



PLAN OF MANAGEMENT FOR COMMUNITY LAND

under Section 36
Local Government Act 1993
(as amended)

AIM:

To ensure our community land is managed and developed sustainably for the long term benefit of the community.

ADOPTED BY COUNCIL 22 JUNE 2010

PROPERTY DESCRIPTION:

LOT: 760 DP: 791426

PUBLIC RESERVE

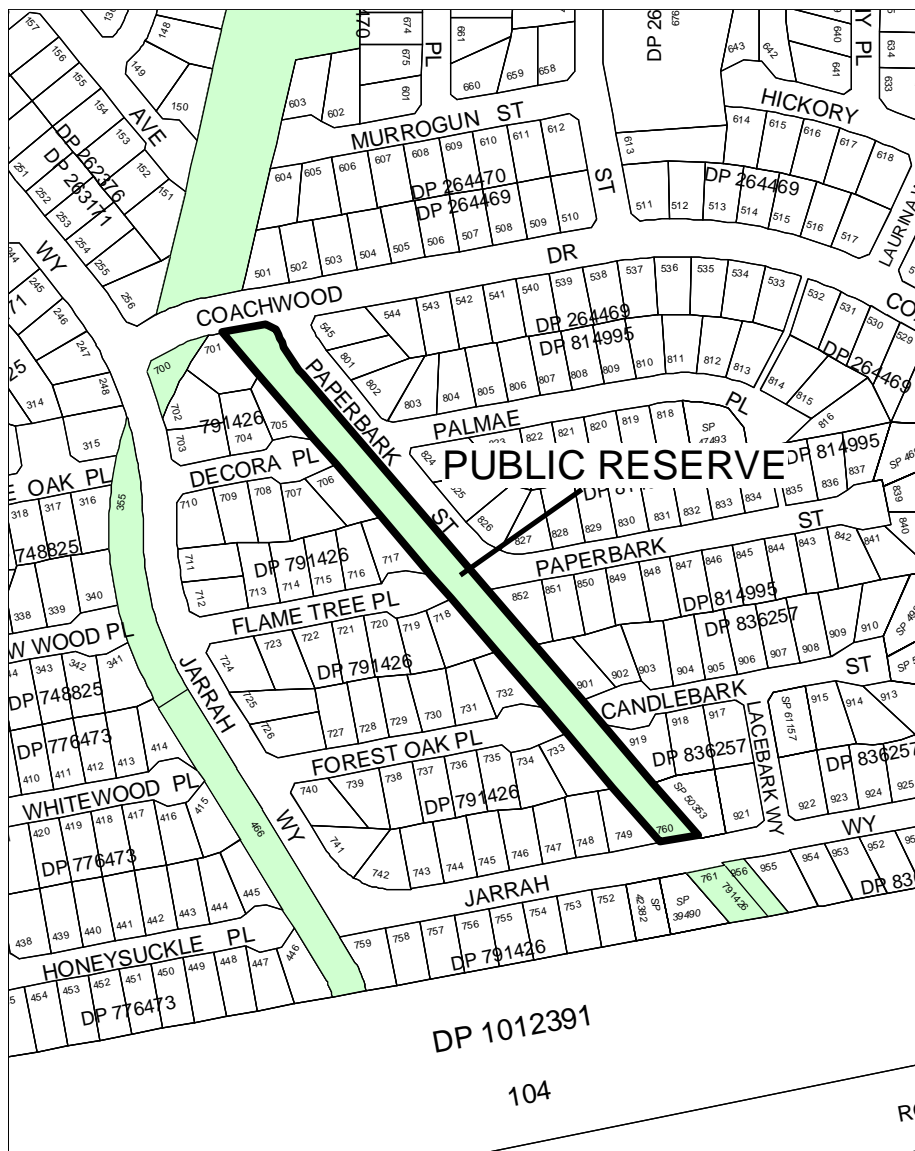
Coachwood Drive, ALBION PARK RAIL

Parcel Number 16012

COMMUNITY LAND CATEGORY

Park

Shellharbour City Council
Plan of Management for Community Land under Section 36 LGA (as amended)



CORE OBJECTIVES (Local Government Act):

To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and

To provide for passive recreational activities or pastimes and for the casual playing of games, and

To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

BACKGROUND INFORMATION:

The area is vacant open space which is available for community use. There are no other improvements, with the exception of some landscaping

Recreational Value:

This land is a grassed drainage channel which is also an open space buffer within the surrounding residential development.

Facilities Provided:

There are no facilities on this land with the exception of minor landscaping.

Condition of Land & Buildings:

There are no buildings on this land.

Environmental Value:

➤ **Natural Features**

This land forms a landscape buffer strip for adjacent residential development

➤ **Biodiversity Issues (Habitat/Endangered and Threatened Species)**

Council's records do not indicate the existence of any significant biodiversity issues on this property.

➤ **Area with Cultural Significance**

This land does not contain an item of heritage significance as listed in Shellharbour LEP 2000 and Shellharbour Rural LEP 2004.

➤ **Area with Aboriginal Significance**

The extent of Aboriginal significance of this area is yet to be determined.

Management Objectives:

The objectives and performance targets of the plan with respect to the land/s will be as follows:

To maintain the land to a Class "D" recreation area standard.

To provide for and enhance the recreational needs of the community.

To maintain the existing landscaped areas to a presentable standard.

Strategies to Achieve Management Objectives:

The means by which the Council proposes to achieve the plans objectives and performance targets will be:

By mowing the area on a regular basis necessary to achieve a reasonable standard of presentation.

By chemical treatment of grass adjacent to fences, trees and horizontal logs in landscaping to facilitate mowing where appropriate.

By generally maintaining the area in a neat, tidy and safe condition.

Assessment of Effectiveness of Management Strategies:

The manner in which the council proposes to assess its performance with respect to the plans objectives and performance targets will be:

To check whether:

The grassed areas are maintained to the standard of:

Class "D" Recreation Area.

Whether the grassed area is maintained to the standard of a Class "D" Reserve which is by mowing at intervals of 4-6 weeks during summer and 2-3 months during winter ensuring the grassed areas are in a visually pleasing state.

That routine inspections are made by appropriate Council staff.

Whether there are complaints from users.

Strategic Development:

There are no current plans to change the use profile of this property.

Permitted uses:

Council at any time in the future, reserves the right to prohibit the taking or consumption of alcohol on this reserve. This will be indicated by conspicuously displayed signs in accordance with Section 632 and Section 670 of the Local Government Act, 1993 (as amended).

It is an express provision of this plan of management that Council shall provide from time to time as circumstances may require the construction and maintenance of utility services, provision and maintenance of cycleways, vehicular access ways and the granting of easements.

This plan of management authorises, leasing licensing or granting any other estate over this park for any community purpose as determined by Council. Any agreement which may be entered will be in accordance with Section 45, 46, 46A, 47, 47AA & 48 of the Local Government Act 1993.

Fees will be charged for such use of the park, as determined by Council or alternative as identified in Council's Fees and Charges. Agreements or approvals for use of the park will be in writing, subject to any conditions determined and may be granted for activities including: -

➤ Short Term Casual Purposes

- Busking & Entertainment
- Food Vending
- Sale of Alcohol
- Community and Private Events
- Filming
- Agistment of Livestock
- Use of buildings
- Temporary occupation for construction on adjoining land

➤ Granting of Estates

Council may grant estates in the land in accordance with the requirements of the Local Government Act 1993, for a period of up to five (5) years for the purpose of:-

- Lease of any building on the land for a community purposes

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Council may grant estates in the land for in excess of five (5) years in accordance with the Local Government Act 1993, for the purpose of:

- Estates in the land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with Section 46 (a) & 46 (a1).
- Estates in the land for any period in excess of five (5) years shall only be granted in accordance with the requirements of Section 47.
- Lease of any building on the land for a community purpose

An agreement for use of this park for any purpose listed above will be subject to the approval of Council, any legal requirements as determined by Council and will include the requirement for adequate public liability insurance cover.

Granting of an estate for utility installation to any party shall be subject to valuation and purchase of that estate and shall include meeting all costs associated with the granting of the estate, restoration of the park following works and all other conditions imposed by Council.

Lease / Licence Agreements:

Nil

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