

HEYBRIDGE RESIDENTIAL ESTATE

MANAGEMENT PLAN

DEVONSHIRE DRIVE

HEYBRIDGE

DATE : 31 AUGUST 2010

CONTENTS

1. BACKGROUND

2. HEYBRIDGE RESIDENTIAL ESTATE MANAGEMENT PLAN

- a) Clearing Restrictions**
- b) Weed Management**
- c) Fire Management**
- d) Control of Animals on Association Property**
- e) Arrangements for the Protection of Threatened, Rare and Endangered Species**
- f) Management Plan Review**
- g) Council Notification**

3. RESPONSIBILITIES FOR IMPLEMENTATION.

1. BACKGROUND

The 'Heybridge Residential Estate' Community Development Scheme creates a number of privately owned allotments and an area of jointly owned land known as Association Property.

The purpose of this Management Plan is a guide for decisions and ongoing activities within the Association Property.

The overall vision of the 'Heybridge Residential Estate' is one of a "sensitive residential development within a bushland setting". The Management Plan is a guide for decisions and ongoing activities within the Association Property.

This Management Plan is to be read in conjunction with the By-Laws, Constituent Documents and Management Statement lodged as part of the 'Heybridge Residential Estate' Community Development Scheme.

2. HEYBRIDGE RESIDENTIAL ESTATE MANAGEMENT PLAN

a) Clearing Restrictions.

No clearing of vegetation (including shrubs, grasses and other understorey species) is to occur on Association Property unless it is approved:

- i. As part of a weed eradication program.
- ii. For the maintenance of fire escape tracks.
- iii. For fencing establishment and/or maintenance. The boundaries of the Association Property are at present generally unfenced and given the bushland surrounding the property there is no requirement for any boundary fencing at this time.

Vegetation cleared during the process of "approved clearing" operations (such as shrubs, branches, trunks, etc) may be removed from and used external to Association Property.

b) Weed Management.

- i. The Body Corporate should make annual inspections to identify environmental weeds. Steps must then be taken to control and (if possible) eradicate any infestation of environmental weeds (in particular, Gorse, Spanish Heath and Broom).
- ii. The Body Corporate should seek advice and guidance for any weed infestations that do not respond to standard control methods.
- iii. Drift of herbicide spray onto native species must be minimised.

c) Fire Management.

- i. Fires within the Association Property must be reported to the Tasmanian Fire Service (TFS) immediately, and reasonable efforts made to extinguish or control the fire prior to the arrival of the TFS. Following arrival of the TFS residents should follow the directions of the Officer in Charge and provide any assistance requested by the TFS.
- ii. Any management burns undertaken for ecosystem management and/or hazard reduction are to be planned in consultation with the TFS and a suitable qualified ecologist.
- iii. Burns must be carried out by the TFS, or contractors with TFS or forestry training and a demonstrated capability in carrying out ecosystem management burns in native vegetation.
- iv. Existing roads and tracks should be used for the control of wildfires or management burns wherever possible. Any additional control lines constructed to contain wildfires or management burns should avoid environmentally sensitive areas and be rehabilitated as soon as they are no longer required.
- v. Machinery used for firebreak construction and wildfire/fire control should be cleaned prior to entering the Association Property (if practicable) to prevent the spread of weeds or pathogens.
- vi. Fire trails and walking tracks designed to provide fire brigade vehicle access are to be maintained in a trafficable condition at all times.
- vii. This section is to be read in conjunction with the Bushfire Risk Assessment and Protection Measures prepared by AVK Environmental Management (2006) in so far as the document relates only to the Association Property.

d) Control of Animals on Association Property.

- i. Cats are prohibited.
- ii. Domestic animals are only permitted where they are under control (on leash). Care should be taken to ensure domestic animals do not threaten or menace native animals.
- iii. Members of the Body Corporate and their invitees must remove and dispose of responsibly any droppings by their pets within the Association Property.

e) Arrangements for the Protection of Threatened, Rare and Endangered Species.

- i. The provision of substantial portions of intact vegetation within Association Property in the vicinity of Chasm Creek will retain and protect a key habitat area. Use and disturbance should be minimised in this area.
- ii. The retention of habitat corridors and links between catchments is essential to wildlife movement. Disturbances should be limited to approved fire tracks within these areas of Association Property.
- iii. Domestic animals must be controlled.

- iv. Where possible exclude fire from areas of *Eucalyptus obliqua* Wet Forest and mixed *Acacia melanoxylon* Forest/Rainforest. These vegetation types primarily occur along the banks and upper reaches of Chasm Creek.
- v. No exotic species (flora/fauna) should be introduced into Association Property.
- vi. No native flora and or fauna species should be deliberately introduced into Association Property unless approved by the Body Corporate as part of a rehabilitation, restoration or translocation strategy.
- vii. No control of native animals should be undertaken on Association Property unless a significant threat to the integrity of the Association Property is identified through research and monitoring.

f) Management Plan Review.

The performance of the 'Heybridge Residential Estate' Management Plan will require a review at intervals of not less than every three (3) years, and any modification made as a result of the review is to be made to the Management Plan.

g) Council Notification.

Burnie City Council is to be provided with a copy of the current 'Heybridge Residential Estate' Management Plan and of the review documents and recommendations, if any.

3. RESPONSIBILITIES FOR IMPLEMENTATION

The Body Corporate of the 'Heybridge Residential Estate' Community Development Scheme is responsible for the control and monitoring of the Association Property as outlined in this Management Plan.

The rules governing the Body Corporate are outlined in the Constituent Documents and By-Laws established as part of the Community Development Scheme.