

Attachment B – Table of compliance – POM No.6

Plan of Management No.6 – Taylor and Shore Parks Compliance Table		
Section	Details of Plan	Proposal
Section 1 - General	Land to which the Plan applies	The plan applies to the site under Table 1
Planning Controls Applying	WLEP 2013 and DCP Chapters	The relevant planning controls considered in the assessment.
Plan of Management Objectives	<p><i>The core objectives for management of community land categorised as general community use are:</i></p> <ul style="list-style-type: none"> <i>a 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:</i> <ul style="list-style-type: none"> <i>i In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and</i> <i>ii 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).</i> <p><i>General objectives of the Plan:</i></p> <ul style="list-style-type: none"> <i>* To ensure that the Act is complied with in relation to preparation of Plans of Management.</i> <i>* To inform Council staff and the community of the way the land will be managed.</i> <i>* To progressively improve the values of the land and to minimise the long term cost of maintenance to Council.</i> <i>* To make provision for leases, licences and agreements in respect of the land.</i> <i>* To identify and recognise existing uses and improvements on the land.</i> <i>* To provide a reference and data bank in relation to information relevant to present and future management of the land.</i> <i>* To set in place an administrative structure to ensure the achievement of land management objectives.</i> 	<p>The site is categorised as General Community Use</p> <p>The proposal is consistent with specific objectives for the management of community land categorised as general community use.</p> <p>The proposal will continue the use of the land as a bowling club for public recreation purposes.</p> <p>Although the size of the club has been reduced, the proposal will see the upgrade in the club facilities and amenities and the greens will be made all weather.</p> <p>The proposal is also consistent with the general objectives that apply.</p> <p>The proposal will improve the values of the assets on the land whilst continuing the community use of the land for recreation purposes.</p>

	<ul style="list-style-type: none"> * <i>To identify the major management issues applying to the land.</i> * <i>To simplify the process of management as far as possible.</i> 	
Section 2 - Background		
Section 3 The Masterplan	<p>No specific masterplan and 5 key opportunities identified as follows:</p> <p><i>1 Continue to provide an open space setting for informal use by adjacent residents.</i></p> <p><i>2 Provide a permanent tree canopy cover for adjacent residential area.</i></p> <p><i>3 Maintain a mix of users of Taylor and Shore Parks.</i></p> <p><i>4 Maintain a key component of non-foreshore open space in The Entrance.</i></p> <p><i>5 Maintain current use as open space/sporting facilities for community and local schools.</i></p>	The proposal is consistent with each of the 5 identified key opportunities.
Section 4 – Management		
Carparking	This is an issue of concern in the area. The Bowling Club has provided spaces for its own use on its own land in accordance with development consents that have been given. To serve the park there are two small carparks and informal on-street parking. No further carparking facilities are to be provided.	Parking for the bowling club has been identified as a concern and has been addressed under the recommended conditions including the continued use of the existing parking to supplement the proposed new parking for the club.
Public safety	Reasonable measures will be taken by the Council to ensure and maintain the public safety of persons using the land for recreational purposes or other authorised purposes.	The design of the new development will adhere to latest safety standards that apply during construction and with the ongoing use of the site for recreation purposes.
Leasing	The plan authorises the Council to lease land as shown on the attached map to The Entrance Bowling Club. This plan authorises the granting of leases and licences or delegation of management of the land for purposes consistent with the goals, issues and objectives included in the plan. Leases and licences are subject to the requirements of the Local Government Act 1993.	The subject of the application is the leased part of the larger site containing Taylor Park. Following rectification of a number of encroachments, the proposed redevelopment will operate in a manner consistent with the lease plan.
Utilities	The sewer line within the proposed Bowling Club lease may need to be relocated, and such relocation and any related works are authorised by this plan.	There is no proposal to relocate the sewer line under the application.

Management Structure	No formal management committee exists for Taylor Park. The management authority is the Council.	Noted.
Section 5		
Camping Areas	N/A	N/A
Commercial Activities	Commercial activities may be carried out on the land to which this plan applies, provided that such use is ancillary to the use of the land for a purpose authorised under this plan. The requirements of the Environmental Planning and Assessment Act 1979 apply regarding development consent.	The bowling club is the use of the land for a commercial purpose endorsed under the plan.
Construction and Earthworks	<p>-Filling <i>There shall be no fill deposited on the land unless it comes from the same area of parkland and adequate measures are taken to stabilise the fill to prevent soil erosion.</i></p> <p>-Stock piling <i>Materials and soil may be stockpiled but only on a temporary basis, and provided that measures are taken to prevent adverse affects such as soil erosion, introduction of weed species, soil compaction, and the like.</i></p> <p>-Soil compaction <i>Measures shall be taken to avoid soil compaction arising from construction works and earthworks.</i></p> <p>-Earthworks <i>Any earthworks within bushland or immediately adjacent shall be undertaken in such a way that there is no alteration to natural drainage, and any disturbance shall be rehabilitated with species indigenous to the site, preferably by natural regeneration.</i></p>	There are no significant earthworks proposed under the redevelopment of the site. However, conditions will be recommended during works to in relation to sediment and erosion control. There are no works near any bushland.
Domestic Pets	<i>Domestic pets may use the land, provided that they are under the control of a responsible person at all times and do not cause a loss of amenity to other users of the land, except where specifically publicly notified.</i>	N/A
Drainage	<i>Drainage works are allowed on the land to which this plan applies. Any works within defined water courses are to be minimised, and are to comply with any</i>	The stormwater arrangements for the proposal have been assessed and conditions recommended to ensure these

	<i>environmental management guidelines adopted by the Council to minimise flow of nutrients and pollutants into water courses or water bodies. There shall be no interference with natural drainage patterns. Where external activities have affected natural drainage, measures may be taken to minimise such effects. Drainage should ensure that bushland is not subject to additional nutrient load, such as from fertilisers or soil erosion.</i>	works are satisfactory. There are no works within defined watercourses and no interference with natural drainage patterns.
Easements	<i>The Council may grant easements on land to which this plan applies.</i>	Noted.
Encroachment by landowners	<i>Where the Council is aware of encroachment by private land owners onto land to which this plan applies, measures will be taken to prevent this occurring</i>	Under the proposal a number of existing historic boundary encroachments are being address. Recommended conditions apply.
Energy Efficiency	<i>Measures shall be taken to improve the energy efficiency of all buildings and activities carried out on the land to which this plan applies. Measures will include use of energy efficient lighting, periodic auditing of energy use, and appropriate orientation of any new buildings to incorporate passive solar design principles.</i>	A Section J report has been provided for the proposal which identifies the manner in which the proposal complies with the requirement for energy efficiency under the National Construction Code.
Environmental Protection (Noise control, dust)	<i>Measures will be taken during any construction or maintenance works on the land to ensure that normal pollution control guidelines are complied with. Noise from sporting events shall be required to comply with normal noise pollution control requirements.</i>	The application has been assessed to ensure amenity impacts are addressed. An amended acoustic report includes a number of measures to be adopted as part of the development. Recommended conditions will also apply.
Fences	<i>Except as otherwise provided for in this plan, no fences shall be constructed on the land to which this plan applies. Fencing along boundaries of the land and adjacent land not in the Council's ownership may occur, but Council has no responsibility for paying the cost of constructing or maintaining such fencing.</i>	The proposed fencing under the application does not restrict access to public areas but applies to parts of the lease boundaries to ensure access control and security. The fencing is provided at the applicants cost and on going maintenance is the applications responsibility.
Fertilisers and pesticides	<i>The use of fertilisers and pesticides is permitted on land to which this plan applies, but only where no suitable alternatives exist and a proper environmental assessment demonstrates</i>	The landscape plan includes a maintenance schedule which covers fertilising and insect and pest control on the site and notes that works will only

	<i>that no adverse environmental impact is likely to occur.</i>	include the use of natural/safe materials for pest control to use around children.
Floodlighting	<i>Floodlighting shall be designed and operated to minimise the glare and spillage of light to adjoining properties. Where possible, floodlighting should comply with AS2560.</i>	Lighting for the carparking and other areas has been assessed and recommended conditions will apply to ensure there is no adverse impact to surrounding properties.
Gardens	<i>No formal gardens shall be constructed or maintained on the land.</i>	The formal landscaping is on the leased area of the site.
Landscaping and Trees	<i>a Removal of Trees</i> <i>Trees may be removed only where they are diseased, dangerous or dead (having regard for fauna habitat), or where they require removal for the construction of an approved development proposal.</i> <i>b Replacement of Trees</i> <i>Where trees are removed they shall be replaced with other trees that shall, as far as possible, be native species local to the area.</i> <i>c Tree Planting</i> <i>Trees to be planted shall, as far as possible, be native species local to the area.</i>	There are no trees removed or impacted as part of the proposed works. Recommended conditions require revision to the submitted landscape plan to including native species locally indigenous to the area.
Lease/licence, road and easement authorisation	<i>This plan authorises the granting of leases and licences or delegation of management of the land for purposes consistent with the goals, issues and objectives included in the plan. Leases and licences may be for periods up to 21 years, subject to the requirements of the Local Government Act 1993. This plan authorises the granting of easements where the Council decides it is necessary to do so.</i>	The bowling club sits on a currently leased part of the larger site.
Lighting	<i>Adequate lighting shall be provided on the land to ensure public safety.</i>	The proposal complies with the provision of satisfactory lighting to ensure public safety.
Litter	<i>Provision shall be made for the provision of litter bins at playing fields and ovals. It is the responsibility of all users to ensure that fields and surrounds are left in a tidy manner after use. Rubbish and litter shall be regularly collected in accordance with Council's adopted procedure manual.</i>	The development includes suitable waste management arrangements.
Maintenance	<i>Maintenance will match the level and type of use and wherever possible users</i>	The maintenance of the building and facilities is the

	<i>should be encouraged to help. Areas held under lease, licence or regular occupancy shall be maintained by the responsible occupant. Existing assets on the land shall be identified and measures taken to maintain them in a satisfactory manner. The Council may make arrangements for community groups to undertake maintenance for specific facilities on the Council's behalf.</i>	responsibility of the applicant/lease of the bowling club grounds.
Outdoor furniture (seats, bubblers BBQ's)	<i>Shall be provided as required and maintained to a safe standard.</i>	Any outdoor equipment and seating will only be within leased area and will be the responsibility of the club operators.
Play Equipment and Recreation Equipment	<i>Play equipment shall be constructed and maintained in accordance with the relevant Australian Standard, and may be replaced or removed as required.</i>	Any play equipment will only be within leased area and will be the responsibility of the club operators.
Playing fields and ovals	<ul style="list-style-type: none"> <i>* Mowing Playing fields and ovals will be mowed in accordance with approved schedules.</i> <i>* Line Marking Line marking may be undertaken, initially at the start of each season by Council then will be the responsibility of users.</i> <i>* Erection of Posts The erection of posts is allowed by this plan and is the responsibility of Council.</i> <i>* Watering Watering of playing fields and ovals shall be undertaken as required.</i> <i>* Wet Weather Use During periods of wet weather, the Council may restrict use of playing fields and ovals to prevent damage to grass surfaces.</i> <i>* Hours of Operation The Council may restrict the hours of operation of any playing field at its discretion.</i> 	N/A
Public Access	<i>Public access to any of the land to which this plan applies shall generally not be denied, except where a lease or other formal arrangement applies. Access to the land may be limited by the Council at times where this may interfere with works or may have an adverse effect</i>	The subject area for the proposal is the leased area of the site and not the public areas.

	<i>on the land, provided it is appropriate to achieving the objectives of the plan.</i>	
Public liability	<i>The Council will maintain public liability insurance for the land to which the plan applies.</i>	N/A
Public Toilets and Amenities	<i>Public toilets shall be maintained in accordance with Council's adopted procedure manual.</i>	N/A
Signs	<i>Signs may be erected on the land in accordance with the Council's Sign Code.</i>	N/A
Services and utilities	<i>Services and utilities (such as water supply, sewerage, electricity supply, gas and telecommunications) may be constructed, maintained or repaired on the land.</i>	Services and utilities are already available to the land and there is no change to these services under the proposal.
Temporary Uses	<i>The Council may allow temporary use of any of the land to which this plan applies up to a maximum continuous period of one month in any calendar year, provided it is satisfied that the use does not significantly adversely affect the permanent uses of the land. Temporary uses which may be allowed include erection of marquees, fairs, markets, shows, advertising, sporting events, carnivals and similar activities. In allowing such a temporary use, the Council will have regard to the environmental impact of the use, as provided for in the Environmental Planning and Assessment Act 1979.</i>	The use is not temporary but is continuing on the site as a bowling club dating back 1939.
Weed Control	<i>Weed control shall be by both taking preventative measures and active control measures. Prevention of weed infestation shall be by minimising actions that disturb the ground surface and discouraging the conditions which encourage weeds. Measures shall be taken to prevent the dispersion of weeds by fill or the transport of seeds on machinery. Active control measures which are acceptable include physical removal or slashing, or chemical spraying where the Council is satisfied that there will be no adverse residual effects and that no adverse effect on human health will occur. Non-indigenous plants shall be removed from the site as far as possible as required and shall be monitored annually. Weeding shall be done such that there is no significant disturbance</i>	The landscape plan includes a maintenance schedule which covers weed control.

	<i>(either physical or chemical) to the soil, leaf litter and native plants</i>	
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