

Gore Hill Park- PLAN OF MANAGEMENT Adopted by Council on 22nd August 2016

1. INTRODUCTION

a. Land to which the Plan applies

This Plan of Management relates to Gore Hill Park (Lot 7083 DP93642), a Crown Reserve R29836.

The land is bound by the Gore Hill Memorial Cemetery, Royal North Shore Hospital, Pacific Highway and Westbourne Street, St Leonards.

b. Background to the Plan of Management

This Plan of Management supersedes the previously adopted Sports fields, Rotary Athletic Field and Gore Hill Park' Plan of Management (1996). This Plan of Management specifically relates to Gore Hill Park.

This Plan of Management is the principle document that guides Council's future planning, design and management of Gore Hill Park. It sets out how the park can be used, managed, developed and conserved, and establishes park improvements that maintain and enhance the recreational needs of the community.

Maintenance requirements and service levels for the park are captured in the Council's Asset Management Plans and managed on an annual basis through the Council's Operational Plan.

c. Purpose of the Plan of Management

A new Plan of Management for Gore Hill Park is required to encompass the changes outlined in the new Concept Plan for Gore Hill Park. The previous Concept/ Master Plan was adopted by Council in 2006.

The new Concept Plan incorporates the community recreation needs as outlined in the Council's Open Space and Recreation Plan 2013. These needs are:

- Upgrade and maintain existing recreational areas
- Improve access to existing recreational facilities
- Optimise land available for provision of sporting facilities and/or increase time available on existing facilities

d. Relevant legislation

Legislation that applies to the land is this Plan of Management includes:

- Crown Lands Act 1989
- Local Government Act 1993
- Local Government (Community Land Planning) Amendment Act 1999
- Local Government (General) Regulation 2005
- Disability Discrimination Act 1992

- Environmental Planning and Assessment Act 1979

Under legislative requirements of the *Local Government Act 1993* and the *Local Government (Community Land Planning) Amendment Act 1999*, Councils must prepare and adopt Plans of Management for all community land (Section 36).

The Act states that the Plan must identify the following:

- The category of land.
- The objectives and performance targets of the Plan with respect to the land.
- The means by which Council proposes to achieve the Plan's objectives and performance targets.
- The manner in which Council proposes to assess its performance with respect to the Plan's objectives and performance targets.

As Gore Hill Park is a Crown Reserve, the statutory requirements of the Local Government Act (Sect 36) for the preparation of a Plan of Management do not apply, however the statutory requirements are used as a framework for the new Plan of Management.

e. Willoughby planning context

Willoughby City Council has 166 open space areas covering approximately 428 hectares.

This Plan of Management relates to the key strategic directions of the 'Community and Cultural Life' in the Willoughby City Strategy 2013 -2029.

Willoughby Local Environmental Plan 2012 is the land use planning document that governs the use of all land within the Willoughby Local Government Area.

The Willoughby Open Space and Recreation Plan 2013 recommends measures to improve open space and recreation opportunities in Willoughby, including sportsgrounds, playgrounds and informal parkland.

This Plan of Management replaces the Plan of Management for Sports fields-Rotary Athletic Field and Gore Hill Park 1996, in respect to Gore Hill Park only.

2. DESCRIPTION OF THE LAND

a. Land ownership and tenure

Gore Hill Park is Crown Land under the ownership of the NSW Department of Lands.

Willoughby City Council is the Reserve Trust Manager and has care, control and management of the park.

b. Physical description

Gore Hill Park is located on the lower north shore of Sydney at the southern edge of the Willoughby City Council Local Government Area (LGA). The adjoining Municipalities are North Sydney (east of the northern rail line) and Lane Cove (south of the Pacific Highway).

The park's natural topography gently slopes south east, prior to the cut and fill construction of the sportsground. The underlying soil type is Wianamatta Shale, giving rise to heavy clay/shale soils over the site.

The park has substantial stands of mature native and exotic trees. Remnant vegetation of the Blue Gum High Forest remain in the north west part of the site, with mainly mature Turpentines (*Syncarpia glomulifera*).

The park contains a sportsground, defined by a raised earth berm to the southern and eastern boundary and separating the park from Pacific Highway and Reserve Road. The berm around the oval creates a stormwater detention basin in peak stormwater overland flows.

The park contains exercise stations, a basketball court, an electric BBQ, picnic seating and open lawn areas.

Adjacent to the sportsground is a two storied brick pavilion, with ground floor public toilets, change rooms and an upper floor community room with verandah. A temporary referees' room has been installed north of the pavilion.

Two bitumen carparks accessed from the Pacific Highway are located adjacent to the pavilion. A third larger bitumen carpark is located on the northern boundary adjoining the hospital. An access road through the lower car park provides access to the Sexton's Cottage in the Gore Hill Memorial Cemetery.

c. Uses of the land

The park is used for:

1. Informal recreation – the park is used for informal/ passive recreation (walking, sitting, leisure activities, BBQs and picnics, respite for hospital patients and visitors)
2. Sports – active recreation (AFL and cricket, sports training for football, flying disc etc, commercial sport groups, court based sport)
3. Special functions on the sportsground- eg RNSH fund raising events
4. Car parking – the park's car parks are used by commuters and are metered during the week Monday to Friday during normal working hours only. The meters do not operate during weekends and after business hours on weekdays.

The park is predominately utilised during the week for passive recreation, personal training groups, individual exercise, and sport training in the evenings. During weekends, the sportsground is utilised for competition sport, predominantly AFL in Winter and cricket in Summer.

3. THE CATEGORY OF THE LAND

The public purpose of the Crown Reserve is Public Recreation.

4. ISSUES PERTINENT TO THE LAND

The general issues relevant to the park have been canvassed in the 1996 Plan of Management, the Gore Hill Park Master Plan Report 2006, and the Willoughby Open Space and Recreation Plan 2013.

In summary, the relevant issues are:

- a. **Informal Recreation**
 - Lack of adequate facilities for passive recreation.
- b. **Sport**
 - Continuing demand for access to sportsgrounds for community sport.
 - Maintaining the sportsground as a safe playing surface.
- c. **Trails and routes**
 - Lack of access paths within, around and through the site.
 - Access from the park into the Memorial Cemetery is limited.
 - Lack of cycle ways linking to and through the park.
- d. **Interaction with nature**
 - Tree replacement program needed due to ageing tree canopy, and to provide shade, shelter and fauna habitat.
- e. **Traffic and parking**
 - Access to carparks, particularly off the Pacific Highway, is poorly defined and unsafe.
- f. **Water management**
 - Protect quality and quantity of stormwater flows into the Flat Rock Creek Catchment.

5. BASIS FOR MANAGEMENT

a. Crown Land

The objectives of the Crown Lands Division regarding land management directly relate to the objects of the Crown Lands Act (Section 10) for Crown land, and the principles of Crown land management listed in Section 11 of the *Crown Lands Act 1989*.

The objects of the *Crown Lands Act 1989* are to ensure that Crown land is managed for the benefit of the people of New South Wales and in particular to provide for:

- a proper assessment of Crown land.
- the management of Crown land having regard to the principles of Crown land management.
- the proper development and conservation of Crown land having regard to those principles.
- the regulation of the conditions under which Crown land is permitted to be occupied, used, sold, leased, licensed or otherwise dealt with.
- the reservation or dedication of Crown land for public purposes and the management and use of the reserved or dedicated land.
- the collection, recording and dissemination of information in relation to Crown land.

The principles of Crown land management are to:

- observe environmental protection principles in relation to the management and administration of Crown land.

- conserve the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) wherever possible.
- encourage public use and enjoyment of appropriate Crown land.
- encourage multiple use of Crown land, where appropriate.
- use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate
- occupy, use, sell, lease, license, or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.

b. Zone objectives

The objectives of the Willoughby Local Environmental Plan 2012, for the zone RE1- Public Recreation are to:

- enable land to be used for public open space or recreational purposes.
- provide a range of recreational settings and activities and compatible land uses.
- protect and enhance the natural environment for recreational purposes.
- protect and enhance areas of ecological, scientific, cultural or aesthetic value.
- maintain and provide visual open space links to a diversity of public and private spaces and facilities as an integral part of the open space system.
- provide adequate open space areas to meet the existing and future needs of the residents of Willoughby.

c. Council objectives

The Willoughby City Strategy 2013 -2029, Community and Cultural Life, Health and Well Being has objectives to:

- Provide sport and recreational areas and programs appropriate for demographic needs.
- Create public spaces that offer a wide variety of recreational and creative experiences.
- Improve multi-use of sport and recreation areas to respond to community demand.

6. PERFORMANCE TARGETS, MEANS OF ACHIEVING TARGETS AND METHOD OF ASSESSMENT

Performance Targets	Means of Achieving Targets	Method of assessment
The principles of Crown Land management are upheld and complied with.	<ul style="list-style-type: none"> • Completion of the Crown Lands Annual Report as per Section 122 of the Crown Lands Act 1989. 	<ul style="list-style-type: none"> • Report is lodged through the Crown Reserves Reporting System (CRRS) on time each year.
Informal recreation facilities and settings meet the needs of an increasing and changing population.	<ul style="list-style-type: none"> • Implementation of the new playground, exercise stations, half court, picnic and BBQ areas, as per the new Concept Plan for Gore Hill Park. 	<ul style="list-style-type: none"> • Increase in park usage by target groups in the community- children, teenagers, older people, people with disabilities.
Sport facilities meet the demand of an increasing and changing population.	<ul style="list-style-type: none"> • Implementation of the synthetic grass sportsground and indoor sports centre, as per the new Concept Plan for Gore Hill Park. 	<ul style="list-style-type: none"> • Bookings for sport facilities in the park are optimised.
Walking and cycle paths meet the demand of an increasing and changing population.	<ul style="list-style-type: none"> • Implementation of the walking paths, promenade and cycle ways as per the new Concept Plan for Gore Hill Park. 	<ul style="list-style-type: none"> • Linkages within, through and to the park are monitored on an annual basis for usage levels.
Tree canopy cover is maintained and tree replacement species reflect the remnant Blue Gum High forest.	<ul style="list-style-type: none"> • Implementation of the tree replacement program for the park, as per the new Concept Plan for Gore Hill Park. 	Trees in the park are audited by an arborist every 2 years for health and structural integrity.
Vehicle movements into and through the park are controlled for the safety of pedestrians, park visitors and motorists.	<ul style="list-style-type: none"> • Implementation of the car parking as per the new Concept Plan for Gore Hill Park. 	<ul style="list-style-type: none"> • Usage levels in the car park/s are monitored by use of parking meters.
Stormwater flows into and through the park are controlled and detained for the safety of down-stream properties and water quality in Flat Rock Creek.	<ul style="list-style-type: none"> • Implementation of the on-site stormwater detention system, as per the new Concept Plan for Gore Hill Park. 	<ul style="list-style-type: none"> • Stormwater flood events on the sportsground are minimised. • Water quality in the concrete channel entering Flat Rock Creek is monitored on an annual basis.

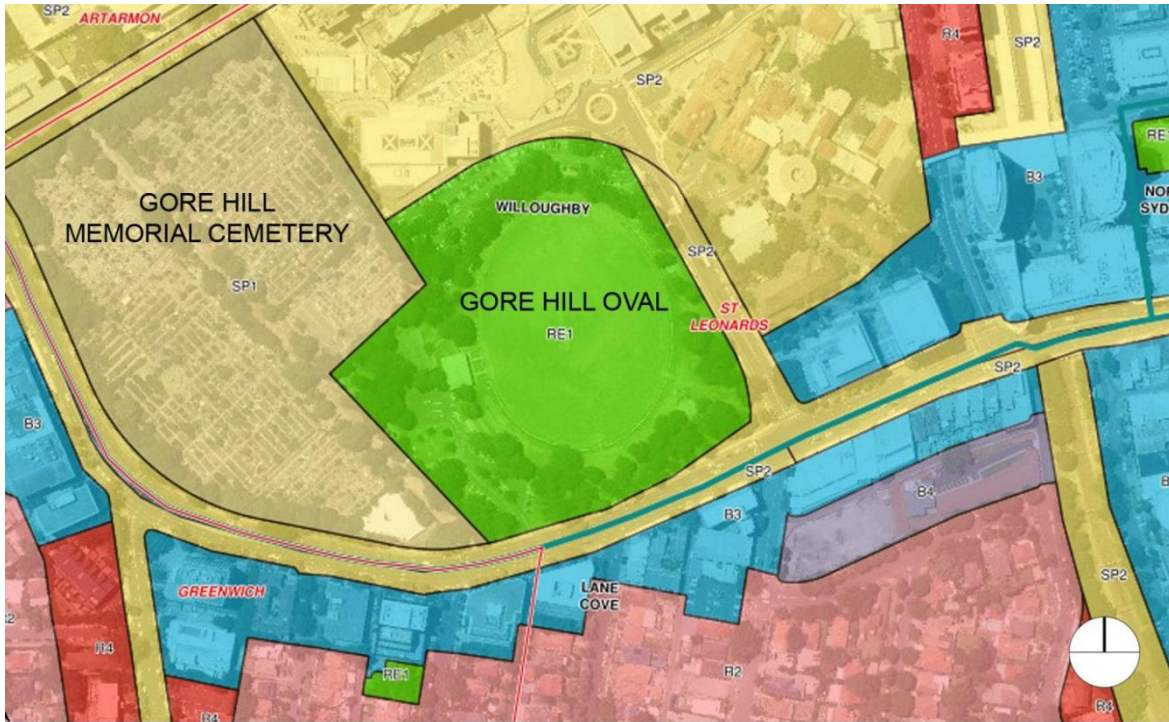
7. REFERENCES

- Willoughby City Council, 2013 Willoughby Open Space and Recreation Plan.
- Bio Design and Associates, 2006, Gore Hill Park Landscape and Recreation Masterplan and Report.
- Willoughby City Council, November 1996, Plan of Management: Sports fields – Rotary Athletic Field and Gore Hill Park.
- Willoughby City Council, Willoughby Local Environment Plan 2012
- Willoughby City Council, Willoughby City Strategy 2013 – 2019

ATTACHMENTS



Location Plan



LEGEND

 RE1	 SP1	 SP2	 B3	 B4	 R2	 R4
Public recreation	Special Activities	Infrastructure Classified Road	Commercial Core	Mixed Use	Low Density Residential	High Density Residential

Zoning Map



Existing Site

Existing Landscape Plan
WCC Gore Hill Regional Park

PROJ/DRAWING: 0215-0201-LD-001 REV: 01 DRAWN: LH APPR: ME DATE: 07.06.16



A1

SCALE 1:500 @ A1

Landscape Concept Plan - Stage 1 Redevelopment

WCC Gore Hill Regional Park

PROJ# WCC 0215-0201-LD-001 REV: 01 DESIGN LH APPR: ME DATE: 17.06.16

Concept Plan (Stage One)



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SCALE 1:500 @ A1

Landscape Concept Plan - Stage 2 Redevelopment

WCC Gore Hill Regional Park

PROJ# WCC 0215-0201-LD-001 REV: 01 DESIGN LH APPR: ME DATE: 17.06.16

Concept Plan (Stage Two)