

Bong Bong Common Precinct Plan of Management

Reviewed February 2012



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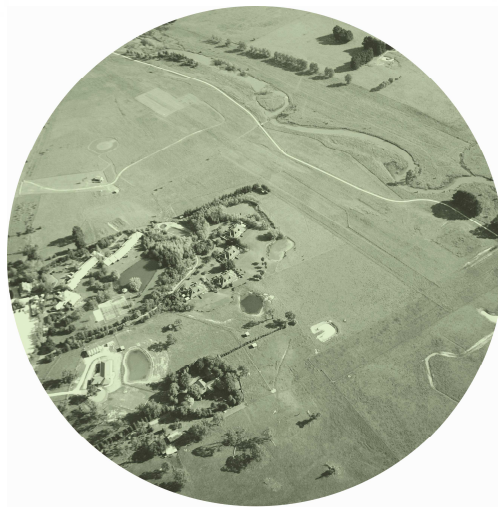
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Bong Bong Common Precinct Plan of Management

Reviewed March 2012

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Minute No. OC 33/11



Foreword

The Local Government Act requires that Council have in place a Plan of Management for all Community Land. Community Land generally includes Parks and Reserves, Bushland and Community Facilities such as Community Centres, where the land is owned by Council or under Council's care and control.

This Plan of Management has been prepared to comply with the Local Government Act 1993, as amended and the Local Government (General) Regulation which commenced on 1st January 1999. This plan has been prepared to reflect the needs of:

- Council as managers of the land;
- All user groups;
- Local residents as users and neighbours of the land;
- Visitors and tourists; and
- The local community as custodians of the community assets.

Community input into the Plans of Management

The Local Government Act 1993 requires that all plans of management be placed on public display for a minimum period of 28 days. A minimum period of 42 days after the draft is placed on exhibition is allowed for written submissions to be made to Council.

Submissions provide an opportunity for the community and other stakeholders, to express opinions, provide information and suggest alternatives to the proposed Management Strategies for Community Land within the Shire. On closure of the period of public comment, and after consideration of submissions received, Council may decide to amend the draft Plan of Management, or adopt it without further amendment. If a Council adopts an amended plan without public exhibition of the amended draft plan, it must give public notice of that adoption and of the terms of the amended Plan of Management, as soon as practicable after the adoption.

Public Hearing Land Categorisation

In accordance with Section 40A of the Local Government Act 1999, a public hearing was held on 7th July 2009, in respect to the categorisation of the land.

Acknowledgements

This Plan of Management has been prepared by Micris Management Services Pty Ltd for Wingecarribee Shire Council's Parks and Property Branch, with contributions from Council's Information Technology and Strategic Planning Branches.

This plan has been prepared following consultation with user groups, key stakeholders and the local community. A community workshop was held 7th July 2009.

Numerous individuals and groups have contributed valuable ideas and information in the preparation of this plan and their efforts are gratefully acknowledged. In particular the contribution of those individuals who were involved in the preparation of the plan is sincerely appreciated. This includes:

Bong Bong Common Management Committee

Roslyn Allan, Allan Aston, Ann Beaumont, Linda Brean, Linda Emery, Peter Folk, and Philip Yeo

Southern Highlands Model Aero Club

Allan Aston, Graham Frost, Allen O'Toole, Tony Wilson, David White, David Lawrence, and James White.

Southern Highlands Model Engineers Inc.

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Gundungurra Aboriginal Heritage Association Inc.

Aunty Merle Williams.

Berrima District Historical Society.

Ken Reid.

Hawkesbury Nepean Catchment management Authority

Daniel Anderson.

Moss Vale Landcare Group

Ken Pogson.

NSW National Parks and Wildlife Services

Pat Hall.

NSW Department of Planning – Heritage Branch

Stuart Read and Fiona Leslie

Wingecarribee Shire Council

Peter Bowmer, Peter Byrne, Edward Anderson, Greg Bray, Karen Allison, Mark Tawasha,
Robert Lewis, Frank Iacono, Tannia Andrews and Lynne Morrison.

Consultant Team

Laterals Environment – Soil Analysis

Horticultural Management Services – Flora Assessment

EXECUTIVE SUMMARY

Introduction

This Plan of Management provides the framework for managing Bong Bong Common Precinct. Designated as a significant area by Wingecarribee Shire Council, this reserve is highly valued by the local community and visitors alike. Bong Bong Common Precinct is an outstanding resource of regional significance in terms of its scenic, natural, environmental, social, heritage, educational and passive recreational values. It plays a vital role in Wingecarribee's open space system. This Plan of Management provides a comprehensive framework for management of all activities within the Precinct.

This plan takes a values based approach to land planning and management, identifying the Precinct's key values, role and purpose so that these assets may be protected and enhanced. The Precinct's unique qualities, its environmental sensitivity and susceptibility to changing uses are all defining criteria for the way in which this land must be managed. Issues will come and go but the values which make Bong Bong Common Precinct unique are more enduring. However, these values can be easily lost, damaged or diminished so it is important to ensure their protection for the enjoyment of this generation as well as for generations to come. The issues currently or potentially threatening these values are therefore central to the Plan of Management.

Wingecarribee Shire Council's approach in facilitating this process and providing opportunities for extensive consultation has significantly improved understanding of these values and issues amongst stakeholders and the broader community. Issues such as inappropriate use of the Precinct which might confuse or obscure the significance of the site, development proposals, leased areas, potential risk to buried artefacts and risk to the community have come to dominate much of the public discussions.

Basis for Management

Reflecting community values expressed through community consultation, the plan defines the Precinct's values, its role and purpose in the context of being a significant area and community reserve. The following key values were identified as part of the development of this Plan of Management:

- Public Access and Parking;
- Outstanding Scenic Qualities and Extensive Views;
- Health and well-being;
- Historic and Culturally Significant Landscaping;
- Archaeological and Indigenous Heritage;
- Archaeological and European Heritage;
- Public Recreational Facilities;
- Recreational Opportunities, Activities and Facilities;
- Habitat Values and Wildlife Corridors;
- Social Values;

- Sense of a Safe Space;
- Educational Values; and
- Scientific Significance

These values are affected, and in some cases potentially threatened, by a broad range of uses, actions, management practices, development and lease proposals. Some of these threats, opportunities and constraints are current while others may not yet exist. The Plan seeks to address all of these current and potential issues within an appropriate planning framework which will ensure the protection of the Precinct's identified values, role and purpose.

The vision statement for Bong Bong Common Precinct encapsulates these values, provides guiding principles and addresses the fundamental expectations of the community as follows:

To recognise Bong Bong Common Precinct as a “significant place” in Wingecarribee Shire Council’s open space system, ensuring protection and conservation of identified values through appropriate management, in a way which best meets the cultural, environmental, recreational, educational and social needs of the present community and future generations.

Management Strategies

In accordance with this vision statement, the Plan establishes management strategies, proposed actions, performance indicators and priorities for implementation. Key desired outcomes and actions of the management strategies, as developed in this Plan, are summarised as follows:

- **Access and Parking**

To provide suitable access to and within the precinct for all members of the community, regardless of age or physical ability.

To provide adequate formal and informal parking areas for the community and user groups within the Precinct.

- **Recreation and Use**

To provide areas for organised and informal active recreation without unduly compromising the Precinct's cultural significance

To provide quiet spaces and enhanced the safety, appearance and comfort of areas within the precinct.

- **Natural Environment**

To protect and enhance the natural character of Bong Bong Common Precinct through reestablishment of natural systems, the use of local indigenous species and sustainable management practices.

- **Heritage**

To conserve, enhance, promote and interpret the Indigenous and non-indigenous history of the Precinct and its significance to the local community.

- **Visual and Landscape**

To protect and enhance the natural landscape character of Bong Bong Common Precinct, its role in the wider urban landscape and the vistas from the Precinct.

- **Management**

To ensure, when making decisions about the Precinct, that cultural significance, rejuvenation and physical activity are balanced.

- **Education**

To recognise the Precinct as an outdoor classroom and teaching resource for the local community

To recognise, and preserve the European and Aboriginal heritage as a teaching resource for the local community .

Action Plan

These management strategies or desired outcomes form the basis by which the Precinct's values can be managed and protected on a sustainable basis, whilst meeting the needs of the present community as well as future generations. Performance measures and priorities for action have been assigned accordingly. The masterplan identifies the physical locations and relationships of proposed actions within the Precinct.

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1.0 INTRODUCTION

1.1 *Community Land*

Local Government councils own and manage a variety of land. All the land that councils own or manage, with five exceptions is called ‘public land’ under the Local Government Act, 1993.

The five types of land that are not included in council’s collection of public land are:

- A public road;
- Land to which the Crown Lands Act 1989 applies;
- A common;
- Land subject to the Trustees of Schools of Arts Enabling Act 1902; and
- A regional park under the National Parks and Wildlife Act 1974.

Public land must be classified as one of two forms of public land, either as ‘community land’, or as ‘operational land’. Operational is land that Councils may deal with in a relatively unfettered manner – it can be leased or licensed, managed or even sold without the restrictions that apply to community land. Operational land is land that council may regard as a temporary asset or as an investment, or intends to use in a way that will significantly restrict the community’s use or access to the land. Council works depots or administrative buildings are good examples of operational land uses.

Community land is land for which Councils must prepare a ‘Plan of Management’; to set out the directions and practices Council intends to follow to manage the land. Councils may not sell community land, unless it is re-classified as operational land, and Councils are not allow to enter into any leases, or licences (other than for certain short-term casual uses) unless the Plan of Management authorises the agreement. Councils adopt a community land Plan of Management to give the Plan of Management force under the Local Government Act, 1993.

The Plan of Management also ‘categorises’ the community land to help define the suitable uses and development. Guidelines are provided in the Local Government (General) Regulation, 1999, to help Councils categorise the community land, and ‘core objectives’ are provided in the Local Government Act, 1993, to provide the basic planning, development and management framework for Council and community use of community land.

1.2 *What is a Plan of Management*

A Plan of Management is a document that identifies issues affecting public open space, and outlines how that open space is intended to be used, improved and managed in the future. A Plan of Management is typically accompanied by a Landscape Masterplan that shows proposed on-the-ground changes to that open space.

1.3 Definition of a Plan of Management

The Local Government Act 1993, as amended and the Local Government Amendment (Community Land Management) Act 1998 requires that all public land owned by Council be classified as either community land or operational land. Generally speaking, community land refers to any property which is retained for use by the general public, whilst operational land need not be retained for public use. Local Government must prepare a Plan of Management for all Community Land, to ensure that an endorsed framework guides the operation and development of these community resources.

Plans of Management are public documents, and as such require stakeholders to be involved in their formation. A process of research and community consultation provides opportunities for community participation and involvement, establishing a sense of ownership in stakeholders and contributing to the ongoing success of the plans.

Until a Plan of Management for Community Land is adopted, the nature and use of the land cannot be changed and Council cannot carry out new development or improvements to the land.

Plans of Management assist Council to budget and source funds for the future maintenance, improvement and development of community land. Each plan provides Council with a current survey of its resources, a guideline for expenditure and plans for the development of the site.

This Plan of Management has been prepared in order to achieve a balanced, responsible and sustainable use of the land and to ensure that it addresses the needs of local user groups and the broader community. It identifies appropriate outcomes for the site and provides a way of achieving these outcomes through a series of clear management objectives and supporting strategies and actions.

This Plan of Management supersedes any other Plan of Management prepared for this site.

1.4 Role of a Plan of Management

A Plan of Management fulfils a number of functions. It sets out planning and design opportunities and constraints through the categorisation of the community land, the inclusion of core and other objectives, the development of performance targets, identification of the means to achieve the targets (the action), and the methods used to assess the success of the performance targets.

The Plan of Management is a council commitment to the use and management of the land. It provides direction for both Council and community in the planning and management of the land. The Plan of Management is placed on public exhibition and the community has the opportunity to make submissions and comments on the draft Plan of Management.

This Plan of Management will also enable a master plan, and proposals for development and conservation of the lands, to be considered by the community, and approved by Wingecarribee Shire Council's adoption of the Plan of Management.

A Plan of Management also authorises certain uses and activities on the community land. When community land is categorised, each category and its objectives will generally define the suitable uses of the land, and any proposed developments and agreements, such as leases and licences need to be consistent with the objectives of the category.

1.5 Land to which this Plan of Management Applies

This Plan of Management applies to the Bong Bong Common Precinct, which incorporates one of the most significant sites within the Southern Highlands, identifying its history and cultural identity. Bong Bong Common Precinct contains the site of Bong Bong Township, the first Government Settlement South of the Cumberland Plain, which is important in the history of expansion of NSW in the 1820s and 1830s.

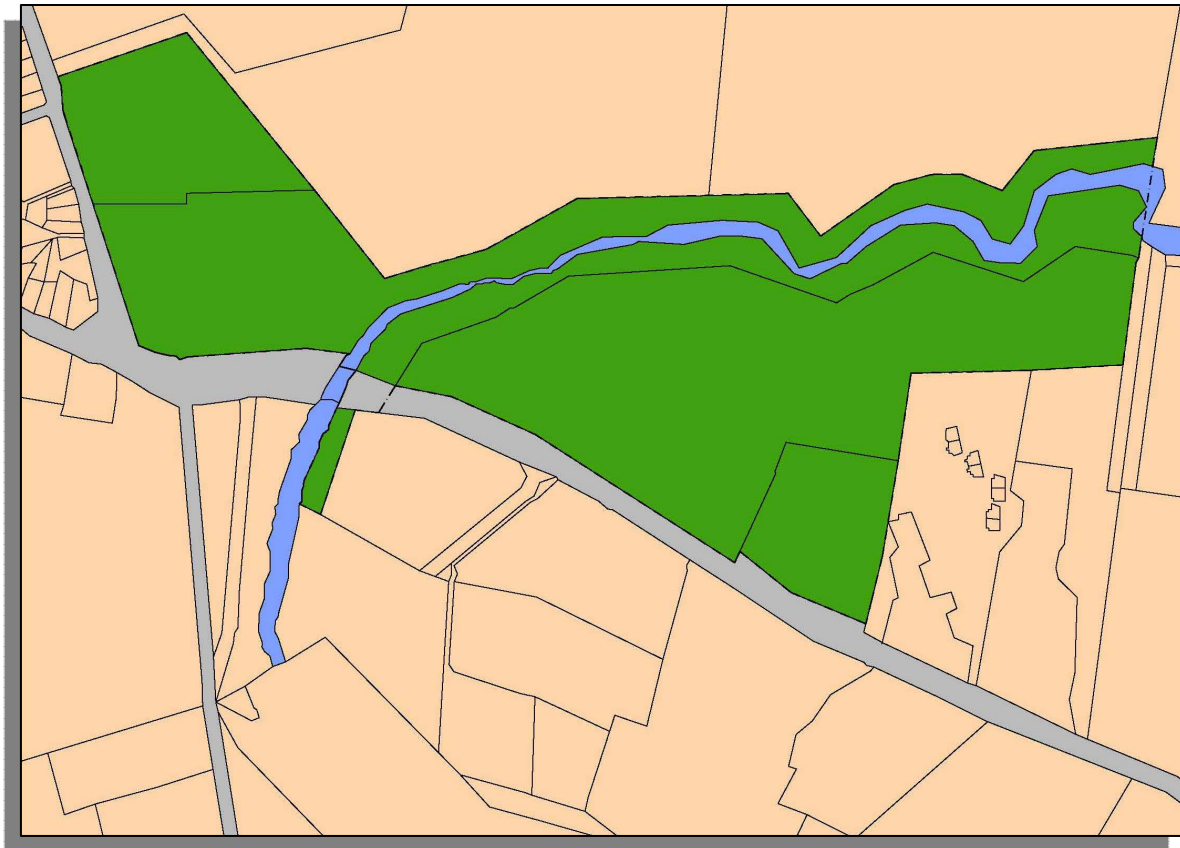


Figure 1 – The plan above shows the extent of Bong Bong Common Precinct that is covered by this Plan of Management

1.6 Purpose of this Plan of Management

This Plan of Management has been prepared by Wingecarribee Shire Council under the provisions of the Local Government Act 1993, as amended which requires Councils to prepare Plans of Management for all land under Council ownership or control classified as community land.

This Plan of Management aims to provide a clear, concise and practical framework for the management of Bong Bong Common Precinct. It aims to be performance oriented in order to contribute towards Council achieving its strategic goals, vision, mission and outcomes. As a means of achieving these aims, the plan uses a values-based approach to land planning and management. This approach facilitates strategies which will protect and enhance values, whilst identifying the issues which may pose a threat to these values. It ensures the longer-term objectives of sustainable management.

The primary purpose of this plan is to provide the community, users and Wingecarribee Shire Council with a clear statement on the future use and management of Bong Bong Common Precinct. The efficient and appropriate management of this land is essential if its value to the community is to be maintained and enhanced.

The Plan of Management will be consistent with Council's other policies and plans, ensuring a strategic vision and approach to open space across the Wingecarribee LGA.

The plan will comply with the Local Government Act 1993, as amended and the Local Government Amendment (Community Land Management) Act 1998 and other relevant legislation in relation to the preparation of Plans of Management.

This Plan of Management will cover the development and management actions of the land for community purposes, over the life of this plan.

1.7 Review of this Plan of Management

This Plan of Management is intended to be reviewed and updated within ten years (by 2020). It should be updated to reflect changing community and Council priorities and issues, incorporating changes in grants and funding, legislation or Council directions, and to recognise completed actions.

Review of this Plan of Management should also consider outcomes of periodic reviews of Council's strategic and operational plans. The Action Plan tables should be reviewed and revised annually in accordance with Council's budget, Capital Works Program and changing priorities.

1.8 Process of Preparing this Plan of Management

1.8.1 The Planning Process

The planning process for this Plan of Management is based on a number of principles. These are:

- Using community values as a basis for management;
- Adopting a consultative approach, incorporating input from stakeholders; including Council officers, Government Authorities and the local community to ensure the plan reflects the visions and values of all;
- Providing site specific analysis information to add value;
- Providing practical recommendations which are achievable in the short term; and
- Incorporating the Masterplan.

The process undertaken to prepare this Plan of Management follows the guidelines as set out in "Public Land Management" – Department of Local Government, 2000.

1.8.2 Local Government Act

Division 2 – Use and Management of Community Land; within the Local Government Act 1993 outlines the requirements involved in developing a Plan of Management. Once a Plan of Management is in Draft format, the Plan is placed on public exhibition for a minimum of 28 days, with a further 14 days allowed for written comments.

The development of this Plan of Management for Bong Bong Common Precinct may be divided into four phases.

The **first phase** - understanding the site, this phase includes reviewing the background of the site incorporating all reports, historical information and correspondence relating to the site, a detailed site analysis including a site survey.

The **second phase** covers all consultation and workshops with all major stakeholders, user groups including any Government Agency with an interest in the site.

The **third phase** covers the preparation and review of the Plan of Management and masterplan.

The **final phase** covers the exhibition, review of public submissions and Council adoption of the plan.

A detailed process of the steps involved in the development of this Plan of Management is shown in Figure 2.



Photo 1 – an area of the site regenerated as part of the Youth Landcare Group program.

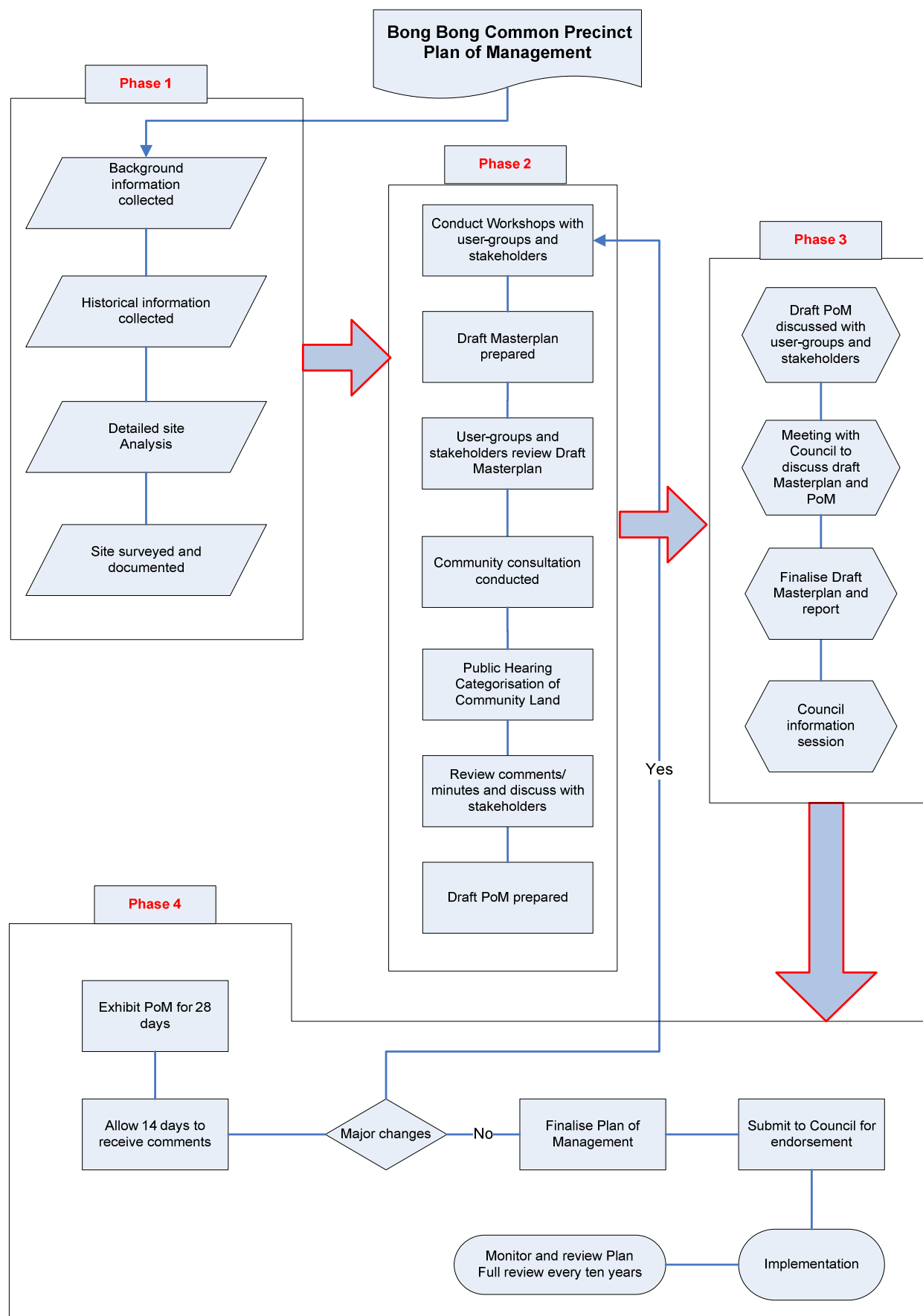


Figure 2 –Plan of Management Process

1.8.3 Community Consultation

Wingecarribee Shire Council actively seeks the involvement of the community in the preparation of its Plans of Management to ensure the plans address community desires, values and needs and to ensure they comply with the Local Government Act, 1993, and the 1998 amendments. The main advantages of involving the community in the process are that it:

- Creates a sense of ownership with the Reserve;
- Taps into the large amount of local knowledge about the site; and
- Advises and keeps the community informed.

Community consultation is a vital component in the preparation of this Plan of Management as well as in the Public Exhibition / submission period following release of the Draft. The purpose of this community consultation is to identify the values attached to this Community Land being Public Reserve and to provide a forum in which to collect and understand related community issues.

1.8.4 Methods of Communication

A number of workshops with key stakeholders were conducted during the preparation of this Plan of Management. The workshops were designed to allow stakeholders to have an active involvement in the development of the Plan of Management and Masterplan. A list of the workshops held is shown in *Table 1*.

The proposed changes to Bong Bong Common Precinct were presented to the community via a community workshop. The workshop was advertised by distributing 2,000 flyers throughout Moss Vale and Burradoo and advertising the workshop in the Southern Highland News on 24th June and 1st July 2009. The community workshop was held at Wingecarribee Shire Council held on the 7th July 2009.

Comments from the general community were invited on the day. The results were compiled and incorporated into the final Plan of Management.

A preliminary draft Plan of Management was developed based on the consultation undertaken with stakeholders and the community.

The draft Plan of Management was exhibited for public comment for a period of six (6) weeks between 17th May 2010 and the 16th June 2010. Three submissions resulting from the public exhibition of the Draft Plan of Management were received during this period. Comments were considered, presented to Council and incorporated into the final Plan of Management as appropriate.

A final draft of the Plan of Management was prepared taking into account the issues raised during the exhibition periods, as well as any comments received from the proposed categorisation of community land report.

Table 1 *Stakeholder and community workshops*

<i>Workshop/meetings</i>	<i>Date</i>
Initial meeting with Council	9 th March 2007
Workshop with Council	24 th April 2007
Site meeting with Council	3 rd May 2007
Meeting with Council	11 th June 2007
Meeting with Council	24 th October 2007
Combined Stakeholder Workshop	19 th December 2007
Workshop with Southern Highlands Model Aero Club	16 th January 2008
Workshop with Southern Highlands Model Engineers	17 th January 2008
Workshop with Southern Highlands Botanic Gardens	18 th January 2008
Workshop with Bong Bong Common Mgt Committee	5 th February 2008
Workshop with Moss Vale Landcare Group	8 th February 2008
Workshop with Hawkesbury Nepean Catchment Mgt Authority	13 th February 2008
Workshop with NSW Heritage Office	14 th February 2008
Meeting with Council	25 th February 2008
Workshop with Southern Highlands Model Engineers	26 th May 2008
Workshop with Southern Highlands Botanic Gardens	15 th May 2008
Meeting with Council	23 rd June 2008
Workshop with Council	18 th September 2008
Workshop with Bong Bong Common Mgt Committee	28 th November 2008
Workshop with Bong Bong Common Mgt Committee	3 rd December 2008
Workshop with Bong Bong Common Mgt Committee	19 th December 2008
Workshop with Southern Highlands Model Engineers	19 th February 2009
Workshop with Southern Highlands Model Aero Club	3 rd April 2009
Combined Stakeholder Workshop	15 th April 2009
Meeting with Council	6 th May 2009
Community workshop	07 th July 2009
Meeting with Council	19 th October 2009

1.8.5 Management Issues

Issues have the potential to challenge the core objectives and community values that form the basis of how Bong Bong Common Precinct should be managed. Based on workshops conducted and community feedback the following issues have been identified.

1.8.5.1 Access and Parking

- Improved access to the Precinct;
- Formalisation of a car park area and provision of additional car parking spaces;
- Formalisation of access roads;
- Limit vehicle access to car park area only;
- Segregate vehicles from park users, with the exception of emergency vehicles; and
- Informal circulation access throughout the park.

1.8.5.2 Development

- Enhance the identification of the park for visitors to the area;
- All future improvements should be design with regard to the Conservation Management Plan and based on the masterplan accompanying this PoM;
- Establish links with other Reserves and recreational areas within and outside the Shire;
- Future facilities or upgrades comply with the needs of the community; and
- Adopt Crime Prevention Through Environmental Design and Safer By Design principles in managing the precinct to minimise vandalism and increase personal safety of precinct users.

1.8.5.3 Safety

- Conflict between cars and people;
- Stormwater infrastructure not suitable for a Public Park;
- Poor security lighting (surveillance) at night; and
- Ensure safe enjoyment of the precinct for the community.

1.8.5.4 Regeneration

- Continued improvement, protection, restoration, regeneration and management of the riparian corridor; and
- Water quality improvement along the River and minimise erosion and pollution.

1.8.5.5 *Education*

- Community education and involvement – environmental and local heritage

1.8.5.6 *Heritage*

- Conserve, enhance and promote Indigenous and non-indigenous heritage values of the Reserve.

1.9 *What is included in this Plan of Management*

This Plan of management is divided into the following sections, as outlined in Table 2.

Table 2 – Structure of this Plan of Management

Section	What is covered
1. Introduction	Background to the Plan of Management, community consultation, and management issues relating to the Precinct.
2. Description of Bong Bong Common Precinct	History, facilities, uses, physical description.
3. Legislative and Statutory Requirements	State Government planning legislation, local planning context.
4. Legislation Relating to Bong Bong Common Precinct	Land categorisation, core objectives, leases and licences.
5. Basis for Management	Council's strategic direction, community values, role of the area, vision for the Precinct, management objectives for the Precinct.
6. Strategies and Action Plans	Strategies and actions to resolve management issues identified.
7. Masterplan	Concept Masterplan developed as a result of community consultation.
8. Implementation	Implementation and monitoring of the Plan of Management.
9. Appendix	Funding, statutory provisions.

Requirements of the Local Government Act for the contents of a Plan of Management, and where they can be found in this Plan, are listed in Table 3.

Table 3 - Contents of a Plan of Management for community land

Requirement of the Local Government Act	How this plan satisfies the Act
The category of community land.	Section 4
The objectives and performance targets of the plan with respect to the land.	Section 6
A means for assessing the achievement of the plans objectives and performance targets.	Section 6
A description of 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.	Section 2
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Section 2
The purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Sections 2, 3
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Sections 3, 4
A description of the scale and intensity of any such permitted use or development.	Section 2
The core objectives for management of community land for the category nominated.	Section 4
Public hearing in relation to proposed plans of management.	Section 4
Leases, licences or other estates in respect of community land.	Section 4

2.0 DESCRIPTION OF BONG BONG COMMON PRECINCT

2.1 Location and Context

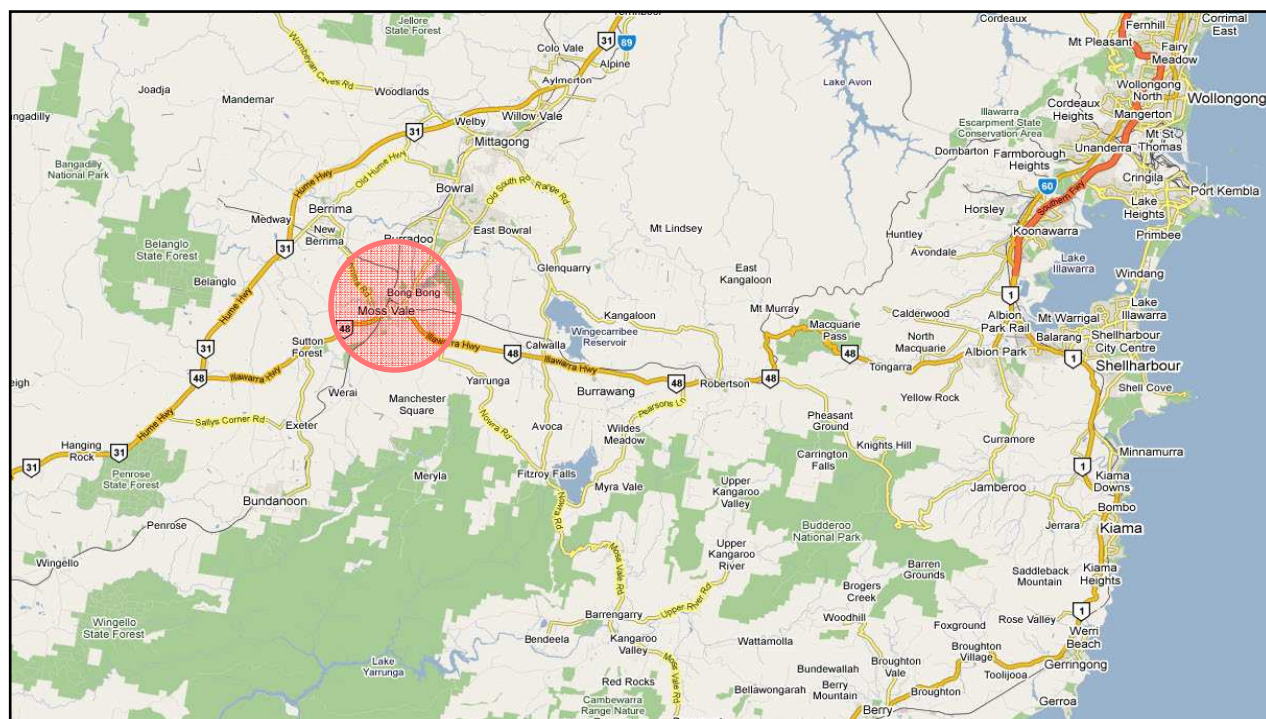
Bong Bong Common Precinct is located on the outskirts of the township of Moss Vale within the Southern Highlands of New South Wales. The Southern Highlands lies within one and a half hour drive of Sydney and Canberra, and two and a half hours from the South Coast (Batemans Bay).

Moss Vale is located approximately 15 km southwest of Mittagong and 10 km from Bowral (refer to **Figure 3 & 4**). The Southern Highlands is a rural area mixed with larger towns and small historic villages. Moss Vale is located halfway between Exeter Village and Bowral.

Bong Bong Common Precinct is located on the banks of Wingecarribee River, the site is situated at the north eastern corner of Moss Vale virtually on the boundary of Moss Vale and Burradoo, off Moss Vale Road. Suttor Road forms the southern boundary, and Moss Vale Road the eastern boundary of the precinct, with private property marking the western perimeter.

The Briars Inn adjoins the north eastern side of Bong Bong Common Precinct with Cecil Hoskins Reserve located directly opposite Bong Bong Common Precinct on the eastern side of Moss Vale Road. The two Reserves have a pedestrian linkage allowing direct access to both sites.

Bong Bong Common Precinct is located on the town's main road connecting Moss Vale to Bowral and Mittagong. An off road cycleway has been constructed within Bong Bong Common Precinct which forms part of the Bowral Recreational Path system.



The map shows the Burradoo area with the Bong Bong Common Precinct highlighted in red. The precinct is located south of the main town area, near the intersection of Moss Vale Rd (79) and Kings Rd. A callout box with the text "Bong Bong Common Precinct" points to this red-shaded area. The map also shows other roads such as Kangaroo Rd (80), Moss Vale Rd (79), and various local streets like Bulwer Rd, Lytton Rd, and Argyle St. A scale bar indicates 2km, and the map is dated 2009.

Figure 4 - Location and context of Bong Bong Common Precinct

2.2 Significance of Bong Bong Common Precinct

Bong Bong Common Precinct contributes substantially to the beauty, character and charm of the local area, and reflects the tranquil surroundings once experienced by the local residents and visitors in times gone by.

Bong Bong Common Precinct incorporates the site of Bong Bong township, the original European settlement in the Southern Highlands established 1820 (which had a short life of about 17 years). Bong Bong Common Precinct also formed part of the 1,000 acres grant to Dr. Charles Throsby (naval surgeon, magistrate, famed explorer and member of the first Legislative Council) who explored the area and was the first local land holder.

The site has high educational and research value as it could yield valuable information about the settlement at Bong Bong and early colonial government towns generally.

Additional to the historical and heritage significance, Bong Bong Common Precinct provides passive recreational activities in a natural setting. The reserve provides an opportunity to develop a significant local recreational resource.

2.3 *Park Name*

The parcels of land that make up Bong Bong Common Precinct were individually acquired at different times commencing in 1978 through to 1983.

The Name ‘Bong Bong Common Precinct’ given to this site is a result of community and stakeholder consultation, this site was also commonly known as Bong Bong Park, Bong Bong Reserve, Bong Bong Common, Von Nida Air Field, old Bowral Air Field and the parcel of land on the south western side of the river was known as SCEGGS Park.

Bong Bong Common Precinct is currently made up of two Public Reserves, Bong Bong Common and the open space on the south western side of Wingecarribee River (referred to as SCEGGS Park).

Recently a portion of the Precinct (the location of the historical sites) Lot 5 and 6, DP 736552 was officially named as ‘*Bong Bong Common*’ by the Geographical Naming Board on 15th May 2009.

The open space on the south western side of Wingecarribee River (referred to as SCEGGS Park) is not listed with the NSW Geographical Names Register, thus is un-named.

2.4 *Land Ownership and Management*

2.4.1 *Introduction*

The ownership of the five parcels of land that comprise Bong Bong Common Precinct are shown in Figure 5 and detailed in Table 4.

The land covered by this Plan of Management is owned by Wingecarribee Shire Council.

The total area of the precinct is approximately 55.19 hectares. The approximate area of Bong Bong Common is 27.89 hectares, the riparian corridor on either side of Wingecarribee River is approximately 13.30 hectares and the reserve on the south western side of the river is approximately 14.0 hectares.

Table 4 – Overview of Bong Bong Common Precinct

	Lot 5 DP 736552	Lot 6 DP 736552	Lot 5 DP 258446	Lot 41 DP 850568	Lot 42 DP 850568	Lot 91 DP 730831
Features	Open Space, Aero Club - Club House and casual parking	Open Space, Model Air Field and part location of original Bong Bong Township	Open Space and Regeneration Area	Open Space	Open Space and Regeneration Area	Open Space
Area (ha)	4.57	22.82	7.00	5.85	14.45	0.50
Total Area (ha)	55.19 hectares					
Owner	Wingecarribee Shire Council					
Zoning	E2 Environmental Conservation, and; RE1 Public Recreation under Wingecarribee Local Environmental plan 2010					
Categorisation	Park and an area of cultural significance	Park and an area of cultural significance	Park, an area of cultural significance and natural areas consisting of bushland and watercourse.	Park	Park and natural areas consisting of bushland and watercourse.	Park
Leases	No	No	No	No	No	No
Licences	Yes	Yes	No	No	No	Yes
Easements	No	Yes	Yes	No	Yes	No

2.4.2 Leases and Licences in Bong Bong Common Precinct

There are currently no leases awarded to any user groups with the Precinct.

The existing building and a portion of the open space is currently used by the Southern Highlands Model Aero Club subject to seasonal hire user agreements. The open space is available for use by the community at other times.

There is capacity to consider a Lease or license for any future community recreational opportunities considered appropriate under existing parameters of the Plan of Management

2.4.3 Community Land

100% of Bong Bong Common Precinct is land owned in fee simple by Wingecarribee Shire Council, and is classified as community land under the Local Government Act 1993. All land classified as community land must be managed in accordance with the Local Government Act 1993. Wingecarribee Shire Council manages community land in the Wingecarribee Local Government area.

2.4.4 Key Stakeholders in Bong Bong Common Precinct

Table 5 – Key stakeholders in Bong Bong Common Precinct

Organisation	Responsibilities
Wingecarribee Shire Council	Land owner; Management; Consent Authority; Bookings; Maintenance.
NSW Department of Planning – Heritage Branch	Consent Authority relating to cultural heritage; Management of archaeological sites; Management of State Heritage Register.
Bong Bong Common Mgt Committee	Site management for the Common only.
Hawkesbury Nepean Catchment Mgt Authority	Statutory responsibility; Consent authority for all development within the waterway and riparian corridor.
Sporting Groups Southern Highlands Model Aero Club Southern Highlands Model Engineers	Meet the requirements of leases, licences, user agreements as appropriate.



Figure 5 –Land Ownership Plan in Bong Bong Common Precinct

2.4.3 Zoning Plan

The current Local Environment Plan for Wingecarribee Shire Council is ‘Wingecarribee LEP 2010’ under this LEP the zoning applied to Bong Bong Common Precinct is as shown in Figure 6 below.

- RE1 - Public Recreation (South of Wingecarribee River).
- E2 - Environmental Conservation (North of Wingecarribee River).

The 2010 LEP has also acknowledged the Environmental Heritage significance of the site with majority of the site (with the exception of the far south eastern corner) listed as Heritage Item (Archaeological) and part of the much broader Burradoo Landscape Conservation Area.

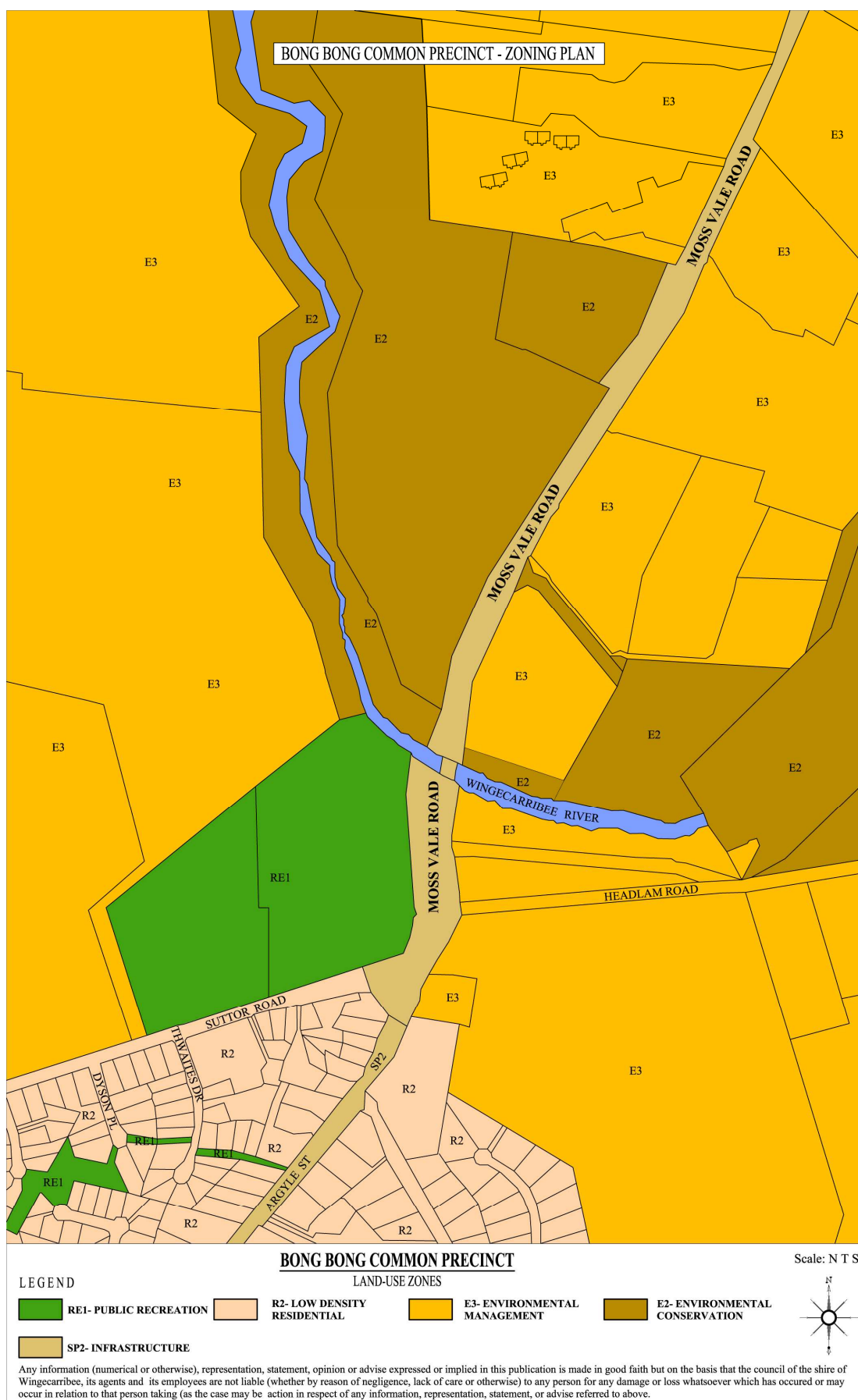


Figure 6 – Zoning Plan for Bong Bong Common Precinct and surrounding land

2.5 *History and Cultural Heritage*

Aboriginal Occupation

The area called Bong Bong Common was the country of the Gundungurra people throughout prehistory. The traditional lands of the Gundungurra group stretched from Cox's River and Warragamba in the north to Goulburn in the south. The group was made up of smaller bands, with the subject area occupied primarily by the Bong Bong, Sutton Forest or Throsby band. The Wingecarribee River is thought to have been a focus of their semi-nomadic existence.

Early European Occupation

The first European occupation of the area now known as Bong Bong Common was by Charles Throsby, who was grazing his cattle on either side of the "great bend" in the Wingecarribee River from 1817. In that year he built a hut close to the river, located to the east of Moss Vale Road.

Macquarie visited the area in 1820, by which time Throsby had left his hut and moved slightly further south where he was grazing a large herd of cattle. Rather boldly, Macquarie named the property Throsby Park. Macquarie was obviously taken with the area and camped in the locality, the probable site being in the vicinity of the three paddocks with sheds marked on Dixon's 1829 survey (see Figure 12), on the east side of the river and north of the Argyle Road crossing. Macquarie described the place quite warmly, reserving the area of the Bong Bong Common for the government in 1821. Throsby's original hut to the north of Throsby Park remained, although there was no further development at this time.

Originally "Toom Bong", "Boong Boong" (as well as other variants), the name "Bong Bong" is apparently of Aboriginal derivation sometimes stated to mean "many watercourses", "many frogs", "out of sight" or even the human buttocks.

Dr Charles Throsby (1777 - 1828)

Charles Throsby was born at Glenfield, near Leicester, England in 1777. The young Throsby entered the Navy as a surgeon in c.1797, serving on the *Coromandel* and *Calcutta*. He arrived in NSW aboard the *Coromandel* in June 1802 and was complimented by Governor King on the good health of the convicts and settlers under his charge. Appointed as medical officer and magistrate at Castle Hill in October 1802, Throsby commenced a fairly illustrious career in the Colony.

Throsby remained at Castle Hill until early 1804 when he returned to Sydney and applied for a permanent position in the medical service of the Colony. He was consequently sent in August to Newcastle as assistant surgeon. His capabilities never seemed to go unnoticed and on the resignation of the commandant of the Newcastle settlement, Lieutenant Charles Menzies, in March 1805, Throsby became superintendent of labour. Menzies replacement – Ensign Draffen – became insane and soon after Throsby was in command of the whole settlement, a task at which he excelled.

Charles Throsby has been described as an irritable sort of man who was beset by a speech defect, yet he was also known to be a considerate person who evoked strong loyalty from his servants. This is evident in his attitude to Aboriginal people which could be considered relatively progressive for the Colony.

In 1808 Lieutenant-Governor Foveaux granted Throsby 500 acres (202 Ha) at Cabramatta for his services at Newcastle and in 1809 Lieutenant-Governor Paterson made him grants of 500 and 100 acres (40 Ha) at Minto. In September 1809 Throsby's health was failing and he resigned as surgeon, retiring to become a free settler. Paterson allowed Throsby to exchange his sheep and cattle at Newcastle for an equivalent number in Sydney. Throsby was obliged to surrender his land grants in 1810 when the new Governor, Lachlan Macquarie, took up office as grants given by the NSW Rum Corps puppet administration - set up after the ousting of Bligh - were considered illegal. However Macquarie soon granted Throsby 1500 acres (607 Ha) in their place and confirmed the cattle exchange. He built Glenfield, named after his birthplace, at Upper Minto and for the next few years carried out pastoral activities on this property.

Throsby became a noted explorer, being one of the first settlers in the Illawarra (1816) and also in the Southern Highlands. In August 1817 Throsby explored the country west of Sutton Forest with Hamilton Hume, a family friend. In March and April the following year he accompanied Surveyor-General Meehan on a journey from the Cowpastures through Moss Vale to Bundanoon Creek and south-east on to Jervis Bay. The party divided and it was Throsby who actually reached the Shoalhaven River and Jervis Bay.

In early 1819 Throsby set out again from the Cowpastures and this time traveled west to Bathurst, opening up fertile land in the process. Macquarie felt that Throsby's exploration to the west would meet the needs of colonial settlers for many years and rewarded him with a grant of 1000 acres (405 Ha) in a location of his choosing. Throsby chose the land of Throsby Park. It was the earliest land grant outside the County of Cumberland.

Macquarie's beneficence also extended to Throsby's companions and servants to whom he made smaller grants. The same year Throsby discovered a pass between the Illawarra and Robertson districts and in 1820 he explored the country around Goulburn and Lake Bathurst. He penetrated as far as the Breadalbane Plains. Exploration in 1821 took Throsby across the Molonglo and Queanbeyan Rivers and to the area on which Canberra now stands, as well a final trip from Sutton Forest to Jervis Bay.

Throsby had found favour with Macquarie and in c.1819 was appointed to oversee the construction of a road from the Cowpastures through to the Southern Highlands, which was in turn placed under the direction of Throsby's servant, Joseph Wild. In 1820 Macquarie visited the road work party, which had reached the Cookbundoon Range, and gave Throsby's estate in the locality the name of Throsby Park.

In 1821 Macquarie made Throsby a magistrate of the territory, with his main jurisdiction over the new County of Argyle created out of part of the land Throsby had explored. Macquarie also granted him 700 acres (283 Ha) to adjoin Throsby Park or any part of the "New Country" he desired. In 1825 Throsby was appointed to the Legislative Council.



Photo 2 - 1996; Throsby Park homestead from the west. The homestead was built by Charles Throsby Jnr in 1834. (Source: National Library of Australia, nla.pic-an12002893- 22, Photograph by Robert Deane - <http://www.nla.gov.au>)

The ill health that prompted Throsby's resignation from the medical service of the Colony continued to bother him and it is likely it was exacerbated both by his explorations as well as his serious financial problems. Throsby had provided a guarantee for Garnham Blaxcell, who was at one time the richest merchant in the Colony, but Blaxcell's grandiose business schemes became Throsby's undoing.

In 1817 Blaxcell fled the Colony, ostensibly to recover money owing to him in London, but he died at sea leaving Throsby to deal with his creditors. Over a decade of litigation ensued and in 1828 Throsby was given the unhappy news that he had lost his fight. At this time Throsby's finances were also unhealthy due to drought and falling wool prices. As a result of these fiscal troubles and deteriorating health, Throsby took his own life on 2 April 1828 at the age of 51. Charles and Jane Throsby had no children and so Throsby named his nephew, Charles Throsby Jnr, his heir.



Photo 3 - 1870; Throsby Park near Berrima. This watercolour by George Penkivil Slade (1832 - 1896), shows the landscape near the township of Bong Bong, which was fairly open grassland with scattered trees. (Source: National Library of Australia, nla.pican6452988 - <http://www.nla.gov.au>)

Charles Throsby Junior (? - 1854)

Charles Throsby Jnr arrived in NSW aboard the *Mangles* in mid 1820 and married Betsey Broughton, daughter of William Broughton, in 1824. Charles Throsby Jnr had joined his uncle, Dr Charles Throsby, in the Colony to help manage his estates. He became a magistrate like his uncle and both Throsby's conducted court sessions for Bong Bong township from a timber cottage on the estate.

After the death of his uncle in 1828, Throsby Jnr took over Throsby Park (among his uncle's other holdings) and expanded the estate until it was one of the largest in the district. Construction of the main house at Throsby Park was undertaken in 1834, with a number of additions during the following several years. Larger stables and several other outbuildings were also constructed at this time.

The estate became a large and successful commercial, mixed farming operation, which was largely self-supporting. Charles Throsby Jnr was reported in *The Australian*, 25 January 1828, as one of the 12 largest stockholders in the Colony. He pursued tenders to supply food to road parties and the police and in 1832 was listed as the successful tenderer to supply troops and mounted police at Bong Bong for that year with beef, mutton, flour, straw, bran, maize and spirits.

In 1834 Throsby Jnr was appointed as the first District Warden for Berrima and he remained in this position until his death in 1854. Throsby built Christ Church, Bong Bong in 1845, donating the land for the church and burial ground. The same year Throsby built the Royal Oak Inn (now The Briars), just north of Bong Bong village.



Photo 4 - 1925; Christ Church otherwise known as Bong Bong Church, built in 1845 is the oldest church in the district. (Source: State Library of Victoria, A.C. Dreier postcard collection, Call No. PCV PCA 43 - <http://sinpic.slv.vic.gov.au>)

Charles and his wife Elizabeth had 17 children, several of whom died from illness or accident. Following Charles death in 1854, Elizabeth and their unmarried children moved out of the main house into the cottage at Throsby Park where Elizabeth lived until she died in 1891; the estate was then inherited by Throsby's oldest surviving son, Patrick. The family retained interests in the Southern Highlands into the 20th century; some Throsby descendants still live in the district.

The (Old) Argyle Road

The construction of a road travelling south from the Cumberland Plain was commenced in 1819 under the instruction of Governor Lachlan Macquarie. The road was to provide access to the newly settled land south of Camden through to Bong Bong, Sutton Forest and beyond - from County Camden to County Argyle.

The present Moss Vale Road follows the approximate line of the Argyle Road from Bowral to Bong Bong, except for one major difference; the Argyle Road turned west about 400 metres north of the present bridge over the Wingecarribee River and crossed the river at a small island and then turned south (refer to Figure 7 below), following the course of the river and rejoining the current line of road near Bong Bong Church.

The Governor passed along the new road in 1820 on a journey to the south. In his journal, Macquarie commented on the "pebbly ford" at which he crossed the Wingecarribee River, a crossing now known as the causeway. Macquarie camped on the northern side of the river on 2 November 1820 on his homeward journey. So pleased was he with the rich lands in the vicinity that he decided to lay out the official town of Bong Bong there.

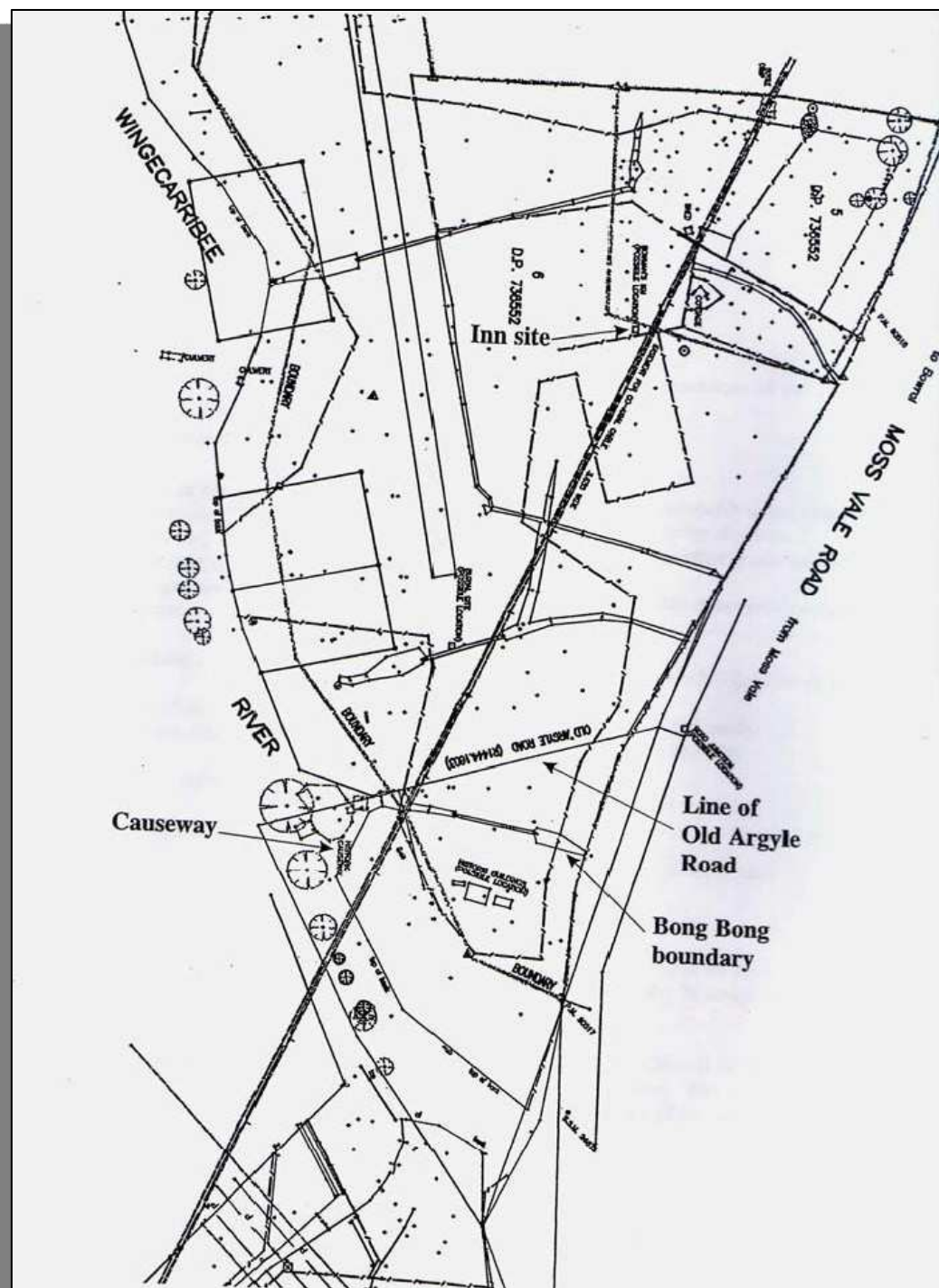


Figure 7 - Survey plan showing the position of the Bong Bong township boundary, the causeway and the site of Bowman's Argyle Inn as well as the line of the Old Argyle Road. (Source: Casey & Lowe Associates, 2002, Archaeological Assessment Bong Bong Reserve Moss Vale, Figure 2a)

Bong Bong Township

In correspondence dated 31 March 1821, Governor Macquarie instructed his Surveyor-General, John Oxley, to commence measuring farms in the Southern Highlands, which was referred to as the "New Country". Surveyor James Meehan was to point out the places that had been chosen as the location for townships at Picton and Bong Bong (known originally as Stonequarry and Wingecarribee respectively). Surveyor William Harper is thought to have set out the township of Bong Bong on 14 November 1821, in an area on the north side of a great bend in the Wingecarribee River. The site lay alongside the Argyle Road.

The town of Bong Bong was developed during the 1820s as a government establishment. Macquarie set aside 30 acres (12 Ha) at the great bend in the Wingecarribee River for use primarily to promote law and order in the Southern Highlands. A row of government buildings was erected between 1822 and 1832 near the Argyle Road where the road curved west to cross the Wingecarribee River.

Accommodation was erected for soldiers, police and prisoners. The soldiers were initially housed in huts but barracks had been built by 1829. A gaol had been constructed by 1826, and although it was originally bark roofed, this was re-roofed with shingles in 1829. Located at the eastern end of the row was a commissariat store, built between 1829 and 1831, which provided accommodation for the subaltern in charge of the troops in the barracks. A blacksmiths shop soon opened in Throsby's old hut and in 1829 a post office was established. A school was opened in 1827 to provide for the children of settlers in the surrounding area.

Bryan Bagnall - a man on conditional pardon from his life sentence - was the first gaoler in the township. A simple hut for Bagnall was erected beside the gaol. An animal pound was erected in 1832. Local magistrates, including Dr Charles Throsby, Charles Throsby Jnr and James Atkinson, supervised the two to three constables, lock-up keeper and scourger, as well as the court clerk; the soldiers were under military command.

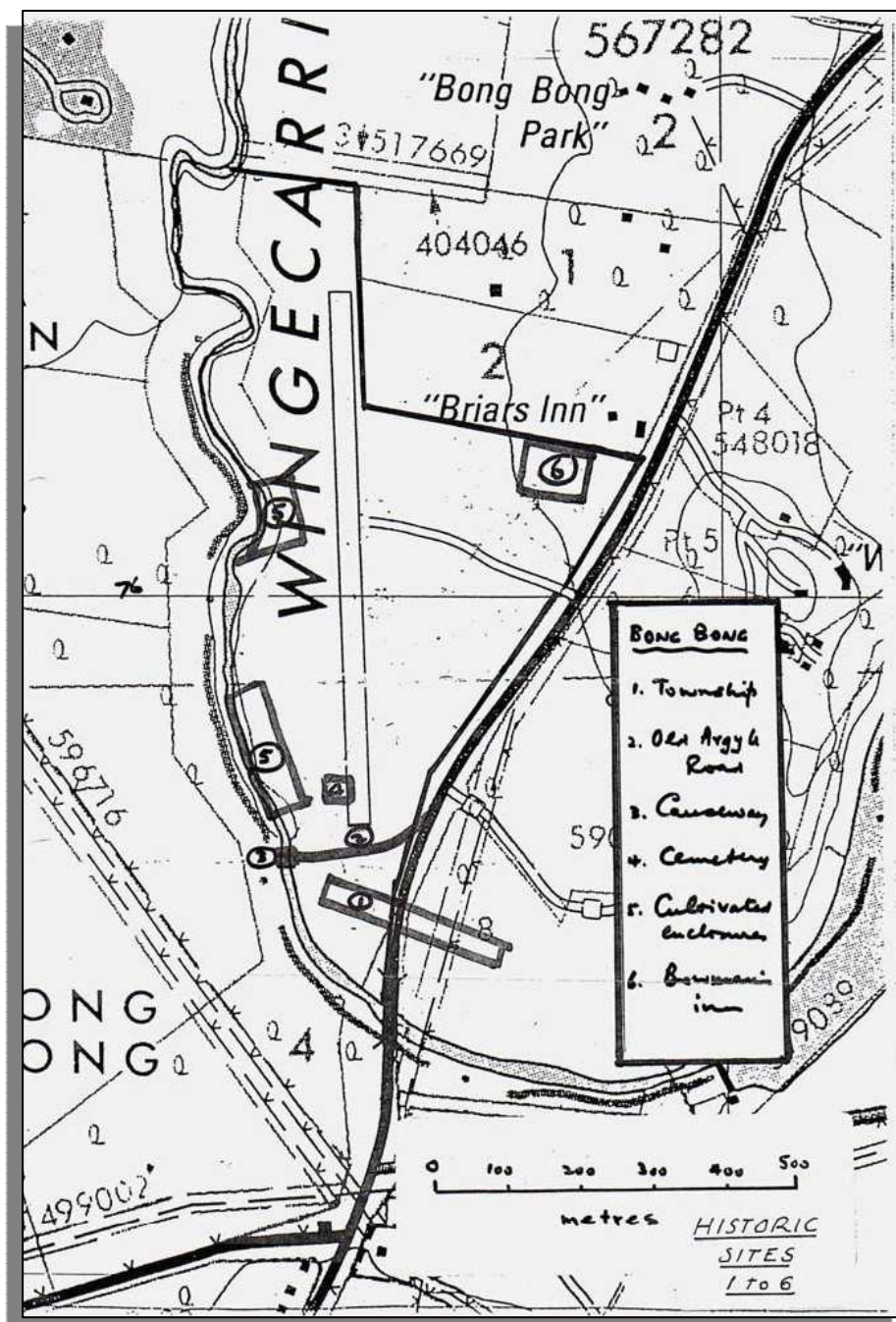


Figure 8 - n.d.; Annotated map of the Bong Bong Common showing the approximate location of the important historical sites at the place. (Source: Casey & Lowe Associates, 2002, Archaeological Assessment Bong Bong Reserve Moss Vale; plan provided by Professor R. I. Jack)

Surveyor Robert Dixon set out eight veterans allotments of 80 acres each in the vicinity of Bong Bong township on 5 March 1829 and plotted the row of government buildings extant at this time, as well as what appear as small farms, Bowman's Argyle Inn, and the burial ground. On Dixon's survey, three paddocks with huts are located on the east bank of the Wingecarribee River, to the north of the (Old Argyle Road) causeway.

Although they were referred to as farms on Stephen's map, there were no land grants for these areas and these are therefore more likely to be enclosures with huts. The three enclosures are separated by an unfenced area, also with huts. The burial ground is to the east of the abovementioned enclosures. Dixon plotted on his 1829 map the small burial ground of Bong Bong township located about 150 metres north-north-east of the north-east corner of the river crossing. At this time there were at least six structures within the 30 acre (12 Ha) government township allotment as well as two others to the north of the Argyle Road.

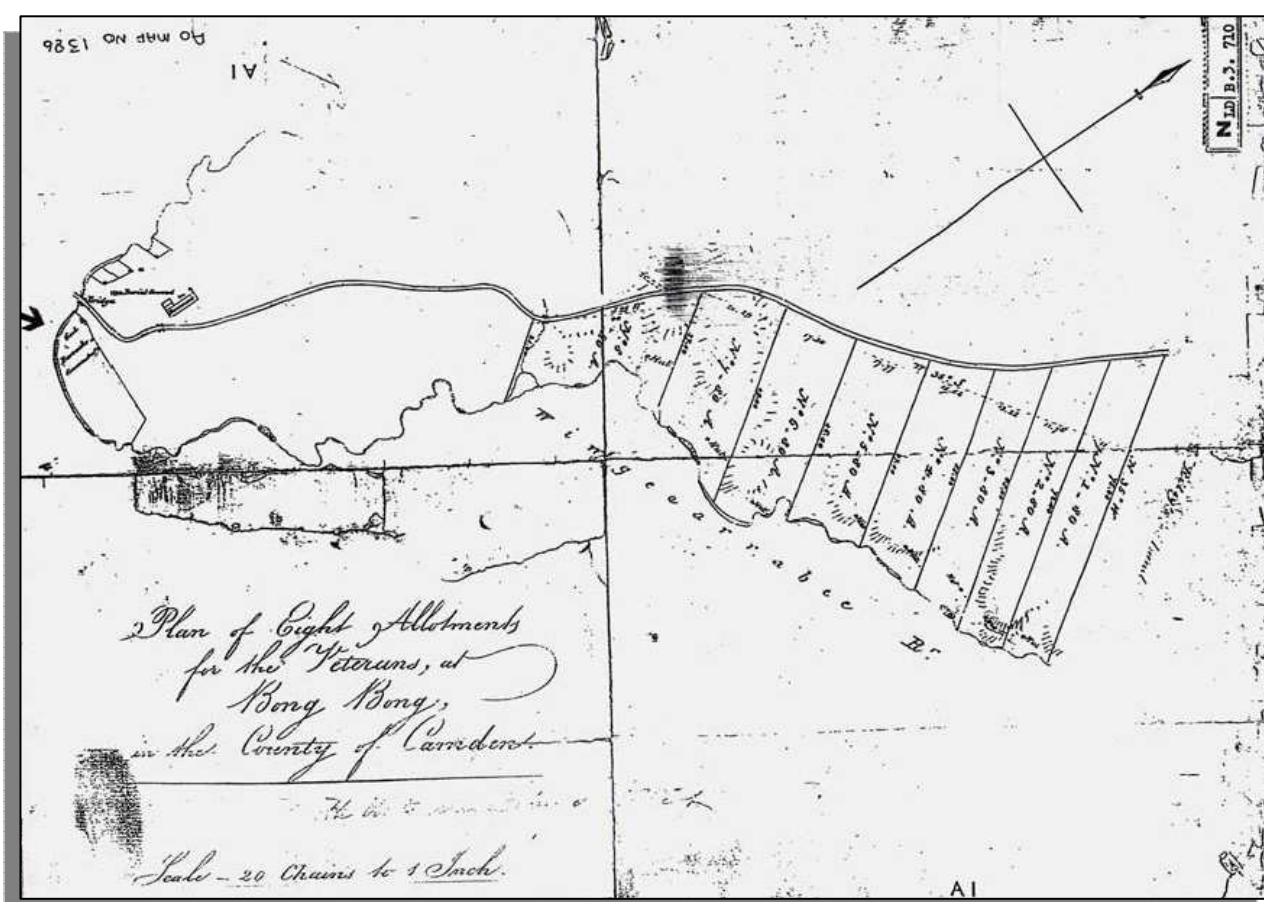


Figure 9 - 1829; Plan entitled "Plan of Eight Allotments for the Veterans at Bong Bong in the County of Camden.", Dixon or Bemi, AO Map 1386 and LTO B3.710. (Source: Casey & Lowe Associates, 2002, Archaeological Assessment Bong Bong Reserve Moss Vale, Figure 2.3)

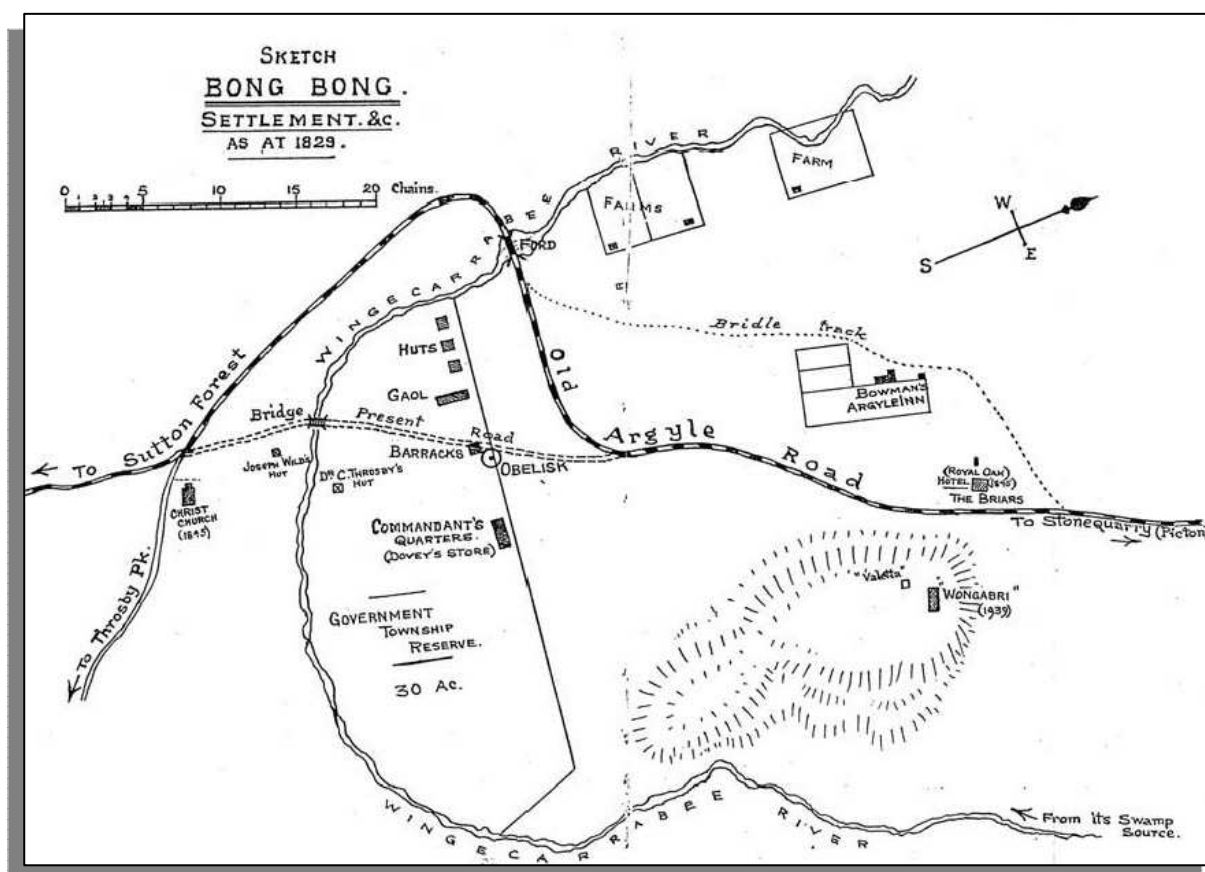


Figure 10 - Sketch map of Dixon's 1829 survey plan showing the settlement at Bong Bong, the line of the Argyle Road and the Wingecarribee River. (Source: Stephen, A.E., 1947, *Bong Bong Commemoration*, pp 14 - 15)

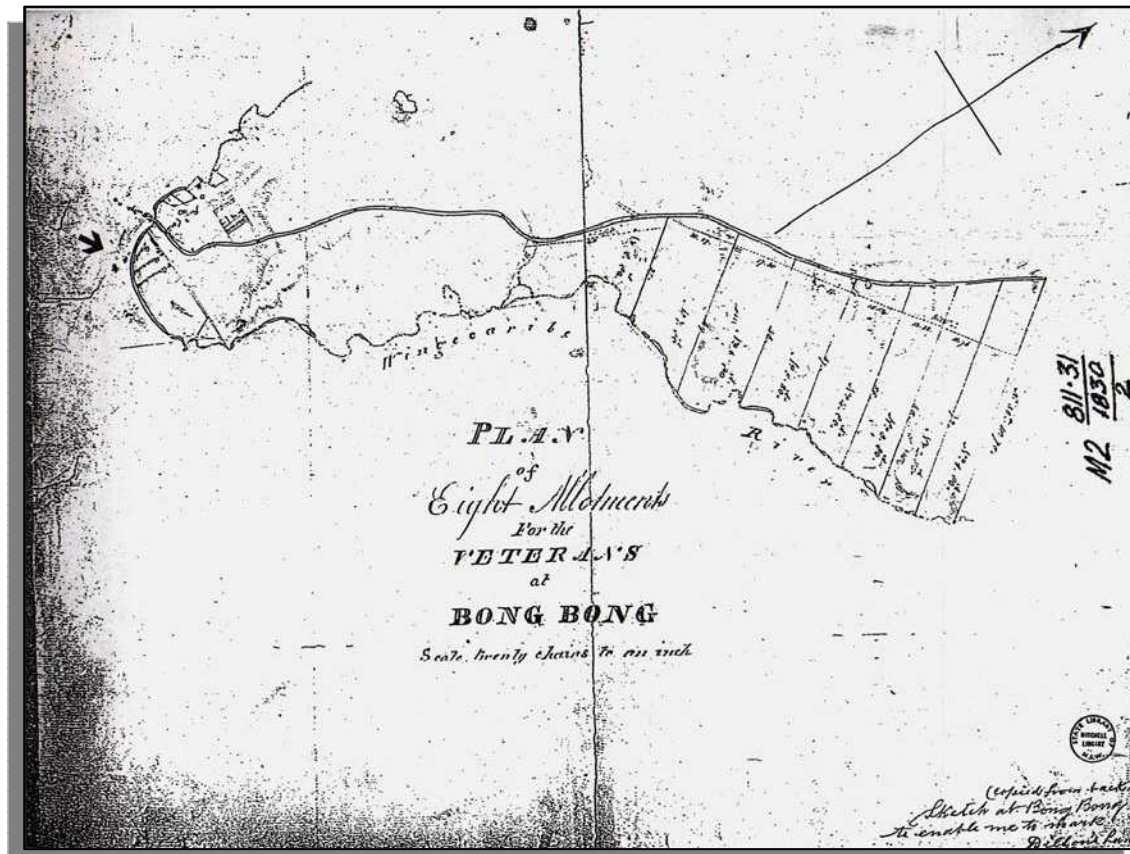


Figure 11 - 1830; Plan entitled "Plan of Eight Allotments for the Veterans at Bong Bong" by Surveyor Hoddle. Mitchell Library, M2 811.31/ 1830/ 2. (Source: Casey & Lowe Associates, 2002, Archaeological Assessment Bong Bong Reserve Moss Vale, Figure 2.4)

By 1837 there were seven structures shown on Surveyor Larmer's plan of the Bong Bong township. It appears that some of the earlier structures plotted on Dixon's map had been replaced with other buildings by this time. This plan also shows three huts to the north of the roadway, one of which may have been Charles Throsby's original 1817 hut that had been used as a smithy during the height of the settlement in the 1820s.

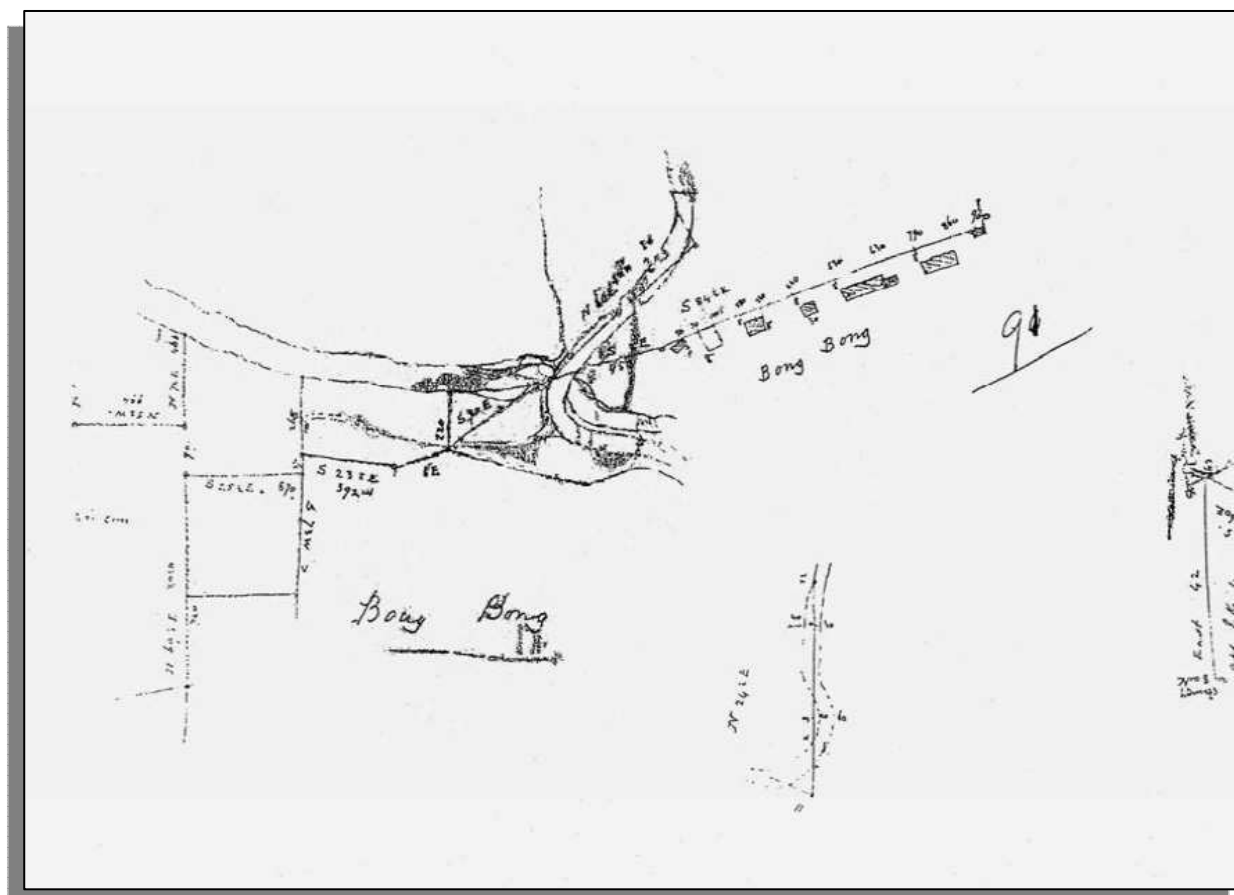


Figure 12 - 1837; Survey Larmer's field notes showing the buildings at Bong Bong. (Source: Casey & Lowe Associates, 2002, Archaeological Assessment Bong Bong Reserve Moss Vale, Figure 2.7)

Bong Bong township's development as a cluster of amenities largely relating to law and order with a school and yet no residential area, is a fairly exceptional phenomenon. Most other government towns quickly acquired residents and businesses that sprang up to cater for those living in the townships, the surrounds and passing travellers. It is unknown why this never occurred. It is possible that the local population was too sparse, or maybe it simply did not have enough time to develop prior to the diversion of traffic through Berrima (see paragraph The Great South Road and the Move to Berrima).

It is interesting to note that the survey of the town in 1821 by Harper coincided with the submission of the Bigge Report which resulted in fundamental changes to the operation of the convict system in the Colony. Macquarie's term as Governor (1810 - 1821) saw the implementation of an extensive public works and town planning program devised to establish a solid infrastructure whilst occupying the ever increasing numbers of convicts in the Colony; Macquarie believed Sydney was a penal colony as well as a permanent settlement, which was seemingly at odds with the ideas of the motherland.

This difference of opinion was compounded by the displeasure of the "exclusives" of the settlement (who were free settlers with wealth and influence in the Colony and powerful connections in England) who baulked at Macquarie's encouragement of former convicts into the community. Complaints about Macquarie to his superiors in England resulted in the dispatch of Judge John Thomas Bigge in 1819, to inquire into the affairs of the Colony.

Bigge's report was highly critical of Macquarie and his spending on public works and resulted in the resignation of the Governor at the end of 1821. This change in leadership could have had an impact on the development of the township at Bong Bong, especially considering that the convict labour system changed from an "*...emphasis on the establishment of public infrastructure...to the assignment of the majority of convicts to private individuals to provide labour.*"

The major non-judicial focus of the township was Bowman's Argyle Inn.

William Bowman & the Argyle Inn

William Bowman arrived in Australia aboard the Nile in 1801. Bowman made a living as a wheelwright in Sydney until 1826 when he took up a grant of 5 acres (2 Ha) to the north of the Bong Bong township; the grant had been set out by Surveyor Ralfe on 11 February that year. Bowman built the Argyle Inn on the site, which was licensed in 1827. The inn was sited in the north-eastern portion of the small grant. It was a rectangular structure which was shown on Hoddle's 1832 map as being 24 x 14 metres in size and was oriented approximately north-south.

Bowman's Argyle Inn remained licensed until 1837 when the licence lapsed, at about the time of the establishment of Berrima. With the movement of postal facilities to the new settlement in c.1837, most traffic passed along the Great South Road which ran from Mittagong and Berrima to Sutton Forest, bypassing Bong Bong township.

William Bowman was promised a large land grant of 640 acres in the area on 21 August 1831 as compensation for the bypassing of Bong Bong. The land, to be known as Archerfield, was surveyed by Robert Hoddle on 20 February 1832.

Although William and Elizabeth Bowman ceased to run the inn in 1832, Richard Loseby and then John Richards ran the premises until 1837 at which time Bowman moved back into the inn, using it as a homestead. The inn was re-licensed between 1841 and 1847.

The location of Bowman's Argyle Inn on a rise to the north of the great bend in the Wingecarribee River provided fairly extensive views around the locality, especially down to the Bong Bong township and across to Throsby Park. The Briars constructed later on slightly higher land, would also have enjoyed these major views, adding views to Christ Church at Moss Vale, which was constructed in 1845, the same year as The Briars.

The Briars

The present Briars on Moss Vale Road was built in 1845 as The Royal Oak Hotel and followed in the footsteps of the first inn at Bong Bong, the Argyle Inn. Although it is outside the study area of the Bong Bong Common, The Briars is closely associated with this place. It was part of a 120 acre (48.5 Ha) site which was one parcel of land from c. 1905 to 1976, (described in detail in paragraph History of Land Ownership c.1843 – present below.)



Photo 5 - *View south-east across Bong Bong Common towards Moss Vale. The stuccoed and white painted tower of the Throsby built Christ Church is visible - indicated by the arrow. This was an historical view corridor from the area in the vicinity of The Briars, from the first half of the 19th century. (Source: Photography by Rappoport Pty Ltd, 2007).*

The connection between The Briars and the Bong Bong Common has been recognised and enhanced recently with the opening of a mown walking track from the southern boundary of The Briars down to the cycleway along the river.

Despite the decline of the village of Bong Bong, a modest population remained around Throsby Park and there was still some traffic on the Old Argyle Road. Accordingly The Royal Oak Hotel opened to provide for these patrons. The hotel became a social focus for the area and it was a stopping place for coaches heading south.

The inn was eventually acquired by a member of the Throsby family and was used essentially as a country house, remaining in the family until 1943. It was occasionally leased by the Throsby family and so from time to time it was again used as an inn. From 1958 to 1976 the property was owned by Sydney Church of England Girls Grammar School (SCEGGS) as an annex to the main girl's school to the south-west on the other side of the Wingecarribee River. It appears the building was unoccupied during the mid to late 1970s, but was revitalised in 1980 when a license was granted for its use as an inn once again. In the late 1980s a new accommodation building, conservatory, gardens, a lake and recreational facilities were added to the west (behind) the original inn building.



Photo 6 - 1960; *The Briars* during its ownership by SCEGGS was used as the Home Science department. (Source: SCEGGS Archives, Photograph albums of the Moss Vale Branch School, c.1925 - 1976)

The Great South Road to Berrima and the re-alignment of the Old Argyle Road

In 1831, Surveyor General Mitchell commenced construction of a new line of road from Mittagong to Berrima - the Great South Road - diverting through traffic away from Bong Bong to the new township at Berrima. The township at Berrima quickly acquired the residential and private interests that were notably absent at Bong Bong; the town was laid out in 1831 and it developed fairly rapidly throughout the 1830s. The Bong Bong post office moved to Berrima in 1837, by which time Bong Bong township was in demise.

The Berrima Court House was also opened in 1838, removing the magistrate's functions from Bong Bong. The Berrima gaol was completed by 1839. Thus by 1843, the judicial and gaol buildings at Bong Bong had slipped into disrepair. The entire 30 acre (12 Ha) site of Bong Bong township was sold to Charles Throsby Jnr in 1844.

The property was later transferred on 17 November 1860 to Patrick Hill Throsby. The conveyance documents note the sale of the property "...together with two cottages or tenements erected and built thereon and other buildings ways fences rights easements and appertenances [sic]" providing evidence of the survival of at least some of the Bong Bong township structures into the 1860s. One of these buildings is thought to have been the original commissariat store.

The former commissariat store was used as a general store in the 1860s by Dovey, who prospered in the abandoned township as a result of the resurrection of the Old Argyle Road and the coming of the railway. The Old Argyle Road was realigned in 1865 to bypass the ford of Macquarie's time, which had become a causeway in the 1820s, with a bridge constructed later.

The realignment necessitated construction of a new wooden bridge, erected in the same year just to the west of the present bridge. The road ran to the east of the present Moss Vale Road carriageway past the Bong Bong Obelisk that was erected in 1947. The railway opened on the west side of the river in 1867 and, ironically, bypassed Berrima with stations at Bowral and Moss Vale. As a result, vehicular traffic increased once again on the Old Argyle Road and contributed to the success of Dovey's store at the former Bong Bong township in the 1860s.

The realignment of the Old Argyle Road, which later became the Moss Vale Road, cut through the centre of the former Bong Bong township (see Figure 13). Dovey's store survived on the east side, but the buildings on the west side eventually decayed, no doubt hastened by their situation within a flood plain.

The 1865 bridge was replaced in 1916 by a concrete bridge designed by Arthur Hart. This in turn was replaced in 1975/ 6 by the existing bridge and coincided with some minor realignment of the Moss Vale Road. The 1916 bridge was demolished at this time.

History of Land Ownership c.1843 - present

On 14 December 1843, William Bowman's Crown grant of 640 acres (260 Ha), known as *Archerfield*, was registered. The 640 acres included the land on which The Briars is located.

The purchase from the Government of the 30 acre (12 Ha) Bong Bong township site was finalised and the land registered in the name of Charles Throsby Jnr on 23 April 1844. There was a common boundary between the 640 acre parcel and the Throsby's 30 acres. Throsby's 30 acre property was described as:

"...commencing at the Wingecarribee River at Bong Bong Bridge at the southwest corner of William Bowman's six hundred and forty acres and bounded on the north by that farm being a line bearing East Two degrees South Thirty chains on the east by a line bearing south twenty five degrees East six chains and thirty five links to the Wingecarribee River and southerly and easterly by that River..."

The parcel of land comprising 120 acres (48.5 Ha), of which the Bong Bong Common and The Briars were a part, comprised part of Bowman's 640 acres (Portion 21 of Parish) and a portion of Throsby's 30 acre grant (Portion 109 of Parish). This 120 acre parcel appears to have been owned by various members of the Throsby family from c.1848 to 1905.

In c.1905 the 120 acres was acquired by Arthur Fisher Lloyd who sold the property to Mary Cruikshank and James Henry Marks in c.1914. Before registering Mary Cruikshank and James Henry Marks as proprietors of the land, Arthur Fisher Lloyd applied under Primary Application 019970 to have the land deeds for the 120 acres converted from the Old System to the Torrens Title System. He became the registered proprietor of the land under (Torrens Title) Certificate of Title 2624/87 on 18 November 1915. The transfer of the fee simple estate to Mary Cruikshank and James Henry Marks was registered on Certificate of Title 2624/87 December 1915.

From 1915 until 1940 the 120 acre block remained in the ownership of Mary Cruikshank and James Henry Marks, or their beneficiaries. It was sold in 1940 to Rabie Emily Sanderson who is described as the wife of Henry Talbot Sanderson, a grazier of Moss Vale. A lease is registered on the title evidencing that Sanderson leased the land to George Albert Evans, a farmer.

In 1958 the 120 acre property was subdivided and Certificate of Title 2624/87 was cancelled. A small strip of the 120 acre parcel of land was transferred to Gregory Blaxland Kater, presumably affording him access to the river. The remainder of the 120 acres was transferred to a newly issued Certificate of Title 7493/7 and registered in the name of the SCEGGS Council as proprietor. SCEGGS was registered as proprietor of the land from 1958 until 1976, when it was transferred to Leeson Investments Pty Ltd. Certificate of Title 7493/7 notes the registration of two separate easements for the resumption of land for the widening of the Moss Vale Road.

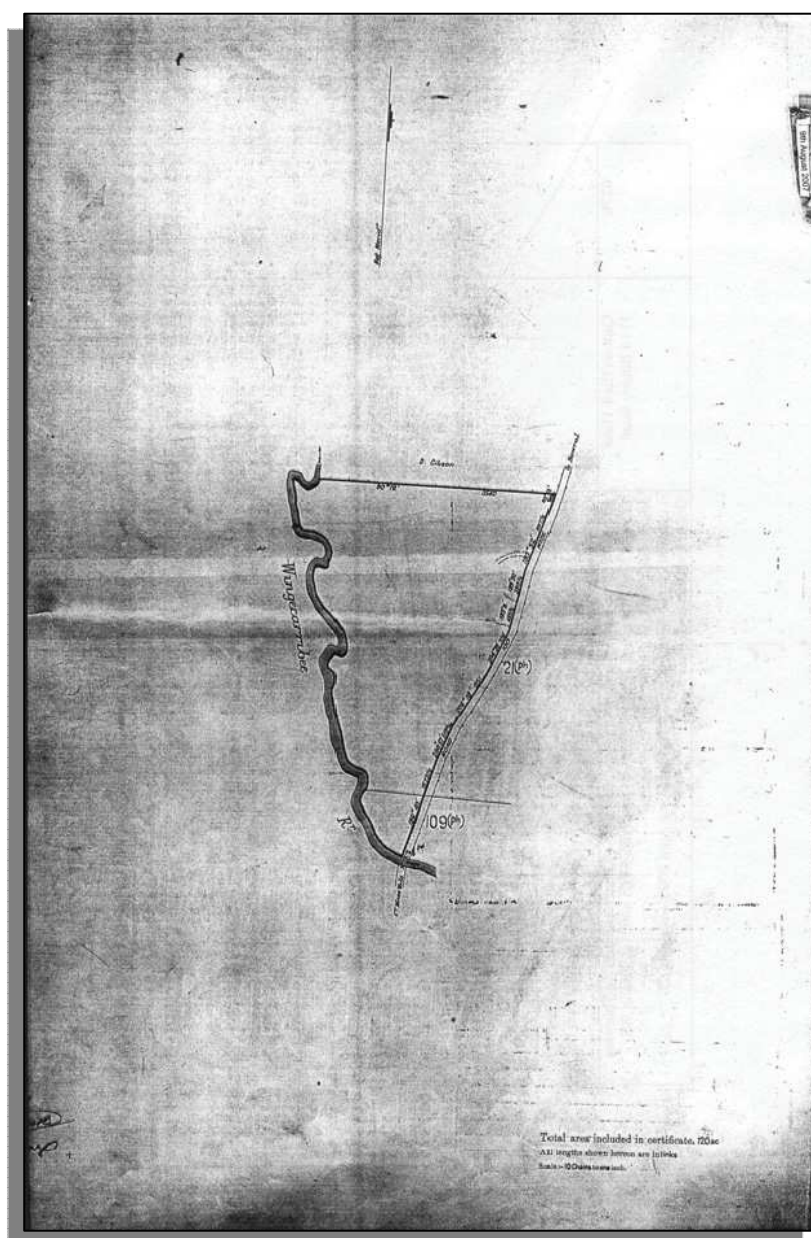


Figure 13 - The plan of the 120 acre parcel attached to Certificate of Title 2624/87. The land comprised part of both Throsby's 30 acre parcel and Bowman's 640 acre grant and, accordingly, contained part of the Bong Bong township as well as The Briars. (Source: Department of Lands)

A subdivision of the land in Certificate of Title 7493/7 was registered in October 1978, the plan of which subdivision (Deposited Plan 258446) appears below. Lot 2 (and/or 1) on Deposited Plan 258446 appears to be the land on which The Briars is located. Lot 5, which runs along the Wingecarribee River, is noted as a public reserve.

This appears to be the first land acquired by the Bowral Municipal Council for the Bong Bong Common. The plan incorporates the easement for the then proposed co-axial cable and notes an easement for water supply over the existing pipe, leading from the river across lot 3. To the western (river) side of lots 1, 2 and 3, there are two additional easements to pump water. None of these easements, except for the co-axial cable, appear to disturb the township sites, the burial ground, the three paddocks, the Old Argyle Road or Bowman's Argyle Inn. The co-axial cable ran across the line of the Old Argyle Road and disturbed the bottle dump located close to the site of Bowman's Argyle Inn. It has consequently disrupted some of the archaeological record. These easements are depicted on Deposited Plan 258446.

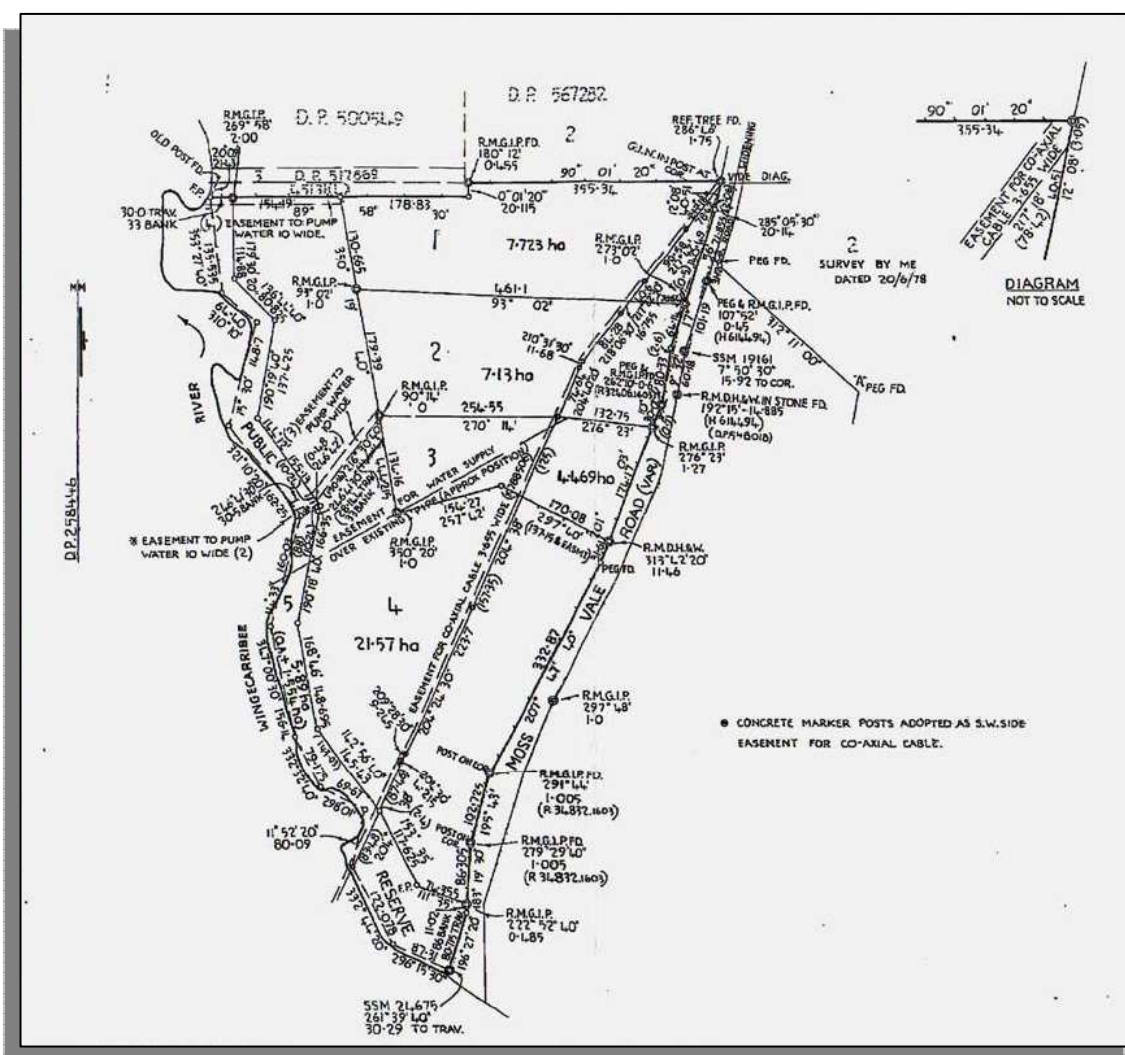


Figure 14 - Deposited Plan 258446, plan of the subdivision of the land comprised in Certificate of Title 7493/7. (Source: Department of Lands)

Following the 1978 subdivision of (the remainder of) the 120 acres, there appears to have been an amalgamation of some of the titles which were issued in respect of Deposited Plan 258446. As demonstrated by the cadastral record below, and the March 2007 survey of the Common (see Figures 20 and 21 respectively), the land acquired by the Wingecarribee Shire Council in the early 1980s to add to its holding on the Bong Bong Common is contained in Lots 5 and 6 on Deposited Plan 736552.

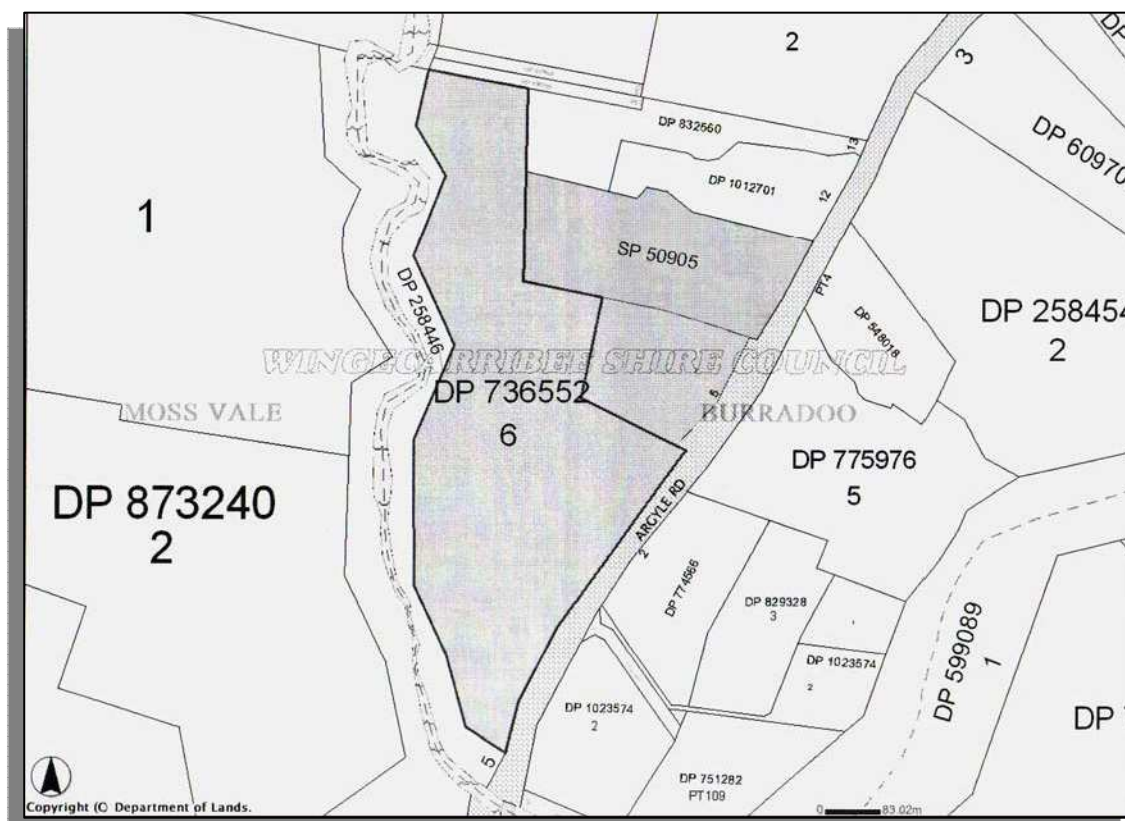


Figure 15 - Lot 6 on Deposited Plan 736552 on Cadastral Records Viewer Print. (Source: Department of Lands)

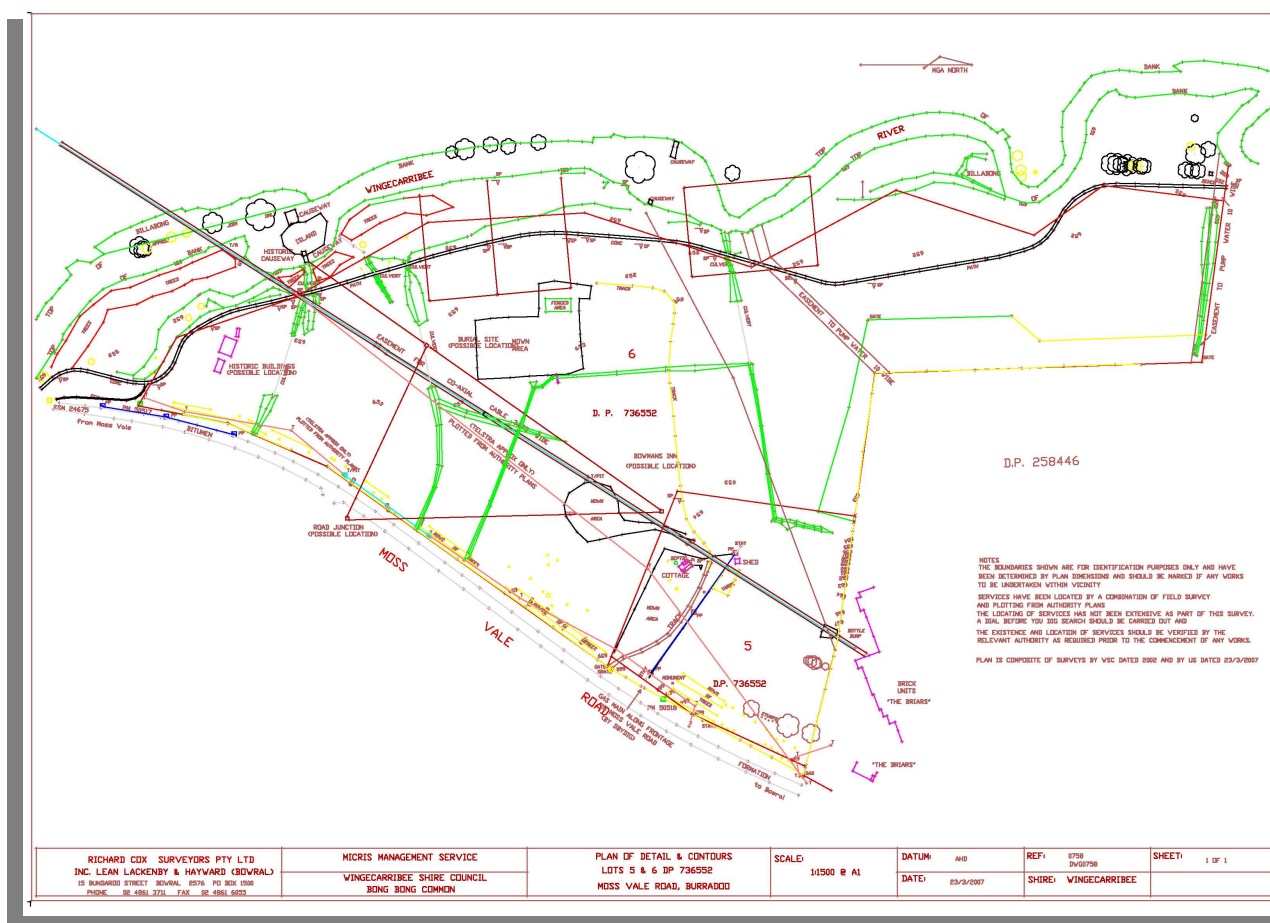


Figure 16 - 2007; Plan of Details without Contours. (Source: Richard Cox Surveyors Pty Ltd, 2007)

Bowral Airfield: 1978 - early 1980s

In 1978 a commercial airstrip for light aircraft was approved for operation on Bong Bong Common by Bowral Municipal Council. The venture was proposed by Eric von Nida and although no research was done into the historical associations of the site, the runway was clear of most known archaeological deposits, being located to the west of Bowman's *Argyle Inn*, east of the riverside enclosures and north of the gaol. However the runway ran across the original line of the Old Argyle Road.

The rectangular excavated area where it was planned to erect an office for the airstrip in 1980 is thought to have been very close to the location of Bowman's Argyle Inn. The operations of the Bowral Airfield ceased in the early 1980s.

The site was then sold to Wingecarribee Shire Council which was established in 1981 by State Government legislation as an amalgamation of the previous Local Councils. The existing cottage on site, now used by the Berrima & District Model Aircraft Club, was used as the terminal for the Bowral Airfield.

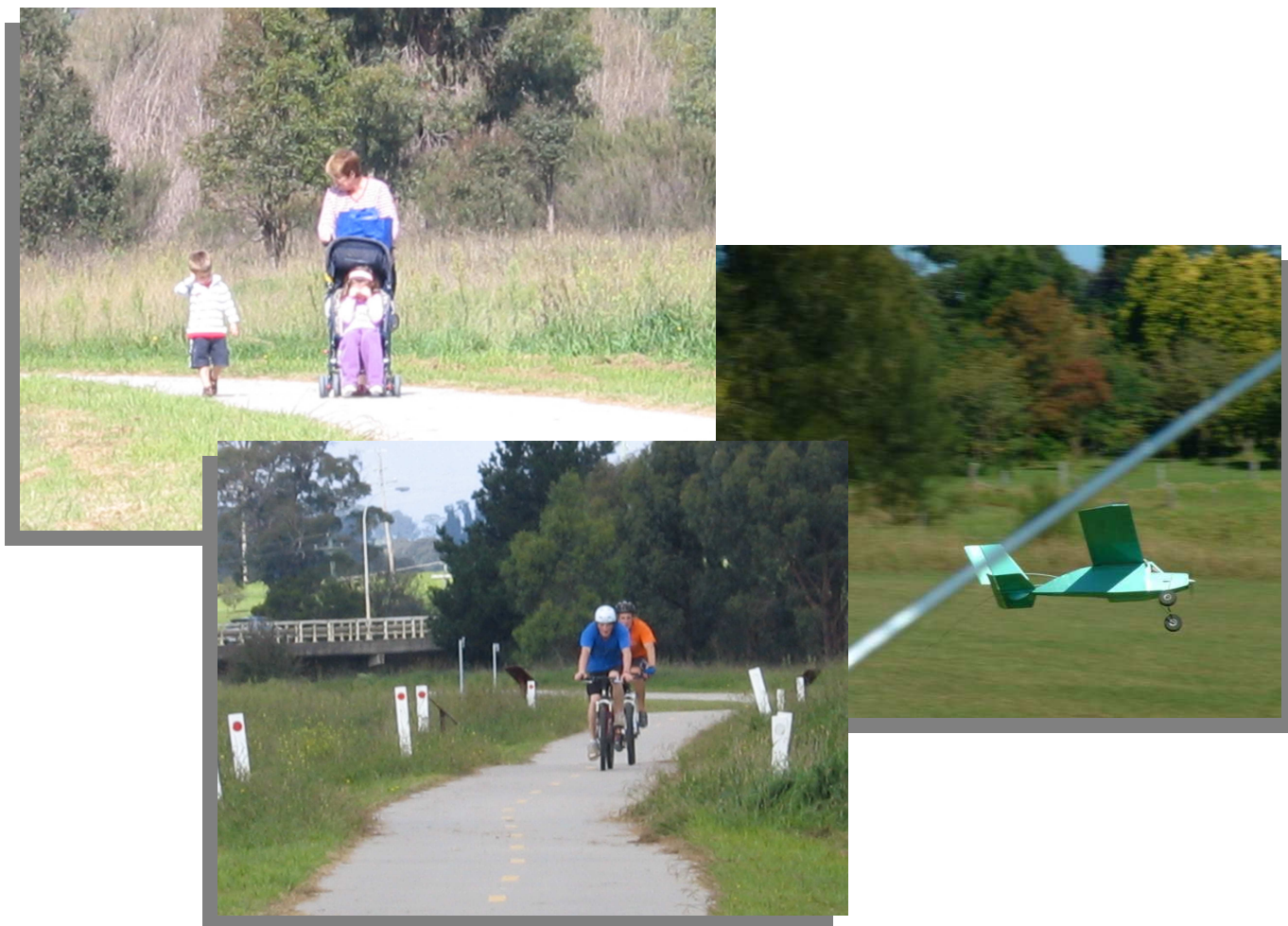


Photo 7 - Present day recreational use for the Precinct.

Recreational Area: Late 20th Century - Present

With the failure of the commercial airstrip, Wingecarribee Shire Council acquired the property in 1983, paying for it by instalments up until 1985. In 1978 when the 120 acre property had been subdivided, Bowral Municipal Council acquired a strip of land on the Common which runs along the Wingecarribee River. In 1986 Wingecarribee Shire Council considered potential new uses for Bong Bong Common.

From 1987 part of the area was leased for cattle grazing. In 1988 the existing cottage on site was used by Adult Day Care Centres, who vacated it the following year. The Berrima & District Model Aircraft Club then moved onto the site using an area of land between the cottage and the river utilising the cottage for club meetings and temporary shelter. This club has retained its connections with the area from this time to the present.

In early 1993 community workshops were conducted by Council *"...to consider the future use and development of community facilities at the former airfield site."* The idea of gardens appears to have been popular with Council from this time, although many other uses were proposed including: hockey fields; model railway; automatic weather station; golf driving range; a site for an aero club and baseball and softball diamonds.

By September 1993 local reportage notes Council and community support for the revegetation of the site to right a perceived Colonial wrong which cleared the site of native vegetation "*..leaving it sour and unproductive.*" Essentially the plan involved the progressive replanting of native stock to revegetate the whole area from the river bank to above the highest flood levels to recreate "*...plant communities which existed before white settlement of the area*" and incorporated a miniature railway as well as passive recreational facilities including picnic areas and walking trails. At this time there was comment by Council's engineer, Ken Halstead, about potential problems arising in terms of vehicular access to the site from busy Moss Vale Road. The need for a management plan for the site was tabled as a recommendation. The areas earmarked for revegetation were: the western and eastern banks and islands of the Wingecarribee River; the eastern boundary of the Common parallel with the Moss Vale Road; and the northern and north-western boundaries of the Common adjoining The Briars.

The regeneration of the riparian zone on the Bong Bong Common from 1996 - 2007 has been undertaken by local Landcare groups, Conservation Volunteers Australia, Wingecarribee Shire Council's bushcare team and the local community. Mixed planting, as part of the Centenary of Federation program, has been undertaken in the north-eastern portion of the site, along the Moss Vale Road boundary of the Common. The revegetation along the banks of the Wingecarribee River has been carried out to: re-establish sustainable vegetation cover after the removal of noxious willow trees and other weeds from the banks of the river; re-establish the natural vegetation of the River corridor; to implement the recommendations of the Wingecarribee Biodiversity Strategy which identified the Wingecarribee River as a priority corridor area for implementing Biodiversity Conservation Works; and to implement the recommendations of the 1993 Woodlands Revegetation report.

Native trees, shrubs and grasses have been planted in the riparian zone largely using seed collected from remnant bushland in the area which was then propagated. Where this local plant material was unavailable, plants recommended in Appendix 1 of the "Riparian Management Guideline for the Wollondilly and Wingecarribee Rivers" or others listed in the Wingecarribee Biodiversity Strategy were used. The revegetation works on the Common have occurred progressively over the past 11 years when funding became available. Finances for planting came from Wingecarribee Shire Council's environment levy and the Hawkesbury Nepean Catchment Management Authority.

As part of plans to redevelop the area, an historical study was undertaken by Professor R. Ian Jack of the University of Sydney. Jack revived historical information about the place and brought attention to the fact that the first settlement in the Southern Highlands was located on the area now known as Bong Bong Common and that Governor Macquarie had visited and camped in the area in 1820.

Archaeological investigation of the place was promoted by Professor Jack so that the exact location of significant historical features of the township could be confirmed and the landscape plans for the site could be finalised to consider the conservation of any remaining historical artefacts relating to this early Southern Highlands settlement.

A newspaper report from March 1994 notes both support and opposition for archaeological investigation into the remains at Bong Bong Common prior to the commencement of the "*greening of the airfield*" project. Some members of local government decried the move as a waste of time and money, whilst others thought it better to "*...seize the opportunity to protect the early beginnings of the region.*" These opposing opinions on the future of the Bong Bong Common have continued for more than a decade.

The place was known in the 1980s and early 1990s as Old Bowral Airstrip, however there were plans in 1994 to change the name of the place to Bong Bong Park. A nearby property had been known as Bong Bong Park since 1966 and therefore a Council resolution at its meeting of 26 October 1994 changed the name to Bong Bong Common. Other sources note the place was known as Bong Bong Reserve.

Commons were a type of crown land set aside by grant, dedication or reservation. Historically, commons were established for use by town residents or small-scale local farmers, providing a common area for grazing, watering of stock and the collection of firewood. Interestingly, despite the name of the place, it was never designated or used as a common during the period of Bong Bong township, most likely because there were no private town residents.

From the 1980s Council has received many proposals for the use of the Bong Bong Common. A Chair's Report of the Bong Bong Common Management Committee (AGM, 22 August 2006), noted that schemes for varied uses of the place continue to be proposed, the most recent being polo fields and botanic gardens.

While potential uses for the future have been considered, parts of the Bong Bong Common have essentially operated as public open space. To facilitate the community usage of the place, Wingecarribee Shire Council constructed a cycleway in 2000 along the eastern bank of the Wingecarribee River on the Bong Bong Common and beyond. The cycleway was installed using a paving machine and the whole project took six days. The cycleway was embraced with alacrity by the community and continues to be a popular recreational facility.

The most recent addition to the Bong Bong Common has been seven historical plaques, installed along the cycleway in c.2005, providing information on the history of the common.

Source: The above information relating to History & Cultural Heritage is an extract from the:
'Conservation Management Plan – Bong Bong Common'
Prepared by Rappoport Pty Ltd, October 2007

2.6 *Heritage Significance for Bong Bong Common Precinct*

Historically, Bong Bong Common Precinct incorporates the site of Bong Bong township, the original European settlement in the Southern Highlands established 1820 (which had a short life of about 17 years). Bong Bong Common Precinct also formed part of the 1,000 acres grant to Dr. Charles Throsby (naval surgeon, magistrate, famed explorer and member of the first Legislative Council) who explored the area and was the first local land holder.

Given the sites cultural significance and importance to the local community, Wingecarribee Shire Council commissioned a Conservation Management Plan (CMP) in October 2007. The CMP was adopted by Council on 9th July 2008. Council has also developed a new Local Environment Plan (LEP) for the Shire to replace their existing 1989 LEP. The 2010 LEP identifies Bong Bong Common as being of ‘State Significance’.

2.6.1 Statement of Heritage Significance

- 2.6.1.1 The Bong Bong Common has high historical significance at the State level as it incorporates the site of Bong Bong township, the original European settlement in the Southern Highlands. As the first government settlement south of the Cumberland Plain and at the frontier of colonial pastoralism, the Bong Bong Common is important in the history of expansion of NSW in the 1820s and 1830s. The area was visited by Governor Macquarie in 1820 and he allocated the area for a township which was to be a government stronghold in the district of Argyle. It demonstrates the way in which the central government reacted to the challenges of maintaining law and order in the far-reaching colony.
- 2.6.1.2 The Bong Bong Common has high local historical significance as the area was used for grazing by Dr Charles Throsby and eventually became part of the Throsby family estate centres on Throsby Park.
- 2.6.1.3 Bong Bong Common has high significance at the State Level for its associations with Dr Charles Throsby and Governor Macquarie. Dr Charles Throsby was a naval surgeon, magistrate, famed explorer and member of the first Legislative Council. His exploratory journeys, which not only earned him Government favour and wealth, resulted in the expansion of the Colony into the Southern Tablelands. Throsby was the first European to settle in the Bong Bong Common locality in 1817 and was also a District Magistrate at Bong Bong. Governor Macquarie travelled through the area in 1820, named Throsby Park while visiting Dr Throsby and camped in the area he set aside for the government township.
- 2.6.1.4 Further, the area has high local significance as it is associated with Charles Throsby Jnr, who took over the estate of his uncle in 1828 and was also a large local landholder and magistrate. In 1844 he purchased the site of the township.

- 2.6.1.5 The Bong Bong Common has high local aesthetic significance as the existing open, grassed cultural landscape has remained such for almost 190 years, since at least the early 1820s. This aesthetic significance is derived from its setting. The components of its setting are: the undulating nature of the topography; the Wingecarribee River with its associated ponds and the causeway; open grassland; and uncluttered view corridors south-west across the site from the Moss Vale Road (Old Argyle Road) and from the higher ground of the Common south and west to the Wingecarribee River and south-east towards Moss Vale and from the floodplain to adjacent and distant ridges. Further, it has a distinctive pastoral quality which contributes to its *genus locii* or sense of place.
- 2.6.1.6 The Bong Bong Common site has high research potential at the State level. It could potentially yield valuable information about the settlement at Bong Bong and early colonial government towns generally as the site should contain intact archaeological remains deposited over a short period of time, (i.e. 1821 - c.1843). When the settlement was abandoned the buildings quickly became dilapidated and disappeared. The ruins would have eventually been covered by flood born silt and buried. As there has been no building on the site and it is unlikely it was ever intensively cropped, there has been minimal disturbance to the site since the 1860s and as such the integrity of the sub-surface remains would be high.
- 2.6.1.7 The causeway of the Old Argyle Road over the Wingecarribee River also has high research potential at the State level as it is the earliest surviving in the state and therefore has the ability to provide information on early construction techniques for river crossings.
- 2.6.1.8 The Bong Bong Common, including the causeway, is rare at the State level in that the original settlement at Bong Bong was almost entirely an official settlement with no private residential component. The area did not thrive like other settlements of the colonial period and although there was an inn, there was limited private enterprise in the locality. It is the oldest settlement in the Southern Highlands and there are no other settlements of the period that did not constitute a private residential and/ or strong commercial component from its establishment. The causeway is thought to be the oldest river crossing of its construction type in the state.

Source: The above information relating to History & Cultural Heritage is an extract from the: 'Conservation Management Plan – Bong Bong Common'
Prepared by Rappoport Pty Ltd, October 2007

2.6.2 Rating of Elements in Terms of their Significance

Each element within Bong Bong Common has been rated in relation to their cultural significance:

Table 6 *Rating of elements in terms of their significance*

ELEMENTS	RATING
Causeway	High
Cottage (and Shed)	Little
Cycleway	Little
Signage	Little
Fences	Little
Curtilage, Setting & Views	High
Sub-surface archaeological material (i.e. township, Old Argyle Road, Inn site and bottle dump)	High
Landscape Elements (i.e. pine windbelt)	High

The above ranking of significance has incorporated the following aspects of the significance of the place;

1. Original date of construction
2. Historical association

Source: The above information relating to History & Cultural Heritage is an extract from the:
‘Conservation Management Plan – Bong Bong Common’
Prepared by Rappoport Pty Ltd, October 2007

The following diagrams represent the extent of the culturally significant land and the culturally significant items (the possible location that the item may be been positioned).

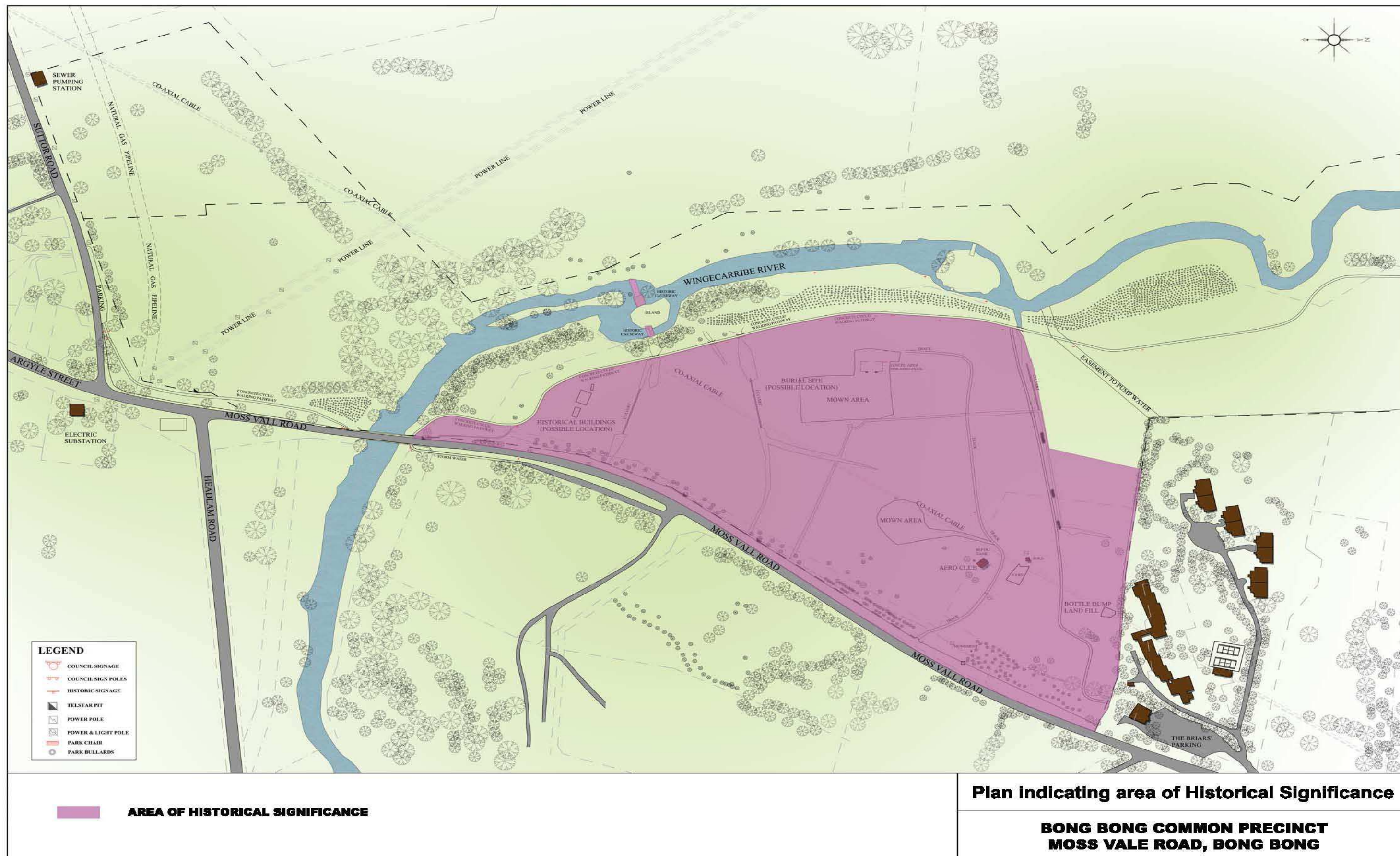


Figure 17 – Plan of Bong Bong Common Precinct showing area of historical significant land

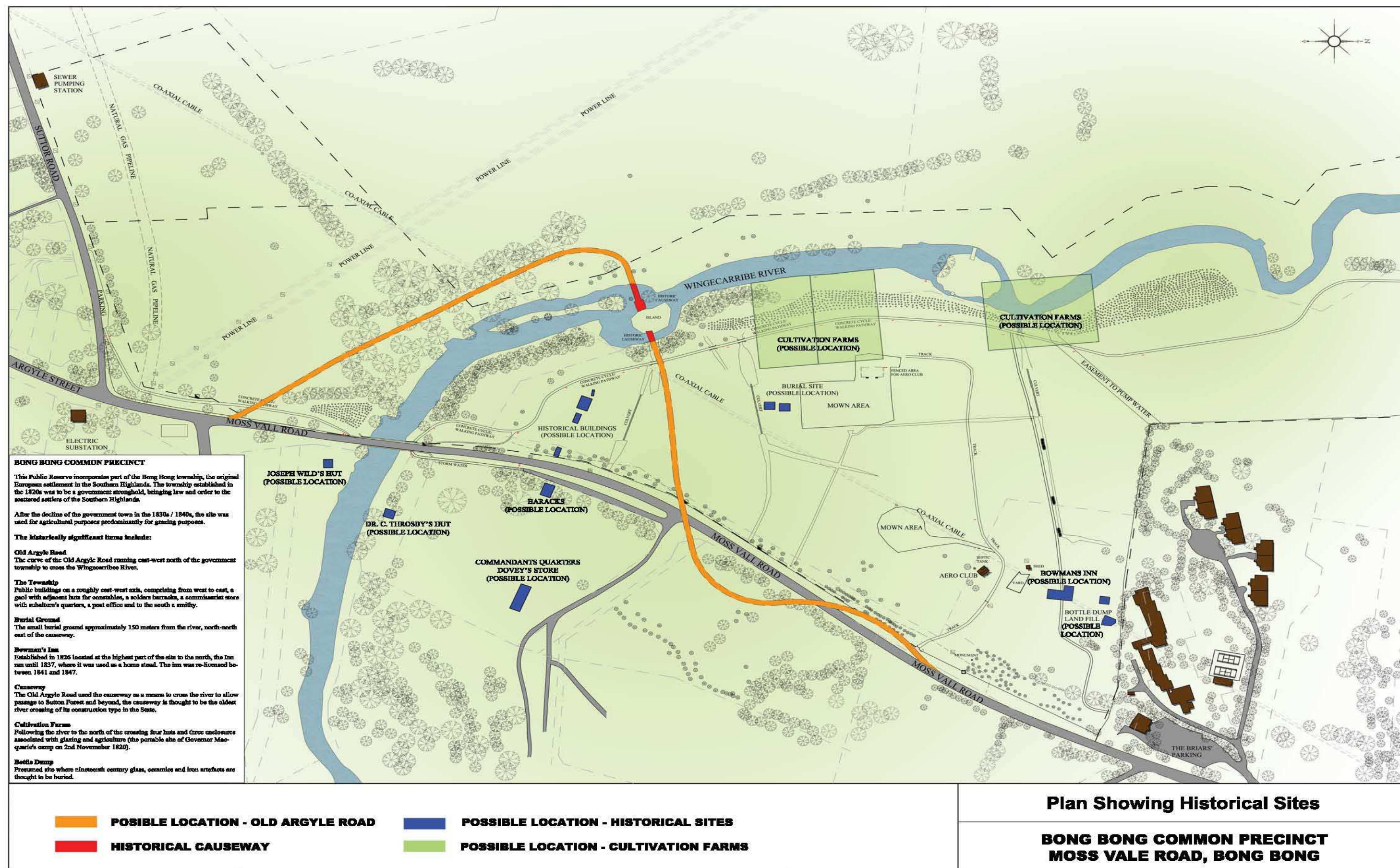


Figure 18 – Plan of Bong Bong Common Precinct showing possible location of historical sites

2.6.3 Conservation Guidelines

1. Sub-surface archaeological material (relating to the Bong Bong township and the Argyle Inn and bottle dump) should be conserved.
2. Open, grassed cultural landscape should be conserved.
3. The causeway should be conserved.
4. Significant views and vistas across the site from the northern part of the site and the Moss Vale Road should be conserved.

Source: The above information relating to History & Cultural Heritage is an extract from the:
‘Conservation Management Plan – Bong Bong Common’
Prepared by Rappoport Pty Ltd, October 2007

2.7 Physical Characteristics

2.7.1 Climate

Bong Bong Common Precinct is located in close proximity to the Moss Vale meteorological stations located within the Southern Highlands.

Under the Modified Köppen classification system provided by the Australian Government Bureau of Meteorology, the climate within the Southern Highlands would be described as no dry season (warm summer) Temperate, (a temperate climate has mild to warm summers and colder winters) BoM (2009). Refer to Attachment A for details.

Taking an approximate average of Moss Vale meteorological data, Bong Bong Common Precinct would experience:

Mean daily maximum summer temperature of	25°C
Mean daily Minimum winter temperature of	2°C
Mean annual rainfall of approximately	965 mm
Wet days per month	7-8 days
Mean wind speed at 9am of	11 – 12 km/h

Bong Bong Common Precinct has moderate year-round temperatures with average maximum summer temperature of 25.0 degrees. The average winter daytime temperature is 12.5 degrees, dropping to an average 1.3 degree at night.

The annual median rainfall was found to be 965mm with the highest rain fall being experienced in June. The average annual humidity was found to be 73%, with the maximum average humidity being experienced in the same period (May/June).

The annual average wind speed was found to be 11 to 12 km/h, with the maximum average wind speed recorded in August to September.

2.7.2 Landform, Soil and Drainage

Landform and Topography

Bong Bong Common Precinct may be described as having natural amphitheatre characteristics, extending from the banks of Wingecarribee River to its highest point at the north western corner of the site where the Aero Club is located.

Bong Bong Common Precinct lies approximately 680 meters above sea level, frosts are common in the area and can occur in any month except for the summer months. Due to its low topography and sparse vegetative cover the reserve experiences strong winds in both winter and summer.

Wingecarribee River dissects the reserve towards the south eastern side of the site, majority of the reserve is located on low-lying river flats which are prone to sheet flooding, and the northern side of the reserve falls rapidly towards the river from the ‘Briars Inn’, the southern side of the reserve has a large peak in the centre with contours falling towards the river.

The southern side of the site has experienced dramatic changes in levels and contours over the years, as this site was used as the fill site for any excess soil generated from Council works.

Geology and Soils

Environmental factors have a direct influence on soils such as climate (past and present), parent material (lithology), position in landscape (topography) and time. Vegetation types are also a part of this process and form an integral relationship with soil development, accumulation of organic matter and recycling of nutrients.

The predominant soil type present within Bong Bong Common Precinct is typically derived from quaternary alluvium - Acidic Kurosolic Redoxic Hydrosol (ASC) and Gleyed Podzolic Soils also referred to as ‘*Wingecarribee River Variant A*’. Podzolic soils are typically found within floodplains and levees and is characterised as poorly draining soil profile which are constantly waterlogged.

A detailed soil analysis for the site was prepared by Laterals Environmental in July 2007 and is attached to this Plan of Management. The soil profile summarised in the table below was taken from data collected by NSW Soil & Land Information System NSW Department of Environment and Climate Change surveyed in October 2001, collected along the Wingecarribee River bank within Cecil Hoskins Nature Reserve (based on the sampling map provided online). A completed soil profile is also attached to this Plan of Management.

The soil profile for Bong Bong Common Precinct is summarised below:

Site Location	Wingecarribee River – Floodplain (Cecil Hoskins Nature Reserve)
Physiography	Simple slope on flood-out under grassland/herbland on alluvium lithology with nil rock outcrop ; Slope 1 % , elevation 640 m , local relief very low (9-30 m) , aspect north , run-on is low , run-off is very high
Soil Hydrology	Profile is slowly permeable profile is poorly drained free water depth .85 below soil surface
Soil Type	Acidic Kurosolic Redoxic Hydrosol (ASC) , Gleyed Podzolic Soil (GSG)
Lithology	
Solum PM	Alluvium (substrate: alluvium m)
Rock Outcrop	Nil
Substrate Strength	
Weathering & Alteration	M

Soil Description

Layer 1 00.00 - 0.10 m A Horizon	Silty clay loam with weak pedality (crumb 1 - 2 mm , earthy) , few (1-10/10x10cm) roots (<1mm) , few (1-10/10x10cm) roots (1-2mm) , field pH is 5. Coarse fragments are not evident ; smooth clear (20-50 mm) boundary to...
Layer 2 00.10 - 00.25 m A2 Horizon	Silty clay loam with massive structure (earthy) , few (1-10/10x10cm) roots (<1mm) , field pH is 5 . Coarse fragments are not evident. Layer notes are: Iron staining on root voids - 10YR 4/6 (2%). ; smooth clear (20-50 mm) boundary to...
Layer 3 00.25 - 00.60 m B2 Concretions or Nodules, Organic-Al Complexes Horizon Layer 99	Clay with moderate pedality (sub-angular blocky 5 - 10 mm , rough-faced peds) , field pH is 4.5. Coarse fragments are not evident. Segregations are manganiferous , manganiferous ; smooth clear (20-50 mm) boundary to...
Layer 4 00.60 - 00.85 m B22 Concretions or Nodules, Organic-Al Complexes, Concretions/Hard Nodule Horizon	Clay with moderate pedality (sub-angular blocky 10 - 20 mm , rough-faced peds) , field pH is 4.5 . Coarse fragments are not evident . Segregations are ferruginous, ferruginous ; smooth clear (20-50 mm) boundary to...
Layer 5 00.85 - 01.00 m C Concretions or Nodules, Organic-Al Complexes, Concretions/Hard Nodule Horizon	Clay with weak pedality (rough-faced peds) , field pH is 4.5. Coarse fragments are not evident. Segregations are manganiferous, manganiferous

Table 7 Bong Bong Common Precinct soil profile

Source: NSW Soil & Land Information System –NSW Department of Environment and Climate Change)

Hydrology and Drainage

Wingecarribee River flows through the western side of Bong Bong Common Precinct, which flows into Wingecarribee Reservoir which supplies drinking water to the Southern Highlands and Sydney Water. The 1:25,000 topographical map provided by Department of Lands shows Wingecarribee River in relation to Bong Bong Common Precinct.

The landform of Bong Bong Common Precinct suggests that water drains from the top of the ridge, through the site and flows into Wingecarribee River. The riparian corridor along the River plays a significant roll ensuring the water quality of the river is maintained.

Wingecarribee River has altered its course several times over the years until the construction of Bong Bong Weir in the 1920's. There are significant bank erosion issues currently being experienced along the River, which will need to be addressed in the near future.

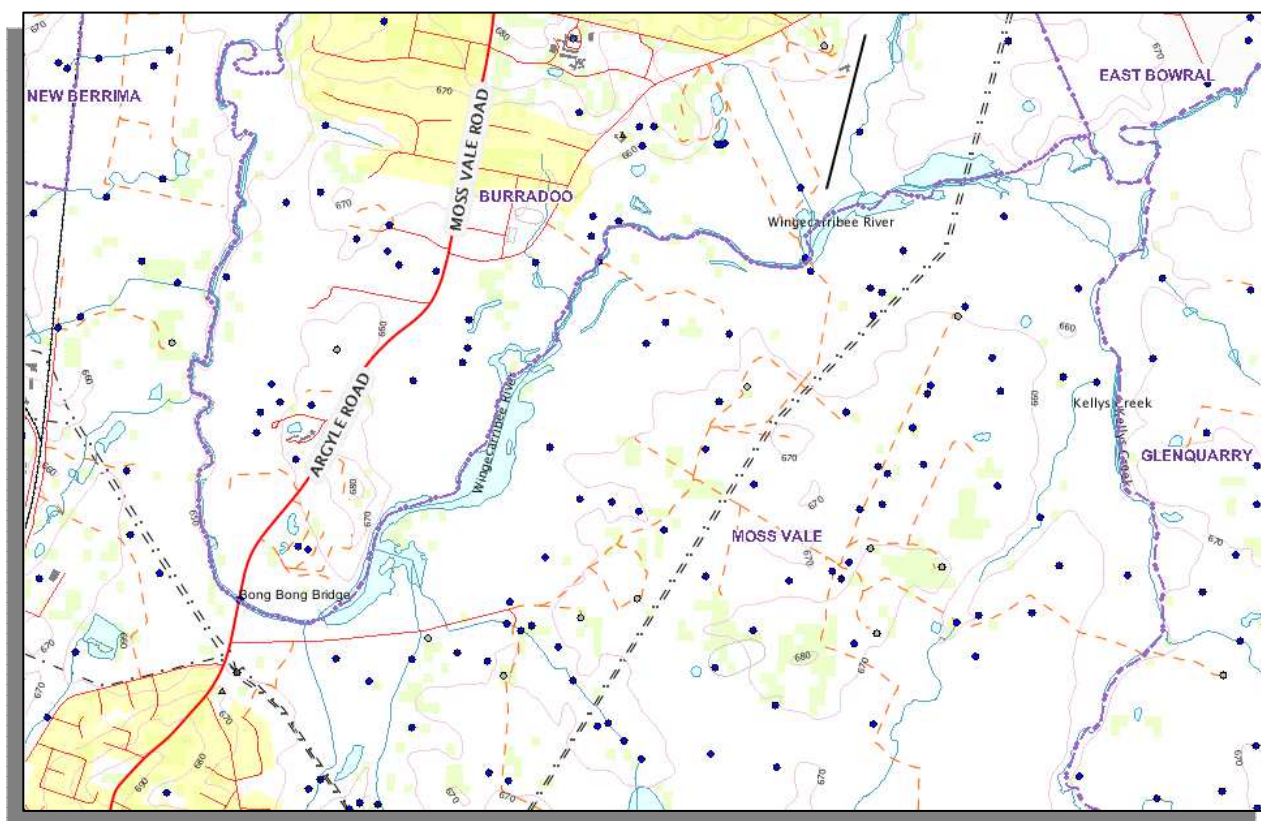


Figure 19 – 1:25,000 Topographical Map showing Wingecarribee River

Source: NSW Department of Lands – www.six.nsw.gov.au

2.7.3 Flora and Fauna

Flora

There has been considerable discussion regarding the vegetation cover over Bong Bong Common Precinct. It is difficult to obtain a clear picture of the vegetation cover prior to European settlement. The historic records are few and diary records from John Wilson (1798), James Meehan (1818) and Governor Macquarie (1820) indicate that the majority of the land was open grasslands with only a few scattered trees.

Most likely prior to European settlement Bong Bong Common Precinct would have been classified as Southern Highlands Shale Woodland, which was the endemic vegetation inhabiting this area. Today Southern Highlands Shale Woodland is listed under the Threatened Species Conservation Act 1995 as being Endangered Ecological Communities.

Based on historical data, past and recent land use the clearing of native vegetation and grazing cattle has had a significant impact on the vegetation in the reserve.

The structure of vegetation in the reserve is directly influenced by the climate, topography, geology, fire regime, past land use and weed species. These influences directly limit where and what vegetation occurs in the reserve.

As a result the reserve vegetation is comprised of open pasture with limited tree cover. Naturally occurring tree species to this region included Snow gum *Eucalyptus pauciflora*, Silver banksia *Banksia marginate*, Manna gum *Eucalyptus viminalis*, Paddy's River box *Eucalyptus macarthurii*.

Currently, Bong Bong Common Precinct has a mixture of endemic and introduced plant species from several planting programs and urbanisation over the last century. Presently the majority of the large open space within the reserve is used by Council to harvest hay, which provides a funding source for improvement programs for the reserve.

Regeneration of native plant communities is now being encouraged within the riparian corridor along the banks of the river in order to enhance the natural character and educational values within the reserve, provide further habitat for native animals and conserve the endemic vegetation community that once inhabited this area.

A detailed flora assessment has been developed by Horticultural Management Services in July 2007, and is attached to this Plan of Management

Fauna

No fauna survey have been carried out for Bong Bong Common Precinct, thus comprehensive information on fauna is not available.

2.7.4 Landscape Character

Views and Vista

Bong Bong Common Precinct occupies a prominent position in the township of Burradoo. Due to its location, Bong Bong Common Precinct is visible from the surrounding areas, and offers views of high scenic quality in a tranquil setting within a rural environment.

Bong Bong Common Precinct is a scenic reserve with elevated views across to Wingecarribee River. It has stands of trees along the river bank and adulating open spaces which adds to interest and variety to the site. There are manicured grass areas used by the local Aero Club and the site attracts passive recreational activities. Bong Bong Common Precinct rates as one of the more scenic and tranquil public reserves in the Southern Highlands.

Due to the nature of the topography, clear views exist across the majority of the site, The Precinct provides an important visual amenity to the surrounding residences and visitors to the Park. The existing vegetation and proposed landscape improvements will enhance the parks vista.

Character

Bong Bong Common Precinct is a rural green space of great historic and cultural significance for Burradoo and the Southern Highlands as a whole. The Precinct forms part of the original Government Township in the Southern Highlands.

The essential character of Bong Bong Common Precinct is its rural quality. The landscape once provided grazing land for the first settlers and the early government domain.

The landscape character is defined by the past grazing and horticultural practices, the non-uniformed landscape formation and the sparsely treed open space grass lands. The landscape character is further enhanced with significant views across the site towards Moss Vale which has been basically retained from European settlement.



Photo 8 – Several photos of Bong Bong Common Precinct showing the landscape character in a tranquil setting



2.8 Access and Circulation

In accordance with Council's obligation to ensure equality, the site and its facilities will be accessible to all members of the community, regardless of age, sex, socio-economic status or mobility.

Please refer to Figure 20 for access routes and circulation within the Precinct.

2.8.1 Access to the Precinct

The Precinct is easily accessible by foot, bicycle, private and authorised vehicles. The Precinct forms part of Bowral Recreational Paths linking Bong Bong Common Precinct to Mittagong Reserve, Bowral Pool, Bradman Oval and Mansfield Reserve in East Bowral.

Entry points to the Precinct for pedestrians and cyclists are from the recreational paths along Suttor Road, the northern end of the Precinct and adjacent to Bong Bong obelisk.

There is no formal entrance statement identifying the park. The existing park signage located on the front boundary fence could be redesigned to reflect the charm and character of the park.

Access for private vehicles is from the service road to Cecil Hoskins Nature Reserve, a small number of informal car spaces are provided adjacent to the Bong Bong obelisk. During Club functions the Aero Club supervises access for private vehicles and are restricted to a small section of the Precinct.

There is no established need for the provision of unsupervised vehicle access throughout the Precinct. The recreational purpose of Bong Bong Common Precinct is not anticipated to change from its existing use and function.

2.8.2 Circulation within the Precinct

The existing pedestrian access and movement through the Precinct is via a formal recreational path and informal pedestrian paths and desire lines.

The proposed masterplan will continue to provide pedestrian movement through the Precinct via the formal recreational path and informal pedestrian paths and desire lines, to maintain the character and function of the Precinct and ensure the historical significance of the site is not altered.

The Precinct does not currently provide adequate disabled access, the landform severely limit the potential to provide access to the Precinct for all levels of mobility. The proposed masterplan provide disabled users access to designated areas of the site via the recreational path, it will be relatively difficult for people with disabilities to access the informal areas in the Precinct.

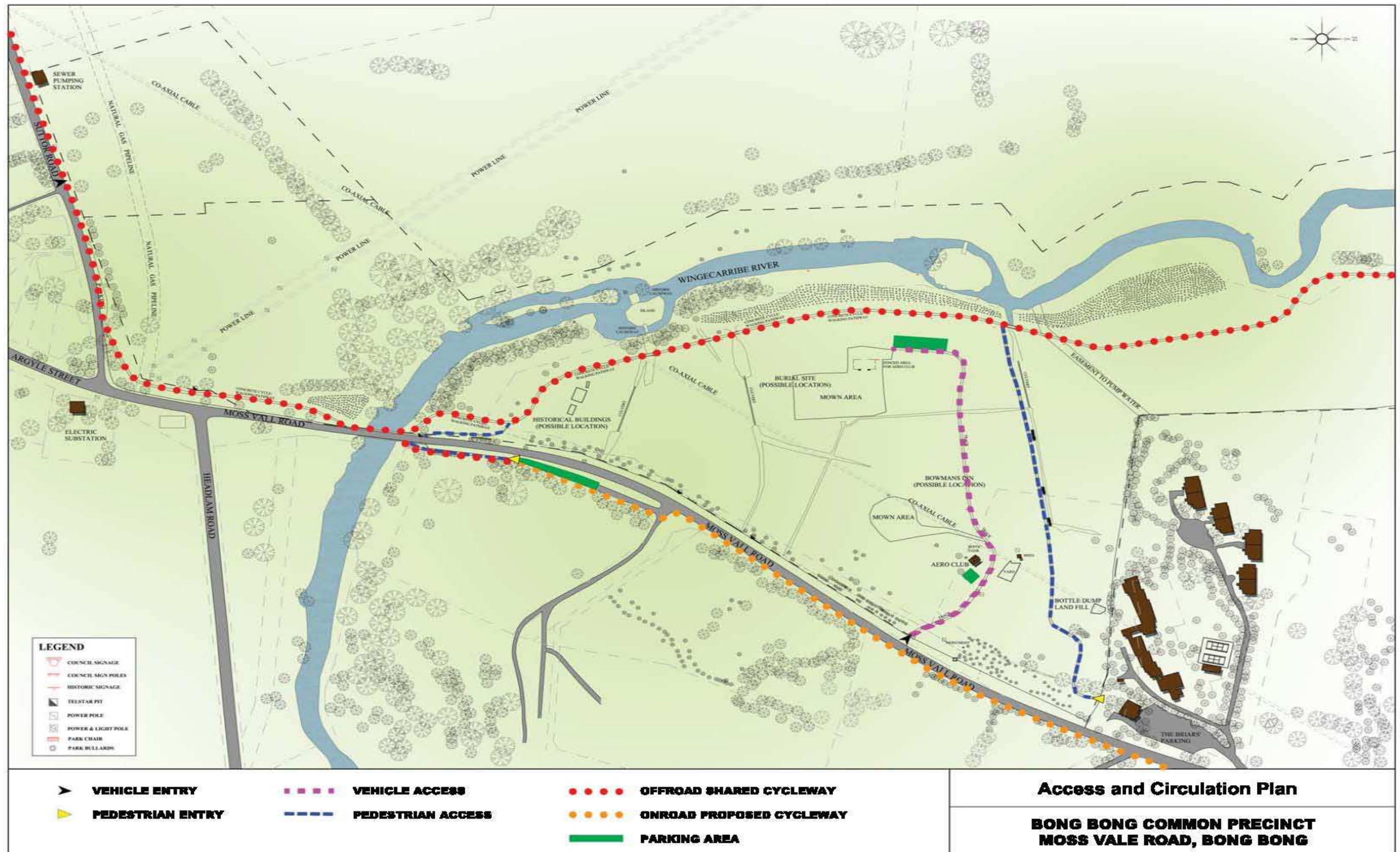


Figure 20 –Access and Circulation Plan for Bong Bong Common Precinct

2.9 Current Facilities

The existing facilities in Bong Bong Common Precinct, and their use and conditions are set out in Table 8 and shown in Figure 21.



Photo 9 – Front boundary fence with Aero Club signage



Photo 10 – Front boundary fence with Park signage



Photo 11 – Equipment shed used by Aero Club



Photo 12 – Aero Club Club-House



Photo 13 – Interpretive sign located along cycleway



Photo 14 – Access road leading towards the Aero Club Club-House



Photo 15 – Aero Club Remote Control Pit Area



Photo 16 –Concrete cycleway adjacent to the River



Figure 21 –Key facilities in Bong Bong Common Precinct

Table 8 *Condition assessment*

Area Description	Facility	Condition
Boundary fence	A rural style chain wire fence surrounds majority of the site with two rural swing gates located off Suttor Road and Moss Vale Road.	Poor
Access Road	The access road is an unsealed road located off Moss Vale Road to access the club house, informal car parks and the model flying area for the Aero Club activities.	Fair
Informal Car park	There are three areas designated as informal car parks. The first is located adjacent to the Model Aero Club House for use by the Aero Club.	Poor
	The second is located next to the model flying area for use by the Model Aero Club.	Fair
	The third is located adjacent to Bong Bong Obelisk towards the bottom of the service road to access the cycleway.	Poor
Cycleway	A concrete cycleway is located adjacent to the river which forms part of the Bowral Recreational Path.	Excellent
Equipment Shed	An equipment shed is located adjacent to the Aero Club House constructed of corrugated iron roof sheeting.	Poor
Aero Club House	A small weatherboard clubhouse is located on the north eastern side of the site and accessed off Moss Vale Road.	Fair
Signage	A series of metal signage is located in strategic locations along the cycleway describing historical events.	Good
Park Furniture	A bench seat is located adjacent to the River in front of the riparian corridor on the north eastern side of the site.	Fair
Public Open Space	Majority of the site consists of open grass lands with undulating contours.	Good
Manicured Grass Area	The Aero Club maintains two grass areas used exclusively for model flying activities.	Good
Model Aero Club Pit Area	The Model Aero Club has on site a pit area that consists of low metal fencing, and low timber structure (for model planes) used for Model Aero Club activities.	Good
Riparian Corridor	A riparian corridor is located on both sides along the Wingecarribee River.	Good

Interpretation of building/site condition

<i>Excellent</i>	<i>these assets are in ‘as new’ condition and require little maintenance or upgrade.</i>
<i>Good</i>	<i>these assets are well maintained for their age but require on-going maintenance.</i>
<i>Fair</i>	<i>these assets are suitable for their current use but need repairs, renovations or upgrade.</i>
<i>Poor</i>	<i>these assets are in poor condition and require maintenance to make serviceable.</i>

2.10 Use of Bong Bong Common Precinct

2.10.1 Introduction

Bong Bong Common Precinct is a multipurpose reserve incorporating features for both informal and organised recreational pursuits. Users of Bong Bong Common Precinct participate in a variety of informal and organised recreation and social activities.

The ‘*Wingecarribee Open Space, Recreation, Cultural and Community Facilities Needs Study*’ prepared by Parsons Brinckerhoff in 2004 suggests that Bong Bong Common Precinct could be developed into a suitable ‘*Central Park*’ facility. Such a facility would be a suitable mechanism to encourage place-making at a Shire-wide level. The site would act as a community focal point and meet the needs of large events such as family reunions, Australia Day celebrations etc. It would need to be highly accessible (road and pathways), have good bus and car parking and include flexible spaces. The reserve should encompass passive recreation, walking trails, picnic areas, gardens etc.

The reserve provides opportunities for visitors to enjoy informal passive recreational activities in a natural setting. The reserve is popular for walking, cycling, picnics, nature and historical study etc.

The reserve provides for organised and structured leisure and recreational activities.

The provision, accessibility and quality of open space is one factor that guides and influences people’s choice in participating in recreational activities. Bong Bong Common Precinct provides passive recreational opportunities. Council’s aim is to promote a healthy and progressive lifestyle for the community of Wingecarribee by fostering and providing recreational services for the people of the region.

2.10.2 Informal Activities

Informal uses of the Precinct include:

- Picnics;
- Informal games within the grassed area;
- Walking, cycling, jogging, walking the dog (on a leash);
- Social activities (such as sports, group functions etc);
- Hobby and General interest activities
- Sitting and relaxing;
- Family functions.

2.10.3 Organised Use

Bong Bong Common Precinct may be used for a range of activities for which a formal user group application is required. These activities include:

- Community events (such as community picnics etc);
- School functions and carnivals;
- Filming, photography etc;
- Corporate functions;
- Educational events;
- Private functions (such as weddings);
- Organised recreational activities (restricted to Model Airplane / Cycling, Helicopter and Model Miniature Railway)

A Model Aero Club currently uses the weatherboard building located on the north eastern side of the site for club activities and functions. The Aero Club utilises a small portion of the grassed area for their activities, however majority of the air space above Bong Bong Common is used during their flying activities.

Figure 22 and 23 show the location and area used by the Aero Club during normal club functions.

2.10.4 In-House Use

Council utilises majority of the land within the Precinct to harvest hay. Depending on the growing season hay is harvested from the Precinct approximately three to four times per year.

2.10.5 Prohibited Uses

Prohibited activities in the precinct include open fires, camping, flying model aeroplanes (on the southern side of Wingecarribee River), motor bikes, horses, golf practice, and speedway shooting firearms. On-site Commercial service and retail activities

Additional to the prohibited users above any inappropriate use that might confuse or obscure the significance of the site should be avoided as specified in the Conservation Management Plan for Bong Bong Common prepared by Rappoport Heritage Consultants.

2.11 Financial Management

Income generated from the use of Bong Bong Common Precinct is derived from harvesting hay off the site. A percentage of the income generated is redirected into the Precinct towards capital improvements.

Council may propose to levy fees for the use of its facilities within the Precinct to offset costs for capital improvements.



Photo 17 – Photos of hay being harvested from Bong Bong Common Precinct

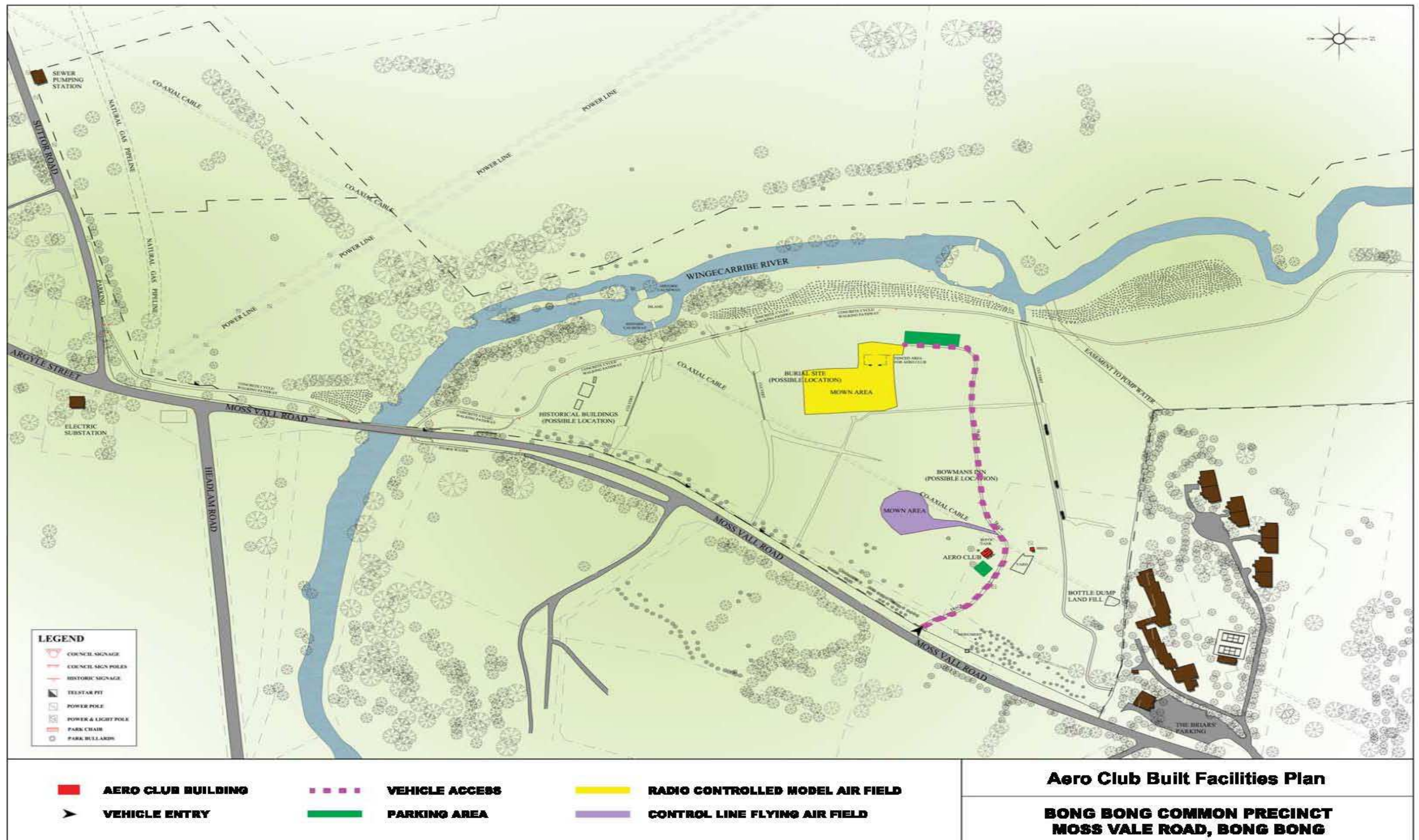


Figure 22 –Aero Club location and areas

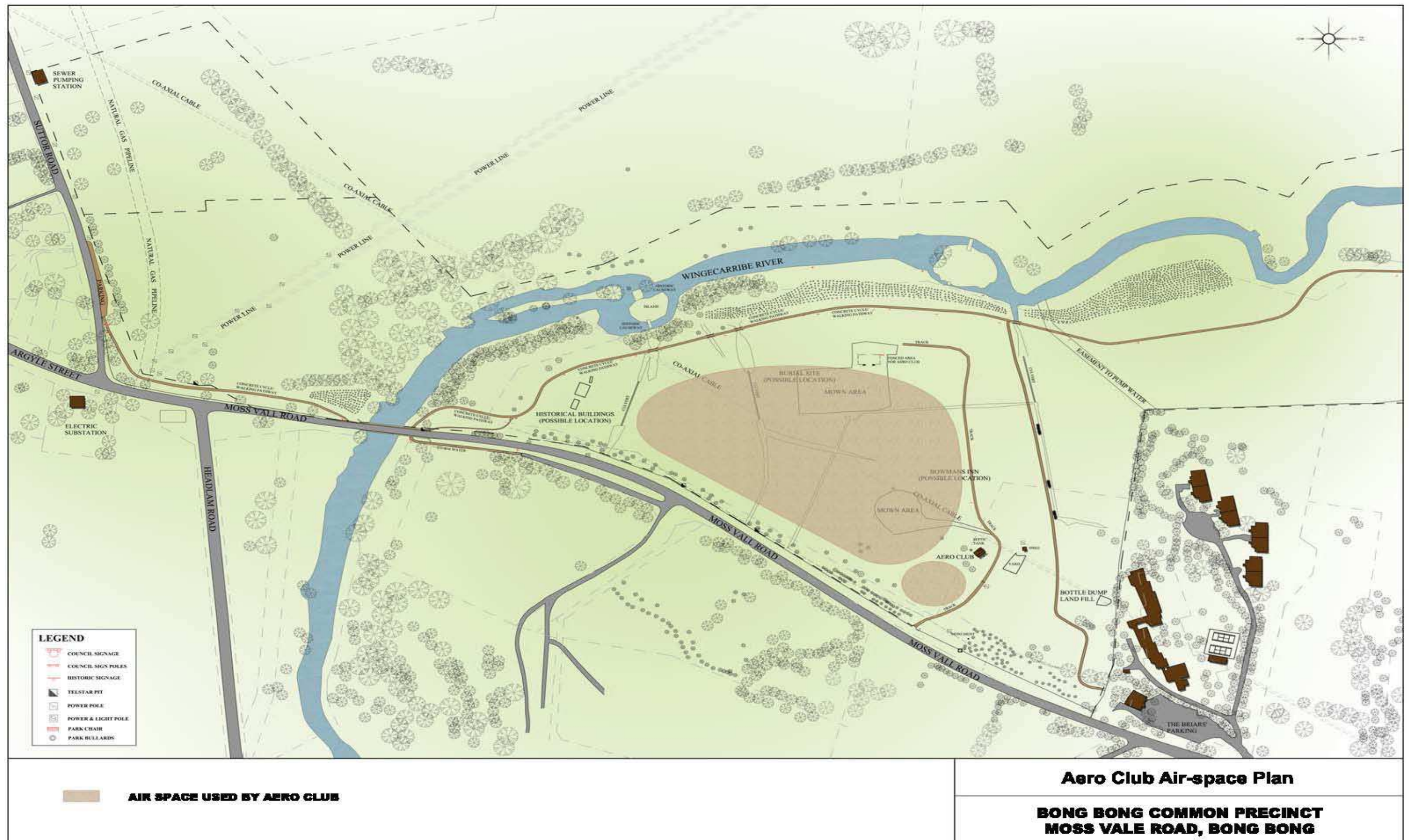


Figure 23 –Aero Club Air Space Plan

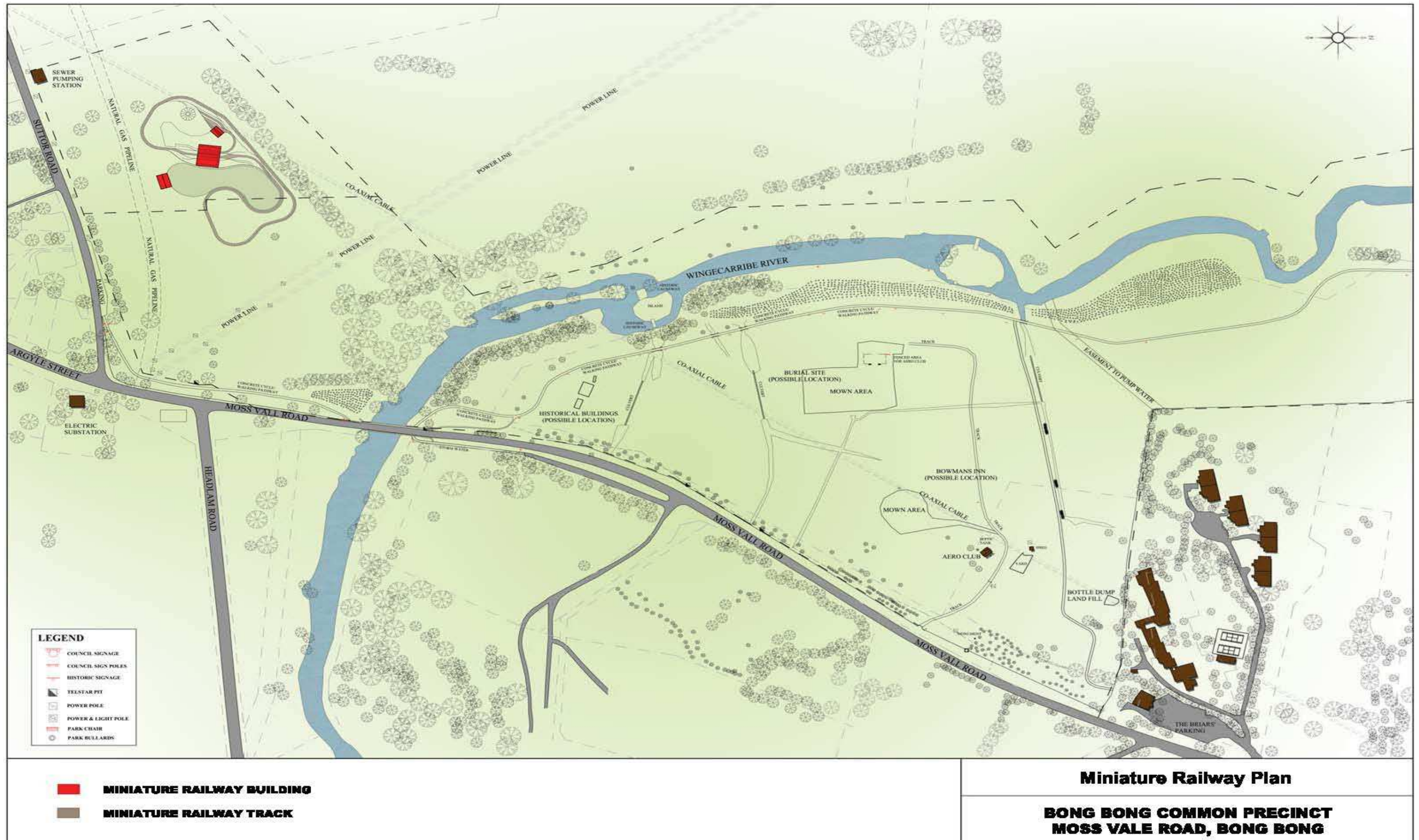


Figure 24 –Model Miniature Railway Club location and areas

3.0 LEGISLATIVE AND STATUTORY REQUIREMENTS

This Plan of Management consists of Community Land and must therefore satisfy the:

- Local Government Act, 1993, as amended; and
- Local Government Amendment (Community Land Management) Act, 1998.

3.1 *Principles of Community Land Management*

Under legislative requirements of the Local Government Act 1993, as amended and the Local Government Amendment (Community Land Management) Act, 1998, s36 (a) – (n), Councils must prepare and adopt Plans of Management for all Community Land. A plan may apply to one or more areas of Community Land, providing all the Act's requirements are fulfilled.

The Act states that the Plan must identify the following:

- (a) The category of land;
- (b) The objectives and performance targets of the plan with respect to the land;
- (c) The means by which Council proposes to achieve the plan's objectives and performance targets;
- (d) The manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets.

As this is a Plan of Management that applies to just one area of community land it must also:

- (a) Include a description of:
 - i. The condition of the land, and of any buildings or other improvements 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.

3.2 Council Dealings with Community Land

- (a) Council has no power to sell, exchange or otherwise dispose of Community Land, except for the purpose of enabling that land to become, or to be added to, a Crown Reserve or land reserved or dedicated under the National Parks and Wildlife Act 1974;
- (b) Council may grant a lease or licence on Community Land, but only in accordance with the Local Government Act 1993, as amended;
- (c) A Council may grant any other estate in Community Land to the extent permitted by the Local Government Act 1993, as amended

3.3 Leases or Licences on Community Land

3.3.1 Granting a Lease or Licence on Community Land

Leases and licenses are a method of formalising the use of Community Land and facilities. Leases or licences can be held by groups such as sporting clubs, schools, commercial organisations or individuals providing facilities and/or services for public use.

The Local Government Act 1993, as amended allows Council to grant leases or licences over all or part of Community Land. The use of land under a lease or licence must be compatible with the Local Environment Plan or Council requirements and provide benefits and services or facilities for the users of the land. Terms and conditions of a lease should reflect the interests of Council and the public and ensure proper management and maintenance.

3.3.2 Conditions of Granting a Lease or Licence

The following conditions must be met when granting a lease or licence over Community Land:

- The lease or licence must not be granted for a period exceeding 30 years;
- A lease or licence for a period greater than five years may only be granted by tender, unless it is granted to a non-profit organisation; and
- The Plan of Management must expressly authorise a lease or licence.

Council must:

- Give public notice of the proposal;
- Exhibit notice of the proposal on the land to which the proposal relates;
- Give notice of the proposal to such persons who appear to own or occupy land adjoining the Community Land; and
- Give notice of the proposal to any other person (owner or occupier of land in the vicinity of the Community Land), if in the opinion of the Council the subject to the proposal is likely to form the primary focus of the person's enjoyment of Community Land.

3.3.3 Events Exempt from Lease or Licence

Casual Uses

Casual uses of a public reserve for events of no more than three consecutive days will not be required to arrange a formal lease or licence with Council, provided that:

- The activity is permissible under the objectives identified for that land category,
- No significant damage to the reserve is anticipated as a result of the proposed activity,
- There is no anticipated disruption to adjacent properties as a result of the activity or event,
- The use or occupation does not involve the erection of any permanent buildings or structures,

- There is no interference with other users,
- Council obtains proof of suitable insurances,
- The organisers, in consultation with Council, make arrangements for the provision of extra toilets, waste collection, traffic management, security, and any other requirements deemed necessary by Council.

3.4 Strategic Documents used in the Preparation of this Plan

The following Council documents have been used to assist and guide the strategic outcomes of this Plan, ensuring consistency in values, principles and policies:

- Bong Bong Common Conservation Management Plan, Rappoport Pty Ltd, adopted by Council July 2008;
- Wingecarribee Local Environmental Plan 1989;
- Wingecarribee Open Space, Recreation, Cultural and Community Facilities Needs Study, 2004;
- Wingecarribee Management Plan 2008 – 2011;
- Wingecarribee Shire Council Open Space and Recreation Facilities Section 94 contributions plans (July 1993);
- Wingecarribee Social Plan – 2005 – 2010;
- State of the Environment Report 2007-2008;
- Wingecarribee Biodiversity Strategy 2003

3.5 Other Relevant legislation and Policies

The Plan must also be in accordance with the provisions contained within relevant legislation and policy guidelines refer to Section 9.2 for a complete listing.

4.0 LEGISLATION RELATING TO BONG BONG COMMON PRECINCT

4.1 *Councils role in managing Bong Bong Common Precinct*

Bong Bong Common Precinct is classified as “Community Land”. All public land must be managed in accordance with the Local Government Act 1993, including the Local Government Amendment (Community Land Management) Act 1998. The Act requires that Councils must classify public land as “operational” or “community” and that Plans of Management must be prepared for Community Land. The ways in which Community Land can be used and managed are strictly governed in accordance with an adopted Plan of Management and any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land.

4.2 *Categories of Community Land*

Community Land must be categorised in accordance with the Local Government Amendment (Community Land Management) Act 1998. A category describes the land and each category has a set of core objectives. All current and intended uses of the land must comply with the core objectives and the objectives are defined and addressed within the Action Plan (Section 6).

The Local Government (General) Regulation 1999 provides guidelines for each of the categories, as described below:

4.2.1 **General Community Use**

Land should be categorised as general community use if the land:

- 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
- Is not required to be categorised as a natural area, or does not satisfy the guidelines for categorisation as a sportsground, a park or an area of cultural significance.

4.2.2 Park

Land should be categorised as a park if the land:

Is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities for use mainly for recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

4.2.3 Sportsground

Land should be categorised as a sportsground if the land:

Is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

4.2.4 An Area of Cultural Significance

Land should be categorised as an area of cultural significance if the land is:

- An area of Aboriginal significance, because the land:
 - has been declared an Aboriginal place under section 84 of the *National Parks and Wildlife Act 1974*, or
 - whether or not in an undisturbed state, is significant to Aboriginal people in terms of their traditional or contemporary cultures, or
 - is of significance or interest because of Aboriginal associations, or
 - displays physical evidence of Aboriginal occupation (for example, items or artifacts such as stone tools, weapons, engraving sites, sacred trees, sharpening grooves or other deposits, and objects or materials that relate to the settlement of the land or place), or
 - is associated with Aboriginal stories, or
 - contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers, or
- An area of aesthetic significance, by virtue of:
 - having strong visual or sensory appeal or cohesion, or
 - including a significant landmark, or
 - having creative or technical qualities, such as architectural excellence, or

- An area of archaeological significance, because the area contains:
 - evidence of past human activity (for example, below-ground features such as building foundations, occupation deposits, features or artifacts or above-ground features such as buildings, works, industrial structures, and relics, whether intact or ruined), or
 - any other deposit, object or material that relates to the settlement of the land, or
- An area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or
- An area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or
- An area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons.

4.2.5 Natural Area

Land which, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore. Community Land that has been declared critical habitat or which is directly affected by a recovery plan or threat abatement plan under the Threatened Species Act 1995 or the Fisheries Management Act 1994 must be categorised as a natural area.

Natural Area: Bushland

Land that contains primarily native vegetation and that vegetation is:

- The natural vegetation or a remainder of the natural vegetation of that land; or
- Are still representative of the structure and/or floristics of the natural vegetation in the locality.

Natural area: Wetland

Land that includes marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a water body that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary.

Natural area: Watercourse

Land described as:

- Any perennial or intermittent stream, flowing in a natural, artificially improved or rediverted channel; or
- Associated riparian land or vegetation, including land which is protected under the relevant legislation.

Natural area: Foreshore

Land that is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.

Natural area: Escarpment

Land that includes features such as a long cliff-like ridge or rock and includes significant or unusual geological, geomorphological or scenic qualities.

4.3 Categorisation of Land within Bong Bong Common Precinct

The Local Government Act requires Community Land to be categorised. A combination of categories may be used for the one parcel of land. Accordingly this Plan of Management has identified the following categories:

- Park
- Natural Area – Bushland
- Natural Area - Watercourse
- An Area of Cultural Significance

4.3.1 Land Categorisation

A Public Hearing on the categorisation of the site was held at Wingecarribee Shire Council on Tuesday 7th July 2009.

The notice of the Public Hearing was advertised in the Southern Highland News on 24th June and 1st July 2009. Micris Management Services were commissioned to chair the meeting. A subsequent report was prepared and presented to Council to adopt the recommendations.

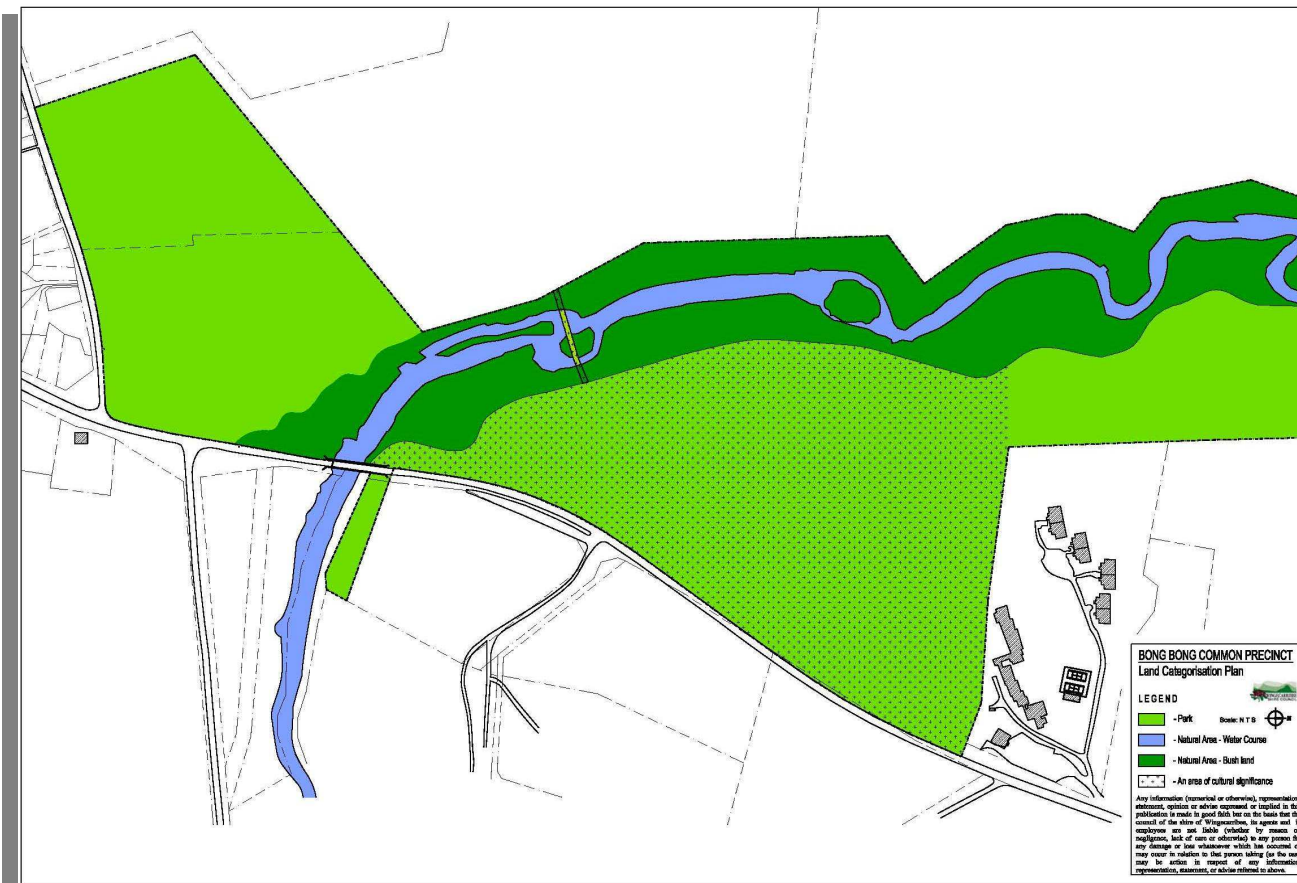


Figure 25 – Bong Bong Common Precinct Categorisation plan

4.4 Core Objectives

The following Section outlines Council's objectives for the future management of Bong Bong Common Precinct. These form the basis for the strategies developed in this Plan of Management. These strategies combine the objectives as outlined in the Local Government Act, with those of the Council and the Community.

The Local Government Act (1993) and the Local Government Amendment (Community Land Management) Act 1998 establishes a set of core objectives for each category. These objectives are significant in ensuring any activities and uses of the site are consistent with the desired activities and uses for that category of land. Wingecarribee Shire Council has the responsibility to manage and develop the land in accordance with these core objectives.

4.4.1 Park objectives

The core objectives for management of community land categorised as a park are:

- (a) To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities;
- (b) To provide for passive recreational activities or pastimes and for the casual playing of games; and
- (c) To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

4.4.2 Natural Area: Bushland objectives

The core objectives for management of community land categorised as a bushland are:

- (a) To ensure the ongoing ecological viability of the land by protecting the ecological bio diversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land;
- (b) To protect the aesthetic, heritage, recreational, educational and scientific values of the land;
- (c) To promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitate public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbances caused by human intrusion;
- (d) To restore degraded bushland;
- (e) To protect existing landforms such as natural drainage lines, watercourses and foreshores;

- (f) To retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term; and
- (g) To protect bushland as a natural stabiliser of the soil surface.

4.4.3 Natural Area: Watercourses objectives

The core objectives for management of community land categorised as a watercourse are:

- (a) To manage watercourses so as to protect the bio diversity and ecological values of the instream environment, particularly in relation to water quality and water flows;
- (b) To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability;
- (c) To restore degraded watercourses; and
- (d) To promote community education and community access to and use of the watercourse, without compromising the other core objectives of the category.

4.4.4 An area of cultural significance objectives

- (1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.
- (2) Those conservation methods may include any or all of the following methods:
 - (a) The continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance;

- (b) The restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material;
 - (c) The reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state;
 - (d) The adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact); and
 - (e) The preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.
- (3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.

4.5 *Express Authorisation of Lease / Licences*

This Plan of Management expressly authorises Council to enter into a lease, licence or other estate with an appropriate organisation of its choice to manage the following facilities of Bong Bong Common.

Table 9 *Lease and licences consent levels*

Facility	Activity	Purpose	Agreement	Maximum Permissible Term	Advertise
Sections of the Public Open Space on the northern side of the River	Organised & informal passive activates or other community use	Public recreation and ancillary activities	Licence agreement	30 years	Yes
Sections of the Public Open Space on the southern side of the River	Organised & informal passive activates or other community use	Public recreation and ancillary activities	Licence agreement	30 years	Yes
Aero Clubhouse (current and in the future)	Organised & informal passive activates or other community use	Public recreation and ancillary activities	Licence agreement	30 years	Yes

4.6 Easements

This Plan of Management expressly authorises the granting of easements over the land that is ***not*** affected by ***culturally significant land as described by the NSW Heritage Act 1977 and endangered communities*** for the purpose of providing pipes, conduit or other connections under the surface of the ground. This is limited to easements that connect premises adjoining Community Land to existing water, sewer, drainage or electricity facility of Council or other public utility provider that is situated on Community Land where there is no reasonable alternative.

The granting of easements above, on or under the surface of Community Land or to land that is not Community Land is not within the authority of this Plan of Management. This includes but is not limited to:

- Piping to a natural watercourse;
- Piping to a facility through Community Land to a facility on land under private ownership;
- Private access, vehicular or pedestrian.

4.7 *Authorised Development*

In accordance with the Local Government Amendment (Community Land Management) Act 1998 the Plan of Management must expressly authorise any proposed developments on the land.

This authorisation in a Plan of Management gives ‘in principle’ support for an activity to proceed to the development assessment stage. This plan does not grant consent. Any proposed developments that are consistent with the plan are still subject to the normal development consent processes of Council.

5.0 BASIS FOR MANAGEMENT

For the effective ongoing management of community land, Council needs to consider its characteristics, current condition and use. This helps identify the community values for the land and management issues that have the potential to impact upon these values. Identification and understanding of these influencing factors will form the basis for Council's future management for Bong Bong Common Precinct.

In addition to the community values and management issues associated with Community Land, effective management of Bong Bong Common Precinct requires the consideration and incorporation of a multitude of legislative and policy requirements for community land. In managing Bong Bong Common Precinct, Council must comply with the core objectives for Park, Natural Area – Bushland, Natural Area – Watercourse and An Area of Cultural Significance, (refer to Section 4.4 - Core Objectives) and as specified in the Act, as well as various Federal, State and local level legislation and policy. The main aspects of this current legislation and policy affecting the management of community land are outlined in Section 9.2 Statutory Provisions.

5.1 Council's Management Goals

Wingecarribee Shire Council recognises that strategic planning provides a management framework to meet the challenges of today and the future. Council's Management Plan 2009-2012 outlines Council's vision and mission statements.

Wingecarribee Shire Council's **Mission** statement is:

“To augment the economic, environmental and social quality of life in the Wingecarribee Shire by serving the community well”

Wingecarribee Shire Council's **Vision** statements are a long term set of strategies which underpin the future direction of the Shire. It represents the combined Community and Council view on the desired future for Wingecarribee Shire. The vision for Wingecarribee Shire contains five vision statements which include:

- ***Enhance transparency and accountability in all decision making processes and outcomes;***
- ***Gain the trust and confidence of the community by keeping the communities informed and respect their input;***
- ***Enhance the services and civic and natural assets of the Shire for this and future generations;***

- *Promote a live locally, work locally sustainability focus; and*
- *Support and encourage the Shire's tourism industry and character.*

5.2 Council's Strategic Direction

Wingecarribee Shire Council's 2009-2012 Management Plan is structured around four specific priorities. Within each priority are activities that ensure Council's Strategic Direction is delivered.

The purpose of having these priorities is to create focus areas of importance to the community, and to help the organisation plan and think in terms of high level outcomes for the community.

Wingecarribee Shire Council's 2009-2012 Management Plan provides the link between the strategic direction of the organisation and the operational plans that detail the services and projects that will be provided over the period. Each project and service that is provided in the organisation will have a clear 'line of sight' to one or more of the Priority's strategic aims.

The priority areas identified to be addressed within and by organisation over the next few years are:

Governance

- *Attracting and retaining a motivated workforce to achieve council's plans;*
- *Improving procedures and processes for improved efficiency and effectiveness;*
- *Adopting communication methods between council's staff and Councillors that promote clarity and trust; and*
- *Improving transparency and accountability of Council's finances.*

Economic

- *Facilitating the growth of new business within the Shire that provides local jobs across a wide range of skills and professions; and*
- *Supporting the Moss Vale Enterprise Zone and the tourism industry to develop sustainable environmentally responsible business development.*

Environmental

- *Reaffirming council's commitment to preserving and improving our natural environment*
- *Retaining rural, village and town character with appropriate planning controls.*

Social

- *Adjusting service provision to community priorities with particular emphasis on the projected aging of our community; and*
- *Increasing support services to members of the community.*

This Plan of Management aims to meet these strategic objectives through actions for the future development and management of Bong Bong Common Precinct.

5.3 Community Values

To effectively manage community land and meet community needs, Council needs to consider the values of the community. Community values tend to be broad in nature and remain constant for a considerable length of time. They can be defined as what the community sees as important about a place or a set of beliefs about how things should be. These community values provide a framework to underpin the way in which Council manages Community Land.

This Plan of Management incorporates this values-based approach to ensure best practice management of Community Land.

Based upon previous research, consultation and ongoing interaction with the community, the following values have been identified:

5.3.1 Health Values

Recent research shows that many of society's health related conditions (physical and mental) could be lessened through increasing levels of physical activity and relaxation.

Regular participation in these activities allows individuals to improve their overall health and wellbeing through development of mental alertness, stress management, coordination, balance and other functions. Passive and sporting recreational areas as well as natural areas have enormous restorative powers that have profound positive impacts on human behaviour and function, and assist recovery from mental fatigue and stress.

Large, green open areas in the precinct provide a sense of spaciousness, openness and freedom of movement to walk, run and exercise, leading to a sense of well-being.

Bong Bong Common Precinct provides relief from the ‘urbanisation’ of modern living. The informal setting and natural atmosphere of Bong Bong Common Precinct evokes a sense of quiet, serenity, peace and tranquillity.

5.3.2 Recreational Values

The community is increasingly realising the health and wellbeing benefits of recreation in enhancing their quality of life. Bong Bong Common Precinct provides many opportunities for passive, sporting, outdoor based recreational activities. Active pursuits such as organised and casual sport, walking as well as an extensive variety of passive activities such as photography, painting, bird watching and picnicking are popular in public open space areas. Many recreational areas link to other areas of open space greatly increasing their recreational value to the community.

5.3.3 Aesthetic Values

The open space of Bong Bong Common Precinct pleasantly contrasts with the houses, buildings and traffic associated with the urban environment. Trees, shrubs, grass and landscaping are appreciated because they create a visually pleasing environment.

5.3.4 Social Values

The outdoors has long been part of the Australian culture, with open space areas highly valued as social venues. These areas are becoming increasingly important to the community. The open space within Bong Bong Common Precinct is valued for its aesthetic and scenic qualities, and for the tranquil space provided to relax and escape the pressures of urban lifestyles.

The community has developed a strong sense of ownership of this site with the desire to protect and enhance its historical and passive recreational values, the site also provides a level of social interaction across all activities.

The passive open space with Bong Bong Common Precinct provides an ideal atmosphere for community interaction and socialising, which increases social capital and improves the health and wellbeing of the community.

The site is ideally placed to provide for future investment in community facilities that promote community engagement and social cohesion.

5.3.5 Natural Values

Bong Bong Common Precinct provides a balance of natural, built and recreational environment and is characteristic of the previous era. Any future development should consider this natural value.

5.3.6 Historical Values

Bong Bong Common Precinct is valued as a place containing visual and social links to earlier times. There is a community desire to identify, conserve and interpret areas of heritage significance.

Bong Bong Common Precinct has an interesting social history with links to the early land grants and subdivision, and the establishment of the first European settlement in the Southern Highlands established in 1820.

5.3.7 Educational Values

Bong Bong Common Precinct is valued as a place for learning about the ecology and history of the area.

The link with the River, environmental, history of the first European settlement and previous use of the Precinct are valuable themes that serve an educational function in an outdoor classroom.

Bong Bong common is also ideally placed for the future provision of facilities that promote outdoor education.

5.4 *Roles of the Area*

The primary ‘role’ of Bong Bong Common Precinct is threefold:

- (a) To protect, conserve and manage the cultural significance of Bong Bong Common Precinct;
- (b) To provide a popular local and district passive sporting and recreational resource.
- (d) To protect and enhance the remnant Bushland and regeneration areas along the riparian corridor.
- (e) To provide facilities that support and enhance the precinct as an educational facility

A secondary role for Bong Bong Common Precinct is the opportunity it provides for social interaction, particularly for the residents of the surrounding area.

Bong Bong Common Precinct plays a significant role for outdoor passive recreation within the Shire. The Precinct is a well used site for weekend recreation including organised groups such as ‘model airplane flying’.

6.5 *Vision and Objectives for the Precinct*

A vision and objectives for management have been identified to guide and direct the management of the Precinct. These can also be considered as ‘guiding principles’ or ‘desired outcomes’ which define the expectations and directions for decision making in relation to the management and use of Bong Bong Common Precinct.

5.5.1 **Vision for Management**

The vision for Bong Bong Common Precinct ‘sits above’ the management objectives, providing the overall direction for the Plan of Management. It defines where Council and the community would like Bong Bong Common Precinct to be in the future, and the direction that management activities (through the implementation of the Plan of Management) should take.

Management Vision

To recognise Bong Bong Common Precinct as a “significant place” in Wingecarribee Shire Council’s open space system, ensuring protection and conservation of identified values through appropriate management, in a way which best meets the cultural, environmental, recreational, educational and social needs of the present community and future generations.

5.5.2 Management Objectives

Management activities directed at achieving the vision will need to satisfy a number of objectives formulated according to several categories. The implementation of these objectives will occur by means of specific management strategies and actions, proposed in *Section 6*. The management objectives have been developed to ensure that the Plan of Management satisfies the principles of Public Land Management. Proposed management objectives are listed below in Table 10.

Table 10 Management objectives

Category	Management Objective
Access and Parking	To provide suitable access to and within the precinct for all members of the community, regardless of age or physical ability.
	To provide adequate formal and informal parking areas for the community and user groups within the Precinct.
	To establish links with other Public Reserves and Recreation Areas, within and outside the Shire.
Recreation and Use	To provide areas for organised informal and structured activity without unduly compromising the Precinct’s cultural significance, quiet spaces and enhancing the safety, appearance and comfort of these areas.
Natural Environment	To protect and enhance the natural character of Bong Bong Common Precinct through reestablishment of natural systems, the use of local indigenous species and sustainable management practices.
Heritage	To conserve, enhance, promote and interpret Indigenous and non-

	indigenous history of the Precinct and its significance to the local community.
Visual and Landscape	To protect and enhance the natural landscape character of Bong Bong Common Precinct, its role in the wider urban landscape and the vistas from the Precinct.
Management	<p>To ensure, when making decisions about the Precinct, that cultural significance, rejuvenation and physical activity are balanced.</p> <p>To manage, including maintaining the park, in accordance with these objectives and relevant legislation and statutory instruments.</p>
Social	<p>To increase opportunities for social and community interaction in the precinct.</p> <p>To protect and enhance the safety and comfort of the Precinct's social spaces.</p>
Education	<p>To recognise the Precinct as an outdoor classroom and teaching resource for the local European and Aboriginal heritage and the preservation of the Precinct ecology.</p> <p>To provide recreational facilities that enhance the outdoor educational opportunities in the precinct</p>

6.0 STRATEGIES and ACTION PLANS

The strategies to resolve the management issues consistent with the Community Values from Section 6 and to implement the Masterplan are presented in the following tables. The tables have the following objectives:

- To formulate performance targets;
- To ensure consistency with core objectives for community land categories;
- To develop actions that will define the way that Council will achieve its performance targets;
- To provide a means of assessment, which is the way that Council measures its performance; and
- To assign priorities for each of the performance targets.

The responsibilities abbreviations are as follows:

WSC	Wingecarribee Shire Council
HNCMA	Hawkesbury Nepean Catchment Management Authority
SHME	Southern Highlands Model Engineers
SHMAC	Southern Highlands Model Aero Club
BBCMC	Bong Bong Common Management Committee
NPWS	National Parks and Wildlife Service

Within this action plan, each performance target has been given a priority, which can be linked to the following time frame:

- **High** – commenced within the next 3-4 years
- **Medium** – commenced in 4-7 years
- **Low** – commenced after 7 + years
- **Ongoing** – throughout time as the Plan of Management is in operation

It should be recognised however that the commencement and completion of the actions would be dependent on the available resources and funds.

6.0.1 Access

Table 11 *Proposed action plan for access and parking*

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
1	Provide opportunities to encourage sustainable community access and enjoyment.	Promotion of access to Bong Bong Common Precinct facilities for all groups within the community.	High	Increased number of visitors to Bong Bong Common Precinct.	WSC
2	Public access and use of community land is maintained and provided on a fair and equitable basis	a. Provide opportunities for all community groups to be involved in events and activities. b. Ensure all permitted organised events comply with Council's policies and relevant legislation.	High	Increased involvement in events and activities by different community groups. All events comply with Council policies and Legislation.	WSC
3		a. Provide informal parking control measures plan and documentation adjacent to the Radio Control Model Air Field. b. Provide informal car park (as approved) adjacent to the Radio Control Model Air Field.	High	Parking control measures plan and report completed. Documentation evidence that controls are being implemented each time.	SHMAC
4	Improve the appearance, function and safety of formal entries to the Precinct.	Design and install all entrance statements as shown on the masterplan that compliments the Precinct which identifies the site. Address requirements for traffic entering and exiting the Precinct at each entrance when preparing traffic management plans.	High Medium	Upgrade to entrance statement completed. Recommendation to entrance requirements incorporated into entrance statement works.	WSC SHMAC SHME BBCMC
5	Provide opportunities for people with disabilities to access Bong Bong Common Precinct	a. Identify and provide wheelchair and disabled access where it is feasible. b. Incorporate the requirements of Council's equal access policy into future facility improvements (where applicable).	Medium	Increase in the number of people with disabilities visiting Bong Bong Common Precinct. Future improvements comply with the equal access policy.	WSC

6.0.1 Access

Table 11 *Proposed action plan for access and parking (cont.)*

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
6		Provide for equal access to all buildings according to AS 1428.1.	Medium	Buildings in the precinct meet Australian Standards for access.	SHMAC SHME BBCMC WSC
7		Design and provide car parking spaces adjacent to the cycleway entrance next to Cecil Hoskins Nature Reserve as per the Masterplan.	High	Formalisation of car park completed.	WSC
8	Formalise parking within the Precinct	Design and provide car parking spaces adjacent to the Aero Club House as per the Masterplan.	Low	Formalisation of car park completed.	WSC
10	Improve directional and destination signage in the Precinct.	Provide suitable directional and designation signage throughout the precinct and on suitable street signs in close proximity to the Precinct.	Low	Appropriate directional and designation signage installed.	SHMAC SHME BBCMC
11	Provide improved access road	Upgrade the existing access road to an appropriate surface suitable for all weather conditions.	Low	Access road completed.	SHMAC WSC

6.0.2 Recreation and Use

Table 12 *Proposed action plan for recreation and use*

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
1	Provide quality passive recreational facilities	Prepare construction drawings and detail plans for facility improvements to the Precinct as proposed in the masterplan. All future works to be designed with regard to Crime Prevention Through Environmental Design (CPTED) principles. Eg. maintain sightlines, passive surveillance, signage etc.	Medium	Drawings and detail plans completed. Any work and/or future plans to comply with Crime Prevention Through Environmental Design (CPTED) principles.	WSC
2		Upgrade and renew timber boundary fence surrounding the site. The new fence shall comply with the CMP and be sympathetic to the cultural significance of the site.	Medium	Boundary fence replaced and all work fully completed.	WSC
3		Remove existing fence to the west of the Briars Inn and design and install an appropriate fence sympathetic to the cultural significance of the site.	Medium	Existing fence removed and new fence installed.	WSC
4		Design and construct viewing area adjacent to the river as shown on the Masterplan (ensuring the viewing area is well away from the causeway).	Low	Viewing area completed.	WSC BBCMC
5		Design and construct an extension to existing Aero Club House to incorporate an information centre based on the requirements of the CMP (p120) and the Interpretation Strategy.	Low	Extension to club house and information centre completed.	WSC SHMAC BBCMC
6		Provide a grass pedestrian path as shown on the Masterplan in conjunction with item 6 of the Access Action Table 7.01Link and extend the cycleway to promote circulation within the precinct	Low	Grass pathway constructed	WSC
7	Provision of facilities for Southern Highlands Model Aero Club	Develop a detailed site flying rules that comply with M.A.A.A. Rules and C.A.S.A rules (Part 101) specific to the conditions of this site.	High	Detailed site flying rules completed to Councils satisfaction.	SHMAC

6.0.2 Safety

Table 12 *Proposed action plan for recreation and use (cont.)*

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
8		Develop a site incident reporting procedure for the Precinct	High	Reporting procedure completed	SHMAC
9		Develop a site safety plan and methodology on how to manage spectators and casual users (of the Reserve) during any flight activities.	High	Site safety plan and methodology completed and approved by Council	SHMAC
10		Provide quarterly site audits demonstrating compliance with site flying rules, site safety plan and register of incidents to Council.	High	Quarterly audit reports submitted to Council	SHMAC

6.0.3 Natural Environment

Table 13 *Proposed action plan for natural environment*

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
1	Develop a riparian strategy to protect the flora and fauna along the River corridor and improve water quality	Develop and implement a riparian management strategy in consultation with all relevant stakeholders for Wingecarribee River along Precinct boundary incorporating Cecil Hoskins Nature Reserve and the Public Reserve on the southern boundary of the Precinct.	High	Riparian strategy developed and implementation program commenced.	WSC HNCMA
2	To improve water quality, protect the River banks from erosion and enhance the River quality	Develop and implement a rehabilitation management plan for Wingecarribee to improve water quality.	High	Management plan completed and implementation strategy commenced. Improved water quality within Wingecarribee River.	WSC HNCMA
3		As part of the scope of works for the River Restoration project design and install appropriate measures to eliminate bank erosion.	High	Bank erosion measures design and implemented.	WSC HNCMA
4	To protect indigenous flora and fauna and their habitat	<ul style="list-style-type: none"> a. Prepare a bushland management plan and regeneration strategy. b. Maintain and restore Bushland Areas using appropriately qualified contractors as per EEC licensing requirements. c. Use provenance species when undertaking any planting or revegetation, and landscaping in other areas. d. Apply appropriate management and conservation strategies for identified threatened species, populations and ecological communities in consultation with NPWS and other relevant authorities. 	High	<p>Bushland management plan prepared and implemented.</p> <p>Contractors suitably qualified and NPWS requirements followed.</p> <p>Increased percentage of locally provenance plants used in planting and landscaping.</p> <p>Appropriate management of threatened species, populations and ecological communities.</p>	WSC HNCMA NPWS

6.0.3 Natural Environment

Table 13 Proposed action plan for natural environment (cont.)

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
5	Natural Areas protected from weed infestations and nutrient incursions from surrounding lands	a. Encourage community weed education and awareness particularly for adjoining residents. b. Work with surrounding property owners to coordinate weed control and mitigation, through regular property inspections. c. Undertake regular noxious weed inspections.	High	Increased community awareness and reporting of weed occurrences. Reduction in weed infestations from surrounding Properties. Number of inspections undertaken.	WSC HNCMA
6	Reduce the impacts of storm water on the environment	Encourage adoption of Water Sensitive Urban Design (WSUD) into Councils Development Control Plan to improve the quality and reduce the quantity of storm water from properties that drain into the Precinct.	High	Number of developments that comply with WSUD.	WSC
7		Ensure that any new developments adjoining the Precinct are in accordance with Council's Development Control Plans for Environmental Protection zoning.	High	All future development applications adjoining the Precinct incorporate appropriate environmental controls.	WSC
8		Provide control systems at storm water pipe outlets to reduce erosion, nutrients, sediment and pollution inputs (ie GPT).	Medium	Number of end of pipe solutions implemented and improvement in water quality.	WSC HNCMA
9	Collect, treat and re-use stormwater for use inside the precinct.	Install stormwater tanks adjacent to Aero Club House for use in the toilets and any watering requirements.	High	Storm water tanks installed.	SHMAC WSC

6.0.4 Heritage

Table 14 *Proposed action plan for heritage*

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
1	Acknowledge State Heritage Significance	Lodge an application with NSW Heritage Office to include Bong Bong Common on the NSW State Heritage Register.	High	Bong Bong Common included on the State Heritage Register.	BBMC and WSC
2	Install interpretative signage to celebrate the heritage of the Precinct	Develop an Interpretation Strategy and implement the recommended program.	High	Interpretation Strategy completed and a implementation strategy commenced.	BBMC and WSC
3	Protection of Cause Way	Investigate suitable options to protect Causeway in its current condition and implement preferred option.	High	Causeway methodology approved and causeway protection completed.	WSC and BBCMC
4	Identification of Heritage significance	Prior to any physical work develop a Statement of Heritage Impact and implement the recommendations as per the Conservation Management Plan.	High	Statement of Heritage Impact completed and a implementation strategy commenced.	BBMC and WSC
		Prior to any physical work involving excavation undertake an archaeological assessment to determine the potential discovery of artefacts and/ or relics representing Indigenous and non-indigenous heritage.	High	Archaeological assessment completed.	
5		Design and upgrade equipment shed sympathetic to the historical significance of the site.	Medium	Equipment Shed upgrade completed.	SHMAC

6.0.5 Visual and Landscape

Table 15 *Proposed action plan for visual and landscape*

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
1	Provision for design criteria for the Precinct	All improvements to the Precinct shall conform to the Masterplan and the requirements of the Conservation Management Plan (CMP).	High	Any improvements conform to the Masterplan and the CMP.	WSC
2	Review Tree canopy to ensure a mature canopy in the future.	Develop and implement a tree strategy to consider new tree plantings to define edges and boundaries, define street frontages, and provide shade.	Medium	Tree strategy completed and a implementation strategy commenced.	WSC
3	Increase informal and organised recreation opportunities and identity of the precinct.	Develop and implement an overall park furniture strategy for the precinct.	High	Strategy completed and implementation of the new furniture commenced.	WSC

6.0.6 Management

Table 16 *Proposed action plan for management*

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
1	Relevant management units within Council are aware of the Plan of Management and its objectives.	Once approved ensure that all relevant sections of Council are aware of the PoM and their responsibility to conform to the objectives of the plan.	High	All sections of Council, interim and long term lessees that carry out works or occupy facilities in the park are aware of the Plan of Management and its requirements.	WSC
2	Improved promotion of the site and facilities available.	Develop a management strategy for the site incorporating interaction between all users.	High	Management strategy developed and implemented.	WSC SHMAC MVWC
3		Increase community awareness of the location of the Precinct and the recreational opportunities available.	High	Increase usage and community education.	WSC SHMAC SHME BBCMC
4		Submit an application to Geographical Names Board to name the Park on the south western side of Wingecarribee River that forms part of Bong Bong Common Precinct.	High	The Park on the south western side of Wingecarribee River officially named by the Geographical Names Board.	WSC
5		Investigate the opportunity to purchase the land adjacent to Cecil Hoskins Nature Reserve, which formed part of the original township.	Low	Land purchased as part of the Precinct and PoM extended to cover this requisition.	WSC

6.0.7 Social

Table 17 *Proposed action plan for social*

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
1	Continue community use of facilities in the Precinct	Continue community use of the facilities within the Precinct.	Ongoing	Community use of the facilities.	WSC
2		Improvement of the facilities and development of passive recreational opportunities.	High	Increased usage of the Precinct.	WSC SHMAC

6.0.8 Education

Table 18 *Proposed action plan for education*

No.	Performance Target	Means to Achieve (Action)	Priority	Performance Assessment	Responsibility
1	Increased community appreciation and awareness of Bushland Areas	Encourage community and school education regarding the negative impacts of nutrients, chemicals, domestic animals and exotic plants on terrestrial and aquatic ecosystems.	Medium	Increased community appreciation and awareness of the impacts on Bushland Areas through positive feedback.	WSC
2	Increased community appreciation and awareness of Indigenous and European culture	Promote and expand community education on local Indigenous and European culture.	Medium	Increase level of awareness and education.	WSC
3		Develop and promote the Precinct as a self education outdoor classroom on the Indigenous and European culture.	Medium	Program developed and implemented.	WSC

7.0 MASTER PLAN

The Masterplan for Bong Bong Common Precinct has been developed as a result of community consultation and identifies numerous issues within the Reserve. Refer to Masterplan attached.

Components of the Masterplan may not occur for some years depending on funding. This Plan of Management recommends staging of the works, however the staging is dependent on availability of funding, demand and use of the facilities and review of the needs assessment for the community and user groups of the park.



Figure 26 –Bong Bong Common Precinct masterplan



Figure 27 – Artist's impression of Bong Bong Common Precinct viewed from the southern side of the River

8.0 IMPLEMENTATION

Implementation of the Plan will be monitored annually with the preparation of annual performance standards and capital works programs. Performance standards and works programs for administration and upgrading works are revised each year to meet allocated budgets and works priorities determined in Council's Management Plan.

Funding for management of the Reserve will be sought from a range of government, Council, corporate and community sources on an ongoing basis.

9.0 APPENDIX

9.1 Funding and Grant Sources

Introduction

There are a number of strategies used by Council to fund the implementation of this Plan of Management. Council generally utilises a number of funding sources to implement the proposed action plan.

9.1.1 Council Funding

General

Funding for construction of new facilities and upgrade of existing facilities is generally via the annual budgeting process, however projects (if the funding criteria is met) may be partly funded through State and Federal Government grant allocations, which may involve matching funding from Council.

Staging of works will need to occur because Council cannot meet the cost of every single item of work proposed at one time, due to other financial commitments throughout the Shire. Actions listed in the action plans have been prioritised which will assist in developing works programs and annual budgets.

Environmental levy

Funds raised from Council's environmental levy may be used for environmental open space projects.

Partnerships

An opportunity exists to develop partnerships with community groups and interested people in relation to park improvements and ongoing management, such as regeneration of bushland areas.

Wingecarribee Shire Council's Section 94 Plan

Council's Section 94 plan for its established areas, allow for Council to collect funds from new developments to be spent on embellishing local and district open space and community facilities.

9.1.2 Grant Funding

A number of Commonwealth and State Government grants are available to assist with capital works. While not exhaustive, the following gives an indication of the range of available grant programs through which improvements to the park consistent with its size, catchment and intended uses could be funded.

Commonwealth Government

Natural Heritage Trust Grants

The Commonwealth Government funds environmental and natural resource management programs, and particularly supports projects run in partnership between landholders, community groups and Government.

Australia Council for the Arts Grants

The Australia Council is an arts advisory and funding body to the Commonwealth Government. It offers a diverse range of grants to individuals and organisations, through which it seeks to promote excellence in the arts and encourage cultural expression. Projects that are successful in achieving grants usually have a strong community focus in their aims and implementation.

Community, Environment, Art and Design Fund (CEAD)

CEAD supporting one off projects between communities, artists and designers in the planning and design of public open space.

Public Art Program

The NSW Government offers financial assistance for arts and cultural activities through Arts NSW. Grants of up to \$4,000 are available to assist in the commissioning of concept proposals by artists. Matching grants of up to \$20,000 are available for commissioning public art.

Water for the Future Funding

Offers grants in order to assist local community organisations to save, recycle or improve the health of the local water resources. Grants are available for projects related to water saving and efficiency, water recycling, and water treatment to improve surface and groundwater health.

State Government

Environmental Trust Grants

The Environmental Trust is a State Government Trust established to support exceptional environmental projects. It is governed by the Environmental Trust Act 1998, and has been formed to provide grants and supervise their expenditure. A particular requirement of the Trust's program is to encourage community involvement and input, making their purpose twofold - providing both educational and environmental benefits.

The Environmental Education Program

Provides resources to increase environmental awareness amongst individuals, communities and special interest groups.

The Environmental Restoration and Rehabilitation Program

This program funds projects which restore, protect, enhance and prevent further environmental degradation in natural environments. It requires applicants to include community involvement, cost efficiency, involve qualified people to achieve the restoration and must broadly benefit the environment of NSW.

NSW Department of Sport and Recreation

The Department of Sport and Recreation offers two levels of grants to local Councils known as:

- Capital Assistance Program;
- Regional Sports Facilities Program;
- International Sporting Events Program; and
- Sports Development Program.

These programs provide funding for recreational infrastructure – both indoor and outdoor. In the past it has funded schemes as diverse as floodlighting, turf resurfacing, building upgrades and provision of other such sports facilities.

NSW Community Relations Commission

- Community Development Grants Program

The Community Development Grant Program provides funding for long term benefits for the Community. Projects may include the promotion of cultural expression, enhancement of community development or capital based projects, development of community networks and structures and projects addressing critical issues relating to cultural diversity at a local level.

Metropolitan Greenspace Program

Planning NSW provides funding under the Metropolitan Greenspace Program to assist Council's plan and develop regionally significant open space areas. Improvements may include paths, interpretive signage, educational programs and natural heritage conservation works, including bush regeneration.

Regional Cycleway Network

Roads and Traffic Authority provides funding to help Councils plan and develop cycleway networks within their Local Government Area

Heritage Incentives Program

The NSW Heritage Office provides funding to assist in the conservation works for items on the State Heritage Register.

Heritage Study and Promotion Program

The NSW Heritage Office provides funding for studies, interpretation and presentation, histories and other projects for heritage items in NSW.

9.2 Statutory Provisions

In addition to the legislation and policy outlined within this Plan of Management, there are a number of local, regional, state and national legislative documents, plans and policies that relate to the management and protection of Bong Bong Common Precinct. The main aspects of current legislation, plans and policy affecting the management and protection of Bong Bong Common Precinct are outlined below.

Commonwealth Legislation

Environment Protection and Biodiversity Conservation Act, 1999 (EPBC)

The EPBC Act introduces an assessment and approvals system for actions that have a significant impact on matters of “national environmental significance” (NES), which includes nationally threatened species and ecological communities. The Act has the potential to capture a wide range of activities, including land clearing activities, irrigation developments, water infrastructure projects (e.g. weirs and dams), certain urban developments, mineral exploration activities and many marine activities.

Endangered Ecological Communities in NSW affected by this legislation include Southern Highlands Shale Woodland (found within the Wingecarribee LGA), however the EPBC Act may list ecological communities not listed under the TSC Act.

State Legislation

Local Government Act 1993

The Local Government Act 1993 includes a range of requirements on the management and use of public land. Council owned land must be classified as either community or operational land.

Section 35 of the Act requires that community land is used and managed in accordance with the following:

- The Plan of Management applying to the land
- Any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land
- This Division

Section 38 of the Act requires that Council give public notice of a draft Plan of Management. The plan must be exhibited for at least 28 days with a submission period totalling 42 days. Any relevant supplementary material must also be exhibited.

A public hearing is only required if the Plan of Management proposes that community land be re-categorised or categorised for the first time. Section 45 of the Act dictates what dealings a Council can have with community land, as follows:

- i. A Council has no power to sell, exchange or otherwise dispose of community land
- ii. A Council may grant a lease or licence of community land, but only in accordance with this Division
- iii. A Council may grant any other estate in community land to the extent permitted by this Division or under the provisions of another Act.

This section does not prevent a Council from selling, exchanging or otherwise disposing of Community Land for the purpose of enabling that land to become, or be added to, a Crown Reserve or to become, or be added to, land that is reserved or dedicated under the National Parks and Wildlife Act 1974.

Sections 46 and 47 of the Act provide clear guidelines for Council with respect to the granting of leases, licences and other estates on community land. This includes permissible uses, means of granting leases, licences and other estates, timeframes and subleases, development and dedication of community land as public road.

The Local Government Act 1993 also considers acts of vandalism in public places (eg. Injuring plants and animals or defacing property) and gives Councils the power to establish and enforce alcohol free zones.

Environmental Planning & Assessment (EP & A) Act 1979

This planning instrument applies to development and use of all land within Wingecarribee LGA. Under this instrument, any use or development proposed for an area must be consistent with the applicable zoning as outlined in this plan for that area.

In relation to Natural Areas, the Environmental Planning and Assessment (EP & A) Act aims to encourage the proper management, development and conservation of natural resources for the purpose of promoting the social and economic welfare of the community and a better environment. It also plans for the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities and their habitats.

Environment Assessments must be carried out for any proposed activity or development. Any change in the use of a land area requires a development application (DA) and environmental assessment of the proposed activity under Part 4 of the EP&A Act forms part of the DA. A review of environmental factors (REF) under Part 5 of the EP&A Act must also be written for those proposed activities that do not require development consent.

Protection of Environment Operations Act 1997

This legislation replaces the Clean Air Act 1961, Clean Waters Act 1970, Pollution Control Act 1970, Noise Control Act 1975, and the Environmental Offences and Penalties Act 1989. It is an offence for a person to discharge pollutants to waters unless they hold an environment protection license.

Catchment Management Authorities Act 2003

This legislation establishes catchment management authorities and has the following objectives:

- To establish authorities for the purpose of devolving operational, investment and decision-making natural resource functions to catchment levels;
- To provide for proper natural resource planning at a catchment level;
- To ensure that decisions about natural resources take into account appropriate catchment issues;
- To require decisions taken at a catchment level to take into account State-wide standards and to involve the Natural Resources Commission in catchment planning where appropriate;
- To involve communities in each catchment in decision making and to make best use of catchment knowledge and expertise;
- To ensure the proper management of natural resources in the social, economic and environmental interests of the State;
- To apply sound scientific knowledge to achieve a fully functioning and productive landscape; and
- To provide a framework for financial assistance and incentives to landholders in connection with natural resource management.

Fisheries Management Act 1994

The primary purpose of this Act is to conserve, develop and share the fishery resources of the State for the benefit of present and future generations, with the following objectives:

- To conserve fish stocks and key fish habitats;
- To conserve threatened species, populations and ecological communities of fish and marine vegetation;
- To promote ecologically sustainable development, including the conservation of
- To promote viable commercial fishing and aquaculture industries;
- To promote quality recreational fishing opportunities;
- To appropriately share fishery resources between the users of those resources;
- To provide social and economic benefits for the wider community of New South Wales.

Noxious Weeds Act 1993

Local Government is responsible for the application of the Noxious Weed Act administered by the Department of Primary Industries. Council is required to enforce the control of State and locally declared noxious weeds on both private and public lands, and therefore

- Must control declared noxious weeds on Council managed lands;
- Must inspect and enforce control of declared noxious weeds on private land; and
- Must be a member of a regional weed committee and produce regional plans to ensure funding from Department of Primary Industries.

Rural Fires Act 1997

The objects of this Act are to provide for:

- The prevention, mitigation and suppression of bush and other fires in local government areas (or parts of areas) and other parts of the State constituted as rural fire districts;
- The co-ordination of bush fire fighting and bush fire prevention throughout the State;
- The protection of persons from injury or death, and property from damage, arising from fires; and
- The protection of the environment by requiring certain activities referred to in the above paragraphs to be carried out having regard to the principles of ecologically sustainable development.

National Parks and Wildlife Act 1974

This Act applies to both community and Crown land. Its protection and conservation principles in this Act are consistent with the core objectives for Natural Areas. It also aims to foster public appreciation, understanding and enjoyment of nature and cultural heritage and their conservation. It provides protection and conservation powers for:

- Habitat, ecosystems and ecosystem processes;
- Biological diversity at the community, species and genetic levels;
- Landforms of significance, including geological features and processes;
- Landscapes and natural features of significance including wilderness and wild rivers
- Places, objects and features of significance to Aboriginal people;
- Places of social value to the people of New South Wales; and
- Places of historic, architectural or scientific significance.

Water Management Act 2001

The purpose of this Act is to provide for the sustainable and integrated management of the water sources for the benefit of both present and future generations. This is achieved through:

- Applying the principles of ecologically sustainable development;
- Protecting, enhancing and restoring water sources, their associated ecosystems, ecological processes and biological diversity and their water quality;
- Recognising and fostering the significant social and economic benefits to the State that result from the sustainable and efficient use of water, including:
 - i. benefits to the environment;
 - ii. benefits to urban communities, agriculture, fisheries, industry and recreation;
 - iii. benefits to culture and heritage;
 - iv. benefits to the Indigenous community in relation to their spiritual, social, customary and economic use of land and water.

- Recognising the role of the community, as a partner with Government, in resolving issues relating to the management of water sources;
- Providing for the orderly, efficient and equitable sharing of water from water sources;
- Integrating the management of water sources with the management of other aspects of the environment, including the land, its soil, its native vegetation and its native fauna;
- Encouraging the sharing of responsibility for the sustainable and efficient use of water between the Government and water users; and
- Encouraging best practice in the management and use of water.

Threatened Species Conservation Act, 1995 (TSC Act)

This Act aims to assist with the protection and recovery of threatened native flora and fauna species, populations and communities, as well as their habitats within NSW. It has significant implications for Council in relation to the management of native vegetation.

NSW Biodiversity Strategy 1999

The core objectives of the NSW Biodiversity Strategy are to:

- Ensure the survival and evolutionary development of species, populations and communities of plants, animals and microorganisms native to NSW;
- Strengthen management of biodiversity on a bioregional basis while using existing catchment level networks to focus on specific actions, including the integration of biodiversity conservation and natural resource management, consistent with the principles of ecologically sustainable development;
- Identify, prevent or attack at-source the threats to biodiversity through timely implementation of targeted actions;
- Build on the success of existing initiatives to develop a coordinated and cost-effective biodiversity conservation program involving the community, industry and all levels of government and ensure that the rights, knowledge and values of local and Aboriginal communities are properly recognised and reflected;
- Strengthen actions to inform, motivate and achieve the support of the community including local and Indigenous communities, industry, State Government agencies and Local Government, in conserving biodiversity; and
- Increase our understanding of the ecological systems and processes required to conserve biodiversity through scientific research, survey and monitoring, taking into account the knowledge and values of Aboriginal and local communities.

NSW Heritage Act 1977

The NSW Heritage Act 1977 aims to conserve the environmental and cultural heritage of NSW. Proposed changes affecting sites on the State Heritage Register, and the management of archaeological and maritime archaeological sites, are covered by this Act. The Heritage Act also applies in managing excavation that may affect archaeological relics.

Local Plans and Policies

Wingecarribee Local Environmental Plan (LEP) 2010

The Wingecarribee Local Environmental Plan (LEP) 2010 provides planning and land use controls to encourage ecologically sustainable development for all land in the LGA. These controls provide for protection and enhancement of the natural environment, particularly remnant bushland. Under this instrument, any use or development proposed for an area must be consistent with the applicable zoning as designated for that area.

Natural Areas are zoned as either:

- RE1 Public Recreation;
- RE2 Private Recreation;
- E1 National Parks and Nature Reserves;
- E2 Environmental Conservation; and
- E3 Environmental Management.

Development in areas with either of these zonings must be in accordance with a Plan of Management adopted under the Local Government Act 1993. However, areas with Environmental Protection Zoning have harsher development controls than Public Recreation Zoning.

Land Zoned RE1 Public Recreation

The objectives for land zoned **RE1** are:

- (a) To enable land to be used for public open space or recreational purposes;
- (b) To provide a range of recreational settings and activities and compatible land uses;
- (c) To protect and enhance the natural environment for recreational purposes; and
- (d) To enable ancillary development that will encourage the enjoyment of land zoned for open space.

Land Zoned RE2 Private Recreation

The objectives for land zoned **RE2** are:

- (a) To enable land to be used for private open space or recreational purposes;
- (b) To provide a range of recreational settings and activities and compatible land uses; and
- (c) To protect and enhance the natural environment for recreational purposes.

Land Zoned E1 National Parks and Nature Reserve

The objectives for land zoned **E1** are:

- (a) To enable the management and appropriate use of land that is reserved under the *National Parks and Wildlife Act 1974* or that is acquired under Part 11 of that Act.
- (b) To enable uses authorised under the *National Parks and Wildlife Act 1974*.
- (c) To identify land that is to be reserved under the *National Parks and Wildlife Act 1974* and to protect the environmental significance of that land.

Land Zoned E2 Environmental Conservation

The objectives for land zoned **E2** are:

- (a) To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- (b) To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Land Zoned E3 Environmental Management

The objectives for land zoned **E3** are:

- (a) To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values;
- (b) To provide for a limited range of development that does not have an adverse effect on those values;
- (c) To encourage the retention of the remaining evidence of significant historic and social values expressed in existing landscape and land use patterns;
- (d) To minimise the proliferation of buildings and other structures in these sensitive landscape areas;
- (e) To provide for a restricted range of development and land use activities that provide for rural settlement, sustainable agriculture, other types of economic and employment development, recreation and community amenity in identified drinking water catchment areas; and
- (f) To protect significant agricultural resources (soil, water and vegetation) in recognition of their value to Wingecarribee's longer term economic sustainability

Wingecarribee Biodiversity Strategy Phase 1 2003

This Plan of Management is to be implemented in conjunction with the Wingecarribee Biodiversity Strategy Phase 1 2003, which provides guidelines to direct Council's management of biodiversity. The overall aim is to:

'To establish and implement measures to effectively conserve, protect, enhance and rehabilitate the biodiversity with the Shire'.

Wingecarribee Open Space, Recreation, Cultural and Community Facilities Needs - Study 2004 and Wingecarribee Open Space, Recreation, Cultural and Community Facilities Needs - Study and Strategy – Review (November 2009)

The plan provides a framework to guide the planning, development and management of Wingecarribee's open space systems in line with Council's strategic outcomes.

The overall purpose of Open Space, Recreation, Cultural and Community Needs Study is:

- To properly identify the existing and likely future community needs for open space, recreation, cultural and community facilities in Wingecarribee;
- To identify a strategic planning and management direction for an integrated and corporate approach to the provision of recreation, cultural and community activity opportunities, through public facilities and open space; and
- To develop a policy framework for Council to provide quality recreation, cultural and community activity opportunities and environments that meets the needs of the Wingecarribee community.

9.3 *References*

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Wingecarribee Shire Council Parks, Gardens & Reserves Management Plans (July 1995)

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Manidis Roberts Consultants, 1992

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NSW Soil & Land Information System –NSW Department of Environment and Climate Change), www.nratlas.nsw.gov.au, November 2009.

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Bong Bong Commemoration 14th November 1821 18th January 1947, Alfred E. Stephen

The story of Bong Bong’s “first 100 years”: 1798 – 1898 – being S.A.H.’s “Loseby Letter of 4/7/1945

Bong Bong Township: A Report to Wingecarribee Shire Council, R Ian Jack, December 1993

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ATTACHMENT A – Australian Climate Classification Groups

Köppen's scheme to classify world climates was devised in 1918 by Dr Wladimir Köppen of the University of Graz in Austria (Köppen 1931, Köppen and Geiger 1928, Köppen and Geiger 1930-39).

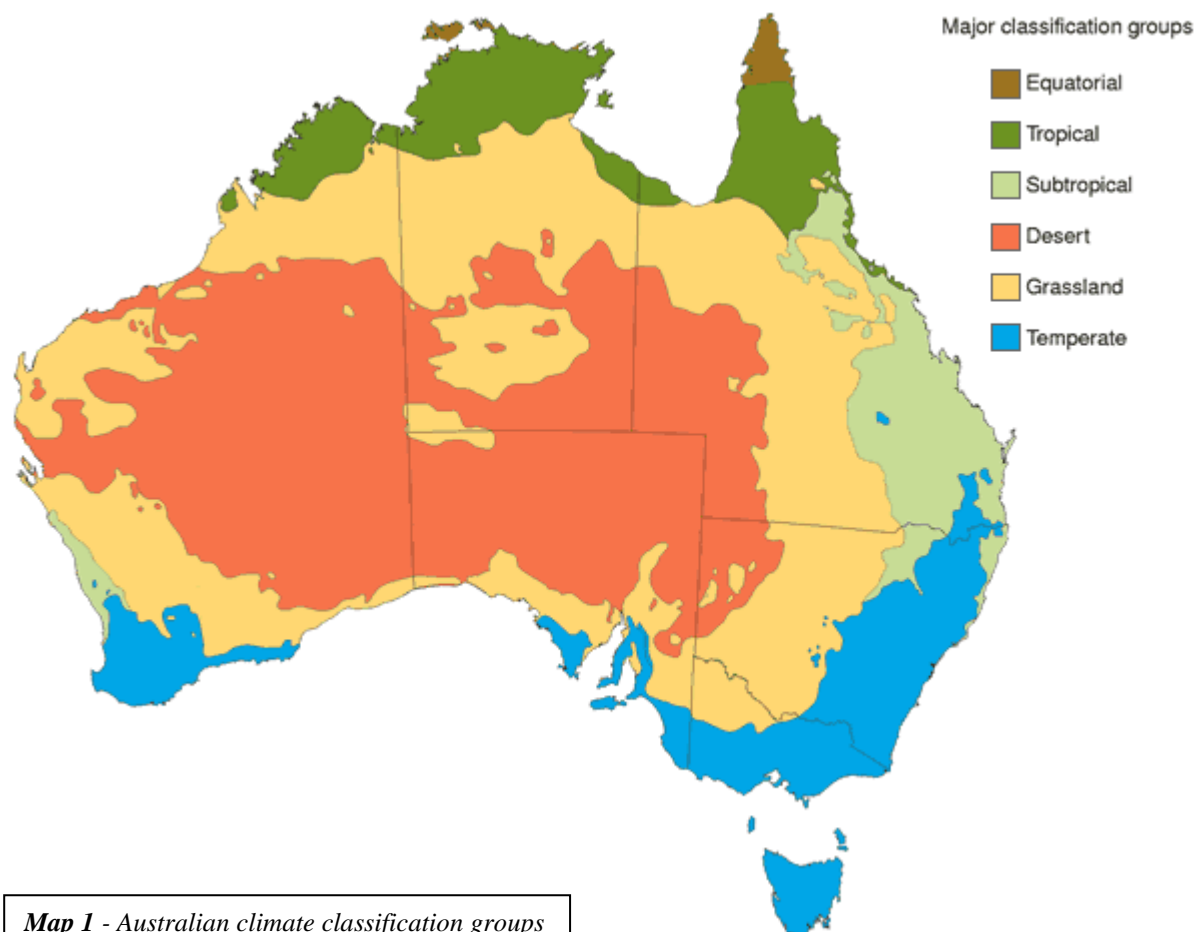
The Köppen classification is based on the concept that native vegetation is the best expression of climate, climate zone boundaries having been selected with vegetation limits in mind.

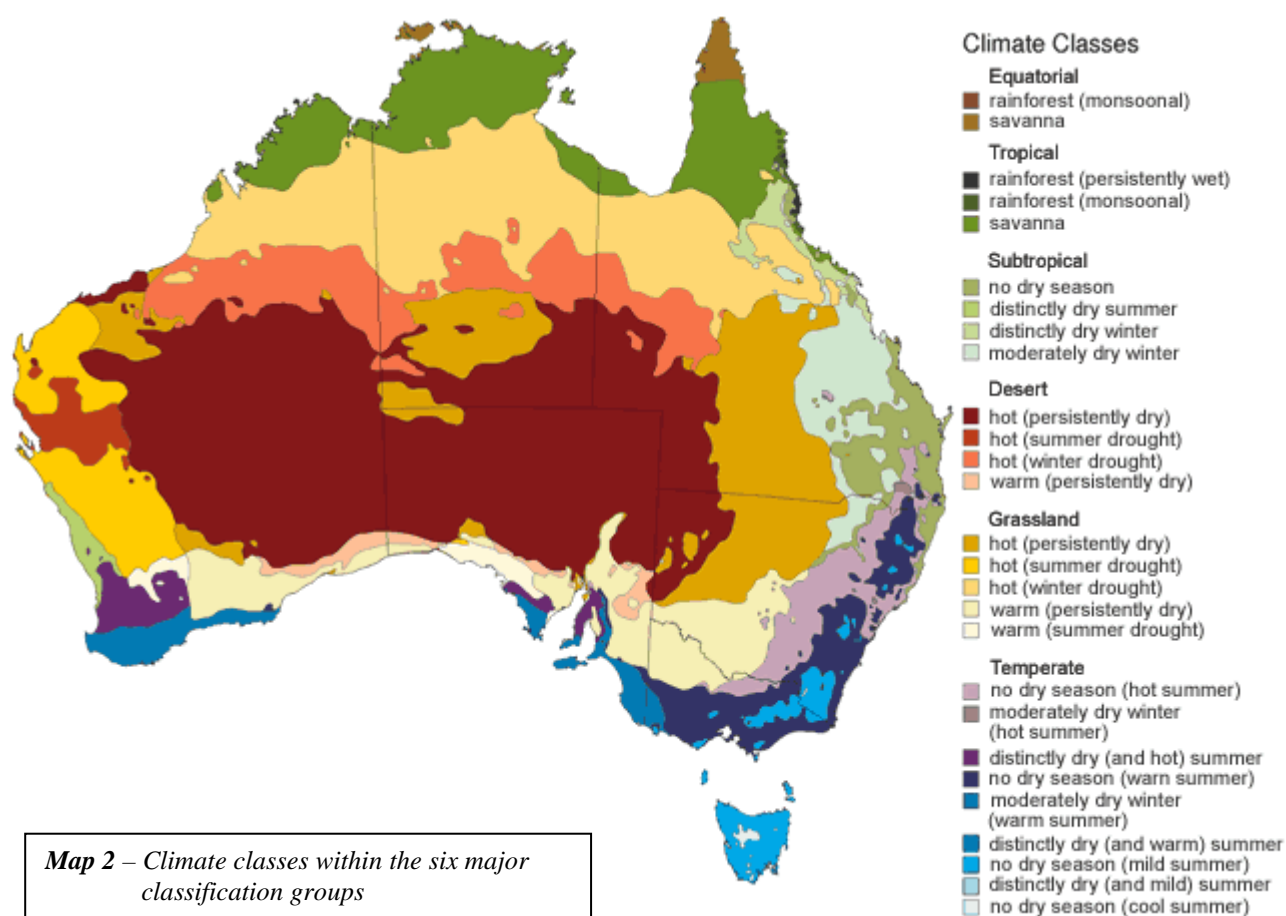
Köppen recognises five principal groups of world climates that are intended to correspond with five principal vegetation groups. These five climatic groups may be described as tropical rainy, dry, temperate rainy, cold snowy forest, and polar.

Each of these climates is further divided into sub-divisions based upon differences in the seasonal distribution of temperature and precipitation.

Under the Modified Köppen classification system provided by the Australian Government Bureau of Meteorology, the climate at Moss Vale would be described as no dry season (warm summer) Temperate, BoM (2009).

The first of the two maps below shows the six major Australian climate classification groups. The second map shows all the classes within the six major classification groups





Source: Australian Government Bureau of Meteorology – www.bom.gov.au, July 2009.

ATTACHMENT B – Bong Bong Common Flora Assessment, Prepared by Horticultural Management Services

**ATTACHMENT C – Bong Bong Common Soil Analysis, Prepared by
Laterals Environmental**

**ATTACHMENT D – Aboriginal Archaeological & Cultural Heritage
Assessment - Prepared by Biosis Research Pty. Ltd.**