

PLAN OF MANAGEMENT.



WILSON ROAD PARK TERRIGAL

Adopted by Council on 10 August 1999

Printed by Gosford City Council, 49 Mann Street, GOSFORD NSW 2250

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PLAN OF MANAGEMENT FOR WILSON ROAD PARK, TERRIGAL

Prepared pursuant to s.36 of the Local Government Act, 1993

1 APPLICATION [s.36(2)]

This Plan of Management applies to the following community land:

Lot 2 in Deposited Plan 630461
Lot 2 in Deposited Plan 20272
Lot 102 in Deposited Plan 817164 (Being that part classified community land)
Lot 12 in Deposited Plan 616358

as depicted on the map Annexure marked "A"

2 CATEGORISATION [s.36(3)(a)]

The land the subject of this Plan ("the Land") is categorised as general community use [s.36(4)(e)].

3 OBJECTIVES [s.36(3)(b)]

The objectives of this Plan with respect to the Land are the following:

- (i) to provide, facilitate and/or encourage use of the Land by the community for or in relation to recreational, social and physical activities.
- (ii) to demolish buildings and structures, to construct public car parking, children's playground, public amenities and landscaping.
- (iii) to establish a dominant use of public car parking either free of upon payment of a fee.
- (iv) to encourage and promote the present use of lawn bowling and associated facilities.
- (v) to enable the creation of road widening.
- (vi) to allow the granting of leases, licenses and other estates of the Land.
- (vii) to permit access within the Land or to other land.
- (viii) to amend the Plan of Management –Sportsground - adopted by Council on 27 June 1995 by deleting that part of lot 102 DP 817164 and lot 2 DP 630461 from that plan.
- (ix) to amend the Plan of Management - Community Parks - adopted by Council on 25 June 1996 by deleting lot 2 DP 20272 from that plan.

The objectives of this Draft Plan are in conformity with the core objectives referred to in Local Government Act, 1993, s 36I. See Annexure marked "B".

4 CONDITION OF LAND AT ADOPTION OF PLAN [s.36(3A)(a)(i)]

- Lot 2 DP 630461 - three established lawn bowling rinks, car parking and club facilities.
- Lot 2 DP 20272 - cleared and generally level.
- Lot 102 DP 817164 - three tennis courts and associated buildings, public amenities, public car park, children's playground, generally in good condition. Level site.
- Lot 12 DP 616358 - grassed gentle slope below Wilson Road.

5 USE OF THE LAND AT ADOPTION OF PLAN [s.36(3A)(a)(ii)]

- Lot 2 DP 630461 - lawn bowling, licensed club, parking, landscaping.
- Lot 2 DP 20272 - vacant.
- Lot 102 DP 817164 - car parking, playing tennis, access, public utilities, public amenities.
- Lot 12 DP 616358 - passive recreation, landscaping.

6 PERMITTED USE OF THE LAND [s.36(3A) (b)]

The purpose to which the land and buildings will be permitted to be used.
[s.36(3A)(b)(i)]

- Lot 2 DP 630461 - lawn bowling, licensed club, parking, landscaping.
- Lot 2 DP 20272 - utility installations and road widening.
- Lot 102 DP 817164 - playing tennis, public car parking (under lease or licence), landscaping, public amenities, access, public utility installations and road widening.
- Lot 12 DP 161358 - landscaping, children's playground, access, public utility installations, road widening and passive recreation.

7 FURTHER DEVELOPMENT WHETHER UNDER LEASES OR LICENCES
[s.36(3A)(b)(ii)]

- Demolish tennis courts and associated buildings.
- Provide additional vehicle parking spaces either at ground level or on decks above or below ground level.
- Licence to park vehicles.
- Management of parking area under lease.
- Provide or relocate public amenities, children's playground and public utilities.
- Landscaping.
- Provide or vary access to within the land or other land.

Provide, facilitate or relocate lawn bowling facilities and associated licensed club premises.

Note: Development Application No. 1216 of 1998, if consent is granted, will represent the first stage of these further developments.

8 SCALE AND INTENSITY OF USE/DEVELOPMENT [s.36(3A)(b)(iii)]

- Tennis - playing tennis on up to 3 courts, limited to between 0800 and 1100 hours daily, use to cease if / when courts are demolished.
- Parking - extensive ground level vehicle parking.
 - parking station elevated and/or below grounds to provide up to 600 vehicle parking spaces .
 - use up to 24 hours per day.
- Landscaping - screen planting adjacent to neighbouring residences where practical generally less than 15m high.
 - shade amenity in open space area near children's playground generally less than 15m high.
 - lawns in open space area.
- Bowling - up to three lawn bowling rinks and associated facilities.
 - licensed club premises
- Access - restricted vehicle and / or pedestrian access to/from adjacent public facilities, Council-owned land(whether under lease or licence or not) or adjacent land (if such access is considered by the Council to be in the public interest) generally via steps, ramps, parking aisle and/or easement.
- Playground - small modular children's playground facility.
- Amenities - small local community public conveniences without showers or change rooms.
- Utilities - underground installations wherever practical to cater for local community or adjacent Council - owned land needs (under lease or licence if appropriate).

9 PERFORMANCE TARGETS [s.36(3) (b)]

The Council intends to achieve the objectives stated within one year of allocation of sufficient funds and the granting of development consent, if required.

The details of land affected by the Plans of Management for "sportsground" and "community parks" will amend upon adoption of this Plan.

10 MEANS BY WHICH THE COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS [s.36(3)(c)]

The Council proposes to achieve the Draft Plan's objectives and performance targets by the following means:

Demolish tennis courts and other structures, reconstruct and extend the public car park as detailed in development consent/s or other approvals, provide public amenities, provide easements for access, provide and facilitate utilities (including stormwater drainage), provide a children's playground, provide or relocate bowling rinks/facilities if necessary.

By initially proceeding with demolition and construction works in accordance with any development consent which may be granted to Development Application 1216 of 1998.

Works will be carried out by Council, its contractors or sub-contractors or by the lessee(s) of the Land.

11 MANNER IN WHICH THE COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS.[s.36(3)(d)]

The Director - Works is to provide progress reports on the construction of the car park and other facilities.

The Director Works is to control or manage the use of the car park to ensure vehicle parking complies with the various Act, Regulations, resolutions of Council and this Draft Plan of Management having regard to the local community and wider public needs.

The General Manager is to maintain all improvements and undertake emergency repairs to Council standards.

12 HABITAT FOR ENDANGERED OR THREATENED SPECIES, NATURAL FEATURES OR CULTURAL SIGNIFICANCE [s36A, s36B, s36C, s36D]

Does not apply.

13 LAND NOT OWNED BY COUNCIL [s.37]

Does not apply.

14 LEASES, LICENSES AND OTHER ESTATES OF THE LAND [s.46]

This Draft Plan of Management expressly authorises the granting of leases, expressly authorises the granting of licenses and expressly authorises the granting of other estates of the Land consistent with the objectives of this Draft Plan. [s.46]

15 ADOPTION BY COUNCIL

Date of adoption of this Plan – 10 August 1999

'A'



EXTENT OF LAND TO WHICH THE PLAN OF MANAGEMENT APPLIES.

("THE LAND")



BASE SCALE	
DATUM	
SURVEYED	
DRAWN	
CHECKED	

GOSFORD CITY COUNCIL

ANNEXURE A

FILE No.	DRAWING No.	/ / A4
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'B'

WILSON ROAD PARK, TERRIGAL – PLAN OF MANAGEMENT

CORE OBJECTIVES – GENERAL COMMUNITY USE CATEGORY

Section 36I, Local Government Act, 1993.

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

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

ANNEXURE 'B'

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