

## 5 IMPLEMENTATION

### 5.1 Implementation of this document

The action plan is to be reviewed annually during the preparation of Council's Management Plan.

Projects and actions identified in this Plan will be assessed against other priorities of Council. **Commitment** to implementing particular actions is given once these actions appear in Council's Management Plan and related annual corporate planning documents.

The listing of an action in a Plan of Management is not a guarantee that it will be implemented within the life of this Plan but the priority system and annual review is designed to make sure that the actions are continually assessed and considered. In some cases actions may be undertaken as part of a larger project or part of another action but should still be included in the annual review process.

### 5.2 Financial considerations

The Financial Planning Policy (2007) outlines Council's long-term Financial Strategy and Assets Management Strategic Framework. The aim of this policy is to make sure that Council manages the finances in such a way that balances community needs with long-term financial sustainability.

The development of the annual Management Plan and budget will be guided by the following principles:

1. Council's strategic management processes include financial plans prepared on a rolling 10 year basis, asset management plans of at least 20 years and a works plan covering a four year cycle.
2. Projected operating revenues are set at a level sufficient to meet projected operating expenses.
3. Investment in the renewal of assets will increase each year to meet the full cost of asset depreciation by 2011-2012, and thereafter increased to keep pace with the depreciation of assets.
4. Asset renewals are funded by the depreciation expense.
5. New assets to support population growth are funded from developer's contributions.
6. New assets created to provide increased levels of service are to be funded from sources other than general revenue, including but not limited to loans.
7. Proceeds from the sale of real property are used in accordance with the "Sale of Real Property – Allocation of Funds" policy.
8. Excess accumulated working capital to be applied to "one off" projects that improves financial sustainability and builds capacity for the community.

As noted previously commitment to implementing particular actions is given once the actions appear in Council's Management Plan and related annual corporate planning documents.

Many of the actions noted in this Plan of Management cannot be funded by general revenue and must be funded by capital sources such as developer contributions or grants.

Section 94 of the *Environmental Planning and Assessment Act 1979* enables Council to impose conditions of consent on a development application to require the payment of monetary contributions in order to meet demand for public amenities and public services within Warringah created by new development.

Due to changes in the legislation in 2006 Council currently has two Developer Contributions Plans:

- The Warringah Section 94 Development Contributions Plan 2001
- The Warringah Section 94A Development Contributions Plan.

All new capital expenditure proposals listed in this plan will be assessed against other priorities of Council and alternative funding sources may need to be sourced to enable their implementation.

In some cases funding may not be found and the action may not be implemented.

### **5.3 Ongoing management of the area**

The Action Plan provides a list of new actions for Dee Why Valley and South Creek Open Space Corridor but there are many other ongoing actions and directions that will be undertaken. These will also contribute to the overall protection of the values and assist in the achievement of the objectives of this plan.

These actions and directions are listed as follows and are to be considered in the annual review of the actions within this Plan of Management.

1. Continue the Environmental Monitoring and Assessment, Environmental Audit and Sediment Control Programs designed to improve and monitor the water quality of South and Dee Why Creeks. Relevant action is to be taken as required
2. Continue the protection of Aboriginal heritage sites.
3. Sportsground lighting will be provided to the appropriate Australian Standards and approval for night time competitions will be assessed on a case by case basis (Generic Sportsground Plan of Management August 2007).
4. All buildings and facilities built on any of the reserves are to be designed and constructed in such a way as to reduce the potential for crime and antisocial behaviour.
5. The development of any infrastructure and facilities is to take into consideration the needs of the entire community including special needs groups such as those identified in the Warringah Social Plan. There are a variety of documents within Council addressing the needs of these groups which are to be considered.
6. Bollards and landscaping continue to be installed where relevant at reserves and sportsground to prevent car access to the fields.
7. The reserves continue to be developed, promoted and made available for use by the community for events and activities including festivals, birthday parties and where appropriate markets and major events.
8. Opportunities for public art are to be considered at the planning stages of any development.

9. Continue to manage, maintain and review water quality devices (including nutrient, sediment and gross pollutant traps). Programmed inspections and maintenance is to be undertaken for all devices as required and steps taken to ensure that they do not negatively impact on the environment.
10. The implementation of any action is to take into consideration the impact the completed action may have on Council. This is to ensure that the resources required to deliver an action or maintain a facility are allocated at the right time i.e. the construction of compliance signage may require additional staffing from the Compliance section of Council and must be coordinated and considered at the time the signs are installed.
11. Consider the possibility of developing specific community working parties for the implementation of any of the actions, especially regarding recreational facility development i.e. playgrounds and skate areas.
12. Continue to assess the condition and maintain related infrastructure at the reserves – including bridges, pathways and lighting.
13. Continue to undertake relevant building and facility audits and inspections ensuring all aspects of the buildings are reviewed regularly. All documents generated from these programs are to be used in the management of the relevant facilities within this plan.
14. Any new or additional planting in the area must consider the role it may play in the provision of habitat.
15. Continue to consider the relevant sportsfields for the sportsground rectification program.

Table 2.4.1 provides a summary of the issues which have arisen through the development of this plan and lists those actions which aim to address a particular issue. In some cases this requires that the above ongoing management actions need to be listed along side actions from the Action Plan. To differentiate between the two lists of actions the ongoing management actions from the above list will be known as OM (Ongoing Management) actions and are listed with their corresponding number i.e. O.M1.

## **5.4 Land categories and management implications**

Figure 2.1.1 shows the land categories that have been given to the land in this Plan. The objectives (Appendix E) provide Council with the management direction for the land.

There are three distinct sporting areas within the corridors and these have been shown at Dee Why Park, St Matthews Farm and Cromer Park. These areas are either used for sport now or are intended to be used for both informal and structured sport in the future.

Action 44 proposes the use of the Campbell Parade end of Dee Why Park as sportsground. This is because more fields are required for junior sport within Warringah, however as the land is close to neighbours this plan has placed restrictions on the usage of this area.

Most of the remaining areas have been categorised as Natural Area or Park. Such categories allow the ongoing improvement of the natural areas and access for the community. The actual spaces shown as Natural Areas have been generally determined by the Warringah Asset Survey undertaken by Rapidmap in 2006.

There is a significant amount of land adjacent to residential properties which has been categorised as Natural Area. This area will be managed to improve the natural state of the vegetation and creeks but a buffer area is essential between the natural vegetation of the

creek lines and the homes. It is expected that any bush restoration will be a measured distance from these homes.

Much of the Natural Area has been categorised further as Watercourse which includes streams/ creeks and the associated riparian land and vegetation. In an attempt to keep the categorisation process simple there has not been delineation between the riparian vegetation and any bushland vegetation if they occur in the same area or within the same reserve. The core objectives to manage both types of natural areas are very similar and both aim to protect and improve such land.

## **5.5 Relevant Council documents important to this plan**

There are several documents which have been important in the development of actions for this plan. These documents have in many cases set the direction for the management of specific areas. To ensure that the intentions of these documents are considered along side the actions within this plan, a summary of each relevant document is listed here. In some cases these documents have addressed some of the issues identified in the consultation process and this has been noted in table 2.4.1

### **Generic Sports Ground Plan of Management (2007)**

The Generic Sportsgrounds Plan of Management provides guidance for the management of sportsgrounds in Warringah and establishes planning principles for the development and use of sportsgrounds.

The Plan of Management places all sportsgrounds in a 'hierarchy' of fields. This sets the basis for the provision of services and infrastructure and the management of the grounds.

The hierarchy is based on the following levels:

- Regional A - Significant regional facilities which are used regularly for state level games. Only Brookvale Oval would currently be included in this category.
- Regional B - Significant regional facilities and centre for club functions, e.g. Cromer Park for soccer.
- Subregional - Generally district competition with more support for higher level games and facilities to support level of use, e.g. St Matthews Farm.
- Local A - Used for local competition with appropriate facilities focusing on daytime competition at weekends and evening training, e.g. Dee Why Park.
- Local B - Minimal facilities and lower use fields with a strong local and casual user focus for daytime use only, e.g. Condoval Street Oval, Balgowlah.

The Generic Sportsgrounds Plan of Management also includes a number of actions which impact on the three sportsgrounds within this plan and their users. These areas include:

- Licences, leases and user agreements
- Good neighbour codes of conducts
- Ground management
- Facilities and buildings
- Wet weather
- Lighting
- Subsidence and ground condition
- Drainage and irrigation
- Signage
- Security and antisocial behaviour
- Risk management

The management of sportsgrounds in the Dee Why Valley and South Creek Plan of Management is to be guided by the Generic Sportsground Plan of Management, especially regarding any matter not specifically noted in this plan.

### **Preliminary Fauna Study for the Dee Why Valley and South Creek Corridor (2007)**

The Fauna Study was undertaken as part of this Plan of Management and states that habitat development in this area should be managed 'to increase the structural complexity of the area by providing native vegetation of all strata (heights) and the widening of the corridor to provide core interior habitat which is not affected by edge environments'.

This objective is to be the focus of any habitat work in the corridors and the impact that other activities may have on habitat is to be taken into consideration. Fauna Study outlines the importance of these corridors and sets a number of goals and recommendations for the area.

### **Local Habitat Strategy (2007)**

This strategy recognises important habitat in Warringah and ensures it is protected, improved and restored through appropriate management and community involvement. It displays a coordinated approach to the management of habitat areas throughout Warringah, with a general focus on habitat within wildlife corridors. Wildlife corridors are important as they provide links between larger areas of bushland, effectively increasing the area of habitat available.

In brief, the actions revolve around the following:

- enhancing or protecting habitat in corridors on both private and public land, in partnership with the local community;
- considering habitat in Council's strategic activities;
- considering habitat in Council's ongoing day to day activities

The strategy specifically notes actions for the Dee Why Creek Corridor between Dee Why Lagoon and Dumic Place and the South Creek Corridor at St Matthews Farm.

### **Natural Area Survey (2005)**

The Natural Area Survey, undertaken by P&J Smith, involved mapping Warringah's native vegetation communities outside the national parks, and compiling information on native flora and fauna species. As well, the distribution of vegetation communities prior to European settlement was assessed and remnant or potential wildlife corridor routes were identified. Council uses the NAS extensively in managing Warringah's natural environment.

The Dee Why Valley and South Creek Corridor is listed as a priority 2 corridor in the Natural Area Survey and is considered important in establishing links between larger areas of remnant bushland in Warringah. This area is crucial in facilitating the movement of fauna and assisting in the pollination plants as corridors allow for the movement of animal-borne pollen and seeds between remnants.

Habitat Restoration Plans have been prepared for Dee Why Creek and St Matthews Farm. These Plans suggest ways to restore or enhance local habitat in these areas. They draw heavily on the plant species information in the Natural Area Survey.

### **Playground Strategy (2007)**

The Playground Strategy was adopted in August 2007 and provides an overview of playground provision in Warringah. Research into play theory, playground design and a thorough analysis of current playground supply and demand has helped to establish Council's direction for the future provision of playgrounds in Warringah.

The Playground Strategy aims to provide a playground within a 10-minute walk, taking into account available open space, topography and barriers i.e. roads and natural features.

The four playgrounds in this Plan of Management have been identified as requiring an upgrade to meet Australian Standards. Tulich Playground in Dee Why Park has been given a **medium priority** and the Cromer Playgrounds have been given a **low priority** compared to others in Warringah. These priority ratings have been adopted in this plan.

### **Warringah Creek Management Study (2004)**

In 2004 Council commissioned a Creek Management Study to look into the condition and health of all creeks in the local area. This study outlined a series of actions for all creeks within Warringah.

The following actions have been suggested for Dee Why Creek:

- Re-vegetate of riparian areas
- Investigate pollution from Cromer Industrial estate
- Investigate construction of artificial wetland habitat adjacent to the creek
- Repair erosion around concrete creek

The following actions have been suggested for South Creek.

- Prepare a Creek Management Plan
- Progressively revegetate riparian zone and stabilise eroding banks
- Stabilize eroding banks in upper reaches
- Construct a wetland at the wheeler creek confluence
- Introduce at source controls (retro-fit Water Sensitive Urban Design etc) to reduce peak flows
- Educate residential, commercial and industrial stakeholders about at-source stormwater management
- Educate residents about plant selection and garden waste management
- Recreational trail in public land from Narrabeen Lagoon to Beacon Hill
- Investigate potential pollution from Cromer industrial estate

### **South Creek Risk Floodplain Study and Floodplain Management Plan (2008)**

Warringah Council commissioned a Floodplain Risk Management Study for South Creek and its main tributary, Wheeler Creek. Flooding in South Creek can pose a hazard to some properties living near South Creek.

The purpose of this study was to identify and examine options for the management of flooding within the South Creek floodplain as a precursor to the preparation of the Floodplain Risk Management Plan. The study has been undertaken in accordance with the NSW Government's Flood Policy and in consultation with the Narrabeen Lagoon Joint Estuary and Floodplain Management Committee

These documents were adopted by Council in 2008. Specific actions have not been extracted for this Plan of Management however action 7 enables the implementation of works identified in the Floodplain Risk Management Plan to further manage the flooding

and creek issues as well as improve the reserves. The Master Plans have provided some details as to the areas that may have some flood management works.

It is recommended that this plan and the South Creek Flood Study and Flood Management Plan be read together regarding flooding and creek rehabilitation issues.

### **Other Relevant documents and legislation**

Appendix H lists the documents used in the preparation of this plan and other relevant legislation and policies. This section also displays the way in which this plan relates to other council strategic planning documents.

## **5.6 Leases, licences and other estates**

All leases, licences and other estates are to comply with the requirements of the Local Government Act 1993 and the Crown Lands Act 1989, and relevant regulations.

A lease is generally provided where exclusive use of all or part of the an area is required due to the scale of investment, security measures or the relationship between the activity on the land and the activity of the controller of the land (eg, football stadium and racecourse) or would be desirable in the interest of the management of the area (Land Management Manual, Local Government Act 1993).

Council supports a multi user approach and prefers the use of **licences rather than leases**.

Licences are short term occupation or control of all or part of an area. A number of licences can apply to the same site as the same time provided there is no conflict of interest (Land Management Manual, Local Government Act 1993).

In addition to the general requirements of the Local Government Act 1993 Council has the following guidelines:

- All licences for commercial activities are to be in keeping with the public recreation purpose of the land, must not unreasonably alienate the land, have a component of community benefit and/or demonstrate a clear nexus between the activity and the reserves.
- Council policy supports a multi-use approach to community assets and prefers user agreements (typically a seasonal licence) that allow for a broad range of uses.
- No licences/permits for purely commodity/product marketing and promotional purposes shall be permitted.
- All licences or permits must comply with all relevant Council policies.
- All licenses of facilities/areas covered by this Plan should encourage broad community use and access to facilities/areas where possible at all reasonable times.

The Generic Sportsground Plans of Management (2007) outlines the provision of 'User Agreements' (seasonal licences) for the clubs using Council sportsgrounds and this plan endorses the use of these on the three sports grounds within this plan.

Clubs will be required to enter into a user agreement for each playing season.

### **Existing lease, licence and other estates in the Dee Why Valley and South Creek Corridor**

There are currently two leases relevant to this Plan of Management.

1. Cromer Kingfishers Junior Rugby League Football Club (Cromer Youth Club Incorporated) has a lease for the amenities building in the south east corner of the field. The lease is for ten years and is valid until 2010.
2. Manly Warringah Football Club has a lease on Cromer Park field 1 and associated amenities which is valid until 2013.

### **Authorised leases, licenses and other estates for Dee Why Valley and South Creek Corridor**

Table 5.6.1 lists the leases, licences and other estates that have been included and authorised within this Plan of Management.



Authorised Lease, Licence or other Estate	Additional Conditions of leases, licences or other estates.
<p><b>1.</b> This Plan of Management expressly authorises the granting of a lease, licence or other estate for the purpose of sporting events activities and competitions at the three sports grounds (Cromer Park, Dee Why Park and St Matthews Farm) categorised as sports ground.</p> <p>This authorisation relates to the use of the buildings and facilities within the boundaries of the reserves categorised as sportsground.</p>	<p>This agreement must be in accordance with the Crown Lands Act 1989 and take into consideration any other Council policies and strategies relevant to sportsgrounds.</p> <p>Any amendments to a lease area will require the negotiation of a new lease with all relevant parties.</p>
<p><b>2.</b> This Plan of Management expressly authorises the granting of a lease, licence or other estate on South Creek Foreshore for the purpose of a private sporting entity. This authorisation also includes activities such as:</p> <ul style="list-style-type: none"> <li>• Educational programs</li> <li>• Kiosks</li> <li>• Sporting carnivals/contests</li> <li>• Triathlons/fun runs</li> <li>• Sports safety classes</li> <li>• School events</li> <li>• Hiring of recreational equipment</li> <li>• Sports related services from which there is significant public benefit (eg recreation/health programs)</li> <li>• Sports training</li> <li>• Scientific research/data collection</li> <li>• Mobile food and beverage vendors</li> <li>• Other not for profit activities consistent with relevant category and any such uses which are associated with the land.</li> </ul>	<p>This agreement is conditional on the Council becoming the trust manager of this reserve.</p> <p>The agreement must take into consideration the public purpose of this land as reserved by the Crown and all Council policies and strategies relevant to this area.</p>
<p><b>3.</b> This Plan of Management expressly authorises the granting of a licence or other estate for the purpose of recreational, community or educational activities at Towradgi, Birinta and McIntosh Reserves. This authorisation includes:</p> <ul style="list-style-type: none"> <li>• Educational programs</li> <li>• Triathlons/fun runs</li> <li>• Scientific research/data collection</li> <li>• Mobile food and beverage vendors</li> <li>• Other not-for-profit activities consistent with the relevant categories and any such uses which are generally associated with the land.</li> </ul>	<p>Additional conditions for licences for repeat bookings and commercial purposes include:</p> <ul style="list-style-type: none"> <li>• All bookings need to be referred to the relevant area of Council for an impact assessment</li> <li>• Any use of the reserves will be subject to wet weather closure by Council as required</li> <li>• Council's Community Facilities Management and Subsidies Policy is to be adhered to</li> <li>• Any agreement must be in accordance with the Crown Lands Act 1989</li> </ul>

Authorised Lease, Licence or other Estate	Additional Conditions of leases, licences or other estates.
<p><b>4.</b> This Plan of Management expressly authorises the granting of a licence or other estate for the purpose of recreational, community or educational activities at South Creek Reserve This authorisation includes:</p> <ul style="list-style-type: none"> <li>• Educational programs</li> <li>• Kiosks</li> <li>• Triathlons/fun runs</li> <li>• Scientific research/data collection</li> <li>• Mobile food and beverage vendors</li> <li>• Other not-for-profit activities consistent with the natural area and park categories and any such uses which are generally associated with the land.</li> </ul>	<p>Additional conditions for licences for repeat bookings and commercial purposes include:</p> <ul style="list-style-type: none"> <li>• All bookings need to be referred to the relevant area of Council for an impact assessment</li> <li>• Any use of the reserves will be subject to wet weather closure by Council as required</li> <li>• Council's Community Facilities Management and Subsidies Policy is to be adhered to</li> <li>• Any agreement must be in accordance with the Crown Lands Act 1989</li> </ul>
<p><b>5.</b> This Plan of Management expressly authorises the granting of a licence or other estate for the purpose of recreational, community or educational activities at Cromer Park, Wabash Reserve, St Matthews Farm, Dee Why Park, Dumic Place, Multi Use Access Path, Tyagarah Reserve and Lidwina Reserve. This authorisation includes</p> <ul style="list-style-type: none"> <li>• Educational programs</li> <li>• Kiosks</li> <li>• Sporting carnivals/contests</li> <li>• Cultural festivals/events</li> <li>• Triathlons/fun runs</li> <li>• Sports safety classes</li> <li>• School events</li> <li>• Hiring of recreational equipment</li> <li>• Sports related services from which there is significant public benefit (eg recreation/health programs)</li> <li>• Sports training</li> <li>• Scientific research/data collection</li> <li>• Mobile food and beverage vendors</li> <li>• Markets</li> <li>• Other not for profit activities consistent with the Sportsground, Natural Area and Park category and any such uses which are generally associated with the land.</li> </ul>	<p>Additional conditions include:</p> <ul style="list-style-type: none"> <li>• All bookings need to be referred to the relevant unit for an impact assessment</li> <li>• Any use of the fields will be subject to wet weather closure by Council as required by conditions</li> <li>• Such activities do not conflict with organised existing agreements and sporting groups allocated use of a sportsground</li> <li>• Council's Community Facilities Management and Subsidies Policy is to be adhered to</li> <li>• Any agreement must be in accordance with the Crown Lands Act 1989</li> </ul>

**Table 4.6.1 Authorised leases, licences and other estates**

## 5.7 Authorised development

In accordance with the Local Government Act 1993, Council must expressly authorise any proposed buildings and improvements on the land. This authorisation within a plan of management gives 'in principle' support for an activity to proceed to the Development Assessment stage. This plan **does not grant consent**.

Table 5.7.1 lists all those actions from the Action Plan which propose a capital or major improvement in each of the reserves. In this table the location and condition, purpose, scale and details of the development, the priority of the action and the estimated costs have been noted for each action.

The condition listed for each of the buildings has been based on the Building Condition Survey which was undertaken by Howell Facilities in 2006. The vegetation condition has been based on the bushland condition rating used by Council staff in assessing relevant land.

## 5.8 Review of the Plan

There is no statutory review period of plans of management. Council will monitor the relevance of all its open space plans of management and a review is undertaken when the individual plan no longer provides meaningful management direction to Council.

# 6 CONCLUSION

Dee Why Valley and South Creek Open Space Corridor is very important to many people. It provides various recreational opportunities for the local and regional community and plays a valuable role in the preservation of our bush environment.

The Dee Why Valley and South Creek Open Space Corridor Plan of Management aims to provide ample information and direction for the ongoing development and improvement of this area.

There are many actions in this Plan aimed at protecting the community's values and addressing the identified issues. These may not all be completed however the priority system has been developed to ensure that they are all reviewed annually and considered for the appropriate resources once they are prioritised as high importance.