



**Willoughby City Council**

**AMENDMENT TO:**

**BALES PARK  
PLAN OF MANAGEMENT**

**In respect to the Bales Park car park, Sydney Street  
Willoughby**

Adopted by Council: 22 April, 2003  
Prepared by: Open Space Branch

Willoughby City Council

# INTRODUCTION

The Local Government Act 1993 as amended (the Act) requires all community land to be subject to a plan of management. Willoughby City Council has 150 open space areas covering approximately 428 hectares.

This Plan amends and should be read in conjunction with the Plan of Management for Willoughby, Bales, OH Reid Memorial, Naremburn and Greville Street Parks (1995),

This Plan pertains to the area of land called Bales Park located between Sydney Street and Stanley Street, Willoughby, specifically the car park located off Sydney Street. The park adjoins a Council owned residential property at 118 Sydney Street.

## THE CATEGORY AND CLASSIFICATION OF THE LAND

The land is classified Community Land, and categorised as:

1. “**sportsground**” under Section 36 (F) of the Act
2. “**park**” under Section 36(G) of the Act, and
3. “**general community use**” under Section 36(I) of the Act.

### 2 a DESCRIPTION OF THE LAND

The area of the park is 2.4 hectares and contains a district playground, a sportsfield, a bocce court, a portion of the district cycleway, an amenities building containing a multi-use community room, a kitchen/ kiosk, change-rooms and public toilets, and a car park. The park contains established mature trees, and informal grass areas with pathways.

## OWNER OF THE LAND

The land is owned by Council.

## ISSUES PERTINENT TO THE LAND

The issues pertinent to the site have been canvassed in the Plan of Management for Willoughby, Bales, OH Reid Memorial, Naremburn and Greville Street Parks (1995). In summary the issues for Bales Park are:

- Improving park perimeters and entries
- Upgrading the childrens play area
- Providing more shade planting and seating
- Ensuring organised sport has acceptable impacts on local residents
- Improving night lighting
- Improving dog control and hygiene
- Ensuring park is available for all users

#### **4.1 New Issue – Proposed use of the Bales Park car park for a proposed childcare centre at 118 Sydney Street, Willoughby**

In April 2002 Council requested an investigation into the potential for the residential property at 118 Sydney Street Willoughby to be used as a childcare centre in response to an unmet demand for pre-schools in the Willoughby LGA. The resulting report dated 23 September 2002 by the General Manager indicated that the car park in Bales Park would have to be utilised for the set down and pick up of children using any planned childcare facility at 118 Sydney Street, as there was insufficient space on the latter property.

At its meeting of 23 September 2002, Council resolved (in respect to 118 Sydney St):

*1. To prepare a Draft LEP to amend Clause 55 of WLEP 1995 to allow “ car parking associated with a childcare centre situated on adjoining land” as a permissible use with Council consent in Open Space zones. Further, that the project be given a high priority status when the report by the Environmental Services Director on the list of projects being undertaken by the Strategic Planning Branch is considered at the next Heritage Environment and Open Space Committee meeting.*

*2. Expressions of interest be called to lease 118 Sydney Street for the purposes of establishing a pre-school.*

This amendment to the Plan of Management for Willoughby, Bales, OH Reid Memorial, Naremburn and Greville Street Parks (1995) provides for the use of the Bales Park car-park for the drop off and pick up of children and car parking associated with a childcare centre situated on adjoining land.

## **MANAGEMENT OF THE LAND**

### **5.1 Core Objectives**

As Bales Park has three (3) community land categories applicable to its land management, the following core objectives form the basis for management.

**5.1.1** In accordance with Section 36 (F) of the Act, the core objectives for the management of community land categorised as **‘sportsground’** are:

- a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.

**5.1.2** In accordance with Section 36(G) of the Act, the core objectives for the management of community land categorised as **‘park’** are:

- a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

**5.1.3** In accordance with Section 36 (I) of the Act, the core objectives for the management of community land categorised as **‘general community use’** are:

a) to encourage, promote 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:

- 1) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- 2) 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).

## **6 PERFORMANCE TARGET**

The performance target of this Plan is:

- To carry out the recommended actions for Bales Park as per the Plan of Management (1995) as amended, to meet the recreational, cultural, social and educational needs of the local population.

## **7 MEANS OF ACHIEVING THE OBJECTIVES AND PERFORMANCE TARGETS**

Council proposes to achieve the objectives and performance targets of the Plan by:

- a) Providing adequate resources within the Open Space Maintenance and Priority Improvement Program budgets to maintain and improve the park.
- b) Permitting the car-park in Bales Park to be used for the drop off and pick up of children and car parking associated with a childcare centre situated on adjoining land at 118 Sydney Street, Willoughby.

## **8 ASSESSMENT**

- a) Council will consider whether the park is being enjoyed and used by local residents and the wider community.
- b) Council will consider whether the use of the car park for an adjoining childcare centre has acceptable impacts on local residents.

## **9 REFERENCES**

- a) Plan of Management for Willoughby, Bales, OH Reid Memorial, Naremburn and Greville Street Parks (1995) - Manidis Roberts P/L.
- b) Council File 707-118-P, being the property file for 118 Sydney Street, Willoughby.

## **10 ATTACHMENT**

Plan of 118 Sydney Street Willoughby and Bales Park.