

DISTRICT COUNCIL OF STREAKY BAY



CROWN LAND 'OPEN SPACE' DEVELOPMENT MANAGEMENT AND USE GUIDE



CONTEXT

A large proportion of open space in the District Council of Streaky Bay is Crown Land, including:

- Crown Land dedicated to the District Council of Streaky Bay for public use
- Crown Land protected as a Conservation Park and managed through DENR (Department of Environment and Natural Resources)
- Unalienated coastal Crown Land (not allocated for agricultural or other defined purposes)

In total there is 101,877 hectares of Crown Land 'open space' including DENR managed reserves and unalienated land. A large proportion of the Crown Land open space is connected to the coastline.

Due to the large amount and spread of Crown Land open space, a number of directions in the Streaky Bay District Management Plan relate to this land.

As such, it has been appropriate to develop a Guide that includes overriding policies for the Crown Land open space and draws together key directions from the Streaky Bay District Management Plan. The Guide provides a policy framework that will influence the future development, management and use of Crown Land open space in the District Council of Streaky Bay.

Whilst the Guide primarily relates to coastal open space and conservation parks (inland and coastal) in the District Council of Streaky Bay, a number of the guidelines are also relevant to foreshores and other Crown Land open space.

The Guide does not relate to Crown Land that has been allocated for private or agricultural use (perpetual leasehold, freehold).

DEVELOPMENT PRINCIPLES

General Development Principles

- Buildings and infrastructure will be designed and built to the appropriate Australian standard and they will be good quality and robust to handle the climatic conditions.
- The design and character of buildings and infrastructure will complement and reflect the character of the site and landscape.
- Materials used to build infrastructure on Crown Land open space will be appropriate to the setting and environment, including natural components that blend with natural settings and materials that are appropriate for the climatic conditions (e.g. 'corrosion proof').
- The provision of toilets will be limited to key recreation areas such as foreshore areas, nature based camping areas and coastal recreation destinations that support day trips (refer Directions for Key Sites).
- Signage and interpretation will be sensitively designed, located and integrated with the setting (to minimise visual impacts while providing appropriate information).
- Consideration will be given to Aboriginal heritage and the significance of sites and locations prior to undertaking any development on Crown Land.
- Any proposed development on Crown Land open space will require approval from the Department of Environment and Natural Resources (DENR) in accordance with relevant lease or licence arrangements.

Nature Based Camping Area Principles

- Designated nature based camping areas will have a base provision of quality and robust facilities, including and not limited to:
 - A single enviro style toilet (long drop or other self composting function)
 - Defined camping sites (cleared of vegetation and marked where required)
 - Sensitive signage and interpretation (camp ground permit requirements, camping 'rules', information)
 - A small number of defined tracks to beaches and viewing areas (this could include a boardwalk where it is necessary to protect sensitive dunes and vegetation)
- Nature based camping in non designated areas (wild camping) will not be encouraged and as such facilities that support wild camping in natural areas will generally not be provided.

In the future, the option of also including a rainwater tank could be considered for some sites where appropriate.

Natural Area Development Principles

- Buildings and infrastructure linked to natural areas will primarily be developed at key existing coastal recreation destinations, defined nature based camping areas, defined viewing areas and conservation parks.
- Base infrastructure provision at the key coastal recreation destinations, nature based camping areas, viewing areas and conservation parks will include entrance tracks, car parking areas, signage, interpretation and walking tracks.
- A minimalist approach to development will be adopted for natural areas by containing the footprint of buildings and limiting the number and size of structures, e.g. consolidated signage.
- Visually sensitive but sturdy fencing, physical barriers and signs will be used to control access, protect vegetation and channel vehicular traffic where required.
- Duplicated and surplus vehicle tracks will be reclaimed and revegetated with locally occurring species.
- Vegetation rehabilitation will occur around the coastal recreation destinations, nature based camping areas and viewing areas.
- Toilets linked to natural areas will be 'enviro style' and self composting including long drops.
- The development of access stairs will be contained to high profile recreation sites and beaches (refer Directions for Key Sites).
- The function of buildings and structures in natural areas will be environmentally sensitive and sustainable, including:
 - Environmentally compatible toilet facilities (e.g. self composting)
 - Water tanks to collect water runoff from buildings where appropriate
 - Solar lights where appropriate (e.g. near toilets in nature based camping areas)
- Defined viewing areas will be contained to higher profile locations along the coast where there are excellent views.
- Lookouts, viewing platforms, car parks and cliff top walking trails will be sited with consideration to potential impacts on nature and the natural character of the setting.
- Planning for development in natural areas should involve communication between the District Council of Streaky Bay, DENR, the EPNRM Board and community conservation groups as appropriate.

MANAGEMENT PRINCIPLES

General Management Principles

- All infrastructure will be managed and maintained to be safe and functional. This will be the responsibility of the managing body.
- Where the District Council of Streaky Bay has developed or aims to develop Crown Land open space, the developed land should be formally allocated to the Council for management through negotiation with DENR.
- A regular asset assessment and maintenance program will be in place to ensure assets remain high quality and are safe and functional as a minimum.
- Development should not occur if there are no resources for ongoing maintenance and management. The cost of ongoing maintenance should be factored into planning, feasibility assessments and grant funding applications.
- The authority that is responsible for managing an area of Crown Land open space will determine the rules and fee structures in consultation with other relevant authorities and the community where appropriate.

Natural Area Management

- Development on Crown Land that is a natural area will require sensitive management with a focus on protecting and enhancing the native vegetation and natural features of the site.
- An environmental and infrastructure management plan should be established at the time of developing the infrastructure that highlights a commitment to protecting the natural environment.

USAGE PRINCIPLES

Usage principles relating to Crown Land open space are outlined below. The usage principles focus on the following 'key issue' topics:

- Vehicles on Crown Land open space (including beaches)
- Dogs on Crown Land open space (including beaches)
- People on Crown Land open space (including beaches)

Vehicle Use

- Vehicle access points will be consolidated and contained to reduce impacts on vegetation, dunes and beaches. Priority sites for reducing the number of entrance tracks include:
 - Fisherman's Paradise Dune area
 - Gibson's Peninsula (The Spit area)
 - High Cliffs
 - North of Hally's Beach
 - Northern coast to Cape Bauer (known as Flounder Bay)
 - Point Westall (limited access beyond the fenced area)
 - Salmon Beach
 - Smooth Point
 - Speeds Point
 - Perlubie Beach
 - "The Island" surf break
 - Tractor Beach
 - Yanerbie Sands
- Four wheel drive and other vehicles will be discouraged from driving through coastal vegetation and sand dunes to manage impacts on vegetation, dune stability and habitat and bird nesting.
- Speed limits and driver legality will be policed to reduce safety risks by the appropriate policing body (SAPOL for beaches, Council for Yanerbie Sands, DENR for conservation parks).
- Unregistered vehicles (such as quad bikes and dune buggies) on Crown Land and beaches will not be supported as it is illegal for people to use these vehicles in a public place (unless licenced for a specific activity).
- Controls such as fencing, barriers and signage will be put in place to minimise access to sensitive coastal vegetation, dunes and beach areas.
- Vehicles on beaches and locations with high conservation value will be managed, particularly around nesting seasons.

Dog Management

- Dogs will be allowed 'off leash' on some beaches but will be managed on beaches that have potential impacts on shorebirds and other fauna.
- Dogs will continue to be 'not allowed' in conservation parks.
- Dogs will be managed in other high conservation sites such as parts of Gibson's Peninsula, Yanerbie Sandhills and on the beach around the Sceale Bay Conservation Reserve including through public education and guidance.
- Dogs must be on leash in all other Crown Land natural areas, including in towns such as Underwood Reserve in Poochera.
- Dogs must be under effective control at all other Crown Land open space sites. This could require dogs on leash at some formalised and higher use sites such as some formalised areas.
- There will be increased information and education to owners of dogs regarding the management of dogs in natural and conservation areas.

The management of dogs on beaches could be achieved through signage that highlights the importance of minimising impacts on nature and birdlife, particularly in the nesting season.

The following approach to 'dogs on beaches' is suggested for consideration:

Dogs Off Leash	Management of Dogs
<ul style="list-style-type: none"> - Back Beach - Baird Bay to Tyinga Beach - Hally's Beach - Perlubie Beach - Sceale Bay to Surfers Beach - Speed Point Beach - Surfers' Beach - Yanerbie (around the settlement) 	<ul style="list-style-type: none"> - Around the conservation reserves (Sceale Bay Conservation Reserve, Point Labatt Conservation Park, Calpatanna Waterhole Conservation Park, Venus Bay Conservation Park) - Cape Radstock and the Calca Peninsula - Gibson's Peninsula - Eba Anchorage (foreshore and beach area) - Smooth Pool - Beach in front of caravan park <p>Specific approaches to management will be determined by Council and DENR as appropriate.</p>

A detailed dog management strategy would be required in the future to guide the use of other Crown Land open space sites (as a future strategy).

The above principles should be included in any future Council Dog and Cat Management Policy.

People Access

- Formalised picnic facilities such as barbecues and picnic settings will be contained to townships (formalised foreshores and large parks) and will not be provided in Crown Land natural areas.
- People traffic (walking and bike riding) will be managed around sensitive vegetation, dunes and nesting areas through diverted pathways and signage.
- Boat launching will be managed in shorebird nesting areas.
- The location and design of viewing and car parking areas will have regard to raptor and shorebird nesting areas.
- The recreation use of high conservation areas including The Spit Area and Flounder Bay on Gibson's Peninsula, Yanerbie Sands, the marine springs that feed Seagull Lake and the Washpool at Baird Bay will be managed to minimise impacts on the vegetation, dunes and fauna.
- Recreation access and activities will be supported through amenities and interpretation at a number of destinations including:
 - Back Beach
 - Granites
 - Point Labatt
 - Smooth Pool
 - Speed Point
 - Surfers Beach
 - Tractor Beach

DIRECTIONS FOR KEY 'CROWN LAND' SITES

Directions for key Crown Land sites are summarised in the chart below, taking development, management and usage into consideration. The sites are all outside of towns on the basis that directions are provided for Crown Land in towns in the Township and Urban Design Guideline. The sites are listed in alphabetical and not priority order.

Site	Development	Management	Usage
Back Beach	<ul style="list-style-type: none"> - Recreation and visitor area - Access stairs and ramps to the beach (existing) - Enhanced signage and interpretation - Possible seasonal toilet linked to the car park 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay - Potential for formal arrangement (e.g. care, control and management) 	<ul style="list-style-type: none"> - Community access - Potential dogs off leash
Calpatanna Waterhole Conservation Park	<ul style="list-style-type: none"> - Conservation area - Enhanced visitor services and information (seating, shelter, walking tracks) 	<ul style="list-style-type: none"> - Developed and managed by DENR 	<ul style="list-style-type: none"> - Community access - Potential for donation system - No camping - No dogs
Cape Bauer	<ul style="list-style-type: none"> - Potential for viewing area to be designed to avoid impacts on raptors - A viewing area would require support from DENR and industry experts 	<ul style="list-style-type: none"> - Enhancement by Council in close consultation with DENR 	<ul style="list-style-type: none"> - Managed access - Controlled vehicles - No camping - Manage dogs
Fisherman's Beach Dune Area	<ul style="list-style-type: none"> - Conservation area that requires revegetation and protection of dunes (through fencing and other barriers) 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay - Potential for formal arrangement (e.g. care, control and management) 	<ul style="list-style-type: none"> - Managed access - Controlled vehicles - No camping - Manage Dogs
Gibson's Peninsula (including The Spit and Flounder Bay)	<ul style="list-style-type: none"> - High conservation area - Potential for ecotourism focus with walking tracks, boardwalks, viewing areas and interpretation (subject to feasibility) 	<ul style="list-style-type: none"> - Management approach to be determined in consultation with existing perpetual lease holder 	<ul style="list-style-type: none"> - Controlled access to enable conservation focus - No camping - Manage dogs - Manage vehicles

Site	Development	Management	Usage
Granites	<ul style="list-style-type: none"> - Viewing and recreation area - Beach access stairs (existing) - No other development (link to private camping area or Tractor Beach for toilets) - Improved information (location of toilets etc) - Revegetate and manage access to previous parking area 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay - Potential for formal arrangement (e.g. care, control and management) 	<ul style="list-style-type: none"> - Community access - Manage dogs - Camping encouraged at private facility
Hally's Beach	<p>Maintain existing:</p> <ul style="list-style-type: none"> - Viewing area - Beach access stairs - Car parking area - Interpretation 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay - Potential for formal arrangement (e.g. care, control and management) 	<ul style="list-style-type: none"> - Community access - Potential dogs off leash
Heart Bay	<ul style="list-style-type: none"> - Potential viewing area - Car parking area - Interpretation 	<ul style="list-style-type: none"> - Potential role by DENR due to adjoining land ownership 	<ul style="list-style-type: none"> - Consolidated vehicle access points - Manage dogs
High Cliff	<ul style="list-style-type: none"> - Defined viewing area linked to interpretation - No viewing platform - Redefine vehicle tracks and parking areas - Defined tracks to Tractor Beach 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay - Potential for formal arrangement (e.g. care, control and management) 	<ul style="list-style-type: none"> - Community access - Controlled vehicle access - Manage dogs - No camping
Little Searcy Bay Beach	<ul style="list-style-type: none"> - Viewing and recreation area - Beach access stairs - No other development - Seating linked to viewing area and interpretation - Car parking area 	<ul style="list-style-type: none"> - Potential role by DENR due to adjoining land ownership 	<ul style="list-style-type: none"> - Community access - Manage dogs - Controlled vehicle access
Point Labatt	<ul style="list-style-type: none"> - Day visitor and viewing area - Consider site redesign to provide viewing area towards Salmon Beach - Some shelter and seating - Enhanced interpretation 	<ul style="list-style-type: none"> - Developed and managed by DENR 	<ul style="list-style-type: none"> - Community access - No camping - No dogs

Site	Development	Management	Usage
Point Westall	<ul style="list-style-type: none"> - Day visitor area - Contain vehicles to end of existing fencing (through defined car park area) 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay - Potential for formal arrangement (e.g. care, control and management) 	<ul style="list-style-type: none"> - Community access but controlled for safety and environmental reasons - No camping - Manage dogs
Salmon Beach	<ul style="list-style-type: none"> - Recreation area - Contain vehicles to the end of track (through fencing and defined car park area) 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay - Potential for formal arrangement (e.g. care, control and management) 	<ul style="list-style-type: none"> - Community access but controlled for safety and environmental reasons - No camping - Manage dogs
Smooth Pool	<ul style="list-style-type: none"> - Day visitor area - Contain vehicles to entrance area (with no vehicles allowed on the beach) - No toilets (promote Tractor Beach and private camping area at Granites instead) 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay - Potential for formal arrangement (e.g. care, control and management) 	<ul style="list-style-type: none"> - Community access but controlled for environmental reasons - No camping - Manage dogs
Speed Point	<ul style="list-style-type: none"> - Nature based camping area - Defined spaces (10-15) - Toilet with small water tank, basin and solar light - Tracks to beach and the Point 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay - Potential for formal arrangement (e.g. care, control and management) 	<ul style="list-style-type: none"> - Payment of fee to use, linked to permit system - Use by day visitors allowed - Manage dogs and potential off leash on beach
Surfers Beach	<ul style="list-style-type: none"> - Recreation and visitor area - Enhanced signage - Possible seasonal toilet linked to the car park 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay (through Care and Control arrangement) 	<ul style="list-style-type: none"> - Community access - Dogs off leash

Site	Development	Management	Usage
Tractor Beach	<ul style="list-style-type: none"> - Nature based camping area - Defined spaces (12-20 staged) - Toilet with small water tank, basin and solar light - Tracks to beach and High Cliff viewing area 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay (through Care and Control arrangement) 	<ul style="list-style-type: none"> - Payment of fee to use, linked to permit system - Use by day visitors allowed - Manage dogs
Whistling Rocks	<ul style="list-style-type: none"> - Visitor and recreation destination - Toilet (existing) - Boardwalk and defined track (existing) - Enhanced interpretation and signage 	<ul style="list-style-type: none"> - Developed and managed by District Council of Streaky Bay (under existing lease arrangement) 	<ul style="list-style-type: none"> - Community access - No camping - Manage dogs

In addition, there is potential for the rationalisation of signage at all of the sites listed above.