from the issues and threats of today and into the future, to enable the staged improvement or development of the area as or when appropriate, and to provide an overarching statement of the role and character envisaged for the Park.

The vision for the Lake St Clair Park during the life of this Plan of Management is as follows.

***To provide a unique Australian recreational and tourist experience with well-maintained and appropriate facilities that cater for all users.***

*The vision will be achieved through the implementation of the following goals.*

- *The Lake St Clair Park will be managed as a low-key destination catering for overnight and day visitors in a scenic semi-natural foreshore setting with modest but well maintained and managed facilities.*
- *The Park will be managed as a regional-level attraction drawing visitors to its wide array of water-based recreation activities as well as those seeking (or comfortable with) a more independent, less sophisticated and more tranquil camping experience.*
- *The Park will also accommodate, and welcome, day users and sight-seeing visitors – ensuring they also have access to the area's attractions and facilities.*
- *Future development and use of the Park will upgrade and secure essential services, enhance and diversify the area's facilities and the quality of visitor experiences, improve its sustainable management performance, and support the area's improved financial viability and efficient management.*
- *This will be realised while maintaining the Park's environmental setting and its current character, affordability and appeal.*

## **4.6 Categorisation of Community Land**

The *Local Government Act 1993* requires that Community Land be categorised according to the five categories of sportsground, park, area of cultural significance, natural area (which has a further five sub-categories), or general community use. The Lake St Clair Park is not currently categorised under the *Act*.

Guidelines for the categorisation of Community Land, including the attributes or values warranted for areas to be included in the various categories, are provided in the *Local Government (General) Regulation 2005* (sections 102 to 111).

The *Local Government Act 1993* also sets out management objectives for each of the above categories that provide broad directions to be pursued in the management of an area.

Considering the values, uses, type and level of development, and management of the Park this Plan of Management has identified the most appropriate/applicable categorisation for the entire the Lake St Clair Park (that is, all the area leased to Council) as "General Community Use". The rationale for this categorisation is outlined in Table 5.

Clause 106 of the *Regulation* provides that "land should be categorised as general community use" if it:

- (a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and
- (b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the



**Table 5 Rationale for Categorisation**

<b>Category (or Sub-category)</b>	<b>Guideline for Categorisation (<i>Local Government (General) Regulation 2005</i>)</b>	<b>Applicability to Lake St Clair Park</b>
Natural Area	Land, whether or not in an undisturbed state, possessing a significant geological feature, geomorphological feature, landform, representative system or other natural feature/attribute sufficient to further categorise the area as bushland, wetland, escarpment, watercourse or foreshore	(See following Natural Area sub-categories)
Natural Area – Bushland	Land containing primarily native vegetation that (a) is the natural vegetation or a remainder of the area's natural vegetation, or (b) although not remnant natural vegetation is still representative of the structure or floristics, or structure and floristics, of the locality's natural vegetation.	Not applicable – the Park's native vegetation has been substantially cleared or modified.
Natural Area – Wetland	Land with marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands forming a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water.	Not applicable – although parts of the Park are intermittently inundated these associated vegetation communities are not present/developed (and this inundation is not “natural” but a result of presence and operation of Glennie's Creek Dam)
Natural Area – Escarpment	Land that includes such features as a long cliff-like ridge or rock, and the land includes significant or unusual geological, geomorphological or scenic qualities.	Not applicable – not present.
Natural Area – Watercourse	Land that includes (a) any stream of water, whether perennial or intermittent, flowing in a natural channel (or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows), and (b) associated riparian land or vegetation, (including land that is protected under applicable rivers and foreshores improvement or Native Vegetation Conservation legislation)	Not applicable – the Park contains minor, ephemeral, streams only and these also lack the required riparian vegetation communities. The waterbody of Glennie's Creek Dam (as a non-natural feature) cannot be considered a watercourse.
Natural Area – Foreshore	Land is situated on the water's edge and forming a transition zone between the aquatic and terrestrial environment.	Not applicable – although the Park does contain an extended, and variable, shoreline the artificial nature of this edge – created by the construction and operation of Glennie's Creek Dam – makes it inappropriate to apply this sub-categorisation (under the overall “natural” category) as the shoreline is not a “natural feature/attribute”.
Sportsground	Land used (or proposed to be used) primarily for active recreation involving organised sports or the playing of outdoor games.	Not applicable – the Park caters for independent outdoor recreation, both passive and active, and not (typically) organised sports

Category (or Sub-category)	Guideline for Categorisation ( <i>Local Government (General) Regulation 2005</i> )	Applicability to Lake St Clair Park
Park	Land that is (or is proposed to be) improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits	Not applicable – the Park does accommodate passive and active recreational and social pursuits but the setting is not the highly modified gardens and more formal landscaping that typify areas categorised as “Park”
Cultural Significance	Land that is an area of Aboriginal significance, of aesthetic significance (by virtue of a strong visual/sensory appeal, a significant landmark, or features of technical or architectural excellence), of archaeological significance, of historical significance, of technical or research significance, or of social significance.	Not applicable – none of these attributes are present (or known to be present). While the Park is a scenic area, this value is not considered sufficiently significant to warrant a cultural significance categorisation.
General Community Use	Refer to discussion in text.	

Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.

As demonstrated in Table 5, the Park is not suitable for categorisation as a natural area, a sportsground, a park or an area of cultural significance. Categorisation as a natural area under section 36A, 36B or 36C of the *Local Government Act 1993* are required if an area contains endangered species habitat, threatened species habitat or land containing significant natural features – none of which apply to the Park.

Accordingly, General Community Use is the categorisation most suited to and appropriate for the Park.

Section 36I of the *Local Government Act 1993* prescribes the “core objectives for management” of community land categorised as General Community Use as being 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” in relation to

- public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- 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).

## 4.7 Management Objectives

The following set of management objectives have been identified for Lake St Clair Park. They:

- elaborate and support the Park vision;
- are consistent with the core management objectives for the area’s General Community Use categorisation;
- provide broad statements of management intent and priority, to guide management actions as well as to assist in making management decisions when responding to unforeseen situations

and challenges; and have been used to inform the Park's management strategies and actions (as detailed in Section 5) to work towards the Park's vision, support the area's key values, and address issues and threats as identified in the preparation of this Plan of Management.

- To secure Council's long term interest in the site as lessee and land manager.
- To continue to promote, encourage and provide for the use of the land, and to provide facilities on the land, to function as an outdoor recreation, leisure and tourism destination catering for land and water based activities in a managed, low-key, and semi-natural setting supported by a range of modest, but adequate and well serviced and maintained, facilities.
- To continue to manage the Park within the consent, and limitations, of the current development approval for a "primitive campground" – for the immediate future.
- To manage the Park consistent with the conditions and requirements of the current Water NSW lease – until replaced by an updated agreement between Water NSW and Council.
- To maintain and enhance the Park's managed, semi-natural, setting and informal character and protect its scenic landscape values.
- To ensure the Park's management and improvement is in keeping with, and responds to, the unique qualities of its scenic location and environmental character and values.
- To offer a range of recreational sites/settings, facilities/infrastructure, and park/picnic furniture to support overnight and day use while retaining the managed semi-natural setting, low-key, less-developed and informal character of the Park.
- To maintain an on-site management presence for the Park's day-to-day operation, management and maintenance.
- To facilitate a long-term, sustainable and effective arrangement for the Park's day-to-day operation, management and maintenance.
- To ensure equitable and affordable access to the Park and its facilities by a range of visitor types – including campers, day-users, sightseers and organised or group users.
- To ensure the Park's visitor facilities, infrastructure and furniture – although modest or basic standard – are safe, well-serviced, well-maintained and fit for purpose.
- To provide facilities and experiences capable of appealing to new visitors, while still meeting the expectations and requirements of the Park's existing established clientele.
- To ensure safe visitor access and movement.
- To better manage vehicle movement/access, camping and boat launching/mooring to reduce adverse effects on the Park's values and setting while providing enhanced camping experiences.
- To provide for safe equitable recreational access to and use of the Lake St Clair waterbody, catering for a range of sustainable water-based activities and uses.
- To offer quality day-use, short-stay or sightseeing experiences for Park visitors – providing for visitor vehicle access and facilities to accommodate a range of short-term land and water based recreational activities.

- To delineate and manage a day-use area, and provide for equitable access to picnic/day- use facilities.
- To more effectively provide for use of the Park and its facilities by disabled, elderly or mobility impaired visitors.
- To accommodate occasional group, recreational, educational or special uses or activities with prior approval.
- To upgrade essential services to better meet current critical demands, and provide scope for possible future implementation of Masterplan elements as/when appropriate.
- To ensure future development within the Park is in keeping with the Park's management intent, character and values and is implemented without significant impact on the Park's values.
- To allow for the Park's staged development and improvement, as guided by the approved Masterplan and with any necessary planning approvals, but in keeping with the Park's existing values, character and experience setting and as viable/achievable in financial terms.
- To provide for visitor and staff (including on-site manager/caretaker) safety.
- To improve visitor awareness in relation to safety, usage and protocols for recreation within the Park and on the waterbody.
- To minimise the risks to life and property posed by wildfire, dangerous trees, flooding or other hazards.
- To manage the Park in an effective and efficient manner, including a Park administration and reporting regime.
- To enable and support operation of the Park to make a positive contribution to the local economy and community, and increase revenue generation options – where in keeping with the site's values and character, and as appropriate for a business enterprise on Council managed lands.
- To manage the Park in a sustainable manner – minimising the consumption of energy and potable water, maximising opportunities to recycle waste and water, and applying minimum impact, sustainability and reversibility principles as far as practical and cost-effective in the area's management.
- To protect water quality in Glennies Creek Dam from any adverse impacts arising from the Park's operation and use.
- To collaborate with other agencies involved in managing Glennies Creek Dam in relation to actions likely to effect the Park's assets, values or use.
- To reduce the occurrence and impacts of weeds, pests and erosion within the Park.
- To manage any Aboriginal cultural heritage or historic heritage features or values, or threatened flora or fauna species, found to occur within the Park in accordance with requirements of the relevant legislation.



- To rezone all or part of the Park to remove any uncertainties regarding the permissibility of current uses, and enable the future implementation of elements of the Masterplan as/when appropriate.
- To authorise, and provide guidelines for, the future granting of any sub-leases, licences, permits or other interests in the site.
- To formalise use of parts of the Park for grazing or other appropriate low-impact uses until possibly required for visitor access/use in the future.
- To reduce direct and indirect impacts on the Park and its values from adjacent land uses, as well as to avoid adverse impacts on Park neighbours from on-Park activities.
- To allow access for events run by the community, business and Council – provided appropriate approvals have been obtained.

These management objectives form the basis of the Management Actions defined within Section 5 of this Plan.

## 5. MANAGEMENT ACTIONS

### 5.1 Guide to Management Action Tables

The following Management Action Tables present a range of actions – comprising both specific on-ground or tangible actions as well as policies and management directions or guidelines – that will guide management, use and development of the Lake St Clair Park over the coming 5 years or possibly longer.

These management actions have been identified in response to the Park's values, the threats to these values and other management issues, known user and community values and views, the vision for the Park and the listed management objectives.

Given where much of the Park's intensive use and management is focused, most of the management actions (and especially the on-ground or tangible actions) relate to the main visitor access and recreation area of Kelehear Point. The Management Action Tables present a range and varied scale of initiatives/actions proposed to be undertaken all of which require either recurrent Council commitment in the form of personnel and funding or one off allocated funding for specific initiatives in the Plan of Management. Therefore implementation of the Plan will necessarily be staged over time.

Management Actions have been grouped into specific value or operational areas (which approximate the values and issues/threat discussions in preceding sections of this Plan), as follows:

- tenure and approved uses;
- Park operation and management;
- facilities and infrastructure;
- visitor management;
- grounds and landscape maintenance;
- health, safety and hazards;
- environmental management; and
- planning and administration.

The Management Action Tables also include an indication of the order of resources required, priority and implementation responsibilities for each management action – as a guide to the Plan's implementation or operation.

Resource requirements are generalised according to the following categories:

- negligible or minor – actions that are routinely part of the Park's management and can be met from normal Park or Council operational budgets;
- moderate – actions that will require special allocations in the Park's or Council's operational budgets, additional resourcing, may extend over a number of funding cycles, and/or require a level of capital works funding;
- high – actions that are significant projects, typically requiring sizeable capital works or other funding; and
- not applicable (n/a) – actions that are of a policy nature or guidelines, that do not have a resource requirement attached or where implementation/operational costs are part of other actions.

The identified priorities give an indication of both a action's relative importance, and the preferred timing of each action (noting that many actions will be "on-going" and will apply or continue throughout the Park's management and/or the life of this Plan) – as follows.

- High – Essential to achievement of the Park's management objectives, or where there is potential for the public to be exposed to an unacceptable level of risk, or there is potential for a serious threat to Park values or the environment and warranting funding consideration until achieved.
- Medium – These actions are desirable to enhance achievement of the Park's management objectives, or to address issues that meet a significant community need, or to improve management outcomes and ideally should be implemented within the life of this Plan.
- Low – These actions are useful for the overall management of the Park or address issues that have longer-term impacts (such as meeting less urgent community needs or improving inefficient services) and should be undertaken if resources permit.

Responsibilities for the implementation of each management action have been identified to the organisation level.

Intended outcomes, and associated performance measures or means of assessing and tracking progress towards the stated management objectives, are identified following the Management Action Table for each value or operational area as a whole.

## 5.2 Tenure and Approved Uses

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
TAU 1	Obtain WaterNSW endorsement of this Plan and its management actions/directions, to satisfy the WaterNSW concurrence and approval requirements for certain specified management actions or activities (as required by the current lease between WaterNSW and Council).	Negligible	High	Council WaterNSW
TAU 2	Negotiate a new long-term lease for the Park from WaterNSW (lessor) and Council (lessee) – including or acknowledging key provisions from this Plan where relevant.	Negligible	High	Council WaterNSW
TAU 3	Continue to manage the Park as a “recreation area” as permitted by the WaterNSW – for permitted purposes, land uses and activities including those set out in Table 6.	n/a	High	Council
TAU 4	This Plan authorises further development of, and modifications to, the Park as set out in the 2014 document <i>Masterplan - Lake St Clair Park</i> (as approved by Council) – to the extent set out in Table 7 – as and when these works are assessed by Council as warranted or desirable and also viable or achievable in terms of available funding and the Park’s financial performance. These developments, improvements and alterations include the improvement of existing facilities and infrastructure, development of additional or new facilities, and the possible reconfiguration of usage areas to enhance and broaden visitor experiences, improve sustainable management, and support the Park’s financial viability. As set out in Table 7, certain Masterplan elements that would significantly alter the Park’s character, or fall outside the definition of a “primitive campground”, or require major rezoning and development approval would require a revision of this Plan of Management (noting that the Masterplan improvement programme was based on a 7 year timeline).	n/a	Medium	Council

### Performance Measures and Outcomes:

- This Plan of Management endorsed by WaterNSW.
- New long-term lease in place between WaterNSW and Council.
- Park continues to be managed by Singleton Council as an outdoor recreation, leisure and tourism destination catering for land and water based activities.
- Progressive implementation of approved elements of the 2014 Masterplan.



**Table 6 Permitted Purposes, Land Uses, Development and Activities**

<b>Purposes</b>
Outdoor land-based and water-based recreation area and destination
Primitive camping area
Tourism destination
Community events venue
Sustainable land management
School and sporting camps
<b>Land Uses and Developments</b>
Access roads and vehicle parking areas (sealed) – including access control and security measures
Access tracks and vehicle movement routes (unsealed/informal) roads and vehicle parking areas
Artificial waterbody (dam)
Boat launching ramp
Camping ground, and primitive camping ground (with or without marked camp sites)
Caretaker/manager residence
Community facilities
Drainage and stormwater works
Drinking water catchment management/protection
Earthworks and excavation (for management purposes)
Environmental protection works
Extensive agriculture – grazing and bee keeping only (in specified areas, with approval)
Fencing and gates
Foreign services/utilities (passing across site)
Irrigation (for grass, grounds and landscape maintenance)
Jetty, pontoon or other water recreation structure
Kiosk (for on-site patrons, part-time/intermittent hours only)
Landscaped areas/works – including tree plantings, grass/lawn maintenance, revegetation/rehabilitation areas, gardens and paved or hardened areas
Lighting
Management/service work or storage sheds and small yard/depot
Native vegetation/bushland rehabilitation
Navigation aids and markers
Park and picnic furniture (including wood-burning and gas or electric barbeques)
Park office and administration building
Paths and tracks for walking/riding
Playgrounds
Public reserve
Recreation area

Service tracks and trails
Signage – for safety, identification, information, direction/wayfinding, regulation, education, etc.
Sustainable land management
Utilities and essential services (supply and reticulation) – power supply, water supply (including taps and bubblers), sewage system and treatment works, communications, etc.
Visitor amenities buildings – including toilet and shower blocks, camp kitchens, shelters, and multi-purpose or recreation buildings
Waste management facilities/services
<b>Activities</b>
Artistic pursuits
Bee keeping (in specified areas and subject to approval)
Bush fire hazard reduction works
Camping – including tents, swags and vehicle based-camping as well as caravans, campervans, annexes, mobile homes, recreational vehicles and the like
Charter and tourism boating use/facility (without buildings/structures, with approval)
Child's play and playground use
Commercial tourism activities (with approval)
Community and special events (with approval) – fun days, fund-raising and charity events, festivals, ceremonies, concerts/performances, public gatherings, etc.
Cycling and mountain biking (cross-country or touring)
Drainage and stormwater works (including stormwater control and harvesting)
Emergency operations/responses
Erosion control and remediation works
Fee collection
Family gatherings/celebrations
Filming and photography (with approval where required)
Fishing
Grass/grounds maintenance (including irrigation)
Grazing (pasture-based, in specified areas and subject to approval)
Landscaping and amenity works (installation and maintenance, including irrigation)
Maintenance of foreign services/utilities
Mobile vending (with approval) – refreshments, coffee carts, firewood, etc.
Native vegetation management and environmental protection activities
Native flora and fauna management
Nature appreciation/study
On-leash dogs
Operation of Park office/administration, storage areas/buildings (including small yards or depots) and other facilities to support site's management
Organised fishing/sporting events and competitions
Organised group use (with approval) – Council, Emergency Services, Rural Fire Services, Boy Scouts/Rovers, Girl Guides, community groups, religious organisations, etc.

Park management and operation activities
Passive recreation activities – walking, relaxing, casual/informal games, informal/independent recreation, etc.
Picnicking and barbeques
Protection or salvage of any uncovered/discovered cultural heriage material
Provision, upgrading and maintenance of essential services/utilities
Sale of food and drink, light refreshments, ice, firewood and other small/convenience items for on-site patrons (part-time/intermittent hours)
School use (with approval) – educational, sporting and leisure/recreation use
Sightseeing and scenic viewing
Site management, safety, enforcement and regulation activities
Social activities, groups and gatherings (independent/informal activities)
Sustainable land management activities/operations
Swimming and water-based (on/in water) recreational activities
Tree and vegetation management activities/works
Visitor and tourism information services
Weddings and large family/social events (with approval)
Weed and pest animal control activities
Watercraft launching and use

**Table 7 Approved Masterplan Elements**

<b>Masterplan Key Elements (Park Facilities/Improvements and Use*)</b>	<b>Plan of Management Authorisation</b>
Upgrading power supply	Permitted (see Management Actions FI 11 to FI 13).
Upgrading wastewater system	Permitted (see Management Actions FI 14 to FI16).
New amenities block (x1), including all-abilities access and facilities, plus laundry	Permitted (see Management Action FI 31). Dependent on upgrades to power supply and wastewater system.
Convert existing camp kitchen into an enlarged kiosk/shop	Permitted (see Management Action FI 34)
New camp kitchens, staged provision of 2 new camp kitchens (following conversion of existing camp kitchen), possibly including additional toilet facilities (all-abilities access)	Permitted (see Management Action FI 32). Dependent on upgrades to power supply and wastewater system.
Re-use of the existing kiosk as storage or to support Park operation/use	Permitted (see Management Action FI 59).
New playground	Permitted (see Management Action FI 47).
New multi-purpose meeting or “adaptable” facility, including basic kitchen facilities and toilets	Permitted, subject to demonstrated demand and benefit (see Management Action FI 48).
Develop a formalised and serviced caravan park (loop road, reticulated services and designated sites) with up to 45 caravan sites. Also providing for up to 17 on-site cabins (including 5 duplex cabins).	Not permitted, is beyond the Park’s intended character and “primitive campground” parameters. Dependent on significant upgrades to power supply and wastewater system. Would require rezoning and further planning approvals. Would require revision of this Plan of Management to permit implementation.
Landscaping works – planned landscaping with appropriate plantings	Permitted (see Section 5.6).
Park use “zones” – suggested arrangement of usage or activity areas within the Park (in part to support the tangible works/improvements suggested)	Permitted where and insofar as consistent with the Park’s intended character and equitable provision for a range of visitor types and activities (see Management Action POM 9).
Consider fencing out and removal of the main ridge’s south-eastern end from the Park’s operational/maintained visitor access/use area (until demand warrants reinstatement)	Permitted (see Management Actions POM 9 and GLM 12).

\* Excluding the Masterplan’s financial, marketing and other “intangible” elements



## 5.3 Park Operation and Management

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
On-site Management				
POM 1	Council will ensure that the Park is serviced by an on-site management presence for the area's day-to-day operation, management and maintenance (including approval for occupation of the office/caretaker's residence at the Park entry).	n/a	High	Council (and operator or on-site manager/ caretaker – if appropriate)
POM 2	Council will put in place arrangements for the Park's on-site management presence and day-to-day operation, management and maintenance using the most suitable, efficient and cost-effective model – as determined by Council. This could potentially include (for the entire Park, or solely for the visitor access/use area) a lease/sub-lease for management by a suitable third party or management under contract (with specific roles and responsibilities divided between the operator/contractor and Council) or direct management of the area by Council.	Moderate	High	Council (and operator or on-site manager/ caretaker – if appropriate)
POM 3	If the visitor access/use area of the Park is managed by a third party under a lease/sub-lease, or by a contract management arrangement, Council will determine (and/or negotiate) the division of roles and responsibilities between the operator/contractor and Council. Table 8 provides an indicative list of this division of roles and responsibilities (which may be varied in negotiation with an operator or contractor). Council may detail this division of roles and responsibilities more fully – to ensure the scope and detail of the operation and management accountabilities of each party are clearly identified and understood.	n/a	High	Council (and operator or on-site manager/ caretaker – if appropriate)
POM 4	The term of any lease/sub-lease, licence, contract or other agreement for management of all or part of the Park will not exceed the term of Council's new lease with Water NSW (once agreed)	n/a	High	Council
POM 5	Any lease/sub-lease, licence, contract or other agreement (other estate) for management of all or part of the Park will be consistent with the provisions of the <i>Local Government Act 1993</i> and <i>Local Government (General) Regulation 2005</i> , and may include conditions and other requirements as deemed appropriate by Council.  Noting that the <i>Local Government Act 1993</i> permits the granting of a lease, licence or other estate ("in accordance with an express authorisation in the plan of management and such provisions of the plan of management as apply") for a variety of purposes – which include the provision of goods, services and facilities and the carrying out of activities in relation to public recreation, as well as for residential purposes in relation to housing owned by Council. Noting also that the <i>Act</i> and <i>Regulation</i> prescribe the processes to be followed in granting a lease (sub-lease), licence or other estate in an area of community land – for terms greater than, and less than, 5 years.	n/a	High	Council

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
POM 6	Regardless of the management model adopted, Council may when necessary provide additional facilities, equipment, resources and staffing (including Ranger presence/patrols) to assist in the Park's operation and management – such as during peak use periods or special events.	Minor	High	Council
POM 7	Undertake special operational planning, including risk assessments and the provision of additional resourcing as warranted, in relation to known peak use/maximum capacity periods and major special events.	Minor	High	Council On-site Management
POM 8	The Park may be closed when “at capacity” in terms of the total number of visitors on-site and safety – as determined by the on-site manager (using indicators such as total booked/occupied camp sites, traffic/parking congestion, crowding levels at facilities or key activity areas, etc.).	Negligible	High (on-gong)	On-site Management
<b>Park Configuration and Usage Zones</b>				
POM 9	<p>The visitor access and use portion of the Park (Kelehear Point) will continue to operate and be managed largely in its current configuration, in terms of those areas/zones dedicated to particular uses and activities. As shown on Figure 9:</p> <ul style="list-style-type: none"> <li>the greater majority of the area will continue to be managed as a primitive camping area, available for both overnight and day use – this includes the northern and north-eastern foreshore and adjacent gently sloped areas, the flat to gently sloped area at the head (east) of Gindigah Bay, the flatter central area around the upper amenities block (inside the loop road), the area east/south-east of the boat ramp, and much of the rounded upper section of the south-eastern ridge (excluding the steeper areas upslope of the access road and the ridgeline's far eastern end which may, potentially, be fenced out of the operational/usable area – see Management Action GLM 12);</li> <li>the foreshore area west and north-west of the boat ramp will be managed as a day-use only area (formalising the existing major use, and management intent, of this area) (refer to Management Actions VM 4 to VM 6, FI 44 and GLM 19 for details);</li> <li>the area offering powered “camping” sites (for motorhomes, RVs, caravans, camping, etc.) can be expanded into the area now occupied by the mobile Park office and caretaker's caravan/storage area, once these are removed (refer to Management Actions FI 46, FI 54 and GLM 19 for details);</li> <li>the existing boat ramp area and trailer parking zone is retained to support water access and recreation;</li> <li>the new Park Office, caretaker's residence, parking area and Park entry operates as a management zone; and</li> <li>far eastern end of the ridgeline may, potentially, be fenced out of the operational/usable area (refer to Management Action GLM 12 for details).</li> </ul> <p style="text-align: right;">(cont'd)</p>	n/a	High	Council (operationalised by on-site management presence)

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
POM 9 (cont'd)	(cont'd) Noting that the development of a formalised/serviced caravan park, with on-site cabins, as the Masterplan envisages is beyond the Park's intended character and "primitive campground" parameters, and so is excluded from the above configuration. Such a facility would require rezoning and planning approvals, and revision of this Plan of Management to be permissible.			
POM 10	Council may grant a licence or permit for grazing or stock agistment (and/or other low-impact uses such as bee-keeping) on those portions of the Park not required for visitor access, use or development. Such licences or permits will only be granted as consistent with the provisions of the <i>Local Government Act 1993</i> and <i>Local Government (General) Regulation 2005</i> , and may include conditions and other requirements as deemed appropriate by Council (such as stocking levels, timing "crash grazing" for fire hazard reduction, fencing, weed and pest control, erosion control and remediation, provisions for visitor access, and other matters). Noting that "the agistment of stock" is a prescribed short-term casual activity for which a Council may grant a licence for the use of community land under Section 116 of the <i>Act</i> .	Negligible	Medium	Council
<b>Operation and Management Procedures</b>				
POM 11	Respond to public/visitor inquiries and requests for information regarding the Park.	Minor	High	On-site Management Council
POM 12	On-site management will maintain and operate the Park's booking system (within prescribed maximum campsite / person limits), "meet and greet" arriving or intending visitors, collect entry/camping fees and issue receipts, and allocate sites (as/where necessary).	Minor	High	On-site Management
POM 13	Council will be responsible for setting, and the periodic review, of all fees and charges for the Park (excluding operation of the kiosk, ice sales and other on-site "consumables" such as firewood). Price-points for day visitors and short-duration sight-seers will be set to encourage these visitors, in order to assist in the Park's promotion and profile.	Minor	High	Council
POM 14	A maximum occupancy of 350 campers, as approved under the current Development Consent DA 446/2009, will continue to be applied across the visitor access and use portion of the Park (Kelehear Point). This maximum camper occupancy would not apply to approved community, group or special event uses.  This ceiling may be revised if/when infrastructure and facility upgrades are completed (refer to Management Action PA 3 for details).	Negligible	High	On-site Management

POM 15	<p>Council will investigate the option of moving the management of camping within the Park to a “designated sites” model – but ensuring compliance with the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i> specifications regarding the proximity between different types of “moveable dwelling” and other <i>Regulation</i> requirements as well as considering other issues such as the practicalities of camp site identification and delineation, group size, multiple site bookings for larger groups, enforceability, etc. Across the visitor access and use portion of the Park (Kelehear Point), covering approximately 19.6 hectares in total (but noting that this includes roads and other utility areas), under the current maximum occupancy of 350 campers Council could identify the number of designated camping sites as falling within the following range:</p> <ul style="list-style-type: none"> <li>• 29 camp sites – at an occupancy rate of 12 persons per site (approximately 1.5 sites per hectare); to</li> <li>• 175 camp sites – at an occupancy rate of 2 persons per site (approximately 9 sites per hectare).</li> </ul> <p>A higher maximum (person) occupancy for the Park (see Management Action PA 3) may also allow the identification of additional designated camp sites.</p> <p>Implement a designated camping sites management model – if considered viable, practical, and beneficial for the area’s management and /or visitor experience. Moving to a designated camp sites model will require additional, or amended, planning approvals and possibly negotiation/liaison with any operator or contract manager/caretaker (if in place).</p> <p>Designated camping site requirements/limits would not apply to approved community, group or special event uses.</p>	Minor (investigate) Moderate (implement)	Medium (if implemented)	Council (and on-site management if implemented)
POM 16	<p>Upgrade the Park’s payments and on-site ticketing system, particularly for campers, to improve the ease and efficiency of monitoring compliance with fee payment, visitor numbers and authorised length of stay (and designated camp site compliance – if implemented). The system should also comply with the “register of occupiers” record keeping requirements of Clause 122 and Clause 132(2)(g) of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i>.</p>	Minor	Medium	Council On-site Management
POM 17	<p>On-site management will undertake “patrols” of the visitor access and use portion of the Park for visitor contact/liaison, safety observations, monitoring/maintaining order and security, checking currency/compliance with bookings and payment terms (length of stay, number of vehicles or people and site allocation if appropriate), ensuring compliance with the Park rules and “code of conduct”, and generally to show a visible management presence. Patrols will be undertaken at least daily, and more frequently in high use periods.</p>	Minor	High	On-site Management
POM 18	<p>Given the Park’s location some distance from Singleton, on-site management will be suitably empowered to enforce the Park rules and other relevant Council by-laws to support the Park’s safe and efficient management (without recourse to Council Ranger to address minor matters).</p>	Negligible	High	Council

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
POM 19	Promote the Park and the activities/experiences offered – in response to enquiries, via liaison with the Singleton Visitor Information and Enterprise Centre and other tourism information agencies, via Council’s website as well as through advertising, commercial or other means – to increase patronage and financial performance, especially during off-peak periods.	Minor	Medium	On-site Management Council
POM 20	In development and management of the Park’s visitor facilities and activities, and in promotion of the Park, Council (and any on-site manager, whether under a lease/sub-lease or by a contract management arrangement) will acknowledge and consider the attractions and experiences – both competing and complementary – that may be available at similar camping, day-use, watersports and nature-based destinations in the Singleton and surrounding region.	Negligible	Low	Council On-site Management
POM 21	Develop and implement a rigorous, reliable and on-going visitor numbers monitoring and reporting programme – covering all visitor types.	Minor	Medium	On-site Management
POM 22	Undertake annual visitor surveys – covering all visitor groups – to identify visitor types, origins, profiles/characteristics, motivations, satisfaction levels and other information to inform the Park’s management and possible future development.	Minor	Low	Council On-site Management
POM 23	Employ Council’s “Assets Register and Condition Audit” to assist in the condition monitoring, repair/maintenance and scheduled replacement of the Park’s built assets and infrastructure (refer to Section 5.4 for details).	n/a	Medium	Council On-site Management
POM 24	Apply waste minimisation, recycling and energy efficiency practices across all aspects of the Park’s management as far as practical.	Negligible	Medium	On-site Management
POM 25	Investigate the feasibility of the supply, and possible sale, of firewood (from off-Park sustainable or low-impact sources – such as forestry or milling waste, or construction off-cuts) and implement if viable and practical.	Negligible (investigate) Minor (implement)	Medium	On-site Management

#### Performance Measures and Outcomes:

- Continued and effective on-site management presence.
- Long-term management regime for the Park’s day-to-day operation, management and maintenance in place and effective.
- Lease/sub-lease or contract management arrangement in place for the Park’s on-site management (if this on-going management method selected by Council).
- Clear division, and understanding, of respective roles and responsibilities of operator/contract manager and Council in the Park’s management – as assessed by management efficiency and minimal confusion/dispute re operational roles.
- Planned visitor use areas in place, functioning to offer quality visitor experiences, and consistent with the Park’s intended character, intensity of use and “primitive campground” parameters – as assessed by periodic facilities condition audits and Council inspections as well as visitor feedback.
- Progressive implementation of approved elements of the 2015 Masterplan, with incremental development avoided and intended Park character



- retained/realised – as assessed by periodic facilities condition audits and Council inspections as well as visitor feedback.
- Peak use periods/pressures adequately managed and resourced – as assessed by visitor feedback and complaints, and observed social and environmental impacts.
  - Maximum camper numbers not exceeded – as assessed by booking/payment records.
  - Improved payment, ticketing and compliance checking system in place and effective.
  - Register of (campground) occupiers maintained and available for inspection.
  - Visitor numbers monitoring/reporting system in place and effective, periodic visitor surveys being completed, and data analysed and fed back into the Park's management.
  - Frequency of on-site management patrol and effective management presence – as assessed by patrol and incident records, as well as visitor feedback and complaints.
  - Park's recreation/tourism profile increased – as assessed by the frequency and breadth of promotional coverage, and number of public inquiries.
  - Any grazing or other uses of outlying Park areas formalised under a suitable agistment/permit arrangement.

**Table 8 Indicative Broad Division of Management Roles and Responsibilities Between Council and an On-site Operator/Contractor**

**Note: Example only – division of management roles and responsibilities would be subject to negotiations and specific arrangements between Council and any on-site operator or contractor.**

<b>On-site Operator/Contractor</b>	<b>Council</b>
<ul style="list-style-type: none"> <li>• Staff Park Office during the agreed hours of opening/operation.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide an EFT machine and receipt books, to enable the Caretaker to collect fees/monies and issue of receipts.</li> </ul>
<ul style="list-style-type: none"> <li>• Operate and maintain the electronic booking system (as provided by Council).</li> </ul>	<ul style="list-style-type: none"> <li>• Provide an electronic booking system for the Caretaker's use/operation.</li> </ul>
<ul style="list-style-type: none"> <li>• Collect Park entry fees and camping fees and issue receipts. For cash payments, forward receipts to Council and deposit monies into Council's nominated bank account (at least fortnightly).</li> </ul>	<ul style="list-style-type: none"> <li>• Set and review all Park entry/use fees and charges.</li> </ul>
<ul style="list-style-type: none"> <li>• Remove all rubbish and place in skip bins (as supplied/serviced by a third party/contractor). Arrange for the emptying/ pick up of all skip bins.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain the roads, parking areas and boat ramp in good order.</li> </ul>
<ul style="list-style-type: none"> <li>• Cleaning and maintenance of the amenities in a hygienic and tidy state - including submission of weekly cleaning schedule documentation to Council.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain the water service and supply.</li> </ul>
<ul style="list-style-type: none"> <li>• Clean visitor facilities (e.g. camp kitchen, barbeques, fish cleaning table, rubbish around skip bins) and generally maintain the Park in a tidy state.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain the sewage/wastewater system.</li> </ul>
<ul style="list-style-type: none"> <li>• Provide all consumables (including toilet paper, hand towels, hand soap, cleaning chemicals etc.) for the cleaning and maintenance of amenities and visitor facilities (all chemicals/cleaning compounds must comply with Safe Work NSW requirements).</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain all electricity infrastructure, including payment for usage (excluding the Caretakers residence).</li> </ul>
<ul style="list-style-type: none"> <li>• Ensure all water tanks provided on-site are regularly checked and maintained.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain all communications infrastructure, including payment for usage (excluding the Caretakers residence).</li> </ul>
<ul style="list-style-type: none"> <li>• Ensure gas supplies for the camp kitchen/ barbeques are regularly checked and maintained.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain the buildings (external and structural upkeep - other than general cleaning).</li> </ul>
<ul style="list-style-type: none"> <li>• Maintain the Park grounds - including trees, lawn and landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain all signage within the Park.</li> </ul>
<ul style="list-style-type: none"> <li>• Provide all landscaping supplies and consumables for maintenance of the Park grounds (all landscaping supplies/consumables must comply with Safe Work NSW requirements).</li> </ul>	<ul style="list-style-type: none"> <li>• Undertake new landscaping, tree planting and revegetation works (for on-going maintenance/management by the Caretaker).</li> </ul>
<ul style="list-style-type: none"> <li>• Adequately resource and manage periods of high/peak visitor loads.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain all fencing and gates.</li> </ul>
<ul style="list-style-type: none"> <li>• Operate the kiosk (income derived from operation of the kiosk, other than entry and camping fees, shall be retained by the operator/contractor).</li> </ul>	<ul style="list-style-type: none"> <li>• Undertake bushfire planning and management.</li> </ul>
<ul style="list-style-type: none"> <li>• Develop a Site Safety Management Plan, and keep a copy on site.</li> </ul>	<ul style="list-style-type: none"> <li>• Manage those parts of the Park outside the visitor access/use zone.</li> </ul>
<ul style="list-style-type: none"> <li>• Attend Work Health &amp; Safety Inductions (provided by Council at nil cost).</li> </ul>	<ul style="list-style-type: none"> <li>• Provide Work Health and Safety Training to the Caretaker, and provide a copy of Singleton Council's Work Health and Safety Management Plan.</li> </ul>

On-site Operator/Contractor	Council
<ul style="list-style-type: none"> <li>• Maintain order and security in the Park.</li> </ul>	<ul style="list-style-type: none"> <li>• Assist the Caretaker to develop a Site Safety Management Plan.</li> </ul>
<ul style="list-style-type: none"> <li>• Notify Council immediately of any matter where the safety of persons and property within the Park is put at risk.</li> </ul>	
<ul style="list-style-type: none"> <li>• Carry appropriate levels of public liability insurance and workers compensation insurance (or personal accident and illness cover) as specified by Council.</li> </ul>	

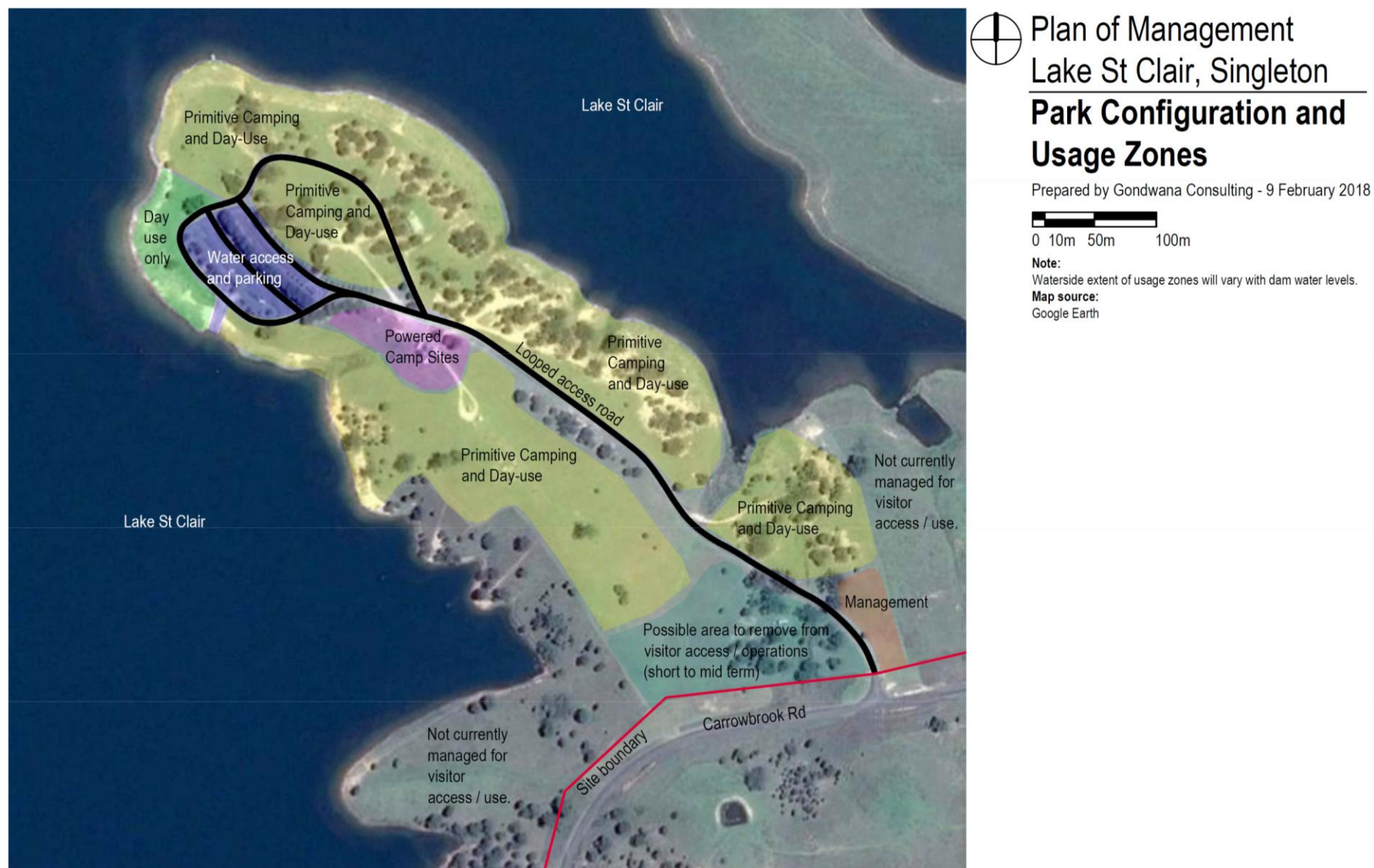


Figure 9 Park Configuration and Usage zones (visitor access/use area only)

## 5.4 Facilities and Infrastructure

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
Park Entrance, Access Road and Vehicle Movement				
FI 1	Rationalise, consolidate and upgrade signage at the Park’s entrance – to ensure ease of viewing and coherent messaging, as well as presenting a more welcoming and ordered Park entry.	Minor	Medium	Council
FI 2	Monitor traffic congestion (queuing, parking and pedestrian safety issues) at the Park’s entrance and junction with Carrowbrook Road, and the small parking area upslope of the Park Office (and caretaker’s residence), especially at peak use periods.	Negligible	High	On-site Management
FI 3	If required, provide temporary roadside parking bays at a safe location in the vicinity of the Park Office for use during peak periods. Formalise these additional parking bays (sealing, line-marking sign-posting, etc.) if congestion and parking problems are repeat/persistent issues at the Park’s entrance and office.	Moderate	High (if required)	Council
FI 4	Continue to implement an after-hours Park closure regime (entry gate closure locking, boom gate closure, etc.) – with appropriate mechanisms (e.g. keypads, swipe keys, etc.) and advice regarding after-hours entry/exit procedures for visitors (as well as emergency/after-hours access arrangements for emergency services).	Negligible	High	Council
FI 5	Council will maintain the Park’s sealed access road and parking areas in good order and condition. This will include the improved management of stormwater run-off (containment, slowing, dissipation, dispersal, etc.) to reduce erosion/scour issues downslope of these roads and parking areas. Where practical, measures other than kerbing and gully pits will be employed to maintain the Park’s low-key less-formal setting.	Minor to Moderate	Medium	Council
FI 6	Signpost and enforce a safe speed limit on the Park’s sealed access road (at 20kph as now signposted, or another maximum speed as determined by Council). Speed humps may be installed to assist in speed management – speed humps or raised thresholds should be designed in acknowledgement of the Park’s boat trailer, caravan and motorhome traffic and also include end “protection” or barriers to prevent avoidance.	Minor	High	Council
FI 7	Advise and enforce a “walking pace” speed limit on the Park’s unsealed/informal vehicle tracks and managed grassed areas.	Negligible	High	Council
FI 8	Implement a safe priority/one-way traffic system for vehicle passage (entry and exit) through the boom gate, and install appropriate barriers (landscape plantings, rocks/bounders, fencing, etc.) to prevent vehicles detouring around the boom gate.	Minor	Medium	Council
FI 9	Retain the current one-way loop road at the north-western end of the access road, with appropriate directional and safety signage.	Negligible	High	Council



Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
FI 10	Mark and/or signpost parallel parking bays on that part of the sealed/kerbed loop road departing (north-west of) the boat ramp, to service the day-use only area (as shown on Figure 9). Limit parking bays to where there is adequate sealed width to allow for the safe movement of vehicles with boat trailers past parked cars (or widen sections of the sealed road, if/where necessary).	Minor to Moderate	Medium	Council
<b>Utilities and Services</b>				
FI 11	Install one or more on-site generators, and/or an alternative “uninterruptable power supply” system, to better meet the Park’s existing emergency power needs (particularly to the emergency [satellite] telephone).	Moderate	Medium	Council
FI 12	Maintain the Park’s power supply (overhead power lines, poles, underground cabling, transformers, junction/distribution boards, etc.) as well as “street” and safety lighting (including stand-alonesolar units).	Minor	High	Council
FI 13	Investigate options for upgrading the Park’s power supply – to prevent “brown-outs”, meet peak demand periods, and provide for future developments – and upgrade mains power supply, and/or provide alternative on-site generation, as/when resources permit.	Moderate (investigate) High (implement)	Medium	Council
FI 14	Investigate the functioning, efficiency and capacity of the current sewage/wastewater system, and its suitability/compliance within a designated drinking water catchment.	Moderate	High	Council
FI 15	Upgrade the existing sewage/wastewater transpiration beds north of the upper amenities block to improve their functioning and visitor amenity, or decommission these beds and remove surface infrastructure and rehabilitate to make this area safely available for visitor use.	Minor to Moderate	High	Council
FI 16	If necessary, upgrade or redevelop (including possibly relocating) the Park’s sewage/wastewater disposal system – to meet current/peak demands, and provide for future development of the Park.	High (if required)	High (if required)	Council
FI 17	Investigate the possibility of connecting the Park to the existing Telstra fibre-optic cable that cuts through the Park west of Carrowbrook Road – to improve communications for Park management and visitors. If practical and cost-effective connect communications to essential Park management services (Park Office, emergency telephone, caretaker’s residence, remote monitoring of utilities/facilities, etc.) and provide one or more visitor (public) telephones.	Negligible (investigate) High (implement)	Medium	Council
FI 18	Maintain the Park’s water supply tanks in good condition.	Minor	High	Council
FI 19	Implement water-saving measures in the amenities blocks – such as low-flow shower heads, timed showers, spring-loaded/self-closing tapware, etc.	Minor	High	Council

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
FI 20	Investigate the possibility/practicality of drawing water from Lake St Clair for reticulation to the amenities blocks and elsewhere for use in toilet flushing, cleaning and other non-drinking/non-contact purposes (including irrigation and fire-fighting/standpipes). Implement if practical, and cost-effective, with approval from WaterNSW.	Negligible (investigate) Moderate (implement)	Medium	Council WaterNSW
FI 21	Install a potable water supply tank at a suitable location in the eastern part of the Park's visitor access and use area (Kelehear Point).	Moderate	Low	Council
<b>Visitor Facilities</b>				
FI 22	Visitor facilities (buildings and structures) will be maintained in a safe, serviceable and presentable condition through a programmed system of maintenance, repair and replacement. This will be supported by responsive and opportunistic maintenance works as required. Council will be responsible for the structural, engineering and external maintenance of visitor buildings and structures, while the on-site management (an operator or contract manager, or otherwise Council's on-site management presence) will undertake minor maintenance of visitor buildings and structures (i.e. "housekeeping" or "handyman" level repairs and maintenance).	Minor to Moderate	High	Council On-site management
FI 23	Undertake the internal and external refurbishments, repainting and other improvements identified for the upper and lower amenities blocks as funded under on Council's Capital Works Programme.	Moderate	High	Council
FI 24	Visitor facilities (buildings and structures) will be maintained in a clean, hygienic, safe, serviceable and presentable condition. Amenities blocks (and other toilet facilities if/when provided) and other high use/profile visitor facilities (such as camp kitchens) will be regularly cleaned and resupplied, both according to a cleaning schedule as well as responsive or emergency unscheduled cleaning as warranted by their condition. Cleaning will be the responsibility of the on-site management (an operator or contract manager, or otherwise Council's on-site management presence) with a completed weekly cleaning schedule or "timesheet" to be submitted with Council each week.	Minor	High	On-site management
FI 25	The number of amenities blocks that will be open and accessible to visitors will be determined by the number of visitors on-site (booked campers and ticketed day visitors), as guided by an agreed schedule. The selection of which amenities block to open will be guided by the location of the majority of campers and/or the key activity areas in use. On-site management may also choose to open an additional amenities block(s) (or other toilet facilities if/when provided) at any time in response to visitor numbers, usage pressures, availability of all-abilities accessible facilities, user requests and complaints, or other reasons.	n/a	High	On-site management
FI 26	Council may when necessary provide additional portable toilet facilities to assist in meeting excess demand during peak use periods or special events.	Minor	High	Council
FI 27	Provide all-abilities access to the lower amenities block, to capitalise on the existing availability of all-abilities accessible facilities in this block.	Moderate	High	Council

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
FI 28	Upgrade the upper amenities block to offer all-abilities accessible facilities, and improve all-abilities access if required.	Moderate	High	Council
FI 29	Install instantaneous gas hot water systems to service the showers in both the upper and lower amenities blocks.	Moderate	Medium	Council
FI 30	Install a “dump point” and associated holding or initial treatment tanks, for black and grey wastewater disposal from RVs, motorhomes, campervans, etc. at a suitable location with easy vehicle access. Operation and cleaning of the dump point, including arranging any pump- out/collection, will be undertaken by on-site management.	Moderate	High	Council (install) On-site management (operate)
FI 31	Construct a new amenities block (including all-abilities access and facilities, and potentially a laundry) at an appropriate location in the east of the visitor access and use portion of the Park – as/when required by sustained higher visitor number and usage pressures, or to support further development of the Park. Provision of this facility may be contingent on upgrading the Park’s power supply and sewage/wastewater system.	High	Medium	Council
FI 32	If/when the existing camp kitchen is converted to a kiosk/shop (see Management Action FI 34), or otherwise as subject to demonstrated demand and when viable/practical, construct one or two (maximum) new covered camp kitchens, possibly including an all-abilities accessible toilet. Sited at locations best suited to meet the needs of campers. Construction may be contingent on upgrading the Park’s power supply and sewage/wastewater system.	Moderate	Medium	Council
FI 33	Operate the existing small kiosk (and ice sales) to service camper and day-visitors according to reasonable and publicised opening times that are adhered to.	Moderate	Medium	On-site management
FI 34	If viable and practical, and within on-site management capabilities to operate, convert the existing camp kitchen into a kiosk/shop to service camper and day-visitors (and provide an additional point of staff/management contact). Relocate ice machine and ice sales to this new outlet. Kiosk/shop opening hours should be reasonable, publicised and adhered to.	High	High	Council (operated by on-site management)
FI 35	Council will maintain the Park’s dual lane boat ramp in good order and condition, and safe for use at a range of water levels.	Minor to Moderate	High	Council
FI 36	Council will liaise with WaterNSW and the Road and Maritime Services regarding the placement and maintenance of speed limit and navigation buoys in the vicinity of the boat ramp (and elsewhere in the leased area).	Negligible	Medium	Council
FI 37	Council will liaise with WaterNSW and the Road and Maritime Services regarding the need for, haphazard/obstructive placement, and maintenance of signs at the boat ramp – with a view to the more effective and less intrusive provision of essential “messages” and signs in this area.	Minor	Medium	Council
FI 38	Maintain the existing fish cleaning table/facilities adjacent to the boat ramp in a safe, serviceable, clean and presentable condition.	Negligible	Medium	On-site Management

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
FI 39	Investigate the practicality of installing a small pontoon adjacent to the boat ramp (preferably south- east of the ramp, away from the day-use only area) and provide if feasible/practical as/when resources permit, with maintenance by Council. Liaise with WaterNSW and the Road and Maritime Services as required.	Negligible (investigate) Moderate (implement)	Low	Council
FI 40	All picnic tables, platform tables, seating/benches, wood-burning barbeques and other park/picnic furniture will be maintained in a safe, serviceable, clean and presentable condition. Undercutting/erosion and crumbling of concrete pads on existing furniture/facilities will be remediated and/or facilities reinstated. Existing furniture/facilities will be replaced – and relocated if warranted – as maintenance, condition and safety requires.	Minor	High	On-site Management (maintenance and cleaning) Council (replacement)
FI 41	All wooden park/picnic furniture will be painted or stained annually, or as otherwise prescribed by Council's "Assets Register and Condition Audit" or other programmed maintenance schedule.	Moderate	High	On-site Management
FI 42	Additional picnic tables and/or table/seat sets (including sheltered picnic tables), platform tables, seating/benches, wood-burning barbeques and other park/picnic furniture will be installed throughout the primitive camping and day-use area – more widely and evenly scattered than at present, and taking advantage of a variety of attractive settings (tree groves, foreshore, ridgeline, etc.). The primitive camping and day-use area inside the loop road, around the upper amenities block, will be a focus for the provision of park/picnic furniture.	Minor	Medium	Council
FI 43	Council may investigate the possible provision of electric barbeques at selected locations within the Park – specifically the day-use only area and primitive camping and day-use area inside the loop road – and install several if warranted. Provision will be dependent on upgrading the Park's power supply.	Negligible (investigate) Moderate (implement)	Medium	Council
FI 44	The existing small covered picnic table/seat settings along the foreshore north of the boat ramp, in the day use only area, will be replaced and additional park/picnic furniture provided in this area along with along with wood-burning barbeques. This will include some park/picnic furniture designed for all-abilities access/use. Amenity and shade/shelter landscape plantings within this area will be improved (see Management Action GLM 19).	Moderate	High	Council
FI 45	If manageable, and subject to demonstrated demand, install one or more communal fire pits – preferably within the primitive camping and day-use area inside the loop road.	Minor	Low	On-site Management
FI 46	The existing powered campsites area may be expanded, by up to 10-15 additional sites, around its current location (as shown on Figure 9). The provision of additional powered sites will be dependent on upgrading the Park's power supply, and much of this expansion can only occur following removal of the existing caretaker's office, caravan and surrounds and the rehabilitation of this area (see Management Action FI 54). The existing, and enlarged, powered sites area will be enhanced with improved grass cover as well as amenity and shade/shelter landscape plantings (see Management Action GLM 19).	Moderate	Medium	Council

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
FI 47	Subject to demand and available resources, construct one or two (maximum) small to medium size playgrounds at appropriate (safe and high passive surveillance) locations. Playground design will comply with relevant Australian standards – and may incorporate nature, dam/waterway, fishing or adventure play themes. Any playground(s) developed will be well maintained and subject to regular safety audits.	Moderate	High	Council (design and construction) On-site Management (maintenance and safety)
FI 48	When viable/practical, and resources permit, construct a small multi-purpose building at a suitably accessible (but unobtrusive) location within the Park. To accommodate a range of potential uses and possibly including a small kitchen and all-abilities accessible toilet. Managing access and use, as well as cleaning and maintenance, will be undertaken by on-site management.	High	Low	Council (construction) On-site Management (operation and maintenance)
<b>Rubbish Management</b>				
FI 49	Spread the existing large centralised waste skips (or any alternative bulk rubbish receptacles, or smaller bins such as “wheelie” bins or park-style rubbish bins) more widely around the Park, targeting high use areas and discrete/unobtrusive locations but with easy vehicle access for use and collection. Managing the Park’s rubbish collection/disposal, including arranging any pick- up/collection and receptacle replacement, will be undertaken by on-site management.	Moderate	High	On-site Management
FI 50	Undertake daily, or more regularly if warranted at peak use periods, checks for rubbish around waste skips and bins and collect for disposal. Undertake regular “sweeps” of the Park’s entire visitor access/use zone (including the foreshore) for litter collection disposal and to keep the area tidy.	Minor	High	On-site Management
FI 51	All (outside) rubbish receptacles, including skips, will have lids to prevent the dispersal of waste by wind or animals.	Negligible	Medium	On-site Management
FI 52	Investigate the feasibility of providing/operating recycling bins within the Park, and implement if practical.	Minor	Medium	On-site Management
<b>Management Facilities and Infrastructure</b>				
FI 53	The recently built combined Park Office and caretaker’s residence will be operationalised and occupied to ensure an on-site management presence (an operator or contract manager, or otherwise Council’s on-site management presence) and an improved Park “meet/greet” and fee payment experience for visitors.	Negligible	High	Council On-site Management
FI 54	When the combined Park Office and caretaker’s residence is operational/occupied the existing caretaker’s office (motor home), temporary residence (caravan) enclosed yard, storage area and garden – near the powered campsites – will be decommissioned, removed and the area rehabilitated. This site may form part of the possible expansion of the powered campsites area (see Management Action FI 46).	Minor	High	Council On-site Management



Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
FI 55	Investigate and supply, if required, a small building/shed for works or storage purposes (and/or a small service yard or depot) to support the Park's management may be developed at a discrete location away from or screened from the main visitor activity areas (potentially in the vicinity of the new Park Office and caretaker's residence). Any facility will be suitably secured for safety reasons and to prevent unauthorised access.	Moderate	Medium	Council On-site Management
FI 56	All management facilities (buildings and infrastructure) will be maintained in a safe, serviceable and presentable condition through a programmed system of maintenance, repair and replacement. This will be supported by responsive and opportunistic maintenance works as required. Council will be responsible for the structural, engineering and major external maintenance of buildings and structures, while the on-site management (an operator or contract manager, or otherwise Council's on-site management presence) will undertake minor maintenance as required. This will include the caretaker's residence.	Minor to Moderate	High	Council On-site Management
FI 57	Council will provide and maintain all major signage within the Park (information, directional, regulatory, warning signs etc.) in a legible, serviceable, effective and safe condition. The provision and maintenance of minor temporary/operational signage will be undertaken by the Park's on-site management.	Minor	High	Council On-site Management
FI 58	Develop a signage strategy – if warranted – to guide the messaging, placement, hierarchy and style of signs within the Park.	Moderate	Low	Council
FI 59	If/when the existing small kiosk (and ice sales) are transferred to a new site, the existing building may be re-used for storage or other purposes to support the Park's operations, or used for equipment/materials storage by community groups or sporting groups/clubs (by approval). If not required this structure will be demolished and the site rehabilitated.	Minor	Low	Council
FI 60	Maintain fencing, and install additional fencing as/where required, to prevent stock intrusion into the visitor access and use portion of the Park.	Minor	High	Council
FI 61	Maintain Park boundary fencing and gates – to control unauthorised stock entry and vehicle access. Install additional boundary fencing, as/where required.	Minor	Medium	Council

#### Performance Measures and Outcomes:

- Welcoming and legible Park entrance.
- Park entry and internal vehicle access and carparking operates safely and efficiently – as assessed by observed congestion, accidents/incidents and visitor feedback.
- After-hours Park closure regime in operation and effective – as assessed by improved Park security, reduced incidents and visitor feedback.
- Power supply adequate for the Park's requirements – as assessed by incidence/frequency of power supply outages and issues.
- Uninterruptable power supply in place and operating effectively to service critical needs.
- Sewage/wastewater system operating effectively and compliant with planning/performance requirements within a designated drinking water catchment – as determined by Council's engineering and approvals specialists.
- Communications upgraded.

- Potable, and other, water supply is adequate for the Park's requirements – as assessed by Park management and visitor feedback.
- Visitor facilities (buildings and structures) maintained in a safe, serviceable and presentable condition – as assessed by Council's "Assets Register and Condition Audit", visitor feedback and reduction in visitor complaints.
- Visitor facilities (buildings and structures) maintained in a clean, hygienic, safe, serviceable and presentable condition and subject to both scheduled and "as required" cleaning – as assessed by visitor feedback, reduction in visitor complaints and completed cleaning schedules/"timesheets".
- Adequate number of toilet and shower blocks open/available, or additional/temporary toilets provided, to match visitor numbers/needs – as assessed by visitor feedback, reduction in visitor complaints and Park management.
- Short term upgrading/refurbishment of upper and lower amenities blocks - as assessed by all-abilities access available to and within both blocks, and capital works fund expended.
- "Dump point" in place for black and grey water disposal from RV's motorhomes, campervans etc.
- Additional amenities block developed – as/when warranted.
- One or more camps kitchens available, appropriately located, and sufficient for visitor demand – as assessed by Park management and visitor feedback.
- Reliable kiosk operation, and ice sales, available to meet visitor needs – as assessed by visitor feedback and a reduction in visitor complaints.
- Boat ramp and trailer parking areas maintained in good condition and operating safely and efficiently – as assessed by Council's "Assets Register and Condition Audit", observed congestion and incidents, and visitor feedback.
- Park/picnic furniture, including barbeques, maintained in good repair and clean/attractive for use – as assessed by Council's "Assets Register and Condition Audit", visitor feedback and reduction in visitor complaints.
- Additional park/picnic furniture provided, and more widely/evenly distributed throughout the Park – as assessed by Park management and visitor feedback.
- Day-use only area identified on-site, with additional park/picnic furniture provided and with improvements to site amenity – as assessed by Park management and visitor feedback.
- Additional powered campsites provided and with improvements to site amenity – as/when warranted.
- Up to two playgrounds developed at suitable sites – as/when warranted.
- Small multi-purpose building developed at a suitable site – as/when warranted.
- No development of a formalised caravan park, and/or on-site cabins, within the life of this Plan.
- Rubbish receptacles more widely/evenly distributed throughout the Park and locations maintained in a clean condition – as assessed by visitor feedback and reduced incidence of rubbish/littering.
- Park Office operational (and caretaker's residence occupied) offering a more obvious management contact point/presence – as assessed by greater rates of contact with arriving visitors, ease of management contact, and visitor feedback.
- Existing temporary Park office and caretaker's residence removed, and site rehabilitated for re-use.
- Adequate facilities in place for the Park's effective management, and all management facilities (buildings and structures) maintained in a safe, serviceable and presentable condition – as assessed by observed operational performance/efficiency and Council's "Assets Register and Condition Audit".
- Adequate and effective on-site signage maintained – as assessed by observed effectiveness, Council's "Assets Register and Condition Audit" and visitor feedback.
- Park is adequately fenced, externally/on-boundary and internally as necessary – as assessed by improved Park security, no unauthorised vehicle access/movement, and no stock incursion to visitor use areas.

## 5.5 Visitor Management

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
Camping Restrictions				
VM 1	Campers will be advised (via the Park use rules, “code of conduct” and management patrols) of the requirements/restrictions of the siting and set-up of their campsite, as required by the primitive campground provisions of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i> . Particularly the distances required to be maintained between campsite (tents, caravans, annexes or campervans) and not leaving tents, caravans or campervans unoccupied for longer than 24 hours.	n/a	Moderate	On-site Management
VM 2	On-site management will monitor camping bookings and occupancies to ensure that individual/identifiable campers do use the primitive campground for longer than 50 days, in total, in any 12 month period (as required by the primitive campground provisions of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i> ).	Minor	Moderate	On-site Management
VM 3	Camping will be temporarily restricted from those areas being “rested” or “rotated” (refer to Management Action GLM 7 for details).	Refer to Management Action GLM7		
VM 4	Clearly identify the day-use only area (as shown on Figure 9), signpost and demarcate on-the-ground. (The day-use only area will be provided with upgraded and additional park/picnic furniture as well as wood-burning barbeques, improved amenity and shade/shelter landscape plantings, and adjacent parking bays – refer to Management Actions FI 44, GLM 19 and FI 10 for details.)	Minor	High	On-site Management
VM 5	To maintain the appeal of the day-use only area, campfires or other on-ground fires will not be permitted in this area. Visitors’ use of fire in this area will be restricted to any wood-burning barbeques provided, and portable barbeques supplied by users, only.	n/a	High	On-site Management
VM 6	Overnight use will not generally be permitted in the day-use only area. However at peak use periods some camping may be permitted, at the on-site management’s discretion, but strictly limited to single overnight stays (from between 5 p.m. at the earliest, and campers to vacate the area by 10 a.m. the following morning at the latest).	n/a	High	On-site Management
VM 7	Campers will not be permitted to set-up within 10 metres of the camp kitchen(s) or amenities blocks – to prevent the “monopolising” of these facilities and the exclusions/deterring of other users. This would need not apply to approved special event activities or community/group use (providing other facilities remained accessible for any other Park users).	n/a	Moderate	On-site Management
VM 8	Campers will be encouraged to not “monopolise” the park/picnic furniture, including wood-burning barbeques, provided throughout the primitive camping and day-use area – especially at high/peak use periods.	Negligible	Moderate	On-site Management

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
Visitor Activities and Behaviours				
VM 9	Establish Park use rules and a “code of conduct” for providing to visitors (particularly campers) on arrival as well as for display at key/strategic locations. Rules/code to address issues such as – visitor safety, emergency procedures, assistance and first aid, vehicle movement and parking locations, “courteous camping” guidelines (crowding, privacy, sharing access to facilities, not “monopolising” park/picnic furniture, noise, etc.), managing campfires and disposal of ash/rubbish, boat mooring and launching along the shoreline (other than the boat ramp), firewood collection, protection of trees/vegetation, on-leash dog restrictions, companion animals, rubbish removal, use of generators, any alcohol-free zones, and other matters as necessary. (Undertake daily, or more regular, “patrols” of the visitor access and use portion of the Park to monitor/ensure compliance with the Park use rules and “code of conduct” – refer to Management Action POM 17 for details.)	Minor	High	On-site Management
VM 10	Identify preferred foreshore boat mooring and launching sites – to apply through foreshore plantings and other measures (refer to Management Action GLM 18 for details), and to promote to visitors seeking watercraft based activities.	Negligible	Moderate	Council
VM 11	On-leash dogs will continue to be permitted within the visitor access and use portion of the Park (Kelehear Point). However dogs will not be permitted within 10 metres of the camp kitchen(s), amenities blocks and playground(s) if/when developed (or in those areas of the wider Park used, under permit, for agistment or stock grazing). Dogs claimed by owners as “under control”, but off leash, will not be permitted.	n/a	Moderate	On-site Management
VM 12	Signage will maintained/installed at appropriate locations advising visitors of dog restrictions.	n/a	Moderate	Council
VM 13	If compliance with the dogs on-leash rule is problematic, Council may declare all or part of the Park to be a dogs prohibited area (or designate specific areas only as on-leash dogs zones).	n/a	Moderate	Council
VM 14	Cats will not be permitted on the Park, and companion animals will only be permitted in compliance with the <i>Companion Animals Act 1998</i> and <i>Companion Animals Regulation 2008</i> .	n/a	Moderate	On-site Management
VM 15	Firewood collection within the Park will be discouraged. The felling, cutting or damage to any standing trees or other vegetation will be prohibited (including nailing or permanently attaching items to trees). Visitors will be required to use collars or tree guards when attaching ropes to trees, and remove all ropes on departure. On-site information will be provided to inform/educate visitors regarding the amenity and habitat values of the Park’s trees and vegetation, and to discourage damaging or illegal firewood collection (also refer to Management Action VM 9 regarding the proposed Park “code of conduct”).	n/a	High	On-site Management
VM 16	If warranted Council may declare part or all of the visitor access and use portion of the Park (Kelehear Point) to be an alcohol-free zone (for a duration to be specified by Council).	n/a	Moderate	Council

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
VM 17	On-site management, or Council if necessary, may designate part or all of the visitor access and use portion of the Park (Kelehear Point) to be a generator-free zone and the use of portable (or vehicle-mounted) generators in this area will be prohibited).	n/a	Low	On-site Management Council
VM 18	On-site management will monitor for and respond appropriately to disruptive behaviours (littering, excessive noise, drunkenness, foul or abusive language, loud generators, drug use, etc.). This will include assessing the situation and taking appropriate action (warnings, exclusion from the Park, etc.) or seeking assistance if required.	Minor	High	On-site Management
VM 19	On-site management will monitor for and respond appropriately to hazardous, anti-social behaviours and/or illegal activities. This will include assessing the situation and taking appropriate action (warnings, exclusion from the Park, etc.) or seeking the intervention of Council Rangers or, if the situation warrants, seeking Police assistance. Priority will be given to securing the safety of other visitors and staff.	Minor	High	On-site Management

#### Performance Measures and Outcomes:

- Compliance with the on-ground primitive campground requirement/specifications of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* – as assessed by Park Management, and supported by booking/occupancy records.
- No unapproved camping within the day-use only area – as assessed by Park Management observation, frequency of enforcement requirements, and visitor feedback.
- No camping zones observed around shared visitor facilities, and campers not “monopolising” visitor facilities or park/picnic furniture – as assessed by Park Management observation, frequency of enforcement requirements, and visitor feedback.
- Park use rules and “code of conduct” prepared, promoted to visitors, and being observed – as assessed by Park Management observation, frequency of enforcement requirements, and visitor feedback.
- Effective on-site management presence and patrols – as assessed by patrol and incident records, Park Management observation, frequency of enforcement requirements, as well as visitor feedback and complaints.
- Preferred foreshore boat mooring/launching sites identified/promoted on-site and being observed – as assessed by Park Management observation, frequency of reminder and enforcement requirements, and visitor feedback.
- Dogs, and other domestic animals, effectively managed within the Park – as assessed by fewer incidents or visitor complaints involving unleashed dogs.
- Firewood collection and vegetation damage effectively managed within the Park – as assessed by reduced incidence of damage to trees/vegetation, Park Management observation, frequency of enforcement requirements, and visitor feedback.
- Reduced incidence of disruptive, anti-social, hazardous or illegal behaviours and reduced alcohol problems within the Park – as assessed by frequency of enforcement requirements, number of serious incidents requiring external assistance/involvement, and visitor complaints/feedback.



## 5.6 Grounds and Landscape Maintenance

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
Vehicle Access and Movement				
GLM 1	<p>Rationalise the existing unsealed or compacted informal vehicle access/movement routes throughout the camping areas – especially above and along the slope to the north-eastern shoreline (now a network of guttered/rutted, eroded, widened/braided and compacted vehicle tracks). Select/align preferred vehicle access and “distributor” routes to service the primitive camping and day-use areas, particularly the more popular and heavily-used camping sites above the shoreline.</p> <p>These preferred routes should be clearly defined on-site – such as using large poles/logs or boulders, low post-and-cable fencing, large bollards, or other low-key “non-engineered” measures (and may be further defined by compacted gravel/sheeting if appropriate) – but in keeping with the intended informal primitive character of the camping experience offered. Preferred routes should be highly “permeable”, allowing for multiple exit/entry points enabling vehicles to access campsites and the foreshore. Popular camping areas, safety considerations, gradients and routes along or across slopes (rather than directly/sharply up and down slopes), managing stormwater run-off (containment, slowing, dissipation, dispersal, etc.) to reduce downslope erosion/scour issues and on-track ponding, and discouraging vehicle access to areas of concern will be important considerations when aligning these preferred vehicle access and “distributor” routes.</p>	Moderate to High (establish) Minor to Moderate (maintain)	High	Council (establish) On-site Management (maintain)
GLM 2	Preferred vehicle access and “distributor” routes will be maintained in a suitably passable conditions, and free of campsites and parked vehicles (including boat trailers, caravans, etc.), to allow for emergency vehicle access.	n/a	High	On-site Management
GLM 3	Monitor for the creation/use of informal vehicle tracks running directly/sharply up and down slopes or generating concentrated stormwater flows and erosion issues and close, realign and/or rehabilitate these tracks as required.	Minor	High	On-site Management
GLM 4	Install and maintain permanent vehicle exclusion measures (large poles/logs or boulders, low fencing, large bollards, other low-key “non-engineered” measures, dense plantings of trees at close centres, etc.) to protect targeted areas from the impacts of vehicles and vehicle-based “camping” (caravans, campervans, RVs, etc.). Potential areas for this treatment include – major tree groves/copses, planting/regeneration areas, gutters/gullies, planted/garden areas and other sites where vehicle access is to be excluded for safety reasons, vegetation or landscape rehabilitation, to protect or enhance the area’s amenity, or to improve visitor experiences.	Moderate	High	On-site Management

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
GLM 5	Vehicle exclusion measures (such as those set out in Management Action GLM 4 above) will also be used to prevent close vehicle entry to scenic camping locations – such as attractive groves of older trees (where safe) over grass – while still allowing tents/campsites to be set up in these scenic locations, on a carry-in basis from adjacent vehicles.	Minor	Moderate	On-site Management
<b>Grass Management</b>				
GLM 6	Regular slashing/mowing of all retained grassed areas intended for visitor access/use for camping, day use and other activities. The target “level of service” for these areas would be Council’s “standard” park and open space maintenance level – aiming for “regular mowing, say every three weeks in a good growing season” with “grass edges treated by spraying when required” and “generally these areas are not irrigated” (examples would be McNamara Reserve in Broke or Jim Johnstone Reserve [Warkworth Oval] in Warkworth) (or another appropriate service level as determined by Council). Slashing/mowing will aim to maintain grass height across the managed visitor access/use areas of the Park at a suitable height to ensure on-going camping/recreation utility, amenity value, erosion protection, reduced fire hazard and to (possibly) discourage dangerous snakes.	Moderate	High	On-site Management
GLM 7	Heavily used camping areas will be regularly “rested” or “rotated” to allow for the recovery and regrowth of grass and other vegetation as well as any minor works (such as soil aeration, fertilising or erosion remediation). “Rested/rotated” areas will be signposted and/or temporarily fenced to exclude vehicles and visitor use, with this preferably undertaken at lower use periods.	Minor	High	On-site Management
GLM 8	Slashing/mowing will not extend to those areas identified for native species revegetation or site rehabilitation (such as along larger drainage lines or across steeper areas). Slashing/mowing may be limited along the foreshore to assist in erosion control and remediation in this area (and help mitigate the visual impacts of a “migrating” shoreline).	n/a	High	On-site Management
GLM 9	Carry out additional or more frequent mowing and trimming/edging of grass around buildings (amenities blocks, camp kitchen(s), Parks Office and caretaker’s residence, etc.) and in high use areas – as warranted for user safety and amenity.	Minor	Medium	On-site Management
GLM 10	Managed grassed areas will be maintained in a healthy condition – to ensure ongoing camping/recreation utility, amenity value, erosion protection and reduced fire hazard. Tasks may include – watering or temporary/mobile irrigation, fertilising, overseeding, major weed control (especially “nuisance” weeds detracting from recreational use/appeal), and rotating or “resting” areas from vehicle access and camping or recreational use.	Moderate	High	On-site Management

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
GLM 11	On-site management will regularly (at least weekly) remediate and restore campfire remains throughout the primitive camping and day-use area. Rubbish will be collected for disposal, timber/firewood stacked or collected for re-use, ashes scattered or collected for disposal, the fire- pad scarified of hard packed/baked ground broken-up as required to encourage grass regrowth, and other tasks as necessary.	Minor to Moderate	High	On-site Management
GLM 12	The eastern end of the Kelehear Point ridgeline (as shown on Figure 9) may be fenced out of the area of the Park intended for visitor access and use. If so, this area will not be slashed/mown and natural regeneration will be allowed to occur – with management input for weeding, plant/thinning or removal to establish a possible planting “framework” for when (if) this area is returned to use, and management of excessive fuel loads to manage fire risks.	Minor	Medium	On-site Management
GLM 13	Investigate the possibility/practicality of drawing water from Lake St Clair for irrigating the managed grassed and landscaped areas/plantings (via mobile pumps, lines and portable sprays or other irrigation systems). Implement if practical, and cost-effective, with approval from WaterNSW.	Negligible (investigate) Minor (implement)	Medium	Council WaterNSW
<b>Plantings and Landscape Management</b>				
GLM 14	Remediate impacted or degraded sites (such as bare and compacted areas under/around tree groves, excessively used campsites, disused vehicles tracks, scoured stormwater flow paths, drainage swales, etc.) – to re-establish grass and vegetation cover, restore camping/recreational utility and amenity values, for erosion/scalding remediation and protection, or to prevent the entry of sediments and litter into Lake St Clair. Undertake remediation, revegetation and regeneration measures as/where required – including tasks such as scarifying/“cultivating” compacted or scalded ground, breaking-up stormwater flow paths down a slope or capturing/ponding stormwater flows (such as with earth contour berms), adding organic matter (such as composted or weathered mulched greenwaste), grass seeding or returfing, weeding, supplementary planting (if/where required), fertilising, watering or temporary irrigation, mulching, or restricting vehicle access and camping/recreational use (temporarily or permanently).	Moderate	High	On-site Management
GLM 15	Isolate hazardous trees – as identified from an arborist’s report (see Management Action HSH 8) or by on-site management – using measures such as fencing (and signposting) as well as densely planting-out (to the drip-line or “at risk” area) using endemic shrub and grass species (to improve both safety and amenity).	Minor	High	On-site Management
GLM 16	Installation and maintenance of low-growing plantings/gardens, using endemic species, around the amenities blocks, Park Office, other visitor use buildings and trailer parking areas – as well as caretaker’s residence – to improve the appeal and presentation of these sites. Consider of visibility, security, privacy, maintenance and fire risk issues in species selection and plantings siting/design.	Minor	Medium	On-site Management

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
GLM 17	Installation and maintenance of plantings/gardens, using endemic species, between the boat ramp and lower/western trailer parking area – supported by sturdy low-profile fencing (large poles/logs or boulders, low post-and-cable fencing, large low bollards, etc.) – to prevent short-cutting between the ramp and parking area by vehicles and trailers.	Minor	Medium	On-site Management
GLM 18	Plant and establish a wide “filter strip” of native grasses and sedges at selected locations along the upper margins of the beach/foreshore, or high water mark, and the grassed usage areas upslope. These “filter strip” plantings will be sited to address stormwater management/quality and erosion issues, as well as to direct water-based users to preferred foreshore boat mooring and launching sites and manage vehicle access/camping activity along the shoreline. Plantings will be protected by large logs (secured to prevent removal, or “floating off” at high water levels), low fencing, bollards or other low-key measures as required.	Minor to Moderate	Medium	Council (install) On-site Management (maintain)
GLM 19	Undertake additional amenity and shade/shelter plantings in the day-use only area and the (potentially) expanded powered campsite area (as shown on Figure 9).	Minor	Medium	On-site Management
GLM 20	Establish planting areas around existing trees along the south-eastern ridgeline in the visitor access/use area – to protect these trees, create wind buffers/breaks, provide additional sources of shade, and enhance amenity. Also establish additional scattered clumped/“island” plantings in this area. Planted areas will use appropriate endemic tree and shrub species, with edge protection/definition. Consider fire hazard and management issues, and maintaining sight lines for crime prevention and to preservation of views, in the siting and continuity of planted areas.	Minor to Moderate	Medium	Council (install) On-site Management (maintain)
GLM 21	To address the lack of tree recruitment and vegetation regeneration, and to replace senescing trees over time, establish new planting areas (using endemic trees, shrubs, understorey and grasses as necessary) across the Park’s visitor access/use areas. Planted areas will be provided with edge protection/definition (such as natural barriers, temporary fencing, bollards or low-profile fencing) or individual tree plantings suitably protected. Planting areas will be identified opportunistically in response to emerging issues/problems, observed usage patterns, and the need to secure the future amenity of an area.	Minor	Medium	On-site Management
GLM 22	Investigate the feasibility of creating additional level camping sites/areas across the more popular parts of primitive camping and day use area (in reasonable proximity to the shoreline) – considering issues such as risk to tree, drainage impacts and potential for erosion. Implement if practical, ideally in conjunction with other earthworks or landscape works.	Negligible (investigate) Moderate (implement)	Low	Council

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
GLM 23	Undertake landscape plantings across the steeper areas, upslope (south-west) of the access road between the new Park Office and start of the loop road, that are not favoured or used for camping (due to the excessive/unworkable gradients). Plant-out using appropriate endemic tree species, in copses or clumped/"island" plantings over low native shrubs or mulch, to provide wind buffers/breaks and increased amenity across this area while still allowing for mechanical mowing/slashing of residual grass areas. Consider fire hazard and management issues in the siting and continuity of plantings.	Moderate	Medium	Council (install) On-site Management (maintain)
GLM 24	Plant out the major drainage lines running through the primitive camping and day use areas – using endemic grasses, sedges and low shrubs – to provide large-scale separation/identification of discreet camping/activity areas, break-up long views and improve (perceived) privacy, enhance amenity and improve the quality of drainage flows entering Lake St Clair. Consider fire hazard and management issues in species selection and the siting and continuity of plantings. Undertake weeding of drainage lines prior to planting-out, where required.	Minor to Moderate	Medium	On-site Management
GLM 25	Maintain all planting areas to ensure protection of existing mature/growing trees as well as sustained and healthy growth of new plantings. Tasks may include – watering or temporary/mobile irrigation, topping up mulch to specified depths, supplementary or replacement planting of new stock, on-going weeding, fertilising, and repair and maintenance of edge definition/protection and temporary or permanent vehicle barriers. New plantings will generally be intensively maintained until established (usually one summer).	Minor to Moderate	Medium	On-site Management
GLM 26	Routine (non-arborist/specialist) monitoring of tree health within the Park's visitor access/use areas to determine the need for protective management action (such as vehicle exclusion from root zone) or specialist assessment/advice.	Minor	High	On-site Management
GLM 27	Repair and maintenance of fencing (permanent and temporary), logs and "natural" barricades, bollards and other barriers (including protection/definition of planting areas and garden edging).	Minor	Medium	On-site Management
GLM 28	Maintain the paired decorative rock walls at the Park entry.	Minor	Medium	Council
GLM 29	Progressively replace existing non-endemic tree species within the Park's visitor access/use areas with local native species, also considering the implications of climate change on species suitability and selection.	Negligible	Medium	On-site Management
GLM 30	Prepare a landscape masterplan, or typical landscape/planting treatments, for the Park's visitor access/use areas to guide landscape improvement works.	Minor to Moderate	Low	Council

#### Performance Measures and Outcomes:

- Unsealed visitor vehicle access and "distributor" routes servicing the primitive camping areas are in place/marked on-ground, in use and effective in managing vehicle movements and related impacts, and unobstructed – as assessed by observed degree of compliance/use, reduced number/location and



extent/scope of undesirable track/vehicle impacts, frequency of reminder/enforcement requirements and visitor feedback.

- Reduced incidence of informal vehicle tracks running sharply/directly up or down slopes – as assessed by Park Management observation and monitoring.
- Visitors' vehicles effectively excluded from selected areas for safety, vegetation recovery, landscape/amenity, or visitor experience reasons – as assessed by observed degree of compliance, incidence of barrier damage/removal, and frequency of reminder/enforcement requirements.
- Popular and heavily used campsites "rested/rotated" to allow for grass and site recovery and regeneration – as assessed by improved site condition and Park Management observation/monitoring.
- Grassed visitor use areas in healthy condition/coverage and well maintained providing on-going camping/recreation utility, site amenity, erosion protection and reduced fire hazard – as assessed by compliance with agreed mowing/slashing schedule and target standard, site condition, Park Management observation/monitoring and visitor feedback.
- Grass maintenance more frequent/intensive around facilities and high use areas – as assessed by compliance with agreed mowing/slashing schedule, site condition, Park Management observation and visitor feedback.
- Grass slashing/mowing excluded or less frequent in revegetation/rehabilitation areas, steeper sites and erosion control areas – as assessed by compliance with agreed mowing/slashing schedule, site condition and Park Management observation.
- Grassed visitor use areas irrigated (portable irrigation system) if practical.
- Campfire remains routinely cleaned and remediated/restored – as assessed by reduced incidence of untreated campfire remains and visitor feedback.
- Eastern end of the ridgeline (in the visitor use area of Kelehear Point) fenced out and undergoing managed regeneration – if warranted.
- Degraded and impacted sites progressively remediated/regenerated/revegetation and to restore camping/recreational utility and amenity values, re-establish grass and vegetation cover, remediate eroded/compacted areas or control runoff and sediments – as assessed by improved site condition, Park Management observation and monitoring, and visitor feedback.
- Tree health/condition monitored and hazardous trees isolated as per arborist report – as assessed by Park Management observation/monitoring, observed degree of compliance, incidence of barrier damage/removal, and frequency of reminder/enforcement requirements.
- Amenity plantings in place around visitor buildings/facilities, Park Office and caretaker's residence.
- Barrier plantings and fencing in place and effectively managing vehicle movement (short-cutting) around the boat ramp and trailer parking areas – as assessed by observed degree of compliance, incidence of barrier damage/removal, and frequency of reminder requirements.
- Filter strip plantings (with barriers/protection) established along upper margins of beach/foreshore (or high water mark) and effective in addressing stormwater management/quality and erosion issues, protecting sensitive foreshore boat mooring/launching areas and managing vehicle access/camping activity along the shoreline – as assessed by observed degree of compliance, incidence of barrier removal or vegetation damage, and frequency of reminder requirements.
- Additional amenity and shade/shelter plantings in the day-use only and powered campsite areas.
- New planting areas established (with barriers/protection) to reinforce/protect existing trees/groves and vegetated areas, replace senescing trees, and provide additional shade/shelter, enhance the visitor access/use areas amenity and reduce extent of managed grass areas on steeper slopes unsuitable for camping – as assessed by improved site condition, Park Management observation/monitoring and visitor feedback.
- Major drainage lines through the visitor access/use areas weeded and "reinforcement" plantings undertaken, to "break-up" camping areas and enhance amenity – as assessed by improved site condition and visitor feedback.
- Landscape plantings, and barriers/edging, effectively managed/maintained to ensure successful establishment, healthy growth and protection – as assessed by persistence and improved site condition, and Park Management observation/monitoring.
- Non-endemic tree species progressively replaced with suitable local native species – as assessed by Park Management observation.

## 5.7 Health, Safety and Hazards

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
Emergency and Safety Assessments, Preparedness and Procedures				
HSH 1	Ensure the Park’s on-site management has access to effective and reliable emergency communications, both from within the Park Office and when in-the-field across the Park.	Minor to Moderate	High	Council
HSH 2	Maintain at least one emergency telephone (satellite telephone if required) within the Park’s visitor use that obvious and available for general use – and equip with an uninterruptable/emergency power supply.	Minor	High	Council
HSH 3	Prepare a Bushfire Hazard Reduction/Management Plan for the entire Park – to be implemented on-site jointly, and collaboratively, by Council and on-site management as well as with the assistance of local fire authorities as warranted.	Minor to Moderate (preparation) Moderate (implementation)	High	Council On-site Management Local Fire Authorities
HSH 4	Grass fuel loads across those areas of the Park not available/managed for visitor access and use may be managed by grazing (refer to Management Action POM 10 for details) or other measures, such as slashing/trittering or hazard reduction burns, as set out in the Bushfire Hazard Reduction/Management Plan.	Minor	High	Council
HSH 5	Fire-fighting equipment (such as pumps, fire hoses and fire extinguishers), including mobile bushfire fighting equipment, will be available on the Park, and on-site management trained and competent in its use. Any mobile irrigation system (see Management Action GLM 13) should also be capable of supporting fire fighting/management efforts within the Park.	Minor	High	Council On-site Management
HSH 6	Manage visitors’ use of wood-burning barbeques, and other fires, in accordance with prevailing fire hazard ratings, and notify and enforce total fire bans as/when in place.	Negligible	High	On-site Management
HSH 7	Council may, at its discretion, close and evacuate the Park at times of declared or expected “catastrophic” bushfire risk.	Negligible	High	Council On-site Management
HSH 8	Undertake a hazardous tree assessment, by a suitably qualified arborist, across all areas of the Park that are, or may be, subject to visitor access and use.	Moderate	High	Council
HSH 9	Once complete the recommendations of the arborist hazardous tree assessment will be implemented on-site (also refer to Management Action GLM 15).	Moderate	High	On-site Management

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
HSH 10	Pending completion of the hazardous tree assessment suspect trees (such as over-mature specimens or larger/older trees showing signs of damage or failure ) will continue to be signposted on-site and measures taken to prevent camping, vehicle parking or visitor access/use in the hazardous "drop zone" of these trees (also refer to Management Actions GLM 15 and GLM 4).	Minor	High	On-site Management
HSH 11	Council will undertake periodic risk assessments in relation to the Park and its management, operation and use. Tasks arising will be undertaken by Council and/or on-site management as appropriate.	Minor	High	Council On-site Management
HSH 12	Prepare an overall Site Safety and Emergency Management Plan – including emergency preparedness, evacuation and assembly procedures – and regularly review. Site Safety Management Plan to be approved by Council.	Minor	High	On-site Management (prepare) Council (approve)
HSH 13	Signpost emergency assembly points on-site, consistent with the approved Site Safety and Emergency Management Plan.	Negligible	High	On-site Management
HSH 14	First aid equipment will be available on the Park, and on-site management trained and competent in its use.	Minor	High	On-site Management
HSH 15	Ensure all on-site management staff, Council staff, contractors and others undertaking work/activities at the Park are suitably trained/qualified in regard to work health and safety and/or receive suitable on-site work health and safety inductions – as consistent with Council's Work Health and Safety Management Plan. Job Safety Analysis and Safe Work Method Statements will be prepared as warranted.	Minor	High	Council On-site Management
HSH 16	All on-site management vehicles and other plant will be regularly (at least weekly) inspected to ensure they are maintained in good working order at all times. A register of inspection reports and a maintenance/repair log for each vehicle or plant will be maintained.	Minor	Medium	On-site Management
HSH 17	Install and maintain location/navigation lights (preferably solar-powered) at the boat ramp for easier identification from water-side at night or in low/poor light conditions.	Minor	Medium	Council
<b>Visitor Safety Measures</b>				
HSH 18	On-site management will notify Council immediately of any matters or events where the safety of people or property within the Park is, or has been, placed at risk. This will include providing "incident" and "near miss" reports as/when warranted.	Minor	High	On-site Management
HSH 19	Signage and other on-site information, as well as information provided to visitors on arrival/entry, will be used to make visitors aware of the key safety issues at the Park (such as water safety, fire, tree hazards, dangerous snakes, etc.), appropriate precautions, and the need to take reasonable measures to ensure their own safety.	Minor	High	On-site Management

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
HSH 20	Appropriate life-saving equipment will be readily available, and obvious, at strategic locations around the shoreline. The status/serviceability of life-saving equipment will be checked at least weekly.	Minor	High	On-site Management
HSH 21	Visitors will be alerted to the possibility of water quality issues in Lake St Clair, including hazardous algal blooms, and how to obtain up-to-date water quality advice from WaterNSW. Major/on-going water quality issues will be signposted at appropriate locations on-site.	Minor	High	On-site Management
HSH 22	On-site management will monitor for and respond appropriately to behaviours that may threaten visitor safety (refer to Management Actions VM 18 and VM 19 for details).	Refer to Management Actions VM 18 and VM 19		
HSH 23	On-site management will be vigilant for emerging safety or security risks – for both visitors and staff.	n/a	High	On-site Management
<b>Storage and Hazardous Materials</b>				
HSH 24	Only chemicals, including cleaning products, meeting Safe Work NSW requirements are to be stored and used on-site (in the Park's day-to-day management).	n/a	High	On-site Management
HSH 25	All chemicals will be clearly identified, safely and securely stored, handled and used in accordance with Safe Work NSW requirements. A manifest listing all chemicals on-site and including all Material Safety Data Sheet (MSDS) will be maintained at the Park Office, and registers (withy MSDSs) at all chemical storage locations.	Minor	High	On-site Management
HSH 26	All gas bottle/cylinders (used in the Park's management) will be safely and securely stored.	Minor	High	On-site Management
HSH 27	All storage and working areas to support the Park's management, including the Park Office, will be maintained in a safe, orderly and tidy condition at all times.	Negligible	High	On-site Management

### Performance Measures and Outcomes:

- Emergency communications (for management and visitors) upgraded and adequate for the Park's requirements.
- Bushfire Hazard Reduction/Management Plan prepared, implemented according to a prioritised rolling programme, and effective – as assessed by reduced incidence of unplanned fires and risk/damage to on-Park and neighbouring assets.
- Fire-fighting equipment, including mobile bushfire fighting equipment, available on the Park and maintained fit for use – as assessed by regular inspections by Council staff or local fire authorities.
- Total fire bans observed – as assessed by observed degree of compliance, and number of reminder/enforcement requirements.
- Hazardous trees identified and isolated – as assessed by Park Management observation, observed degree of compliance, incidence of signage or barrier damage/removal, and frequency of reminder/enforcement requirements.
- Site Safety and Emergency Management Plan prepared, implemented according to a prioritised rolling programme (including signposting of emergency assembly points), and effective – as assessed by regular inspections by Council staff, and reduced number/frequency of reported incidents or near-misses.
- First aid equipment, and life-saving equipment (around the shoreline), will available on the Park and maintained fit for use – as assessed by regular inspections by Park Management and Council staff.

- On-site staff receive appropriate work health and safety, first aid, fire-fighting and other emergency response training – as assessed by appropriate competencies/qualifications and Council staff assessment.
- Regular inspection of management vehicles, plant and equipment – as assessed by maintenance of inspection registers.
- Location/navigation lights in place at the boat ramp
- Safety and incident reporting systems in place and effective – as assessed by regular inspections by Council staff.
- Risks, safety and emergency response information prepared, promoted to visitors, and being observed – as assessed by Park Management observation, number/frequency of incidents, and visitor awareness and feedback.
- Reduced incidence of anti-social, hazardous or illegal behaviours that may threaten visitor safety – as assessed by frequency of enforcement requirements, number of serious incidents requiring external assistance/involvement, and visitor complaints/feedback.
- Chemicals, gas bottles and other hazardous materials safely stored and used in accordance with relevant regulations/guidelines – as assessed by regular inspections by Council staff.
- All management storage and working areas maintained in safe and tidy state – as assessed by regular inspections by Council staff.

## 5.8 Environmental Management

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
Erosion Management/Remediation				
EM 1	Within the visitor access/use parts of the Park – undertake earthworks to remediate gully and erosion areas (with follow-up plantings), and earthworks or low-key infrastructure to manage major stormwater flow routes and drainage swales (to contain or disperse flow paths down the slopes) – to avoid erosion/scour downslope and/or the entry of sediments and rubbish into Lake St Clair.	Minor	High	On-site Management
EM 2	Monitor and manage emerging problems areas from the concentration or channelling of stormwater runoff as well as areas of erosion, scouring or soil disturbance (including where due to visitors’ vehicles and activities), within the visitor access/use parts of the Park.	Minor	Medium	On-site Management
EM 3	Monitor the remainder of the Park (beyond the visitor access/use) for major erosion of land instability issues – including the existing minor areas of stabilised land slumping and creekbank erosion – and undertake stabilisation and remediation works as/where required.	Minor	Low	Council
Natural Heritage Management				
EM 4	Visitors will be prohibited from damaging any standing trees or other vegetation within the Park (refer to Management Action VM 15 for details).	Refer to Management Action VM 15		
EM 5	Continue to control weeds throughout the Park, with priority to declared noxious weeds and weeds within the visitor access/use parts of the Park that are likely to cause a nuisance or discomfort to visitors.	Minor	Medium	On-site Management Council
EM 6	Continue to control (terrestrial) pest animals throughout the Park.	Minor	Medium	On-site Management Council
EM 7	On-leash dogs will continue to be permitted within the visitor access and use portion of the Park, subject to certain limitations (refer to Management Actions VM 11 and VM 13 for details) and Cats will not be permitted on the Park (refer to Management Action VM 14).	n/a	Moderate	On-site Management
EM 8	Native wildlife may be actively managed (with approval of the NSW National Parks and Wildlife Service) within the visitor access/use parts of the Park) where/when required, for visitor and public safety reasons. This may include relocation or habitat/nest manipulation.	Negligible	Medium	On-site Management Council (National Parks and Wildlife Service)
EM 9	Install nest boxes, including species-specific nest boxes as required, in selected mature trees across the visitor access/use parts of the Park to encourage native fauna and provide additional visitor interest.	Minor	Low	Council



Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
Cultural Heritage Management				
EM 10	Apply a precautionary approach to works that require substantial ground disturbance, where there may be the possibility of uncovering Aboriginal cultural heritage material – and seek advice from Council's Aboriginal Advisory Committee as warranted.	Negligible	Medium	Council
Landscape and Scenic Values				
EM 11	Consideration will be given to the Park's scenic location, low-key informal character, and views (both within the area and to the Park from elsewhere – including from Carrowbrook Road and on Lake St Clair) in the siting, design, finishes and landscaping of buildings or major structures.	Negligible	Medium	Council

#### **Performance Measures and Outcomes:**

- Gully, erosion, stormwater concentration/channelling and scour problem areas identified and remediated (or monitored for natural stabilisation) – as assessed by Park Management observation and monitoring.
- Visitor damage to vegetation effectively managed/minimised within the Park – as assessed by reduced incidence of damage to trees/vegetation, Park Management observation, frequency of enforcement requirements, and visitor feedback.
- Reduction in the occurrence and extent of weeds – as assessed by Park Management observation and monitoring, and documented weed control efforts.
- Reduced populations of, and adverse impacts of, pest animals – as assessed by Park Management observation and monitoring, and documented pest animal control efforts.
- Dogs effectively managed within the Park – as assessed by fewer incidents or visitor complaints involving unleashed dogs.
- Native animals posing a threat or ongoing nuisance to visitors appropriately managed – as assessed by Park Management, documentation of management intervention, and visitor feedback/complaints.
- Any Aboriginal cultural heritage material located is appropriately managed – as assessed by compliance with relevant legislation.
- The Park's low-key scenic setting and character is maintained – as determined by visitor/community feedback, and landscape/visual assessments.

## 5.9 Planning and Administration

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
Planning Approvals				
PA 1	All major new works or major maintenance projects undertaken on the Reserve will be subject to appropriate environmental planning and approval procedures, and provide opportunity for user or community input/review where Council considers this appropriate or potentially beneficial.	Negligible	Medium	Council
PA 2	Clarify the permissibility of the Park’s use by caravans in relation to the <i>Singleton Local Environmental Plan 2013</i> and the provisions of the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005</i> as well as the Park’s current Development Consent (DA 446/2009) for operation of a “primitive campground”. If required, secure approval for use of the primitive campground by caravans.	Negligible	High	Council
PA 3	The Park’s permissible maximum capacity, in terms of the number of campers (as now prescribed by current Development Consent DA 446/2009), may be able to be increased if/when additional facilities are provided (as permitted elsewhere in this Plan of Management) – especially the provision of a third amenities block. Council will determine if such an increase (in camper or campsite number) is feasible and desirable – in terms of the Park’s character and experiences offered, management capabilities, and financial viability. A new Development Consent will need to be sought to approve any such increase in maximum camper numbers.	Minor	Medium	Council
PA 4	Attain rezoning of the Park, or at least the area now used (or likely to be required in future) for visitor access and use, to an appropriate land use zone under the <i>Singleton Local Environmental Plan 2013</i> that will permit further development of the Park, including the longer term development of a caravan park and on-site cabins, as envisaged by the <i>Masterplan - Lake St Clair Park</i> (adopted by Council in 2014).	Minor	Low	Council
Park Administration				
PA 5	On-site management will maintain security of the Park Office – during operating hours and when closed – and implement appropriate security measures in relation to cash storage, handling and transfer at the Park Office and kiosk.	Minor	High	On-site Management
PA 6	On-site management will regularly report the Park’s performance/operation, including financial performance, and supply any specified reports or statistics to Council.	Minor	High	On-site Management
PA 7	Council will undertake regular – programmed and random – inspections, checks and audits of Park’s management and operations.	Minor	High	Council

Action No.	Actions	Implementation		
		Resource Estimatio	Priority	Responsibility
Liaison with Other Agencies				
PA 8	<p>Council will liaise regularly with other agencies whose responsibilities and actions have the potential to impact the Park’s recreational appeal and use, amenity, or operation – particularly WaterNSW (regarding water levels and water quality in Lake St Clair, as well as boating approval/management) and the Roads and Maritime Service (regarding regulation of recreational boating, navigational safety, and compliance on inland waterways), as well as the Department of Primary Industries (regarding the management of fish stocks and fishing within Lake StClair).</p> <p>Council will aim to reduce possible adverse impacts or put management measures in place to reduce or address them.</p>	Negligible	Medium	Council
PA 9	<p>Develop effective and on-going communication protocols with Telstra, and any other utility providers operating services or easements through the Park, regarding their management requirements/operations and measures to reduce any impacts on the Park and its values.</p>	Negligible	Low	Council
Community Involvement				
PA 10	<p>Council will support and encourage the involvement of Landcare and other community or volunteer groups in revegetation, weed removal, erosion control/remediation and other land management activities within the Park, as well as facility maintenance where appropriate, subject to fundingand management resources availability. Any such projects must be consistent with the Park’s values and management directions as well as the provisions of this Plan of Management. Unsolicited projects that only benefit, or promote, individual groups or organisations will not be approved.</p>	Minor	Low	Council
Leases and Licences, Special Uses and Commercial Activities				
PA 11	<p>Council may grant permits or short-term/casual licenses for community or special events, sporting competitions/events, recreational activities, charity or social events, educational activities, organised groups use, or other occasional/one-off organised special events. Council mayalso grant permits or short-term/casual licenses for community groups or sporting groups/clubs to store equipment or materials at designated (enclosed) locations within the Park.</p> <p>Such permits or licences will only be granted as consistent with the provisions of the <i>Local Government Act 1993</i> and <i>Local Government (General) Regulation 2005</i>, and mayinclude conditions and other requirements as deemed appropriate byCouncil.</p> <p>Permits or licences will not be granted for activities that:</p> <ul style="list-style-type: none"><li>are inconsistent with an Park’s values, or have unacceptable effects on the area’s assets or intended character and settings; or</li></ul> <p>(cont’d)</p>	Negligible	High	Council

Action No.	Actions	Implementation		
		Resource Estimation	Priority	Responsibility
PA 11 (cont'd)	(cont'd) <ul style="list-style-type: none"> <li>• require exclusive use/occupation of the Park for more than 48 hours (other than for the storage of equipment or materials); or</li> <li>• exclude or unduly disadvantage other users, or are likely to impair an area's reasonable enjoyment by others; or</li> <li>• involve the erection of any building or other substantial structure, or permanent advertising that detracts from the visual qualities of the Park; or</li> <li>• place excessive demands on Park management; or</li> </ul>			
PA 12	Licences or permits will be granted for commercial filming within the Park, as required by the <i>Filming Related Legislation Amendment Act 2008</i> , and as consistent with the provisions of the <i>Local Government Act 1993</i> and <i>Local Government (General) Regulation 2005</i> , and in accordance with relevant Council policies.	n/a	High	Council

#### Performance Measures and Outcomes:

- Planning/environmental assessments undertaken and planning approvals obtained, for major new works or major maintenance projects where warranted – as assessed by compliance with Council's assessment and approval requirements.
- Permissibility of caravan use within a primitive campground clarified – as assessed by compliance with relevant planning instruments and legislation/regulation.
- Appropriate rezoning of all or part of the Park obtained – as/when warranted.
- Security measures/procedures in place and effective for operation of the Park Office, kiosk and cash handling – as assessed by level of compliance with Council requirements.
- Reporting and auditing systems in place, and effective, for the Park's management and financial performance – as assessed by level of compliance with Council requirements as well as regular inspections/audits by Council staff.
- Effective communication protocols in place between Council and other authorities/agencies with the potential to impact the Park (including utility providers) – as assessed by the degree of disruption to the Park's recreational appeal and use, amenity, or operation due to the action of third parties.
- Increased volunteer participation in Park management – as assessed by total participation hours, and range of tasks featuring community/volunteer involvement.
- Licences, permits and other estates comply with specified guidelines and restrictions.

## **5.10 Leases and Licences**

This Plan of Management expressly authorises a lease (sub-lease), licence or other estate in all or part of the Park for the purpose of day-to-day operational management of the visitor access and use area – as set out in Management Actions POM 2 to POM 5.

The licensing, or permit approval, for use of parts of the Park for the purposes of extensive agriculture (specifically grazing or bee keeping) is also authorised – as set out in Management Action POM 10.

Other authorised leases, licences, permits and other estates are described in Management Actions PA 11 and PA 12.

## 6. FUNDING AND IMPLEMENTATION

### 6.1 Funding

This Plan of Management contains a substantial list of management actions. Some of these are management guidelines, providing policies or directions to guide future decision-making for the Park's management.

However many are physical actions that will require the commitment of Council funds or resources – such as staff time – to implement. Council does not have the capacity to undertake all of these, more resource-intensive, management actions immediately.

Management and development of the Lake St Clair Park will ultimately be reliant on, and largely determined by, the funding and resources available to Council (as well as the model Council employs for the areas' day-to-day operational management – as addressed in Management Actions POM 1 to POM 6).

As such the Park's management actions must be assessed against the other priorities of Council, and budget allocations assigned as part of Council's wider rolling four-yearly Singleton Council Delivery Program and shorter-term annual Operational Plans, annual budget cycles and business planning for Council's various units.

Council also provides funds and resources for the operational management of the Park – including staff salaries, contract services, repairs and maintenance and the like – and raises some income from Park camping and entry fees. However Singleton Council has supported and funded the Reserve's management in excess of the net revenue generated by the area.

In view of these financial realities/constraints a priority has been assigned to each Management Action – as shown in the Management Action Tables in Section 5 – to reflect their relative importance and implementation timing in order to achieve the Plan's objectives (but also noting that actions which are of a more management guideline, policy or direction- setting character may not require the direct allocation of resources).

In terms of the resourcing and timing of management, the assigned priorities can be described as follows.

- High – Considered “essential”, and will be considered in Council's funding processes annually until they can be resourced, then included in the Management Plan and business plan of the relevant unit within Council each year until completed.
- Medium – Considered “desirable”, and should be implemented within the life of this Plan and will be reviewed by the responsible unit within Council each year as to their current relevance/importance and consideration for resourcing and/or placement on relevant work plans.
- Low – Considered “useful” or longer-term actions, and should be undertaken if resources permit but may not be allocated appropriate resources until formally reviewed or until resources are available for such actions and relevant units within Council should consider including these actions in their respective work plans each year.



Actions can be single once-off tasks or, as for many actions, “ongoing” – where the action in question will require funding throughout the Park’s management and/or the life of this Plan.

Recognising that funding and resources may come from many sources, including volunteer involvement or specific-purpose grant funding, identified Management Actions of different priority may proceed in differing orders or at different rates – and high priority actions need not necessarily precede lower-priority actions. Implementation of some actions may also be contingent on or influenced by the results of other actions, changing management circumstances or opportunities to gain management efficiencies. In some cases, the resources to deliver a longer-term action may be available before a high priority action. This may be due to the amount of money required, or the project being funded from resources other than Council funds, or factors outside of Council’s control.

Council may also choose to seek Grant funding from both Commonwealth and State Government grant programmes.

## **6.2. Evaluation, Reporting and Review**

### **6.2.1 Evaluation and Reporting**

The objectives, actions and performance measures outlined in this Plan of Management provide a basis for qualitative reporting on performance of Council in managing the Lake St Clair Park and progress in implementing the Plan. Evaluation of performance should be undertaken at the end of each financial year to align with Council’s the Trusts reporting requirements.

The Park’s management, development and financial performance should – ideally – be included in Council’s Annual Report. Council may also choose to audit and report on the implementation of this Plan of Management as part of its established reporting practices.

### **6.2.2 Review**

Typically a Plan of Management will remain relevant and have a time horizon of five to ten years. However, management strategies and actions can be reviewed and updated prior to this “use-by” date if required. Notably a review of this Plan will be required if Council wishes to proceed with the development of a formal caravan park, possibly including on-site cabins, within the Park as identified in the 2014 *Masterplan - Lake St Clair Park* (see Management Actions TAU 4 and POM 9, and Table 7).<sup>1</sup>

Implementation of this Plan and its ongoing relevance will be reviewed annually as part of Council’s internal and external reporting processes.

Consideration of the need for a major review and update of this Plan of Management will occur ten years from the date of adoption of the Plan, if not carried out prior.

# APPENDICES

## Appendix 1 - Plans of Management and Community Land Categorisation and the Local Government Act 1993

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As land vested in (or under the control of) a council, Lake St Clair Park is classified, in accordance with the *Local Government Act* as “Community Land” and must be managed in accordance with the *Act* and the *Local Government (General) Regulation 2005*.

Community Land is managed for community benefit and may include parks, sportsgrounds, community centres, etc. Community Land cannot be sold and must be retained in public ownership. A Plan of Management must be prepared in accordance with the requirements of the *Local Government Act*. Development of such land is subject to the controls and requirements of the *Act*.

### Preparation of a Plan of Management

The *Local Government Act* stipulates what needs to be included in a Plan of Management and how a Plan of Management is to be prepared. Sections 35-47 of the *Local Government Act* provides guidance as to the use and management of Community Land and the preparation of a Plan of Management. Part 4 of the *Local Government (General) Regulation 2005* provides further guidance for preparing Plans of Management.

The *Local Government Act* states under Section 36 (3), that a Plan of Management must identify the following:

- (a) the category of the land,
- (b) the objectives and performance targets of the plan with respect to the land,
- (c) the means by which the council proposes to achieve the plan’s objectives and performance targets,
- (d) the manner in which the council proposes to assess its performance with respect to the plan’s objectives and performance targets, and may require the prior approval of the council to the carrying out of any specified activity on the land.

This Lake St Clair Park Plan of Management is considered to be a “specific area plan of management”, as it relates to just one area of community land. As such this Plan of Management must also be prepared in accordance with Section 36 (3A) of the *Act* and:

- (a) must include a description of:
  - (i) *the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and*
  - (ii) *the use of the land and any such buildings or improvements as at that date, and*
- (b) must:
  - (i) *specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and*
  - (ii) *specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and*
  - (iii) *describe the scale and intensity of any such permitted use or development.*

### Categorisation of Community Land

Section 36 (4) and (5) of the *Local Government Act* identifies the categories that may be applied to the Community Land whilst Sections 36 E to N identifies the core objectives for the management of each community land category. The categories include:

- Sportsground
- Park
- Area of cultural significance

- General Community Use
- Natural Area:
  - Bushland
  - Wetland
  - Escarpment
  - Watercourse
  - Foreshore

Further guidance is provided by the *Local Government (General) Regulation 2005*. Sections 102-111 prescribes guidelines for the categorisation of Community Land.

This Lake St Clair Park Plan of Management recommends the categorisation of the Community Land as “General Community Use”.

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

*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).*

#### Leases, licences and other estates

Plans of Management are also required to authorise any future leases, licences or other estates over Community Land. Sections 46 and 47 of the *Local Government Act* identifies the purposes and means for which a lease, licence or other estate may be granted. Section 116 and 117 of the *Local Government (General) Regulation 2005* provides additional guidelines on the granting of leases, licences or other estates over Community Land.

#### Process of finalising a Plan of Management

Draft Plans of Management are required to be publicly exhibited for a minimum of 28 days. Submissions are required to be submitted for a minimum period of 42 days. Submissions will be reviewed and amendments to the draft Plan of Management may be made in response to submissions prior to adoption of the Plan by Council. Substantial amendments require re-exhibition of the draft Plan of Management. Sections 38 and 40 of the *Local Government Act* provide information regarding exhibition and adoption of a Plan of Management.

## Appendix 2 - Council Asset Condition Register

### LAKE ST CLAIR - PARK ASSETS

ASSET SUB-CATEGORY	ASSET COMPONENT	ASSET DESCRIPTION	ASSET LOCATION	QUANTITY	UNIT	CONDITION RATING	AUDIT DATE
STRUCTURE	Retaining Wall	Sandstone Wall		4	8.5 S qm/m2	2	14/06/2016
STRUCTURE	Retaining Wall	Sandstone Wall		5	8.5 S qm/m2	2	14/06/2016
STRUCTURE	Fence	2 x strainer posts, 3 strains wire, star posts		6	24 Lm	3	14/06/2016
STRUCTURE	Fence	2 x strainer posts, 3 strains wire, star posts		7	308 Lm	3	14/06/2016
STRUCTURE	Fence	Timber posts, 2 timber rails		8	3 Lm	2	14/06/2016
STRUCTURE	Fence	Timber posts, 2 timber rails		9	3 Lm	2	14/06/2016
FURNITURE	Sign	Singleton Council Lake St Clair Park Sign		10	1 Nos	3	14/06/2016
STRUCTURE	Fence	2 x strainer posts, 3 strains wire, star posts		15	220 Lm	2	14/06/2016
STRUCTURE	Fence	2 x strainer posts, 3 strains wire, star posts		20	376 Lm	2	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long		23	1 Nos	2	14/06/2016
FURNITURE	Slab	Concrete		23	22 S qm/m2	1	14/06/2016
FURNITURE	BBQ	Wood Fire Ground with Concrete Slab		24	1 Nos	4	14/06/2016
FIELD	Multipurpose Field	Earthworks for playing surfaces		27	1750 S qm/m2	2	14/06/2016
FIELD	Multipurpose Field	Turfed Surface		27	1750 S qm/m2	3	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long		32	1 Nos	2	14/06/2016
FURNITURE	Slab	Concrete		32	22 S qm/m2	1	14/06/2016
FURNITURE	BBQ	Wood Fire Ground with Concrete Slab		33	1 Nos	4	14/06/2016
ELECTRICAL	Emergency Phone	Pedestal Phone		38	1 Nos	1	14/06/2016
STRUCTURE	Bollard	120mm Metal Bollard-Emergency Phone		38	1 Nos	1	14/06/2016
STRUCTURE	Bollard	120mm Metal Bollard-Emergency Phone		38	1 Nos	1	14/06/2016
STRUCTURE	Bollard	Metal Louvered Bollard with Light-Emergency Phone		38	1 Nos	1	14/06/2016
STRUCTURE	Bollard	Metal Louvered Bollard with Light-Emergency Phone		38	1 Nos	1	14/06/2016
ELECTRICAL	Power Sites	Caravan onsite power supply		39	1 Nos	2	14/06/2016
ELECTRICAL	Power Sites	Caravan onsite power supply		40	1 Nos	2	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long		48	1 Nos	2	14/06/2016
FURNITURE	Slab	Concrete		48	22 S qm/m2	1	14/06/2016
FURNITURE	BBQ	Wood Fire Ground with Concrete Slab		49	1 Nos	4	14/06/2016
FURNITURE	BBQ	Wood Fire Ground with Concrete Slab		51	1 Nos	4	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long		52	1 Nos	2	14/06/2016
FURNITURE	Slab	Concrete		52	22 S qm/m2	3	14/06/2016
STRUCTURE	Fence	2 x strainer posts, 3 strains wire, star posts		53	20 Lm	3	14/06/2016
LANDSCAPING	Edging	Treated Pine 100mm x 32mm		54	20 Lm	2	14/06/2016
LANDSCAPING	Edging	Treated Pine 100mm x 32mm		55	20 Lm	2	14/06/2016
LANDSCAPING	Edging	Concrete edging		56	68 S qm/m2	1	14/06/2016
STRUCTURE	Stairs	Stairs - Concrete staircase with handrail		57	1 Nos	1	14/06/2016
STRUCTURE	Bollard	150mm Treated Pine Domed Top Bollard		59	1 Nos	1	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long		64	1 Nos	2	14/06/2016
FURNITURE	Slab	Concrete		64	22 S qm/m2	1	14/06/2016
FURNITURE	Sign	Singleton Council Lake St Clair Park Sign		65	1 Nos	2	14/06/2016
FURNITURE	BBQ	Wood Fire Ground with Concrete Slab		68	1 Nos	4	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long		69	1 Nos	2	14/06/2016
FURNITURE	Slab	Concrete		69	22 S qm/m2	1	14/06/2016

ASSET SUB-CATEGORY	ASSET COMPONENT	ASSET DESCRIPTION	ASSET LOCATION	QUANTITY	UNIT	CONDITION RATING	AUDIT DATE
ART/MEMORIAL	Plaque	Opening Plaque-Small Size Brass Plaque	71	1 Nos		2	14/06/2016
STRUCTURE	Boat Ramp	Boat Ramp (171 m3)- Concrete	79	171 C um/m3		2	14/06/2016
FURNITURE	Fish Table	Old Morgue Table	83	1 Nos		2	14/06/2016
FURNITURE	Slab	Concrete	83	10 S qm/m2		1	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long	85	1 Nos		3	14/06/2016
STRUCTURE	Shade Shelter	Small Metal Frame Tin Roof	87	1 Nos		2	14/06/2016
STRUCTURE	Shade Shelter	Small Metal Frame Tin Roof	88	1 Nos		2	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long	89	1 Nos		3	14/06/2016
FURNITURE	BBQ	Wood Fire Ground with Concrete Slab	92	1 Nos		4	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long	93	1 Nos		5	14/06/2016
FURNITURE	Slab	Concrete	93	22 S qm/m2		1	14/06/2016
FURNITURE	BBQ	Wood Fire Ground with Concrete Slab	94	1 Nos		4	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long	98	1 Nos		2	14/06/2016
FURNITURE	Slab	Concrete	98	22 S qm/m2		1	14/06/2016
FURNITURE	BBQ	Wood Fire Ground with Concrete Slab	99	1 Nos		5	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long	100	1 Nos		5	14/06/2016
FURNITURE	Slab	Concrete	100	22 S qm/m2		1	14/06/2016
FURNITURE	BBQ	Wood Fire Ground with Concrete Slab	101	1 Nos		4	14/06/2016
FURNITURE	Picnic Table	Metal Frame with Timber Slats 4.2m long	102	1 Nos		4	14/06/2016
FURNITURE	Slab	Concrete	102	22 S qm/m2		1	14/06/2016
FURNITURE	BBQ	Wood Fire Ground with Concrete Slab	111	1 Nos		5	14/06/2016
ELECTRICAL	Meter Box	Green Pillar Box- Plastic	114	1 Nos		2	14/06/2016
ELECTRICAL	Meter Box	Green Pillar Box- Plastic	115	1 Nos		2	14/06/2016
STRUCTURE	Fence	2 x strainer posts, 3 strains wire, star posts	138	20 Lm		3	14/06/2016



## LAKE ST CLAIR - BUILDINGS

COMPONENT GROUP	COMPONENT TYPE	COMPONENT	LOCATION	QUANTITY	CONDITION RATING	AUDIT DATE
<b>Amenities - Top Block (constructed 1987)</b>						
Plumbing	Sanitary Plumbing	Handbasin	plumbing	2	2	2016
Plumbing	Sanitary Plumbing	Shower Unit	plumbing	2	2	2016
Plumbing	Sanitary Plumbing	Toilet - S/S Urinal	plumbing	1	2	2016
Interior Finishes	Interior Doors	Door Hardware (handles/locks)	interior finishes	7	2	2016
Interior Finishes	Interior Doors	Doors - Solid	interior finishes	5	2	2016
Interior Finishes	Fixtures & Fittings	Fixed Seating	interior finishes	6.2	2	2016
Interior Finishes	Fixtures & Fittings	Grabrails	interior finishes	3.6	1	2016
Interior Finishes	Fixtures & Fittings	Kitchen Bench and Joinery	interior finishes	2.8	1	2016
Interior Finishes	Fixtures & Fittings	Mirror	interior finishes	2	2	2016
Interior Finishes	Fixtures & Fittings	Paint Finish	interior finishes	10	2	2016
Interior Finishes	Fixtures & Fittings	Tiles - Ceramic	interior finishes	18.5	2	2016
Interior Finishes	Wall Finishes	Ceramic Tiles	interior finishes	38	2	2016
Interior Finishes	Floor Finishes	interior brickwork	interior finishes	46.5	1	2016
BCG-Special	Special	Steel/Mesh Gate	exterior works	2	1	2016
Exterior Works	Gates	Concrete Paver / Interlocking Blocks	exterior works	3.2	2	2016
Exterior Works	Hard stand	Concrete Slab	exterior works	50	1	2016
Exterior Works	Hard stand	Metal Clad Doors	exterior works	1	2	2016
Exterior Fabric	Windows & Doors	Colorbond	exterior fabric	132	2	2016
Exterior Fabric	Roof	Downpipes - Pvc	exterior fabric	3.6	1	2016
Exterior Fabric	Roof	Gutters - Metal	exterior fabric	44.5	2	2016
Exterior Fabric	Roof	Paint Finish	exterior fabric	13.5	2	2016
Exterior Fabric	Roof	Timber Fascia	exterior fabric	45	2	2016
Exterior Fabric	External Wall	Brick Cladding	exterior fabric	102	1	2016
Exterior Fabric	Windows & Doors	Aluminium Windows	exterior fabric	0.5	2	2016
Electrical Services	Distribution Boards	Meter Boxes	electrical services	1	1	2016
Electrical Services	Lighting - External/Internal	Fluorescent Lights	electrical services	6	2	2016
Electrical Services	Lighting - External/Internal	Light Switches & Powerpoints	electrical services	8	1	2016
BCG-Special	Special	hot water system	electrical services	1	2	2016
<b>Amenities - Bottom Block (constructed 2000)</b>						
Plumbing	Sanitary Plumbing	Handbasin	plumbing	6	1	2016
Plumbing	Sanitary Plumbing	Shower Unit	plumbing	6	2	2016
Plumbing	Sanitary Plumbing	Tap	plumbing	11	1	2016

COMPONENT GROUP	COMPONENT TYPE	COMPONENT	LOCATION	QUANTITY	CONDITION RATING	AUDIT DATE
Plumbing	Sanitary Plumbing	Toilet - Bowl / Cistern	plumbing	4	2	2016
Plumbing	Sanitary Plumbing	Toilet - S/S Urinal	plumbing	1	2	2016
BCG-Special	Special	water pump	plumbing	3	1	2016
Interior Finishes	Interior Doors	Doors - Solid	interior finishes	4	2	2016
Interior Finishes	Ceiling Finishes	Fibrolite	interior finishes	43	2	2016
Interior Finishes	Ceiling Finishes	Paint Finish	interior finishes	57.5	2	2016
Interior Finishes	Fixtures & Fittings	Fixed Seating	interior finishes	3.2	2	2016
Interior Finishes	Fixtures & Fittings	Grabrails	interior finishes	5	1	2016
Interior Finishes	Fixtures & Fittings	Mirror	interior finishes	2	2	2016
Interior Finishes	Fixtures & Fittings	Zip Water Heater	interior finishes	1	1	2016
Interior Finishes	Wall Finishes	Fibrolite	interior finishes	9.5	2	2016
Interior Finishes	Wall Finishes	Tiles - Ceramic	interior finishes	26.5	2	2016
Interior Finishes	Floor Finishes	Ceramic Tiles	interior finishes	46	2	2016
BCG-Special	Special	interior brick walls	interior finishes	43	1	2016
Exterior Works	Gates	Steel/Mesh Gate	exterior works	2	1	2016
Exterior Works	Hard stand	Concrete Paths / Ramps	exterior works	22	2	2016
Exterior Works	Water tanks	Water Tank - Concrete	exterior works	3	1	2016
Exterior Fabric	Roof	Colorbond	exterior fabric	125	1	2016
Exterior Fabric	Roof	Downpipes - Pvc	exterior fabric	3	1	2016
Exterior Fabric	Roof	Gutters - Metal	exterior fabric	44	1	2016
Exterior Fabric	Roof	Paint Finish	exterior fabric	37	2	2016
Exterior Fabric	Roof	Soffits - Fibrolite	exterior fabric	20	2	2016
Exterior Fabric	Roof	Timber Fascia	exterior fabric	44	1	2016
Exterior Fabric	External Wall	Brick Cladding	exterior fabric	104	1	2016
Exterior Fabric	Windows & Doors	Aluminium Windows	exterior fabric	1.06	1	2016
Exterior Fabric	Windows & Doors	Metal Clad Doors	exterior fabric	1	1	2016
Exterior Fabric	Windows & Doors	Metal Roller Doors	exterior fabric	5.5	2	2016
Electrical Services	Distribution Boards	Meter Boxes	electrical services	1	1	2016
Electrical Services	Lighting - External/Internal	Fluorescent Lights	electrical services	12	2	2016
Electrical Services	Lighting - External/Internal	Light Switches & Powerpoints	electrical services	12	1	2016

**Caretaker's Cottage (constructed 2017)**

## Key to Asset Condition Ratings

Singleton Council applies a 1 to 5 grading system as a “simple condition grading model”, as below.

*Table 5.1.3(a) – Simple Condition Grading Model*

Condition Grading	Description of Condition
1	Excellent condition: Only planned maintenance required.
2	Good: Minor maintenance required plus planned maintenance.
3	Fair: Significant maintenance required.
4	Poor: Significant renewal/upgrade required.
5	Very Poor: Unserviceable.

### Appendix 3 - EBird Species List

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Australian Wood Duck  
Pacific Black Duck  
Hardhead  
Australasian Grebe  
Great Egret  
White-faced Heron  
Black-shouldered Kite (Australian)  
Whistling Kite  
Eurasian Coot  
Masked Lapwing  
Crested Pigeon  
Pheasant Coucal  
Laughing Kookaburra  
Nankeen Kestrel  
Brown Falcon  
Eastern Rosella  
Superb Fairywren  
Noisy Miner  
Yellow-rumped Thornbill  
Pied Butcherbird  
Australian Magpie  
Pied Currawong  
Willie Wagtail  
Welcome Swallow  
Red-browed Finch  
Double-barred Finch  
Galah

Source: Ebird (<https://ebird.org/hotspot/L2535854>)  
Sightings April 2012,