



Kibble Park Plan of Management

November 2008

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1. INTRODUCTION

1.1 Structure of the Document

Section 1 Introduction: Section 1 explains what a plan of management is, outlines the aim of the plan, identifies Council's corporate goals relating to the Open Space and Leisure Services Section, and defines the land included in this plan.

Section 2 Management: Section 2 outlines the issues and values of Kibble Park identified by way of community consultation and resource assessments. These issues and values provide a basis for the development of management actions identified in this plan and other Council Policies.

Section 3 Direction: The future direction of Kibble Park is determined by the issues defined in Section 2 in addition to the objectives of this draft plan, Council's corporate objectives and the policies and strategies of the Open Space & Leisure Services Section.

Section 4 Actions, Targets and Assessments: Section 4 identifies the importance of an action plan for the implementation of the Plan of Management and includes details on the review of the Plan of Management.

1.2 Background

Kibble Park is categorised by Council as Community Land for "general community use" in accordance with s.36 (4) of the Local Government Act (1993). The Local Government Act (1993) requires that a Plan of Management be prepared for all community land managed by local Councils. Gosford City Council already has several Plans of Management that cover other parks and reserves within the Local Government Area, however, Kibble Park is considered unique in its location and use, therefore requiring a more detailed and specific Plan of Management.

A Plan of Management is designed to regulate the use and management of the land although it does not replace existing legislation or systems relating to the approval of activities or development. For example, it will still be necessary to apply for use of a passive area for a special event. In instances where the land is leased or a licence has been granted, the lessee/licensee must also abide by the Plan of Management for the land as adopted by Council.

1.3 Aim

- To develop a Plan of Management for Kibble Park which complies with the Local Government Act 1993 as part of Council's Land Management Program.
- To develop a plan which guides the usage, development and maintenance of Kibble Park.

1.4 Corporate Goal

Council's Open Space and Leisure Services Section is responsible for the provision of local parks including memorial parks on community land. The overall objective of the Open Space and Leisure Services Section is:

- To provide and maintain safe, enjoyable, physically attractive recreation and leisure facilities by upgrading existing facilities, planning and implementing new projects which meet the needs of residents.

1.5 Land Covered by the Plan

This Plan of Management applies only to the following parcels of land located in Donnison Street Gosford:

- Lot 1 DP654128
- Part Lots 9-12, Section C DP 69497
- Lot 13 DP69497
- Lots 18-29, Section D DP69497.

Gosford City Library is also located on Lots 9-12, Section C, DP69497 however the Community Uses Plan of Management covers the land on which it is located.

1.6 Category of Land

Council owned land is classified as either Community or Operational Land. Kibble Park has been classified as Community land and is categorised as a park under the Local Government Act 1993.

1.7 Zoning

Kibble Park is zoned RE1 Public Recreation under the Gosford City Centre Local Environment Plan 2007. The primary objectives of this zone are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To identify areas suitable for development for recreation, leisure and cultural purposes on the eastern and northern shores of The Broadwater

2. MANAGEMENT

2.1 Values and Functions

Kibble Park was formerly a car park in the centre of the central business district. It was redeveloped into an outdoor area in the mid 1970's and has since proven to be an extremely popular outdoor area used for a variety of recreational activities. The Park provides a green oasis in the centre of town which acts as a gathering place for workers, shoppers and members of the local community.

Kibble Park is one of the most important urban spaces in Gosford City and because of its prime location fulfils a multitude of roles in relation to the overall functioning of the Gosford CBD. There are few cities which can boast such a sizeable area of open space in the centre of its Central Business District.

The park provides greenery and a sense of open space not usually associated with a business centre. It enables views from within the city to the hills beyond which would not be available from streets that are developed on both sides. The scale of the Park in relation to the buildings surrounding it is an important element in the visual form of the City. Kibble Park also provides a visual setting for the Gosford City Library and the Cafe/Restaurant located on Donnison Street which are both managed by Council's Property Section.

The correct management of Kibble Park will enhance quality of life for users and ensure recreational opportunities in the centre of the City are available for future generations.

2.2 Plan of Management Objectives

The broad objectives of this Plan of Management are:

- To comply with the Local Government Act 1993 in relation to the preparation of plans of management.
- To plan for the coordinated provision and management of land consistent with the objectives of Gosford City Council's Vision 2025 and Quality of Life Strategy.
- To form a component of Council's strategic land management plan and to be consistent with other plans of management relating to open space areas.
- To create opportunities for members of the public and special interest groups to become involved in the process of preparing and implementing plans of management.
- To outline the principles and management issues which must be considered in order to ensure that the community continues to have access to and interest in Kibble Park.
- To plan for the co-ordinated provision and management of new facilities in addition to making improvements to existing facilities as funds permit.
- To maintain open space areas efficiently and to a level of service as funds permit.
- To identify community needs for recreation and open space facilities.

2.3 Specific Objectives for Kibble Park

The specific objectives that will guide the future management and maintenance of Kibble Park are:

- To provide an attractive green space within the centre of Gosford which is available and easily accessible to all members of the community.
- To provide the public with a passive outdoor area in which to relax and take time out from the hustle and bustle of the working/shopping environment.
- To provide passive outdoor recreational areas catering for the growing residential population within the Gosford CBD.
- To improve the visual amenity of the City centre and its built environment.
- To minimise traffic hazards and pedestrian conflicts in relation to vehicular and parking access, service access and delivery areas;
- To provide a stronger pedestrian link between the park and the surrounding retail shops and business premises.
- To accommodate informal small scale entertainment within the Park (catering for a maximum of 500 people).
- To provide shade in the summer and allow sunlight in the winter by planting deciduous trees.
- To maintain the horticultural quality of the park.
- To encourage financial contributions from groups and associations to promote the development of Kibble Park.
- To cater for a wide range of community needs, ensuring public benefit and enjoyment.
- To liaise with the community on the future direction of Kibble Park.
- To achieve an informed and positive attitude within the community toward Kibble Park and its facilities.
- To constantly review the action plan to ensure objectives are being met.

2.4 Community Consultation

Community consultation and participation is vital to the development of a Plan of Management as it must be reflective of community opinion and priorities. It provides Council with information on local issues and concerns from people who are most familiar with, and often affected by, these issues. Community consultation can also assist in developing support and understanding for Council's land

management program, reduce misunderstandings, clarify issues and result in greater awareness of Council policies and activities.

This Plan of Management and the accompanying Master Plan will be placed on public exhibition for a period of 28 days in which time the community may make written submissions regarding any aspect of the Plan of Management. Comments will be taken into consideration and amendments to the Plan will be made where appropriate prior to adoption by Council.

2.5 Management Issues

There are several management issues relevant to Kibble Park that have been identified through prior community consultation, reported management issues and current user issues.

2.5.1 Quality of Maintenance: Maintenance for all parks across the local government area includes general tidiness, lawn mowing, maintenance of park furniture, painting of facilities and cleaning of amenities. Kibble Park is classified as priority 1 under Councils maintenance schedule which means it receives daily maintenance in the way of litter collection and general tidiness, and receives fortnightly maintenance in the form of lawn mowing. While Council makes every effort to maintain Kibble Park to a high standard, the high usage of the park on a daily basis, vandalism and funding limitations means there are often maintenance issues that cannot be rectified immediately and require further planning.

2.5.2 Type and Distribution of Facilities: Facilities provided at Kibble Park include statues, ponds, fountains, amenity facilities, lighting and basic park furniture including seats and tables. People visit Kibble Park for a variety of reasons including attendance at special events and enjoyment of the peaceful atmosphere for relaxing leisure time. Through recognition of the wide spectrum of recreational interests within the community, the type and distribution of facilities should ensure that the needs of the whole community are catered for. There is need for increased variety in park furniture and recreational facilities. Kibble Park offers a number of shared zones for pedestrians and cyclists, although the shared zone for cars, pedestrians and cyclists in Eliza Street creates many potential safety hazards.

2.5.3 Traffic & Pedestrian Management: Kibble Park is bounded by the following roads:

- Donnison Street Local Road, 40km/h speed zone is in force along Kibble Park frontage
- William Street Local Road, shared zone 10km/h is in force in part along Kibble Park west of Eliza Street
- Mortimer Lane Local Road, shared zone 10km/h is in force along the length of Mortimer Lane. It is one way in the northerly direction (from Donnison Street to William Street)
- Henry Parry Drive State Road (RTA), 50km/h through Gosford CBD

Donnison Street is connected to William Street via a paved shared zone known as Eliza Street, which bisects Kibble Park and provides access to parking. Eliza Street is constructed upon Lot 1 DP 654128 and whilst currently functioning as a road, it is in fact a parcel of community land that forms part of Kibble Park. Traffic utilising Mortimer Lane, William Street and Eliza Street includes delivery vehicles, Taxis, motorists parking in Eliza Street and tenants to shops with access along these roads. Currently the parking in Eliza Street receives high patronage, to the extent that private vehicles circulate through the park via Eliza Street & William Street whilst waiting for a parking space to become available instead of utilising other available parking within the CBD. This circulating traffic creates and greatly increases the level and number of conflicts between pedestrians and vehicles, particularly for the vision impaired.

2.5.4 Function: Kibble Park must be protected as a green space for relaxing, therefore permitted uses of the Park must be restricted. Certain activities such as large concerts (attracting more than 500 people) are not considered appropriate for Kibble Park for various reasons including the size of the Park and traffic congestion.

2.5.5 Impact on Local Residents: Parks which offer passive recreational opportunities can have both positive and negative impacts on local residents. Positive impacts include the planned development of a park with the community involved in the design and ongoing management of the area, and the provision of facilities for locals to pursue chosen activities. Potential negative impacts include increased people in the vicinity of the park leading to an increase in noise and rubbish, increases vehicular traffic, loss of privacy, increased antisocial behaviour and vandalism.

2.5.6 Dogs: Dogs are not permitted to be walked off a leash unless they are in Council's designated dog exercise areas. Kibble Park is not currently a designated dog exercise area. For details regarding locations of dog exercise areas please refer to Council's Dog Exercise Area Policy.

3. DIRECTION

Council's direction is determined by its corporate objectives, and more specifically, through the policies and strategies developed in each of Council's Management sections. The issues defined in liaison with community groups in Section 2, combined with the Plan of Management objectives have been used to determine Council's direction for Kibble Park in the following areas.

3.1 Planning and Future Management

- Council will balance the communities needs for passive recreation opportunities and the impact that the provision of these facilities may have on residences which adjoin Kibble Park.
- Council will continue to further its knowledge of community demand and visitor preferences in order that existing facilities and spaces are managed to reflect the wide range of community needs.
- Council will exercise its powers under the Act to control the use of, and access to, Kibble Park.
- Council reserves the right to grant easements and road widenings as required.
- Council will encourage community involvement in the development and management of recreational facilities within Kibble Park.
- Council will promote Kibble Park by providing information on open space facilities in order to raise awareness of the range of available recreational opportunities.
- Council will retain Kibble Park as a green space in the Central Business District providing a variety of recreational opportunities.

3.2 Development and Improvement

- Ensuring the provision of quality open spaces commensurate with use and function is central to Council's planning in the Open Space and Leisure Services Section.
- Council approval is required prior to any development on open space or improvements to existing facilities.
- Variety in park infrastructure will be sought in order to provide an interesting and unique Park. This will include the provision of a playground and stage for the benefit of all users.
- Council will provide improved protection from the sun in open space areas used for passive recreation.
- Council will actively pursue external funding opportunities such as State and Federal

Government grants in making improvements, and will encourage community groups to do the same.

- All improvements at Kibble Park will be in keeping with its function for recreation and community activities and will retain the passive value of the park.
- Deciduous trees will be planted at Kibble Park to ensure shade in summer and sunlight in winter. Some evergreen trees will also be planted.
- Kibble Park will provide access for people with a disability. Footpaths will have clearly defined edging and water features will have distinct contrasting colours and textures to assist the visually impaired.
- Any new facilities to be funded (solely or partially) by Council will be approved through inclusion in Councils Capital Works Program.
- Nothing in this plan prevents Council from upgrading existing facilities and utilities.
- Any further development or improvement of Kibble Park for community facilities will be subject to Council approval and will comply with the current Plan of Management and Master plan.

3.3 Distribution and Access

- To ensure accessibility of Kibble Park to all people of the community.
- To encourage all age groups to make use of the Park through provision park furniture, playground equipment and a performance area.
- To improve pedestrian safety and park sightlines through:
 - modification to vehicular access within Mortimer Lane and William Street west of current Eliza Street through the restriction of access to allow only for delivery and service vehicles, taxis and authorised vehicles (those being tenant/owners of shops that current utilise the above roads for access and parking)
 - Reconfiguration of the parking within Lot 1 DP654128 (known as Eliza Street) so that access and egress is available only from Donnison Street in accordance with Kibble Park Master plan accompanying this Plan of Management.
 - Relocation of the Disabled Parking currently within Eliza Street, to William Street in accordance with the Kibble Park Master plan accompanying this Plan of Management. The location of such parking shall, however be reviewed within any detailed design to ensure compliance with all relevant legislation and policy.
- To revert the northern end of Eliza Street back to open space encouraging participation in passive recreational pursuits through improvements to safety whilst maintaining car parking in the southern end of Eliza Street that is vital to the park and local shops.
- Modification of the driveway access to the 'Woolworths' loading dock and improvements to traffic signals on the William Street and Henry Parry Drive intersection to enable more efficient access and egress for delivery vehicles.

3.4 Maintenance

- In order to maintain Kibble Park efficiently and within budget, maintenance standards and priorities will be reviewed on an ongoing basis.
- The Park will be available to the community in a safe and accessible condition.
- Regular maintenance and inspections will occur to ensure Kibble Park meets safety requirements.
- Maintenance cycles will match the level and type of use of the Park. Wherever possible, users should be encouraged to help, for example keeping the park tidy by placing their rubbish in the bins provided.

- Council will take steps to prevent undesirable use of the park by engaging the community and encouraging community ownership of the park.
- Nothing in this plan prevents Council from maintaining existing drainage easements, pipelines and the like.

3.5 Use/Activities/Facilities

3.5.1 Facilities

Recreation facilities that would be considered to be suitable include, but are not restricted to:

- Recreation facilities which promote or is ancillary to the use and enjoyment of Kibble Park as a public park, and for public recreation
- Plaques, statues, water features and fountains
- Performance areas
- Playground equipment for all ages
- Ancillary facilities such as parking, pathways, formal gardens, fencing, bubblers, seating, shade structures and shelter
- Amenity facilities

3.5.2 Signage

i) permanent:

- Permissible signage includes signs which are erected by Council to regulate various activities under Section 632 of the Local Government Act, signs which indicate the name of the Park and/or facilities contained within it, directional signs and traffic signs.

ii) temporary:

- Temporary signs would include items such as banners used by community groups.
 - Some temporary signs may still require Council approval.

3.5.3 Other Uses Considered Suitable

- Miscellaneous and utility mains & plant, drainage and storage facilities.
- Right of entry and access for plant maintenance purposes.
- In some cases, future road widenings are required and may affect Kibble Park. Subject to a resolution of Council, this would be permissible.

3.5.4 Permissible Activities Requiring Council Approval

Activities which would be permissible subject to the relevant Council approval include but are not restricted to:

- fetes
- cultural/community activities
- exhibitions/demonstrations
- ceremonies
- celebrations/gatherings
- commercial photos/filming
- ceremonies
- busking
- small concerts (attracting maximum crowds of 500)

3.5.5 Permissible Activities Generally Not Requiring Council Approval

- Walking, informal use of facilities, picnics, etc.
- Any section of Kibble Park that is required to be reserved for a particular purpose such as wedding photos, a booking is recommended.

3.5.6 Activities Which Are Not Permissible (unless Council approved)

- Any activity which could be considered dangerous and/or which may unreasonably disrupt other users of the park and/or adjoining neighbours is not permissible. Activities which are not permissible include but are not restricted to organised sport, informal sport e.g kicking or throwing balls, trail bike riding, horse riding, camping, carnivals, circuses, animal shows/displays, helicopter landings, boat/car shows and other large scale events such as concerts attracting more than 500 people.
- Commercial activities which are not ancillary to the recreational, historical, visual or natural value of the park.

3.5.7 Fees and Charges/Conditions of Hire

- Council will apply various fees and charges for use of Kibble Park and associated facilities in order to :
 - Maximise opportunities for use of facilities
 - To allocate and regularise use
 - To contribute to cost recovery
 - To improve fairness and equity
- Such fees will be reviewed annually in line with Council's review of fees and charges.
- Facilities are approved for use based on the conditions of hire as determined by Council. Failure to comply with these conditions may result in forfeiting the opportunity for future use of Council facilities and loss of the security deposit.

3.5.8 Noise

- Events in Kibble Park must comply with the provisions of the Noise Control Act. Noise generated by the proposed event is not to exceed 5dB above the measured background noise levels at the boundaries of adjoining residential properties and are to comply with the EPA Industrial Noise Policy.
- At no time is offensive noise to be caused. Offensive noise is noise that by reason of its level, nature, character, quality or time which it is made or any other circumstances is likely to be harmful to, to be offensive or to interfere unreasonably with the comfort or repose of a person/s.

3.5.9 Sale of Alcohol

- The sale and/or consumption of alcohol within Kibble Park is subject to current Council policy on alcohol free zones. If permitted, the sale and/or consumption of alcohol requires the approval of the NSW Police Department through the issue of a Functions Licence. The functions licence must be produced for Council in each instance when making application for the use of a passive recreation area if the sale of alcohol is intended.
- Applicants are required to comply with any requirements of the Licensing Board or Court of NSW.
- For further details concerning the sale and consumption of alcohol refer to Councils Policy R1.06.

3.6 Easements

Council will consider the granting of easements through Kibble Park as required for access, utilities and the like.

3.7 Leases and Licences

Council will only consider granting leases and licenses for Kibble Park subject for public purposes. Kibble Park will not be leased for the exclusive use of a single group. The park should be made available for general public use. Development should be for a purpose which promotes or is ancillary to the use and enjoyment of a park for public recreation and:

- The period will not exceed 21 years (including any period for which the lease or licence could be renewed by the exercise of an option).
- If the period is to exceed 5 years, additional requirements apply. Council will comply with Section 47 of the Act for the granting of leases and licences for a period of more than 5 years.

3.8 Park Users

- Users will be encouraged to visit and help maintain Kibble Park. This may involve routine maintenance such as the correct disposal of rubbish, or the holding of special events and participation in the design and management of particular areas or networks.
- Users will be encouraged to report any vandalism, delinquent behaviour or littering to Council or the Police Service of NSW.

4. ACTIONS, TARGETS AND ASSESSMENTS

In order for the plan of management to function as a true working document, an action plan which is relevant to the issues identified in the plan of management has been developed. The implementation of the actions of the Master plan requires review annually for potential funding opportunities and action. The directions and issues will need to be reviewed less frequently, approximately every 5 years.

The Plan of Management action plan (Appendix A) is considered the "working document" that defines actions, responsibilities, time frame for completion and how Council will monitor its performance in relation to achieving these actions. The action plan will assist in the assessment of Council's performance with respect to the objectives and performance targets of this Plan of Management.

The Master plan (Figure 1) also assists in providing direction for Kibble Park through detailing the features of the park and providing a visual concept for future proposals.

REFERENCES

Gosford City Council, Plan of Management - Grahame Park, December 1998.

Gosford City Council, Plan of Management - Sportsgrounds, July 1995.

Local Government Act 1993.

Manidis Roberts Consultants, Gosford City-wide Open Space and Recreation Strategy Plan, Final Report, August 1993.

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Keys Young, Tempe Macgowan Associates, Gosford CBD - Urban Design and Landscape Master plan, April 2000.

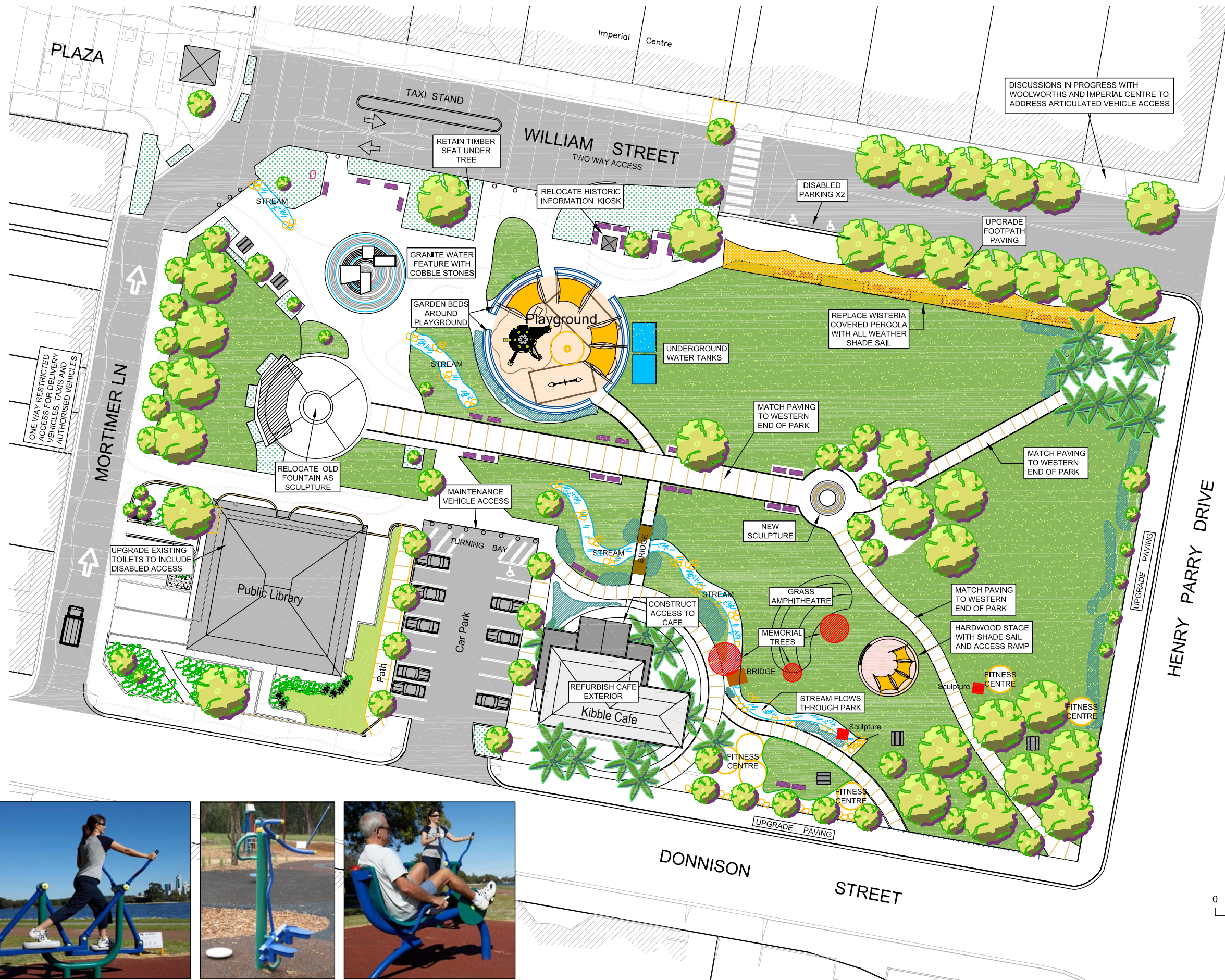
Gosford City Council, Kibble Park Design, Development and Management Policy.

**APPENDIX A
PLAN OF MANAGEMENT ACTION PLAN**

ISSUE	ACTION	RESPONSIBILITY	COMPLETION DATE	PERFORMANCE
Development & Improvement	Include provision of open space facilities in Council's Capital Works Program	Open Space & Leisure Services	Ongoing	Open space facilities listed for budget consideration
	Identify and prioritise works required for upgrading as per the Master plan	Open Space & Leisure Services	2010	Upgraded Facilities
	Improve the aesthetic appeal of the park	Open Space & Leisure Services	Ongoing	Increased level of user satisfaction Quality standard of maintenance
Maintenance	Undertake maintenance on a regular roster system and emergency repairs as required	Recreation Operations	Ongoing	Increased level of user satisfaction. Maintenance undertaken within budget estimates
	Maintenance of open space facilities to reflect community priorities while adhering to budget constraints	Open Space & Leisure Services	Ongoing	Annual review of maintenance priorities and standards
Impact of Development	Council to consider impact on local residents when considering open space facility improvements	Open Space & Leisure Services / Development / Building	As required	Development Applications lodged for relevant works Community Consultation through POM process
	Council to consult community to ensure residents are involved in the process of development of open space facilities	Open Space & Leisure Services	As required	Public exhibition of proposed plan and DA to broader community

ISSUE	ACTION	RESPONSIBILITY	COMPLETION DATE	PERFORMANCE
Use of open space areas for events	All events to be approved by council	Open Space & Leisure Services / Development / Building (if DA is required)	As required	Council is aware of and has given approval for all events at Kibble Park
Fees & Charges / Conditions of Hire	Fees & charges and conditions of hire to be reviewed on an annual basis	Open Space & Leisure Services	Annually	Fees & Charges to be reviewed annually by Open Space & Leisure Services and considered by Council in the annual review of fees & charges
Information on Kibble Park	Prepare media releases on significant milestones and improvements to Kibble Park and community events to be held in the park.	Open Space & Leisure Services / Communications	Ongoing	Media releases prepared and approved through appropriate channels and distributed to local media
Plan of Management evaluation	Review Plan of Management Issues and Direction	Open Space & Leisure Services	2013	Assessment of the relevance of adopted plan conducted and amendments made as necessary
Master Plan Actions	Review of the actions to implement the Master Plan	Open Space & Leisure Services	Annually	Actions of the Master Plan to be reviewed by Gosford City Council's Open Space & Leisure Services Section. Works to be identified in capital works

DRAFT KIBBLE PARK MASTERPLAN



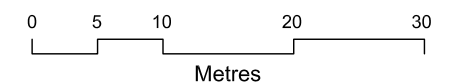
ALL WEATHER SAIL

NOTES:

- PARK LIGHTING THROUGHOUT
- RETAIN SIGNIFICANT TREES
- MEMORIAL TREES TO BE RETAINED OR RELOCATED
- ADDITIONAL TREE PLANTING AND SOFT LANDSCAPING
- DRIP IRRIGATION
- SUBSURFACE DRAINAGE
- PLAYGROUND TO INCLUDE MODERN EQUIPMENT WITH CLEAR SIGHT LINES
- FITNESS CENTRE: 6 pieces of formal exercise equipment encouraging physical fitness and involvement in active recreation.

KEY

- Picnic Setting
- Park Seat
- Low Planting 0.2-0.5m
- Grass
- Garden



FITNESS CENTRE EQUIPMENT

GOSFORD CITY COUNCIL
OPEN SPACE & LEISURE SERVICES

Plan Date: 22/7/08