



PLAN OF MANAGEMENT

Adopted by Nambucca Shire Council (insert date) 2018



**GENERAL COMMUNITY USE
TILLY WILLY CREEK BOAT RAMP, MCKAY STREET, MACKSVILLE
Lot 2 DP 1011698**

Prepared by:

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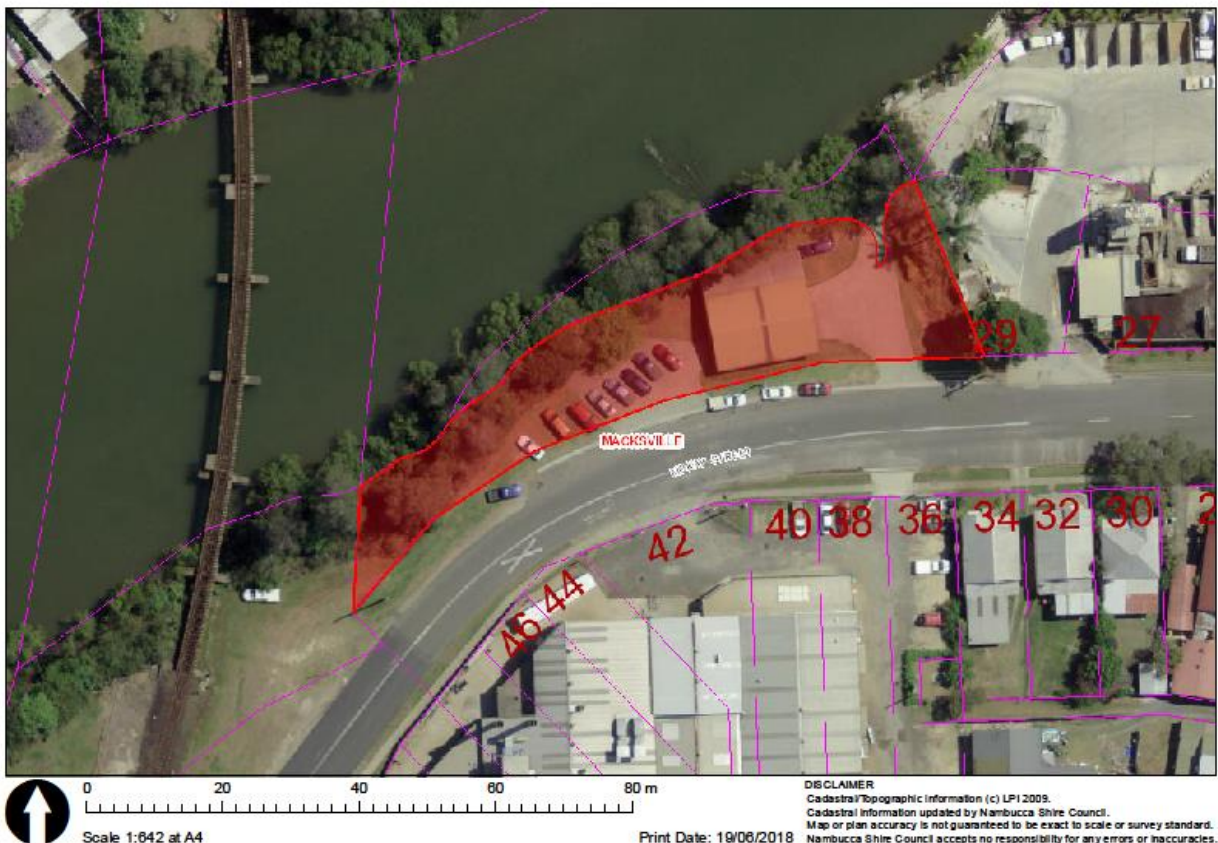
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BACKGROUND

The land comprises 1,336m² as shown in red highlight on the following plan. It comprises a boat ramp and concrete car park. The Council has allowed the land to be developed by the Macksville-Scotts Head Surf Life Saving Club for a 3 bay storage shed and amenities which is used by the Club for storing surf boats and equipment and is used by the Club as a training base for rowing. The 3 bay storage shed and amenities were constructed by the Club and there is proposed to be a lease in place for its use. The lease pertains to the building footprint and not to the surrounding land.

GENERAL DESCRIPTION

The land comprises Lot 2 DP 1011698 and is on the foreshore of Tilly Willy Creek, a tributary of the Nambucca River. The land has been developed for the purposes of a boat ramp, car park as well as a large 3 bay storage shed and amenities. The amenities in the storage shed are not available for public use. The boat ramp is relatively steep and narrow and is mainly used for launching smaller and lighter boats, particularly for fishing. The ramp is also used by the Macksville-Scotts Head SLSC for launching surf boats for training on the river.



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CLASSIFICATION OF LAND

The land is listed in Schedule 1 being categorised as community land. The sub-category is General Community Use as it does not satisfy the guidelines for categorisation as a natural area, a sportsground, a park or an area of cultural influence. The land does not possess a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.

OWNER OF LAND

The owner of the land is specified in Schedule 1.

TRUST, ESTATE, INTEREST, DEDICATION, CONDITION, RESTRICTION OR COVENANT APPLYING TO THE LAND

These details are included in Schedule 1.

OWNERS APPROVAL OF MANAGEMENT PLAN

This information is shown in Schedule 1.

LEASEHOLD DETAILS

These details are included in Schedule 1.

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GENERAL DESCRIPTION

MANAGEMENT ISSUES	OBJECTIVE/PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	ASSESSMENT
Public Image	That the boat ramp and other improvements on the land are properly maintained and kept in good repair so they reflect a council and community which cares about its public facilities.	Regular cleaning of the boat ramp Ensuring the Macksville-Scotts Head SLSC keeps their building in good repair Ensuring the grass is mown and weeds controlled. Regular removal of rubbish.	Feedback from the public. Inspection by Council staff.
Management and Administration	An efficient and practical administration and management system with clear areas of responsibility.	Employment of staff with horticultural training. Provide sufficient funds for proper maintenance.	Assessed during the preparation of the draft budget each year.
Landscape Character	Maintain trees and grasses.	Reduce the invasion of weeds.	Inspection, weed control, replanting of indigenous species, eg lomandra
		Maintain existing native plants. Replant with local indigenous plants.	Annual inspection.
		Lop trees that are hazardous to users and adjoining private land (do not lop to restore views or that shade properties).	Annual inspection.
		Remove trees with termite infestations.	Annual inspection.
		Use a common colour scheme for all buildings and structures.	Existing storage shed is brick with a green colourbond roof. No further action required.
Facilities	Limit construction of facilities on reserves.	Allow drainage related structures such as headwalls, pipelines and pits to be constructed.	Annual inspection in relation to condition.

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MANAGEMENT ISSUES	OBJECTIVE/PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	ASSESSMENT
Paths	A set of access paths which satisfy major pedestrian desire line and minimise conflict with vehicles.	Develop paths consistent with access to facilities. Paths should be wheelchair friendly. Maintain drainage system associated with paths.	The boat ramp is relatively steep and narrow and as such is not suited to disability access. If warranted by future usage the ramp could be widened to allow better separation of vehicles and pedestrians.
		Provision of paths that do not flood in normal rain conditions. Provision of paths that are passable by wheelchairs.	As indicated the boat ramp is not suited to disability access.
Unauthorised Use	No intrusion of private uses such as gardens, boats, cars, caravan, rubbish etc.	Existing intrusions are identified and notices to remove are issued.	Periodic inspections by Council staff.
Dog Control	Dog excrement does not constrain recreational enjoyment.	Dogs have to be under effective control and owners are responsible for the collection of excrement as per existing legal requirements.	If there is an issue with dog excrement then consideration be given to the placing of doggy do bags at the boat ramp.
Soil and Drainage	To maintain a surface runoff system compatible with the park.	Use natural drainage lines, pipelines, dish drains, grass drains.	There is a major drainage line on the eastern side of the boat ramp which requires periodic inspection. There may be an opportunity for a gross pollutant trap on this drain.
		Control runoff from adjacent development.	The existing catchment for the major drainage line is largely developed. There are limited opportunities to control runoff upstream.
		Control runoff from road drainage.	Via the major drain on the eastern side of the land.
Fencing	Protect areas from damage by vehicles, pedestrians and intrusion.	Identification of fencing locations to ensure that vehicles are kept out of the reserve.	Not required.
Parking	Restrict parking to defined areas.	Provision of dedicated parking areas to ensure vehicles are kept out of the reserve.	Given the minor usage of the ramp parking controls are not warranted.

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MANAGEMENT ISSUES	OBJECTIVE/PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	ASSESSMENT
Signs	Identify as public land.	Erect signs at access points.	Signs are in accordance with current legislation and standards. Surf Club shed would benefit from a sign identifying its owner.
		Upgrade and install signage in accordance with Council risk management policy and procedures.	Design is in accordance with appropriate current standards.
Utilities	To allow the installation of utility services.	Permit the construction of underground pipelines for storm water, sewerage and water supply.	Plans and completed works to be approved by the Manager responsible for recreation.
		Permit overhead or underground electricity supply.	Liaison with energy authority, plans and completed works to be approved by the Manager responsible for recreation.

AMENITIES

MANAGEMENT ISSUES	OBJECTIVE/PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	ASSESSMENT
Toilet facilities	Maintain clean amenities.	There are no public amenities available at the boat ramp. There are other river front amenities just upstream in River Street and also at the Ferry Street boat ramp.	The surf club storage shed contains male and female toilets for use by Club members using the facility. Given the proximity of other public amenities for boat users it is not considered that public amenities are required at this boat ramp.
Boat ramp	Provide a safe facility which meets appropriate standards.	Review current standards in the event of an upgrade to the site.	Standards investigated at the time of design.
	Provide a safe launching area for recreational boat usage.	Clean and remove slippery surface conditions.	Conduct a formal inspection as required.
		Clean with high pressure equipment. Placed on a program and undertaken each month or as required.	Provide sufficient funds for correct maintenance practice.

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COMMERCIAL ACTIVITIES

MANAGEMENT ISSUES	OBJECTIVE/PERFORMANCE TARGETS	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Commercial activities on the site	Maximise the use of the area where appropriate but not at the detriment of the general public	Allow commercial water sport activities	Development Application. Council approval.
		Allow commercial activities on the land	RMS Approval. Supply of relevant insurance coverage and risk management procedures.
		Licence the activities of commercial operators	Commercial Activities on Parks and Reserves Application. Council approval. Supply of relevant insurance coverage and risk management procedures.

SCHEDULE 1

GENERAL COMMUNITY USE

TILLY WILLY CREEK BOAT RAMP, MCKAY STREET, MACKSVILLE Lot 2 DP 1011698

Description	Location	Town Planning Zone	Owner	Trust, Estate etc	Leasehold Details
Lot 2 DP 1011698	McKay Street, Macksville	RE1 Public Recreation	Nambucca Council	Nil	Lease of storage building to the Macksville-Scotts Head SLSC – building footprint only (refer following photo)

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