



Bilarong Reserve North Narrabeen

Plan of Management

Under the Crown Lands Act, 1989 & Local Government Act, 1993
Prepared by Pittwater Council
June 2008

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FORWARD

A Plan of Management (POM) is a document that provides the framework for managing a land resource. It explains the 'why, how and by whom' the subject area(s) should be managed.

Council as Trust Manager has prepared a Draft Plan of Management (DPOM) for Bilarong Reserve in Pittwater, being Crown Pt R71235 at Narrabeen Lagoon for the purpose of 'public recreation'.

The cost of preparing the DPOM has been funded entirely by Council.

The main reason for preparing the Draft Plan of Management for the Reserve is to deal with issues affecting the study area and to ensure the plan complies with the *Crown Lands Act, 1989* (CLA 89) and *Local Government Act, 1993* (LGA 93). This Plan replaces the previous plan for the area, being the section on Bilarong Reserve within the generic 'Parks and Playgrounds Plan of Management', which was adopted in November 2000.

Pittwater Council currently manages Bilarong Reserve as a medium / high use recreational park. The Draft Plan of Management describes acceptable development in the Reserve, including alterations to structures and usage. Following Council approval the Draft Plan of Management will be placed on Public Exhibition for comment and then forwarded to the Minister for Lands for adoption. Once adopted by the Minister, Council as Trust Manager of the reserve should only undertake uses, activities, or developments consistent with the Plan of Management and relevant statutory controls.

EXECUTIVE SUMMARY

This Draft Plan of Management aims to ensure that Bilarong Reserve retains its environmental, recreational, scenic, cultural and social values, and key issues relating to the management of the Reserve are addressed.

The key objectives of this Plan are to:

- identify and assess the values and local significance of the Reserve;
- define the Reserve's role as both a local and regional recreational resource;
- conserve and manage the Reserve to ensure broad community access to a high quality parkland environment for the benefit of the people of NSW;
- develop management strategies consistent with community values and expectations;
- meet legislative and policy requirements for managing Crown Land.

The Plan applies to both 'reserved and unreserved' Crown land administered by the Department of Lands and 'Community Land' owned by Pittwater Council in fee simple. Pittwater Council was appointed Corporate Manager of Bilarong Park (Pt R71235) Reserve Trust on 3rd November 2006. The reserve is designated for the public purpose of 'Public Recreation'.

Three (3) community meetings have been held to provide an opportunity for the community to voice their opinions, concerns or interest in matters affecting Bilarong Reserve. Issues raised at the meetings and submissions received have been taken into account when preparing the Bilarong Reserve Draft Plan of Management.

The principle areas identified as key issues for management to address at Bilarong Reserve are:

Recreation Facilities & Amenity i.e. landscape character, general facilities and amenity, foreshore amenity & stabilisation, and building facilities.

Access i.e. pedestrian access and linkages, vehicle parking, traffic and safety, and signage

Reserve Safety and risk management

Maintenance

The development of Bilarong Reserve will be consistent with or ancillary to the reservation purpose. Works identified respond to 'recreation' objectives and received community feedback while enhancing the long term sustainability of the public resource.

A Master Plan and descriptive summary have been developed to illustrate the proposed improvement works identified at Bilarong Reserve. Proposals are supplemented by a works programme including indicative costs. Commencement and completion of any proposed works are dependent on available Council resources and funding.

The Plan is to be reviewed on a five yearly basis.

1.0 INTRODUCTION

1.1 BACKGROUND

Pittwater council has prepared this POM to document the key values of Bilarong Reserve, which relate to its unique location on the shores of Narrabeen Lagoon (refer to Figure 1-1), and guide the ongoing management, future use and development of the Reserve.

Bilarong Reserve and the adjoining Lagoon, are highly regarded by local residents and also visitors from greater NSW and beyond. The lifestyle for many, within the Pittwater community and also the wider region of Sydney, is focused on the natural environment and as such the demand for water-based facilities and recreation is high.

Underpinning the POM is the involvement of the community in determining what values are important and how these should be protected and enhanced. Pittwater Council is committed to the promotion of sustainable and equitable use of public parkland reserves.



Aerial photography (2007) - This plan is not survey accurate.

Figure 1-1 | Bilarong Reserve Location Plan

1.2 PURPOSE

The purpose of the Plan of Management is to:

- provide the community, park users and Pittwater Council with a clear direction regarding future use and management of the Reserve covered by this Plan over the next ten (10) years;
- accommodate and integrate the needs of Council, residents (as neighbours and Reserve users), current and future users of the Reserve; and
- clarify permissible and prohibited uses of the Reserve, in accordance with the public purpose of the Reserve and the categorisation of the community land.

1.3 LAND TO WHICH THIS PLAN APPLIES

The Plan of Management applies to land known as Bilarong Reserve (refer Figure 1-2). The Reserve comprises:

- land owned in fee simple by Pittwater Council (described as Lot 8 of DP 749900) coloured green on the map and described as 'community land';
- Reserved Crown Land (Pt R71235) for Public Recreation (described as Lot 7193 of DP 752038 and cross hatched);
- Reserved Crown Land (currently awaiting direction from Department of Lands re consolidation of area into Pt R71235) coloured pink,.
- Land owned by the RTA and Sydney Water.

The POM applies Crown land administered by the Department of Lands (refer s.78 of the CLA 1989) and 'Community Land' owned by Pittwater Council in fee simple.

Pittwater Council was appointed Corporate Trust Manager of Bilarong Reserve (Pt R71235) Trust on 3rd November 2006. Details of the Gazettal Notice are included in Appendix A. The Trust is charged with the care, control and management of the Reserve under s.92 of the Crown Lands Act, 1989 (CLA 89) and Pittwater Council manages the affairs of the trust.

Reserve 71235 is designated for the public purpose of 'Public Recreation' under the Crown Lands Act, 1989.



Figure 1-2 | Bilarong Reserve Land Ownership and Management Plan

1.4 GENERAL DESCRIPTION OF RESERVE

Bilarong Reserve is located at North Narrabeen on the shores of Narrabeen Lagoon on Sydney's northern peninsula (refer Figure 1-1).

Bilarong Reserve comprises parkland on the northern shores of the Lagoon. Much of the 5.3 hectares is grass covered, with tree and shrub plantings to the northern boundary against Wakehurst Parkway. Estuarine vegetation extends along the shoreline with scattered shade trees throughout the Reserve.

Adjoining Bilarong Reserve to the north is a stretch of bushland. This area, between Wakehurst Parkway and the lagoon extends to the Sanctuary and Garigal National Park. A separate plan of management will be prepared for this natural area as distinctive from Bilarong's parklands.

The Reserve contains a number of community facilities including scout hall, playground equipment (constructed in late 2006), picnic tables, barbeques, outdoor shower, toilets.

1.5 SURROUNDING LAND USE & REGIONAL CONTEXT

A map showing the Reserve and its local context has been included in Appendix C.

Bilarong Reserve is located to the southern extents of the Pittwater LGA (refer Figure 1-1). The northern boundary of the Reserve is defined by Wakehurst Parkway. Opened in 1946 the Parkway connects Pittwater directly to Frenchs Forest and Seaforth. Residential housing adjoins the road to the north.

The Reserve concludes at the junction of Wakehurst Parkway and Wimbledon Avenue to the east. The residential properties of Wimbledon Avenue extend along the foreshore of a small peninsula overlooking the Reserve to the west. Sanctuary Island, within Narrabeen Lagoon forms the outer most land mass to the eastern extents.

Narrabeen Lagoon and the northern extent of the Warringah LGA boundary form the southern edge of the Reserve.

The western end of the Reserve adjoins Bilarong Sanctuary which leads to Deep Creek Reserve. The sanctuary is typified by Swamp Oak Floodplain Forest vegetation community with a dense to sparse tree layer of the dominant *Casuarina glauca* (Swamp Oak).

2.0 VALUE STATEMENT

The intrinsic value of Bilarong Reserve is its scenic location, recreational opportunities, environmental qualities, quiet atmosphere and access. Community facilities, passive and active recreation are inherent qualities in this unique location.

2.1 ABORIGINAL HISTORY

Pittwater would have provided exceptional opportunities to the local indigenous population. The foreshore areas around Pittwater contain an enormous range of habitats, providing many different flora species and attracting a diversity of local and migratory animals as potential food sources.

Prior to European settlement, the Guringai tribe inhabited the foreshores and headlands of Pittwater, as the area would have provided an abundance of shellfish, fish and bush foods.

There is now little evidence of this early indigenous occupation, nor the methods of its sustainable management. The fire and food management regimes of local Aborigines' were extinguished and were replaced with an initial focus on the eradication of fire as a management tool, together with the wholesale removal of vegetation, to provide for housing, subsistence farming and grazing of livestock.

Pre-European archaeological sites include rock engravings, shelters and midden deposits. A total of 73 Aboriginal heritage sites have been recorded in the Pittwater local government area under the NSW National Parks and Wildlife Service Aboriginal Sites Register. Archaeological surveys have been conducted at numerous midden sites along the Pittwater coastline.

2.2 EUROPEAN HISTORY

During the latter part of the nineteenth century, as Sydney grew rapidly south of the harbour, the north shore remained largely undeveloped, and the northern peninsula remained even more remote and isolated. Commercial market gardening and small-scale dairying were the main land uses on the Barrenjoey Peninsula, prior to the invention of the car.

In the early years of the twentieth century, settlement from Manly to Palm Beach was sparse, due to transport difficulties. At the time, Narrabeen was 'the end of the line', as the tram terminated at this point, and further transport north was difficult because of the need to cross Narrabeen Lagoon. In 1928 when the bridge opened across Narrabeen Lagoon at Ocean Street, Pittwater became even more accessible.

The end of World War II heralded a development boom period, which saw broad-scale residential and commercial development throughout the northern beaches and the peninsula. This period was also marked by development of an improved transportation network, better roads and the family car. For the first time, the northern beaches were within the range of the average family day-trippers, who were increasingly travelling from further a field from within the Sydney metropolitan area for day trips.

2.3 LOCAL HISTORY

At the beginning of the twentieth century, Narrabeen Lagoon was relatively shallow and mostly closed to the ocean. In 1911, widespread dredging of the lagoon commenced and this continued until 1985. By this time, the bed level of the whole eastern channel had

been lowered by about 2-3 meters and even deeper in some areas with some deep dredged holes.

The catchment of Narrabeen Lagoon has become urbanised over time. Until the 1970's, the lagoon received septic runoff from the surrounding development, resulting in extensive macroalgae blooms and odour problems.

The entrance to Narrabeen Lagoon is now 'open' for longer periods of time, with artificial breakouts when lagoon water levels are particularly high. Warringah and Pittwater Councils have developed an Entrance Management Policy to coordinate and manage the operation of the lagoon entrance.

2.4 LANDSCAPE CHARACTER

Bilarong Reserve is situated on the northern shores of Narrabeen Lagoon. The lagoon is a popular waterway on the northern peninsula, attracting a large number of local and regional visitors. The Reserve itself forms a linear foreshore parkland with grassed areas and stands of native trees and shrubs, providing shade to users. There are a number of facilities including the scout hall, amenities block, barbeques and picnic areas and a regional playground facility.

The Reserve attracts many visitors who appreciate its scenic location, quiet atmosphere and ease of access. Historically, the Reserve has been enjoyed as a swimming location, considered 'safe' by the public. Other attractions today include the use of the Reserve for social occasions such as family and community gatherings, and for passive recreation in peaceful and pleasant surrounds.

The natural bushland and foreshore setting of Bilarong Reserve maintains a number of valued environmental qualities, including several vegetation communities and a large variety of fauna living within the local terrestrial and aquatic environments. Many of these ecosystems are sensitive and fragile requiring conservation and protection (Estuary Management Study, 2002).

As Sydney continues to expand and the density of development increases, accordingly there will be a growing demand for easily accessible, water-based recreational areas with high scenic value and facilities for both active and passive recreation.

2.5 RESERVE PROFILE

A description of Bilarong Reserve, related features and management is summarised in the following table:

Table 1.1 | Bilarong Reserve Profile follows:

Site name:	Bilarong Reserve
Address:	53 Wakehurst Parkway, North Narrabeen
Reserve:	Council Reserve: Bilarong Reserve (comprising Lot 8 DP 749900) Crown Reserve: Bilarong Reserve (Pt R71235), gazetted for Public Recreation on 16 June 1944, comprising Lot 7193 DP 752038. (Crown Reserve 752046 for future public requirements and R59970 for public recreation). (unreserved area on the land ownership map).
Ownership:	Council Reserve - Land owned in fee simple by Pittwater Council, categorised as 'park' and administered under the Local Government Act 1993 RTA and Sydney Water owned land
Management:	Council Reserve - Dedicated to Council from Tertius Horatio MacPherson on 9th December 1930. Title transferred to Council (C42190) on 27th January 1931. Covenant on original title 'that the transferee will not use or permit to be used the land hereby transferred for any purpose other than as public park for public recreation' Crown Reserve Bilarong Park Reserve (Pt R71235) Reserve Trust (Pittwater council appointed Trustee 3rd November 2006) charged with care, control and management
Manager:	Pittwater Council manages the affairs of the Trust
Council's open space hierarchy:	Regional Foreshore Reserve
Area:	Approx. 52,265 square metres (5.3ha)
Existing uses:	Passive & active public recreation Children's play (playground and informal), picnics, walking, fishing
Access	Vehicular / Pedestrian access off Wakehurst Parkway Pedestrian access via Deep Creek Reserve / Bilarong Sanctuary
Zoning:	Pittwater Local Environmental Plan 1993: - 9(d) Reservation Arterial Road - 5(a) Special Uses (Sydney Water) Zoned and unzoned land awaiting submission for rezoning for recreational use, following Council's adoption of a new LEP in line with the Department of Planning's Standard Instrument Template. (Under the current LEP zoning is 6 (a) Existing Recreation 'A' designation)
Adjacent Zoning:	Reservation arterial road (Wakehurst Parkway); 2(a) Residential 'A'
Condition:	The foreshore reserve is well maintained and considered to be in overall good condition, however the foreshore is subject to erosional processes of varying degrees with resultant impact upon sections of the lake edge.
Maintenance:	Pittwater Council: Grass mowing, noxious weed removal, arboricultural work; Play equipment / surfacing repair and maintenance; Graffiti removal and painting; Rubbish removal; General repairs to buildings, picnic shelters, fencing etc.
Assets:	Community Building (1st Elanora Scout Hall); Amenity Block (ladies / gents toilets including disabled); Car park (asphalt surfaced); Play equipment on softfall surface / toddler play with childproof fencing; Informal footpath (gravel surface); Picnic seat / table sets; Scattered seats; Litter bins; Park infrastructure inc lighting, signage; Lawn areas with scattered shade trees; Foreshore access (shallow beach / vegetated banks); Large mature trees and vegetation stands; Vegetated drainage channels
Buildings	Toilet Block – fair; Scout Hall – fair; (Upgrading / refurbishment - 5-10 years time)
Leases & Licences:	Scouts Australia have a current community based lease for the use of the purpose built Scout Hall, centrally located on the Reserve, for a period of twenty-one (21) years from 17th February 2004 till 16th February 2025.
Income:	Income from the lease of the Scout Hall Pay & Display parking income. Pursuant to S106 proceeds generated on Crown reserves must be applied by the Trust for general purposes of reserve care, control and maintenance.
Caveats / Easements:	n/a

2.6 USER ANALYSIS

The primary purpose of Bilarong Reserve is 'Public Recreation' and to provide amenity to all members of the community. Future management must support the primary purpose while responding to the current and anticipated future user demand. Specific user groups will use the reserve to a greater extent ie. local residents, and others will use the facility sporadically.

To help understand the user dynamics at Bilarong Reserve a 'Park User Satisfaction Survey' was undertaken in 2007. The definition of community usage will provide a useful tool in establishing a comprehensive management strategy, including allowance for appropriate facilities, access, water recreation and services.

The analysis indicates current 2007) user preference and as such management strategies will consider the data while reflecting a long term approach that allows for an acceptable and appropriate response to reserve use and recreation.

Survey participants were asked to comment on the following areas:

- reserve usage
- reserve access
- reserve maintenance & provision of facilities / services
- experience of the Reserve
- participants profile
- general interest

Survey results have been used in conjunction with community meetings to establish the preferred future direction for the Reserve and input into the POM. Over half of those interviewed were regular visitors to the Reserve, with the majority of users utilising the children's play facilities while spending time with family, having a picnic / BBQ or enjoying water sports i.e. windsurfing.

Visitors predominately travelled to the Reserve by private motor vehicle, with 56% of participants interviewed living outside the Pittwater Council area. Participants rated the most important features of the Reserve as provision of shade trees, parking, shade structures and playground equipment. Less important were seats, picnic shelters, signs and lighting.

Comments regarding the provision / improvement of facilities and services at Bilarong Reserve have been summarised below:

- more visible park signage
- rationalise parking signage
- improved access from Wakehurst Parkway
- increased car park size and boat trailer parking
- review parking fee structure for Warringah residents
- increase shade provision i.e. playground, trees, picnic tables & shelters
- increase BBQ areas
- incorporate drinking fountains
- increase litter bins
- provide lights
- incorporate interpretive signage i.e. local history, bushland, Narrabeen Lake
- include baby change facility
- increase play equipment
- provide play facilities for disabled children

- provide canoe / kayak hire facility
- discourage motorised boat use / prohibit jet skis
- allow camping
- unleashed dog exercise area
- improve grass quality
- improve lake quality / dredge
- treat / control aquatic weeds
- foreshore rehabilitation
- incorporate kiosk / restaurant
- monitor and address vandalism

3.0 LEGISLATION AND POLICY FRAMEWORK

This Plan of Management has been prepared in accordance with the Crown Lands Act 1989 (CLA 89), the Local Government Act 1993 (LGA 1993) and other applicable legislation. The POM applies to 'reserved' Crown land and 'Community Land' that is owned by Pittwater Council. Land owned by Sydney Water is not covered by this POM.

Complimentary to legislative requirements, Bilarong Reserve is subject to 'statutory' controls and policies which ensure the orderly and economic use and development of the reserve.

3.1 LOCAL GOVERNMENT ACT 1993

The *Local Government Act 1993* (Section 36) requires Council to prepare a Plan of Management for community land. The Act provides Council with a specific approach to the management of community land. The preparation and contents of this POM is in accordance with the requirements of the *Local Government Act, 1993* and the *Local Government (General) Regulation, 1999*. Refer www.legislation.nsw.gov.au for access to these Acts and Regulations.

Community Consultation

Community consultation is an integral part of the process of preparing a Plan of Management. Continuous review and incorporation of community attitudes, expectations and requirements into the ongoing management of the reserve is also paramount.

The preparation of the Bilarong Reserve Plan of Management and active community participation have been undertaken with regard to the requirements of the *Local Government Act 1993*, and Pittwater Council's Community Engagement Policy (No 170).

In accordance with the Community Engagement Policy (No 170), the Bilarong Reserve Plan of Management has been classified as a Level 1 Impact on the community and essential strategies for engagement including informing, seeking information and involving the community have been undertaken to actively engage the community in the decision making processes.

A Park User Satisfaction Survey was undertaken in February to June, 2007.

Three community meetings were held to provide an appropriate opportunity for the community to voice their opinions, concerns or interest in matters affecting Bilarong Reserve. Community meetings were held on:

Meeting (no1): 15 August 2007 / 1st Elanora Scout Hall, Bilarong Reserve

Meeting (no2): 30 October 2007 / Bilarong Reserve

Meeting (no 3): 29 April 2008 1st Elanora Scout Hall, Bilarong Reserve

Data from the Park User Satisfaction Survey and Issues raised at the meetings and submissions received have been taken into account when preparing the Plan of Management.

Land Categorisation

Under s36 of the *Local Government Act 1993*, Community Land is required to be categorised and identified within the applicable Plan of Management. Land may be categorised as one or more of the following:

- natural area (further categorised as either bushland, wetland, escarpment, watercourse or foreshore);
- sportsground;
- park;
- area of cultural significance; or
- general community use.

Each category is subject to a set of core objectives for the management of community land. Guidelines for the categorisation of community land are identified in Local Government (General) Regulation 1999, s10 to s19.

There is no statutory provision or requirement to categorise Crown Land. In the interests of an inclusive and holistic management approach and to the extent that the management principles and gazetted public purpose of the subject Crown Land are consistent with the relevant community land category, areas of Crown Land within Bilarong Reserve have been included in a community land category.

Under section 40A of the *Local Government Act, 1993* a Public Hearing must be held in regard to the categorisation of community land. Following Council Adoption of a new LEP in line with the Department of Planning's Standard Instrument Template, the currently unzoned land at Bilarong Reserve, will be zoned for Recreation. A Public Hearing will be instigated.

A preliminary assessment of Bilarong Reserve has been undertaken to provide a draft Categorisation Plan (refer Figure 3-1 Categorisation Plan). The proposed management categories applicable to Bilarong Reserve and the core objectives for management of community land categorised as such are:

'Park' (s36G, *Local Government Act 1993*):

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

'General Community Use' (s36I, *Local Government Act 1993*)

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

Foreshore (s36N, *Local Government Act 1993*)

- maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area; and

- facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.

The relevant core objectives for the management of community land will be implemented pending the rezoning of currently unzoned land at Bilarong Reserve in line with Council's new LEP, the current zoning for this land will be 6(a) Existing Recreation 'a' and the designation of community land categories following the completion of a Public Hearing.



CATEGORISATION LEGEND



Figure 3-1 | Bilarong Reserve current land categories

3.2 CROWN LANDS ACT 1989

The majority of Bilarong Reserve (78%) is Reserved Crown Land. The *Crown Lands Act, 1989* (CLA 89) is the primary Act applying to its management. Objects of the Act and Principles of Crown Land Management can be accessed at the following website - www.legislation.nsw.gov.au. The Department of Lands must ensure that Crown Land is managed for the benefit of the people of N.S.W.

The public purpose of the reserve is 'Public Recreation'. Use of the Reserve must be consistent with the public purpose for which the land is dedicated. Improvements and developments to the reserve are confined to those which support, or are ancillary to, the public purpose.

Use and Management of Crown Land

The *Crown Lands Act 1989* governs the planning, management and use of Crown land, including reservation or dedication for a range of public purposes, and leasing and licensing. The Department of Lands, together with Reserve Trust/s appointed by the Minister, are responsible for management of the Crown reserve system throughout New South Wales. They ensure that 'Crown land is managed for the benefit of the people of New South Wales' (s.10 CLA 89), and has regard for the principles of Crown Land management (s.11 CLA 89).

The following principles of Crown land management (s11 CLA 89) underpin the management and use of Bilarong Reserve:

Table 3.1 | Crown Land Management Principles

Principle	How is the DPOM consistent with principles
Observe environmental protection principles (management & administration)	The protection, enhancement and conservation of all natural values relating to open space and plantings underpin the POM
Conserve natural resources, inc. water, soil, flora, fauna and scenic quality (wherever possible)	The conservation of Bilarong Reserve and associated natural resources has been assessed and preserved where possible.
Encourage public use and enjoyment (of appropriate Crown land)	Where appropriate and safe unrestricted public use, access and enjoyment of the reserve is positively encouraged
Encourage multiple use of crown land (where appropriate)	Multiple uses are encouraged with consideration of reserve values including natural, social, recreational and educational
Use and manage to sustain resources (in perpetuity) where appropriate	Use and management of Bilarong Reserve to be sustained as long as appropriate or safe

Principle	How is the DPOM consistent with principles
Occupy, use, sell, lease, license or deal with Crown land in the best interests of the State, consistent with the principles of Crown Land management.	Reserve Trust to responsibly administer and manage the Reserve in the best interests of the State

Trust Management

Under the *Crown Lands Act 1989* (s92 CLA) the Minister has appointed the Bilarong Reserve (Pt R71235) Reserve Trust as Trustee of Reserve 71235.

A Reserve Trust is a corporation established and appointed to manage a Crown reserve. Trusts are nominated by the Minister for Lands (s.92 CLA 89).

A Trust Board has functions conferred on it under the *Crown Lands Act 1989*. It is not a branch of a department of government and is not conducted for private profit. In summary, the Trust has care, control and management of the Reserve in its everyday running consistent with the public purpose of its reservation or dedication.

A Reserve Trust may, expressly authorise within the POM to, sell, lease, grant an easement or a licence in respect of or mortgage a reserve in accordance with the terms of the Minister's consent (s.103 CLA 89). In the absence of a direction from the Minister, the compensation or proceeds shall be applied for the general purposes of the reserve trust and may be invested or applied by the trust accordingly (s.106 CLA 89). In accordance with the *Crown Lands Act, 1989* all land uses must either support or be ancillary to the reserve's public purpose (s.87 CLA 89).

Implementation

Following Adoption of the Plan of Management by the Minister, it is incumbent on the Reserve Trust Manager to implement the Plan of Management pursuant to s114 – Crown Lands Act 1989. The Trust may not allow any operations or development that is not permitted by the POM.

Alteration of the adopted Plan of Management may be undertaken under Section 115 of the Act and may be required after a period of five years to keep abreast of government policy, to cater for the changing expectations and requirements of the community and to ensure the POM remains useful and relevant.

Funding for management of the Reserve will be sought from a range of Government, Council and community sources.

Accountability

The Crown Lands Regulation (2000) specifies the accountability of the Reserve Trust in terms of the management of the Reserve. The Council is required to keep records that will permit dissection of monetary details in respect of each reserve from which the Council receives revenue of any nature, details of improvements affected on each reserve, and details of all leases and licences granted or in force. Proceeds generated by trust lease or licence must be spent within the reserves (s106 CLA 89).

3.3 ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

The *Environmental Planning and Assessment Act, 1979* (EP&A 79) (which can be accessed at www.legislation.nsw.gov.au) forms the basis of statutory planning in New South Wales, including the preparation of Local Environmental Plans (LEP) by Councils which regulate land use and development.

Bilarong Reserve is subject to the policies and controls established under the EP& A. Management and development of the Reserve is controlled by provisions in *Pittwater Local Environmental Plan 1993* and other applicable planning instruments.

3.4 PITTWATER LOCAL ENVIRONMENTAL PLAN 1993 (PLEP 93)

Bilarong Reserve is subject to *Pittwater Local Environmental Plan, 1993*. The PLEP, 93 the main means of development control with zoning maps and a written instrument categorising developments as either permissible or prohibited. This POM does not override provisions in the PLEP, and clause/s that allow development without consent where authorised in an 'adopted' POM are not supported by the Department of Lands.

The purpose of the LEP is to define what purpose land may be used for and how permission (consent) can be obtained for the use. The LEP expresses the Council's broad land use strategy. It is the public purpose, for reserved crown land, that determines what is acceptable on a reserve.

Pittwater Council, as the consent authority under the current LEP, controls development and activities on zoned land in Pittwater.

Zoning and Adjoining Land Uses

The study area covered by this Plan of Management is zoned as follows (refer Figure 3-2: Existing Zoning Plan):

- 9(d) Arterial Road Reservation
- 5(a) Special Uses (Sydney Water)
- Unzoned land

The current land zoning at Bilarong Reserve does not reflect the alteration of the Narrabeen Lagoon foreshore over time. The extent of the 9(d) Arterial Road Reservation zone represents the historic lagoon shoreline, which has extended to the south following the intervention of both human and natural processes. As such, a portion of Bilarong Reserve adjacent to the Narrabeen lake shores is currently unzoned.

The 9(d) Arterial Road Reservation zoning applicable to a portion of Bilarong Reserve facilitates road infrastructure and under advice from Roads and Traffic Authority (18th October 2004) represents widening schemes either abandoned or not required. The zoning is to be deleted and rezoned for recreational use in a new Draft consolidating LEP in line with the Department of Planning's Standard Instrument template.

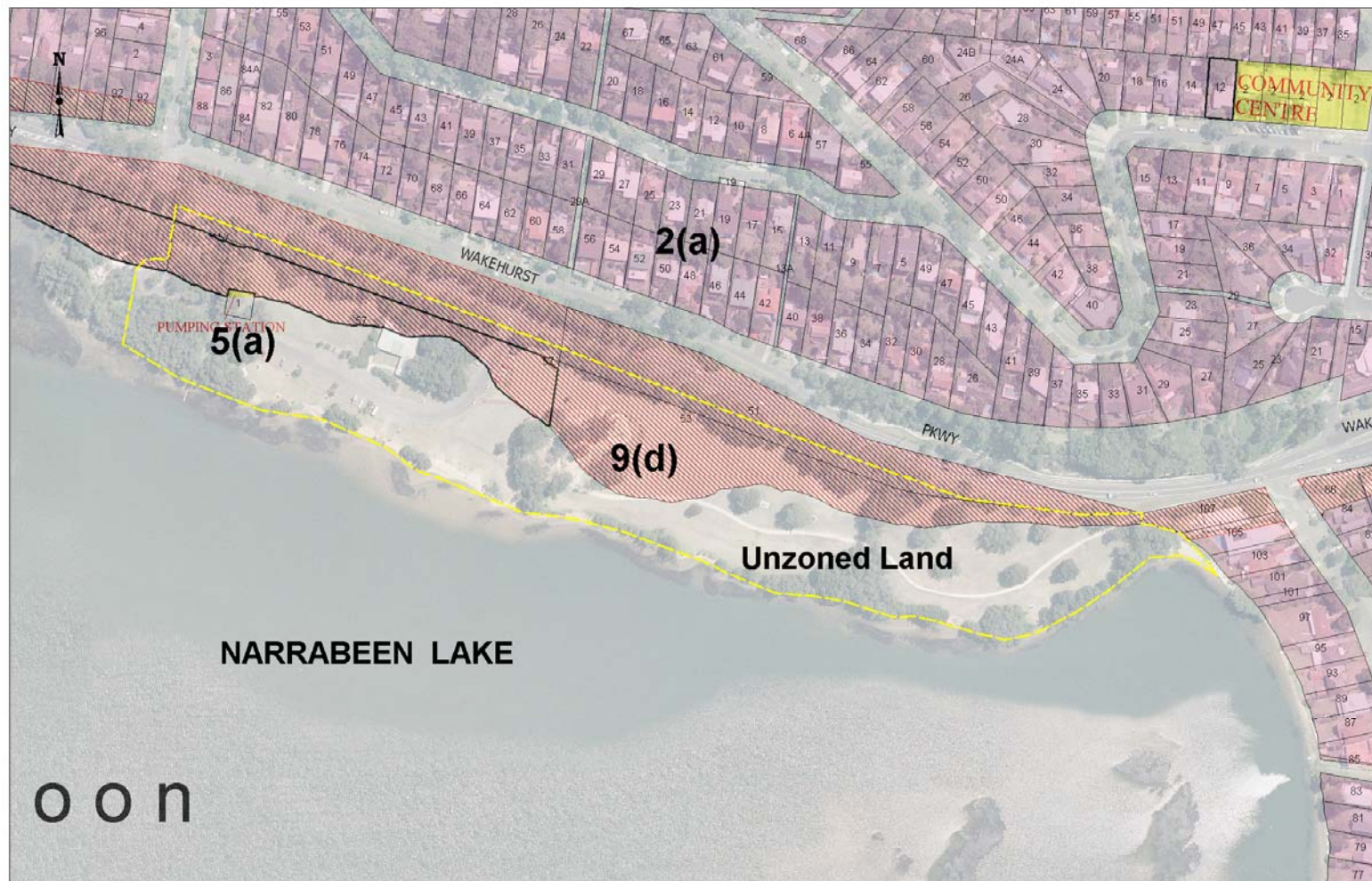
The objectives of specific zones (Schedule 11, Pt 1 &3, current PLEP 1993 / or proposed zoning in the new PLEP Consolidating Plan) are:

Zone 6(a) Existing Recreation 'A'

- provide a range of open space and recreational land; and
- ensure that development on such land:

- is for a purpose that promotes or is related to the use and enjoyment of open space;
- is consistent with the purposes for which the land was reserved or otherwise set aside for public use;
- does not substantially diminish public use of, or access to, open space; and
- does not adversely affect the natural environment, the heritage significance of any heritage items or heritage conservation areas or the existing amenity of the area.

Division 9 – Other land uses and miscellaneous, stipulates specific clauses for Development of, Temporary use of and Advertising development on land within Zone No. 6(a).



INDICATIVE RESERVE BOUNDARY ———

Note: Aerial image may be subject to inconsistencies with mapping (illustrative only)

Figure 3-2 | Bilarong Reserve Existing Zoning Plan (current Pittwater LEP 1993)

3.5 PITTWATER DCP No 22: EXEMPT AND COMPLYING DEVELOPMENT

The Pittwater Development Control Plan No 22 clearly defines the types of development that is 'permissible without consent' known as "exempt" development, and development that is considered to be "complying" development.

The POM aims to:

- clearly state the development standards, requirements and conditions that apply to exempt and complying development;
- facilitate the processing of small scale, safe and low impact development applications within the Council area to the benefit of the community; and
- meet the statutory requirements of the Environmental Planning and Assessment Act 1979 and Regulation 1994.

The reserve is listed under the following region:

Region 1: Including foreshores of Pittwater, heritage, environmental protection zones (7(a) and 7(a1)). Areas are subject to hazard and physical development constraints which necessitate a higher level of development assessment.

3.6 COUNCIL'S LAND MANAGEMENT POLICIES & PLANS

Open Space, Bushland and Recreation Strategy, 2000

Plans of Management for parks and reserves in Pittwater are also guided by various plans, strategies and policies prepared by Council. The Open Space, Bushland and Recreation Strategy for Pittwater Local Government Area sets out priorities for future provision of open space, bushland and recreation facilities and opportunities. The Section 94 Contributions Plan for Open Space, Bushland and Recreation (2000) draws on these identified priorities and outlines how they can be funded by developer contributions.

Narrabeen Lagoon Estuary Management Plan, March 2002

Narrabeen Lagoon is an Intermittently Closed / Open Lake or Lagoon covering an area of approximately two sq km and drains a catchment of some 55 sq km. The Lagoon Management Plan describes how the estuary will be managed, gives recommended solutions to management problems, and details a schedule of activities for the implementation of the recommendations.

The Lagoon is divided into three distinct areas; the western basin, the central basin, and the eastern channel. Bilarong Reserve is located on the northern shores of the central basin, an area extensively dredged from the 1920's through to the 1980's.

The Lagoon Management Plan considers various physical, chemical and ecological processes such as hydrodynamics, sedimentation, water quality, ecology, bank erosion and recreation activities to establish key management outcomes that are critical to the long-term sustainability of the Lagoon.

Narrabeen Lagoon Conservation and Access Management Plan (CAMP), August 2001

CAMP provides 39 location-based management objectives / actions aimed at improving the conservation and recreation amenity of the Narrabeen Lagoon foreshore areas.

Proposed management objectives / strategies relevant to Bilarong Reserve are:

- Item 30: Deep Creek Pathway – connect pathway from Pelican Path, Pittwater Road to Bilarong Reserve.
- Item 31: Transition Zone – buffer between residential development and adjoining recreational area. Increase density of both Phragmites reed beds and Casuarina glauca stand.
- Item 32: Bilarong Reserve (east) – Foreshore Passive Recreation Area. Provide three beach areas with increased density and extent of foreshore reed beds and Casuarina glauca stands.
- Item 34: Bilarong Reserve (west) – Active Recreation Area. Facilitate foreshore and water based recreational activities in a consolidated active recreation area. Maintain sandy beach water access. Provide 'shareway' along existing access road.
- Item 35: Transitional Zone – buffer between recreational area and foreshore sanctuary. Increase density of endemic vegetation along foreshore and adjacent to Wakehurst Parkway.

Narrabeen Lagoon Foreshore Rehabilitation Plan, September 2003

The Rehabilitating Plan investigates key management issues for Narrabeen Lagoon focusing on bank erosion and foreshore habitat. Study sites were investigated and several rehabilitation methods recommended.

The aims of the Rehabilitation Plan are:

- improve bank stability and extending areas of stabilised banks where possible;
- extend and re-establish foreshore areas with indigenous vegetation; and
- enhance riparian habitat.

Specific recommendations identified at eastern Bilarong Reserve include the maintenance of isolated reed / Casuarina plantings, planting of Phragmites and Casuarina to bare riparian fringes, exclusion of mowing near foreshore vegetation, control of weed growth and consolidation of recreational usage to designated sandy beach areas.

3.7 ADDITIONAL STUDIES RELATED TO THIS PLAN

Pittwater council studies

Pittwater Estuary Processes Study

This study provides a long-term management framework for the ecologically sustainable use of each estuary and its catchment.

Signs as Remote Supervision – Best Practice Manual (Version 2)

The Best Practice Manual (v2 August 1999) for 'Signs as Remote Supervision' provides a mechanism for determining appropriate signage of Council's facilities. Factors considered in determining signage are:

- level of development (establishing signage category)
- population or amount of use
- frequency of such use
- facility Visitation Rate (FVR) (ascertains the type and level of signage)
- adequacy of the facilities current signage
- establish and design the most appropriate sign

Signage is in accordance with Council Policy – No 129 incorporating ‘Signs as Remote Supervision – Best Practice Manual’ (v2 August 1999) and the Standards contained therein, as amended from time to time.

GOVERNMENT POLICIES WHICH APPLY TO OPEN SPACE AREAS

Department of Urban Affairs and Planning Circular No F.14 December 1996)

The circular recommends a consistent planning policy and support for the siting of restaurants in open space areas, in certain circumstances for the following benefits:

- contribute to a more diverse open space system by broadening the types of recreational and leisure facilities offered to the community;
- increase the attractiveness of an open space area as a place to visit for recreation and leisure purposes;
- increase the usefulness of under-utilised or inappropriately used open space;
- be used as a key element in the improvement of land rezoned for open space purposes;
- increase revenue which councils or Trust Managers can use for the upgrading and maintenance of open space and, where relevant, the conservation of heritage items;
- improve the comfort of open space users by offering refreshments and by providing a place of shelter; and
- increase the safety of an open space area by acting as a meeting place and focal point of activity.

Food & Beverage Outlets on Crown Reserves

The Policy as approved by the Minister provides guidance for assessing the merit of proposals for these developments on Crown Reserves and identifies food and beverage outlets, which may be acceptable, and those, which may not be acceptable on Crown Land.

Determination of appropriate proposals should refer to the following criteria:

- the facility should enhance the public use of the reserve and not become the main focus of the reserve;
- the integrity of the reserve in terms of its public purpose and environmental qualities should be preserved; and
- the public's right to access should be preserved.

4.0 MANAGEMENT STRATEGIES

This section of the Plan of Management identifies the vision for the Reserve and discusses the key management issues affecting Bilarong Reserve.

4.1 VISION FOR PLAN OF MANAGEMENT

Bilarong Reserve is a Regional park designated by Council for high quality facilities and park embellishments for the enjoyment of people from Pittwater and beyond. Most of the Reserve (78%) is Crown land, which is designated for the people of NSW.

Vision Statement

To create a vibrant 'Regional' park with a wide range of recreational facilities, and improved landscape character and ecology, that capitalises on the Reserve's waterside location and considers the broader context of Narrabeen Lagoon.

4.2 MANAGEMENT PRINCIPLES

The following principles establish the broad direction the Reserve Trust will follow in protecting and enhancing the values of the Reserve to achieve the Vision:

- ensure Bilarong Reserve is available and easily accessible to ALL members of the community;
- develop a cohesive approach to the management of the reserve;
- enhance public recreation for all users by providing facilities that provide an enjoyable parkland experience;
- ensure regular maintenance of the reserve and associated facilities;
- ensure that best practice methods are used for all maintenance procedures and where necessary make suggestions for improvements in the ongoing maintenance of areas;
- develop an effective signage and interpretive system; and
- adequately address risk management issues.

4.3 MANAGEMENT ISSUES

This section of the Plan of Management identifies key management issues affecting Bilarong Reserve. It formulates management strategies, which are consistent with the core objectives for community land categories under the *Local Government Act, 1993* and with the public purpose of Crown Land parcels being public recreation and future public requirements.

Council owned Community Land included in this POM has been categorised in accordance with the *Local Government Act 1993* and the *Local Government Amendment (Community Land Management) Act 1998*, (refer Section 3.1). Refer Figure 3-1 for the Categorisation Plan.

Key issues for the management of Bilarong Reserve:

Recreation facilities and amenity

- landscape character
- general facilities & amenity
- foreshore amenity & stabilisation
- building facilities
- Access

- pedestrian access & linkages
- safe vehicle access and parking
- signage
- providing for people with special needs / disabilities

Risk Management

- Civil Liability Act 2002.
- Civil Liability Amendment (Personal Responsibility) Act 2002
- good quality design
- playground inspections
- maintenance schedule
- lighting
- provide appropriate disposal for fishing lines and hooks

Maintenance

- grounds maintenance
- toilet amenities
- garbage collection
- buildings maintenance
- BBQs
- Picnic tables and seating
- vandalism

4.4 RECREATION FACILITIES AND AMENITY

Landscape Character

Bilarong Reserve is a large reserve which adjoins the foreshore of Narrabeen Lagoon. It is a predominantly grassed open space with stands of native trees along the foreshore (mainly *Casuarina glauca*) and boundary with Wakehurst Parkway. Several scattered trees (mixed species) provide natural shade cover within the Reserve.

The Reserve provides a mix of active and passive recreational opportunities within a unique landscape on the lake shores.

General Facilities & Amenity for the broader community

The recreational value of Council's parks and reserves is influenced by the provision of quality facilities and amenities for local residents and the broader community.

The provision of clean toilet and change facilities, playgrounds, picnic and barbeque areas, shade, benches and seating and litterbins, were identified by the Pittwater Recreation Needs Study (1994) as the key needs of the community.

In general the existing seating, shade, litterbins and pathways are all in good condition. Consideration also needs to be given to disabled access within the Reserve to all publicly available facilities.

The Reserve includes a dynamic playground facility which was installed in 2006 and provides active and passive play opportunities to children of ages 0-10 years.

Foreshore Amenity & Stabilisation

Narrabeen Lagoon foreshores provide a unique and distinctive recreational amenity for Bilarong Reserve users. The easy access and shallow beaches provide ideal 'paddling' areas for small children, direct boat / kayak launch areas and fishing opportunities.

The foreshore is also subject to varying degrees of erosion and sedimentation. A majority of the Bilarong Reserve shoreline is accessible to the public with the resultant impact on the fragile bank structure and vegetation. Highest impact has been observed to the eastern section of the Reserve where previous dredging operations have influenced the intensity of wave impact.

Building Facilities

The Scout Hall, which is centrally located in the Reserve, provides a venue for the 1st Elanora Scout Group and other users to conduct their activities.

The amenity building adjoined to the Scout Hall provides both ladies and gentlemen's toilet facilities.

4.5 ACCESS

Pedestrian Access & Linkages

Bilarong Reserve is readily accessible to pedestrians via access points off the Wakehurst Parkway, which immediately adjoins the Reserve on the northern boundary.

The pathway network within the Reserve forms an informal 'spine' route linking the main car parking area and Scout Hall, via the playground to the far eastern entrance off the Wakehurst Parkway.

The footpath is an integral part of the regional pedestrian network that extends from Bilarong Reserve, through the Bilarong Sanctuary to Deep Creek Reserve and beyond around the Lake shores into Jamieson Park and Berry Reserve in the local government area of Warringah.

The wide range of new facilities proposed in the POM, their central location and direct access, promote opportunities for people with special needs / disabilities and their carers to participate in activities at Bilarong Reserve. An example is the food and beverage outlet which has good access.

Vehicle parking, traffic and safety

Vehicle access to the Reserve is off the Wakehurst Parkway. Parking is largely accommodated on site.

Signage

Provision of quality information about the recreational opportunities available at Council's reserves has several benefits. These benefits include, the potential to improve access, expand knowledge and raise awareness levels of the natural environment, encourage safe and sensitive use of the Reserve, and guide visitors to maximise enjoyment of their recreational experiences.

Developing clear and recognisable graphics for signage is particularly important given the high number of visitors to Pittwater.

Presently, Council does not have an overall signage and interpretive system, however Council has adopted Council Policy No. 129, 'Signs - Council's Facilities' which will see the systematic introduction of appropriate information and hazard warning signage to all Council reserves and facilities. The signs will be designed around internationally accepted and recognised pictograms in accordance with the guidelines contained in 'Signs as Remote Supervision – Best Practice Manual' prepared by State wide Mutual.

4.6 RISK MANAGEMENT / RESERVE SAFETY

Risk management is a significant issue for Council in formulating management practices for public land. It is necessary for Council to have risk management strategies in place, to improve safety in the Reserve, in order to minimise potential claims, which may result from accidental risk.

In June 2002 the NSW Government enacted the first piece of Legislation to implement reforms to personal injury claims – the Civil Liability Act 2002. Together with the Civil Liability Amendment (Personal Responsibility) Act 2002 the legislation is designed to effect civil liability reforms that reinstate the responsibility of individuals for their actions, reduce the culture of blame and attendant litigation. The Act strikes a balance that does not disadvantage people with legitimate negligence claims but arrests the recent trend of ever increasing public liability payouts.

Council's intention for Bilarong Reserve is to provide well designed spaces, furnished with good quality facilities and maintained to a high standard with lighting where possible. The playground has been designed and constructed to Australian Standards and subject to a rigorous schedule of twice weekly inspections of equipment, sandpit and rubber softfall.

4.7 MAINTENANCE

Council's Reserves & Recreation Department is responsible for maintenance standards and priorities. There are regular maintenance regimes in place for mowing, re-turfing, watering, aerating, fertilising grounds and surface repairs.

Council also has regular maintenance regimes in place for cleansing of toilet amenities, garbage collection, electrical and plumbing repairs, repair of fences and walkways, building works and repair of vandalism as required.

4.8 ACTION PLAN

The intent of the following Action Table (refer Table 4.1), in light of the key management issues discussed, and as required under the Act, is to:

- identify the desired outcomes or objectives with regard to each issue;
- develop actions for the achievement of these objectives; and
- develop performance measures or mechanisms for the measurement of success.

Table 4.1 | Bilarong Reserve Action Table

Objectives	Action	Performance Measures
RECREATION FACILITIES & AMENITY		
Landscape Character		
Maintain the existing open landscape character of Bilarong Reserve.	Prepare Masterplan in accordance with the objectives of this plan.	Landscape improvements implemented in accordance with the adopted Masterplan.
	Ensure appropriate development of the Reserve in accordance with the community land categories (refer 3.1) and Crown reserve public purpose.	All developments meet the requirements of the development guidelines and relevant legislation. The natural landscape character is preserved, with new developments that are designed and sited to cause minimal disturbance of natural areas and blend successfully within the setting. Landscape works are to incorporate local native species to promote a natural landscape character.
General Facilities & Amenity		
Provide and maintain a high standard of recreational facilities and amenities for Bilarong Reserve users, including people with disabilities.	Progressively upgrade recreational facilities such as seating/tables, playground facilities, shelters, litter bins and improve frequency of rubbish collection to cater for seasonal facilities.	Number of facilities upgraded
	Provide an improved level of cleanliness, repair and maintenance of amenity facilities.	Reserve users express satisfaction with appearance, cleanliness and maintenance of amenities blocks.
Improve opportunities for social recreation at Bilarong Reserve.	Investigate opportunities for improved picnic / seating areas with appropriate shade planting and litter bins.	Number of improved picnic / seating areas.

Objectives	Action	Performance Measures
	Investigate opportunity for provision of a food and beverage facility, incorporating outdoor seating. The boat hire facility in the original proposal has been removed, and replaced with toilets to provide greater amenity.	Food and beverage facility provided.
Improve opportunities for informal recreation, play opportunities and active recreation, in terms of the variety of activities available at regional parks.	Create different recreation opportunities and activities, to allow for a variety of experiences and users within the Reserve.	Enhanced recreational opportunities for local residents and visitors (including adult, youth and child users).
	Integrate playground facilities with other park facilities.	Positive comments from reserve users.
Improve the landscape amenity of the Reserve.	Continue to monitor the health of mature trees, and ensure compaction and erosion are minimised.	Successful protection of mature trees.
	Rehabilitate / regenerate and manage disturbed foreshore & parkland vegetation whilst not creating loss of amenity or visual disturbance to residents.	Successful management of reserve vegetation.
	Plant appropriate shade trees.	Shade trees effectively established.
Promote opportunities for appropriate activities for which the reserve may be booked.	Continue to promote Pittwater's diverse range of reserve settings and opportunities for film and television crews, organisation of sporting, corporate and social functions, as well as tour operators.	Increased bookings of reserve areas.
Foreshore Amenity & Stabilisation		
Protect and enhance the foreshore environment.	Works in accordance with Narrabeen Lagoon Foreshore Rehabilitation Plan (September 2003).	Increase environmental quality and biodiversity.

Objectives	Action	Performance Measures
	Restoration of Narrabeen Lakes foreshore, monitoring and evaluation of foreshore stabilisation through use of reference points and mapping with periodic walk through assessments.	Mapping and photographic history of the foreshore updated on a regular basis, stabilisation works identified to alleviate degradation.
Address and minimise erosion problems associated with foreshore bank erosion.	Re-grading of foreshore banks to form new bank profile.	Stabilisation of degraded banks with reduced maintenance costs.
	Restricting public access to environmentally sensitive foreshore areas – installation of timber post & wire protective fencing.	Foreshore profile protected.
	Define public access locations and provide suitable surface treatment at high use areas.	Erosion impacts from pedestrian traffic reduced.
	Stabilise new foreshore profile with indigenous vegetation i.e. <i>Phragmites</i> and <i>Casuarina spp.</i>	Stabilised and vegetated foreshore provides enhanced protection from water (wash) action.
Minimise erosion and pollution problems associated with stormwater outlets.	Identify points of discharge into Narrabeen Lake and surrounds and undertake the necessary actions needed to reduce the impact of urban run-off and stormwater.	Improved stormwater management with reduced foreshore erosion and pollutants.
Control or eradicate weed species and rehabilitate / regenerate and manage disturbed shoreline vegetation.	Undertake appropriate control measures for weeds declared as Noxious within Pittwater, in accordance with the Noxious Weeds Act, 1993.	Eradication of weed problems on foreshore.
Educate the public about estuarine vegetation issues and seek assistance in rehabilitation works.	Promote an education program aimed at local residents to encourage the planting of locally indigenous species in gardens and private bushland.	Monitor community understanding and attitudes through feed back and periodic surveys.
Building Facilities		
Support the activities of the Scouts Australia and investigate opportunities for mutually beneficial progressive lease arrangements.	Liaise with Scouts Australia to encourage increased and continuing broad community access to buildings.	Increased ratio of general public utilisation in proportion to club / group use.

Objectives	Action	Performance Measures
Maintain the conditions of the lease for the Scout Hall.	Council to provide clear definition of responsibilities to lessee.	Clear understanding of responsibilities for the Scouts Australia.
Maintain landscaping and vegetation associated with the Scout Hall building.	Ongoing management of the open space areas surrounding the Scout Hall.	Overall improved appearance of Scout Hall and surrounding landscaped area in line with landscape character.
Ensure that the facility is effectively managed and is of minimal impact on the surrounding environment.	Council to monitor appropriate usage of the facility.	Effective management of the facility and minimal number of complaints received from the community.
ACCESS		
Pedestrian Access & Linkages		
Continue a programme of installation, upgrading and enhancement of pedestrian linkages, improve safety and reduce points of conflict with vehicular traffic (coordinate with Traffic Management Plan).	Provide and maintain easy, clearly marked, visually interesting pedestrian access to the Reserve, wherever practicable, functional and safe.	Upgraded pedestrian access and linkages.
	Continue to identify and upgrade, to a high standard, those paths, steps, ramps and foreshore access tracks at the Reserve that are in disrepair.	Upgraded pedestrian access and linkages.
	Consult the RTA to investigate provision of overbridge / underpass to Wakehurst Parkway to facilitate safe pedestrian access to Reserve.	Grade separated pedestrian access provided.
	Provide appropriately designed and integrated directional and interpretive signage for pedestrian and vehicular traffic, improving linkages.	Signage is clear and simple in communicating the required information.
	Investigate lighting along pedestrian pathways.	Lighting installed where required.

Objectives	Action	Performance Measures
Provide access to Bilarong Reserve for people with disabilities, as well as for young children, the elderly and people with prams/strollers, that is in accordance with all relevant Australian Standards (coordinate with Traffic Management Plan).	Conduct an access and facilities audit for people with disabilities at the Reserve. Subject to this audit, paved pathways should be appropriately upgraded and maintained.	Access audit complete and recommendations implemented.
Vehicle Parking, Traffic & Safety		
Ensure the 'Pay & Display' car parking system is equitable, while collecting funds to be spent on the improvement of reserves.	Investigate opportunities to increase the areas covered by 'Pay & Display' ticketed parking to assist in maintenance and upkeep of reserves eg. Maximise ticketed parking spaces with line marking.	Investigation completed and better funding of reserve maintenance.
	Review 'Pay & Display' rates on a regular basis, having regard to the rates of other Sydney reserve areas.	Pay & Display rates reviewed.
Address the adequacy of parking layouts, circulation and delineation of car spaces within the ticketed parking areas, enhancing visual and environmental amenity.	Investigate current traffic flows and identify any areas that could be improved through traffic calming devices or similar.	Investigation completed and traffic calming devices implemented where required.
	Continue to monitor and address traffic and parking issues in consultation with the Pittwater Council Traffic Committee.	Better line marking / delineation and signposting of parking spaces.
Ensure adequate car parking is available and provide contingencies for overflow car parking events.	Assess car parking within the Reserve and potential sites located for overflow car parking.	Adequate car parking provided.
	On-going liaison with Council's Traffic Committee in relation to management of car parking.	Decrease in reports to Council from the Police and RTA of traffic conflicts.
Provide appropriately sized car parking spaces for people with disabilities.	Designate disabled parking bays and construct gutter ramps where appropriate.	Required number of car parking spaces for people with disabilities provided.

Objectives	Action	Performance Measures
Provide appropriately designed and integrated vehicular access to the Reserve.	<p>Council will work with the RTA to establish a traffic management plan for Bilarong Reserve.</p> <p>Investigate vehicular access options from Wakehurst Parkway, including:</p> <ul style="list-style-type: none"> - upgrade of existing vehicular entry (right turn lanes); - junction improvements at Carefree Road (right turn lanes and/or change to roundabout with connection to existing turning circle adjacent to Bilarong Sanctuary entry (existing vehicular entry closed). 	Improvement in vehicular access.
Signage		
Establish an effective signage and interpretive system.	Rationalise signage and develop a consistent signage and interpretive system at the Reserve. Develop signs that are of a high graphic quality.	New signage system developed and implemented.
	Conduct a signage audit at the Reserve and identify opportunities to integrate directional, safety and interpretive signage.	Audit completed and signage established.
RESERVE SAFETY		
Risk Management		
Adequately address risk management issues.	Formulate and implement a regular inspection checklist to identify potential safety issues.	Improved public safety and risk management.
Ensure the highest safety standards.	Refine current maintenance practices to meet risk management requirements and relevant standards.	Area considered safe and accessible at all times.
Provide playground facilities that comply with Australian Standards.	Carry out a regular maintenance audit of play equipment.	Maintenance audit conducted on a regular basis.

Objectives	Action	Performance Measures
	Provide soft-fall and play equipment in accordance with relevant standards.	Soft fall edging and equipment meets relevant standards.
	Provision of enclosure safety fencing to playgrounds (where applicable)	Enclosure fencing installed.
	Provide shade structures over the playground where shade trees are absent.	Playground is shaded at midday in summer.
MAINTENANCE		
Maintenance		
Ensure that best practise methods are used for all maintenance procedures and where necessary make suggestions for the improvements in the ongoing maintenance of areas.	Review current work practices and procedures for maintenance operations through bench marking and adoption of industry best standards.	The Reserve is considered safe and well maintained at all times.
Promote efficient maintenance operations.	Investigate the maintenance regime for the Reserve and make recommendations for improvements where necessary.	Reduction of long-term maintenance cost.
Provide an improved level of cleanliness, repair and general maintenance of facilities.	Prepare an annual maintenance schedule outlining routine maintenance procedures for all elements of the Reserve.	Reserve users express satisfaction at the level of maintenance of facilities.

5.0 FUTURE USE, DEVELOPMENT & MANAGEMENT

This section of the POM outlines the direction for the management of Bilarong Reserve. The chapter defines the range of activities that can occur and the facilities and structures that can be constructed at the Reserve. It specifies the leases, licences and other interest in the land, which are expressly authorised and also identifies the need for development consent for a proposed activity, and provides guidelines to assist Council in determining any Development Application required for proposed structures and activities.

The chapter also formulates management strategies (refer Action Table), which are consistent with requirements under the *Crown Lands Act 1989* for Crown land.

Crown Land

Crown Land is generally reserved for a public purpose and uses on the reserve must be compatible with or ancillary to that public purpose. Bilarong Reserve has been designated for the public purpose of 'Public Recreation'. Crown land must be used and managed in accordance with requirements in the *Crown Lands Act 1989*, and more specifically the principles of Crown land management, as set out in s11 of the *Crown Lands Act, 1989*.

5.1 PERMITTED FUTURE DEVELOPMENT & USES

In association with details outlined in Section 3 this chapter identifies the relevant planning policies and controls appropriate to Bilarong Reserve. The controls dictate what future uses, activities and development are considered permissible and prohibited. The Permissible Uses Table outlines:

- 'Permissible Uses 'exempt' Development' which generally do not require consent from Council, but may require assessment under Part V of the *Environmental Planning and Assessment Act 1979*. Includes permissible activities.
- 'Permissible Uses only with Development Consent' requires Development Assessment in accordance with Part IV of the *Environmental Planning and Assessment Act 1979*.
- 'Prohibited Uses' any purpose other than a purpose for which development may be carried out without development consent or only with development consent. Includes prohibited activities in accordance with Council Policy.

Development Application and Permit Procedures

Any proposed uses or development and building works that are permitted only with Development Consent (consistent with the uses listed in the Permissible Uses Table) would be subject to the normal Development Application process required by Council in accordance with the *Environmental Planning and Assessment Act 1979*.

Certain activities are subject to Council Permit approvals, in accordance with the relevant Council Policy. A summary of relevant Policy documents and the activities applicable, but not limited to, is detailed below:

- Council Policy No 18 Parking – Issue of Annual permits – Waiving of Parking Fees:
- (Pay parking facilities)
- Council Policy No 26 Storage of Craft – Dinghies / Boats
- Council Policy No 93 Reserves, Beaches and Headlands Booking Policy:

- (Social, sporting, community and commercial events ie. weddings, charity events, fireworks / Lease Agreements)
- Council Policy No 96 Film Permit Policy and Conditions – Amended September 2005:
- (Filming and Still Photography / Lease Agreements)
- Council Policy No 98 Helicopter Landings on Council Owned and Controlled Property:
- (Filming and Still Photography / Temporary Activities)
- Council Policy No 129 Signs – Council’s Facilities:
- (Signage: compliance, directional, interpretive, identification)

Activity Controls

Complementary to the statutory controls applicable to Bilarong Reserve are a set of activity controls. Activities may be permissible or prohibited, (refer Table 5.1 – Permissible Uses Table for specific details) and identified within the reserve via signage in accordance with Council Policies. Warning and prohibition symbols deemed most suitable are selected dependent on reserve specific users and facilities.

Generally, ‘developments’ and ‘activities’ that will be considered at Bilarong Reserve will be those that are:

- consistent with or ancillary to the reservation purpose on a Crown Reserve – ‘Public Recreation’;
- consistent with the relevant zoning objectives; and
- listed as permissible (with or without development consent)

Table 5.1 | Bilarong Reserve Permissible Uses Table

Without Development Consent Permissible Uses 'exempt' development	Only with Development Consent Permissible Uses requiring Development Consent in accordance with State Environmental Planning Policy (infrastructure) 2006.	Prohibited Uses Including but not limited to the following
<p>Part II – General Restrictions (PLEP 1993):</p> <p>Zone 9(d) Drainage; new arterial roads and widening of existing arterial roads</p> <p>Zone 5(a) (Special Uses 'A') Nil</p> <p>Unzoned land Refer table below</p> <p>General Information – Exempt Development (Part B DCP 22) Only if, but limited to development that: is of minimal environmental impact complies with DCP 22 and PLEP 1993 does not cause interference with the amenity of the neighbourhood ie. noise, vibration, smell, fumes, smoke, waste products, grit or oil, or otherwise does not restrict any vehicular (mobility vehicles only) or pedestrian access to or from the site</p>	<p>Part II – General Restrictions (PLEP 1993):</p> <p>Zone 9(d) Utility installations (other than gas holders or generating works)</p> <p>Zone 5(a) (Special Uses 'A') Advertisements Drainage Helipads Roads The purpose indicated by scarlet lettering on the Zoning Map (PUMPING STATION) and any purpose ordinarily incidental or subsidiary thereto Utility installations (other than gas holders or generating works)</p> <p>Unzoned land Refer table below</p>	<p>Part II – General Restrictions (PLEP 1993):</p> <p>Zone 9(d) Any purpose other than a purpose for which development may be carried out without development consent or only with development consent.</p> <p>Zone 5(a) (Special Uses 'A') Any purpose other than a purpose for which development may be carried out only with development consent.</p> <p>Unzoned land Refer table below</p>

Table 5.1 | Bilarong Reserve Permissible Uses Table cont.

Note: Zoned and unzoned land at Bilarong Reserve is scheduled for rezoning following adoption of the new LEP in line with the Department of Planning's Standard Instrument template. Under the existing PLEP zoning would be 6(a) Existing Recreation 'A' designation. The following Permissible Uses Table has been prepared in accordance with the current 6(a) zoning criteria: Part II – General Restrictions: Zone 6(a) (PLEP 1993).

Part II – General Restrictions: Zone 6(a) Without Development Consent Permissible Uses 'exempt' development (may require approval under Part V of the EPA Act 1979 and/or Council Permit and/or referral to Council)	Part II – General Restrictions: Zone 6(a) Only with Development Consent Permissible Uses requiring Development Consent	Part II – General Restrictions: Zone 6(a) Prohibited Uses Including but not limited to the following
<p>Advertising (temporary) in accordance with Council's DCP (max A3 size, otherwise subject to Council approval)</p> <p>Alcohol-free zones requiring consent of Council and consent of other relevant committees i.e. Traffic Committee. Consumption of alcohol in alcohol-free zones (providing appropriate signposting eg. 'the consumption of alcohol is prohibited without the express permission of Pittwater Council' is in existence</p> <p>Boating Activities using non-powered watercraft (windsurfers, dinghy sailers, canoes, etc.) subject to Waterways Authority approval</p> <p>Car parking area (sealed or unsealed) ancillary to use of the community land (in accordance with Master plan & Management Strategy / Works Programme)</p>	<p>Major Works / Permanent Structures – generally in accordance with Masterplan and Management Strategy, including but not limited to: Major buildings / structures Buildings ancillary or incidental to the park</p> <p>Provision of food & beverage outlet including ancillary support facilities – generally in accordance with section 5.3 and Concept Plans contained in this Plan of Management. Refer to Figure 5.4 for building footprint.</p> <p>Food & beverage outlet hours of operation: Sunday to Wednesday 7 am – 4.30 pm Thursday to Saturday 7 am – 9 pm</p> <p>Telecommunications / mobile telephone transmission facility or tower</p>	<p>Any purpose other than a purpose for which development may be carried out without development consent or only with development consent.</p> <p>Development and temporary activities or events, leases, licenses and other estates not consistent with the Local Government Act core objectives for Bilarong Reserve (where applicable): a park; general community use; or foreshore</p> <p>or Pittwater Council's goals for this Reserve</p>

Part II – General Restrictions: Zone 6(a) Without Development Consent Permissible Uses ‘exempt’ development (may require approval under Part V of the EPA Act 1979 and/or Council Permit and/or referral to Council)	Part II – General Restrictions: Zone 6(a) Only with Development Consent Permissible Uses requiring Development Consent	Part II – General Restrictions: Zone 6(a) Prohibited Uses Including but not limited to the following
Charity events Dinghy & Watercraft Storage (in accordance with Council Policy No.26 Storage of Craft – Dinghies and Boats) Feral Animal Control and Eradication (treat as required) Filming and Still Photography (in accordance with Council Policy No 96) Fire Hazard Reduction Activities Garbage storage enclosures / structures (external & communal) Helicopter landings if consistent with the core objectives of the park and with the General Manager of Council’s approval (in accordance with Council Policy No 98) Lease Agreements (in accordance with Council Policy No 93) Maintenance / minor works – in accordance		Prohibited Activities (including but not limited to the following): Advertising (permanent) other than café signage Agriculture Busking Camping / caravans Dispersal of and activities that encourage the spread of noxious aquatic weeds Domestic drainage outlets Equestrian activities Extractive industries Gaming Obstructing access or leaving goods in dangerous condition Private alienation or encroachment onto the reserve Private vehicular access to adjoining lands Recreational motor vehicles, including four- wheel driving, motorbike or trail bike riding, or

Part II – General Restrictions: Zone 6(a) Without Development Consent Permissible Uses ‘exempt’ development (may require approval under Part V of the EPA Act 1979 and/or Council Permit and/or referral to Council)	Part II – General Restrictions: Zone 6(a) Only with Development Consent Permissible Uses requiring Development Consent	Part II – General Restrictions: Zone 6(a) Prohibited Uses Including but not limited to the following
<p>with the Master plan & Management Strategy / Works Programme, including but limited to the following:</p> <p>bush regeneration and land / habitat restoration works (including temporary access and storage of materials for work, minor excavation & levelling, grading, installation of protective fencing and weed removal)</p> <p>car parking area (sealed) ancillary to the use of the Reserve</p> <p>children’s playground equipment and associated structures</p> <p>foreshore protection measures</p> <p>earthworks to construct structures (including filling, levelling, grading and topdressing)</p> <p>fencing including security, childproof, protective and temporary fencing</p> <p>multi-use pathways and tracks (other than for motor vehicles) footpaths, cycle paths, boardwalks, minor footbridges, steps, ramps</p> <p>land restoration works, including mounding</p> <p>landscaping works, including garden beds, laying turf and re-turfing</p> <p>lighting of reserve</p>		<p>similar (Council vehicles excepted)</p> <p>Residential</p> <p>Showground</p> <p>Storage of watercraft or equipment</p> <p>Unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like (other than importing of fill for permitted works)</p> <p>Vegetation removal not in accordance with Council’s Tree Preservation and Management Order, or this Plan of Management.</p> <p>Or any other act as notified by Council.</p>

Part II – General Restrictions: Zone 6(a) Without Development Consent Permissible Uses ‘exempt’ development (may require approval under Part V of the EPA Act 1979 and/or Council Permit and/or referral to Council)	Part II – General Restrictions: Zone 6(a) Only with Development Consent Permissible Uses requiring Development Consent	Part II – General Restrictions: Zone 6(a) Prohibited Uses Including but not limited to the following
<p>drainage, stormwater, erosion and sediment control works</p> <p>park furniture ie. seating, bins, shade structures, outdoor showers and shelters</p> <p>viewing platforms / decks</p> <p>Navigation aids Construction by or for relevant authorities</p> <p>Overflow vehicle parking on a temporary basis for special events, large film shoots, etc.</p> <p>Picnics and barbecues and associated facilities</p> <p>Recreational equipment hire eg. Bicycles, non-powered watercraft, locker storage equipment, etc.</p> <p>Temporary activities require a casual booking or permit from Council, or a licence under the Crown Lands Act 1989. Council Permit approval subject to temporary activities satisfying specific criteria including: number of participants and / or spectators on any one-day of an event; timing of activities; and</p>		

Part II – General Restrictions: Zone 6(a) Without Development Consent Permissible Uses ‘exempt’ development (may require approval under Part V of the EPA Act 1979 and/or Council Permit and/or referral to Council)	Part II – General Restrictions: Zone 6(a) Only with Development Consent Permissible Uses requiring Development Consent	Part II – General Restrictions: Zone 6(a) Prohibited Uses Including but not limited to the following
<p>occurrence of activities or temporary facilities over continuous days. (in accordance with Council Policy No 93)</p> <p>Temporary storage or removal of ‘Clean Up Australia Day’ / ‘Weed Collection’ rubbish</p> <p>Pay Parking Facilities (in accordance with Council Policy No 18)</p> <p>Signage – compliance, directional, interpretive, identification and safety (in accordance with Council Policy No 129)</p> <p>Vehicular access subject to Council approval</p> <p>Wedding ceremonies / receptions (in accordance with Council Policy No 93)</p>		

5.2 LEASES, LICENCES AND OTHER ESTATES

What are leases, licences and other estates?

A lease will be typically required where exclusive use or control of all or part of a reserve is desirable for effective management. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities in the reserves justify such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of a reserve is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

An assessment of each Lease, Licence or other estate granted would be carried out in terms of environmental quality and public access.

Leases & Licences on Community Land

This Plan of Management authorises all existing leases and licences applying to Bilarong Reserve until the expiry of their current term and authorises Council to consider the approval of future lease and licence agreements, which are considered a compatible use of Bilarong Reserve, where activity or business is seen to have a benefit to Council, the lease / licence holder, and the broader community and is consistent with the requirements of the relevant statutes.

All lease agreements should be reviewed before the expiry date. Council's policy on leasing arrangements is that new or renewed leasing arrangements are to address the following key issues:

- enforcing the agreement
- payments and other benefits to the community
- use and occupation
- statutory requirements
- public liability and insurance
- improvements
- repairs and maintenance
- health and safety
- environmental management

Council requires where applicable proposals for leases or licenses for commercial activities to be publicly advertised as an Expression of Interest.

Leases & Licences on Crown Land

A Reserve Trust (refer Section 3) may lease or licence activities on the reserve subject to the terms of the Minister's consent. (s.102 CLA 89). Revenue generated on Crown Reerves, in the absence of a direction from the Minister, must be directed to the general purposes of the Reserve Trust as set out in Section 106 of the *Crown Lands Act, 1989*.

A temporary licence does not require the Minister's consent, and can be granted for a maximum period of one year. All leases and licences over Crown land should be registered with the Department of Lands.

Lease agreements should be modelled on the specific conditions applying to the leasing of Crown land under Section 34 of the *Crown Lands Act 1989*.

Where a development or activity is undertaken on land over which Council has management responsibility as well as land (or a water body) for which Council has no legal responsibility an applicant may be required to obtain a separate licence agreement with both Council and the Department of Lands.

Such joint licence arrangements may be required where an activity is undertaken on unreserved Crown land such as the lagoon but gains access by or also uses Council controlled land e.g. 'learn to kayak' schools or 'paragliding' schools.

Temporary Activities

Subject to the relevant provisions of the *Crown Lands Act, 1989* (including the Principles for Crown Land Management) this POM authorises the creation of leases, licences or other estates over the reserve areas covered by this plan for activities (including activities of a commercial nature) that will ensure that:

- the conservation, economic, recreation and social values of the reserve are recognised, protected and enhanced for public enjoyment by current and future generations; and
- the public's right of choice, access and equity is recognised and preserved.

Existing Leases, Licences & Other Estates

Scouts Australia have a current community based lease for the use of the purpose built Scout Hall, centrally located on the Reserve, for a period of twenty-one (21) years from 17 February 2004 till 16 February 2025.

This POM expressly authorises the continuation of the leasing of the Scout Hall to Scouts Australia.

Authorisation of Future Leases, Licences & Other Estates

This POM authorises the leasing, licensing or granting of any other estate over Bilarong Reserve for any commercial activity that results in a diverse range of recreational activities or an activity that is deemed to be of community benefit being provided in the area.

Future proposed leases at Bilarong Reserve include, but do not preclude any future leases at this location

Bilarong Reserve Food & Beverage Outlet.

The proposal:

- will be consistent with the use of the open space for recreational purposes;
- will enhance the public use of the open space; and
- be generally in accordance with the Concept Plans / Elevations and associated details within this Plan of Management.

6.0 MASTER PLAN

The development of Bilarong Reserve will be consistent with or ancillary to the reservation purpose on a Crown Reserve, namely 'Public Recreation'. Works will respond to 'recreation' objectives while enhancing the long term sustainability of the public resource. Improvements to Bilarong Reserve will aim to accommodate, where feasible, the following key long-term development strategies:

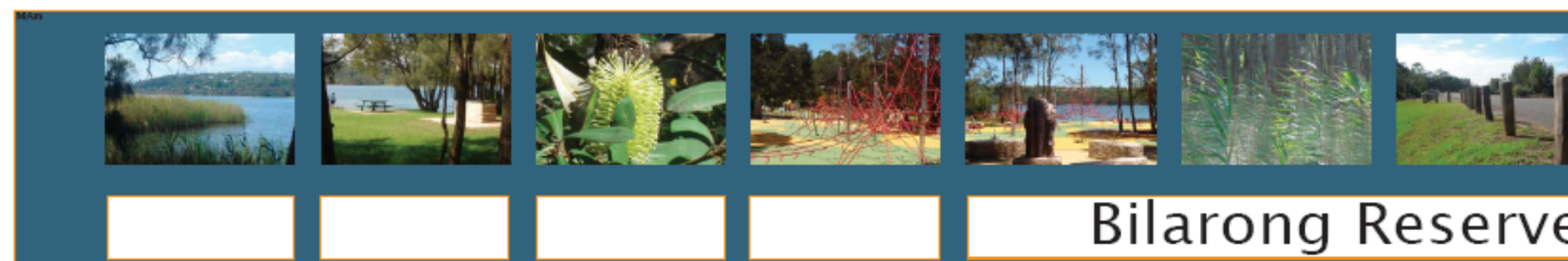
- public recreation – provision of a broad range of recreational opportunities
- public accessibility – provision of footpaths, bridges / boardwalks, access ramps & jetties
- accessibility for disabled
- safe & secure environment (lighting etc.)
- appropriate and adequate public facilities
- regulatory and statutory signage

A Masterplan and descriptive summary (refer Figure 5-1) have been developed to illustrate the improvement works proposed at Bilarong Reserve in order to address key management issues and objectives. Specific improvement works have been described in greater detail.

Figure 5-1 | Bilarong Reserve Master Plan



0 10 25 50



Bilarong Reserve

BILARONG RESERVE PLAN OF MANAGEMENT
MASTERPLAN

June 2008

notes

- 1 **Bilarong Sanctuary**
Enhance entry to Sanctuary from Bilarong Reserve. Highlight connections to Deep Creek Reserve and regional footpath network. Incorporate interpretive signage.
- 2 **Bilarong Reserve - west**
Plant shade trees in the Reserve e.g. *Eucalyptus robusta*, *Ficus macrophylla*. Retain the existing open grassed area. Provide additional picnic furniture / shade trees in this area.
- 3 **Scout hall community building**
Maintain Scout hall community building. Investigate additional user feasibility and refurbishment options to develop increased community resources at Bilarong Reserve.
- 4 **Western car park**
Maintain existing car park arrangement, ensure car parking bays are well marked and carry out general maintenance of road surface material as required. Consider increased provision of fencing / bollards to improve traffic management and increase pedestrian safety. Regenerate existing planting beds incorporating shade trees. Maintain 'Pay & Display' parking system and rationalise signage.
- 5 **Lagoon access ramp**
Upgrade Lagoon access ramp having regard to public safety. Incorporate improved boat launch facilities and investigate provision of mixed craft storage.
- 6 **Bilarong Reserve entry - Wakehurst Parkway**
Establish a long term Traffic Management Plan for access to the Reserve as part of the development Consent for the food and beverage outlet. Engage a specialist traffic engineer to work in conjunction with Council and the RTA to provide safe entry and exit movements for vehicles and pedestrians.
- 7 **Eastern car park**
Construct car parking area bay-by-bay as required. Surface, if possible, with materials of low visual impact such as compacted gravel. Coordinate works with improved entry off Wakehurst Parkway.
- 8 **Food & Beverage Outlet** Provide a food & beverage outlet, complying with the Department of Lands Food & Beverage Outlets on Crown Reserves Policy Position. Management of the outlet will be further detailed in any lease and exhibited publicly for comments. Revenue will be used to assist with improvements for Bilarong Reserve.
- 9 **Bilarong Reserve playground**
Continue installation of staged construction works, including shade structures, BBQ facilities and seating. Maintain playground area. Investigate future improvement works i.e. installation of sandpit, further play equipment and childrens' cycle track.
- 10 **Wakehurst Parkway interface**
Ongoing maintenance and regeneration works include: replace existing fencing and provide a new barrier fence; remove weed species and supplement with native species; develop a management plan for gradual thinning and rejuvenation of monoculture *Casuarina* sp. Expand and strengthen vegetation 'buffer' along Wakehurst Parkway incorporating tree & shrub species i.e. *Ficus* & *Eucalyptus* spp and local indigenous species suitable for the lagoon setting.
- 11 **Bilarong Reserve - central**
Plant large canopy shade trees e.g. *Ficus macrophylla* within Reserve. Maintain existing open grassed area. Enhance existing creek / drainage lines, extending batters to 1:10 grades and incorporating pedestrian bridges and endemic riparian vegetation. Investigate water quality treatment of stormwater runoff via detention ponds etc. Increase provision of picnic / seating opportunities and interpretive signage. Investigate providing exercise stations / trail and incorporate perimeter childrens' cycle track.
- 12 **Narrabeen Lagoon foreshore**
Manage the foreshore in accordance with Narrabeen Lagoon Restoration Project strategy. Develop regional principles for foreshore management, including revegetation strategies; increase biodiversity and establish local indigenous vegetation. Incorporate strategic, beach / lagoon access i.e. swimming areas (varying scales) with seating, flora & fauna interpretive signage and potential viewing / water access decks. Coordinate works with planting of riparian vegetation to stabilise foreshore lagoon banks.
- 13 **Pedestrian pathway network**
Maintain pathway connections as required having regard to public safety. Ensure sight lines are maintained by pruning vegetation and installing lighting in key locations. Upgrade 'spine' connection through the Reserve to the cycleway, allowing for future extensions of the circulation network around the Lagoon as per Pittwater Walls & Rides Strategy Masterplan, June 2005.
- 14 **Bilarong Reserve - east**
Plant large canopy shade trees e.g. *Eucalyptus robusta*, and *Ficus macrophylla*. Maintain the existing open grassed area. Investigate improvement to soil quality and grass cover i.e. amelioration. Provide additional picnic furniture / seating in this area.
- 15 **Bilarong Reserve eastern entry**
Upgrade entry area, having regard to public safety and amenity issues. Investigate lighting.

5.3 FOOD & BEVERAGE OUTLET

Bilarong Reserve supports a broad range of recreational activities, both active and passive. The proposed development of a food and beverage outlet on the lagoon foreshore will support increased appreciation of the northern shores of Narrabeen Lagoon.

An initial concept (refer figures 5-2 to 5-7) has been prepared for the development of a proposed food & beverage outlet (which originally included a boating facility) at Bilarong Reserve. The proposed facility would seek to:

- enhance the public use of the reserve;
- preserve the integrity of the reserve in terms of its public purpose and environmental qualities; and
- preserve the public's right to access.

Proposals have been prepared in accordance with the 'Food & Beverage Outlets on Crown Reserves – Policy Position' (Department of Lands: 20th December 2004) and Circular F14 – Restaurants in Open Space Areas (Department of Infrastructure, Planning and natural Resources).

The proposal will include:

- bistro, Brassiere or Restaurant that serves light to substantial meals with beverage to be consumed on the premises (category iii)
- may hold an 'on licence (restaurant)' to serve liquor by table service
- seating 75-100 patrons located both indoors and on verandas to accommodate both summer and winter temperature peaks
- 'rustic' boatshed style with large verandas set back from the lake shore
- building footprint as specified in this Adopted POM – refer to Figure 5.4.
- proposed operating hours:
 - Sunday to Wednesday 7 am – 4.30 pm
 - Thursday to Saturday 7 am – 9 pm
 -
- lease or licensing of venue to be called via Expressions of Interest
- the lease will exclude the lessee / operator from making application for an on-licence serving liquor.
- lighting
- signage; and
- landscaping

The concept design for the Bilarong Reserve food and beverage outlet has been developed within the community consultation process. The concept plan (refer figure 5-4) and illustrative perspectives (refer figures 5-3, 5-5, 5-6 and 5-7) indicate the proposed size, scale and style of the development.

Landscape

The proposed location of the food and beverage outlet to the west of the existing playground in an open grassed area does not impact on existing trees / vegetation. Proposals would include landscape improvements such as new indigenous tree and shrub plantings to the restaurant surrounds with foreshore enhancement and increased Phragmites plantings to stabilise the lake shore.

Signage

Signage to the facility is to be minimal, (2no maximum), located at the entry to the Reserve from Wakehurst Parkway and internally on the existing entry road. No unattached product advertising will be acceptable. Note: Product signage to be smaller in size than the locational or directional signs.

Traffic & Parking

The potential increase in the number of Reserve users and their impacts on traffic and parking will be addressed. Council will comply with the Roads & Traffic Authority (RTA) on the development of a traffic management plan for the intersection from Bilarong Reserve from the Wakehurst Parkway.

Improved vehicle access options off Wakehurst Parkway include an upgraded entry to the Reserve subject to consultation with the RTA and the development of a road and traffic management plan and consider junction improvements at Carefree Road including right turn lanes and / or change to a roundabout intersection with access link to existing turning circle adjacent to Bilarong Sanctuary entry (existing vehicular entry closed).

Traffic management will include pedestrian access to Bilarong Reserve i.e. crossings / bridges and /or amendments to speed limits.

Existing car parking capacity will initially satisfy increased Reserve patronage with provision for the future construction of the phased eastern car park extension. It is anticipated loading, unloading and manoeuvring likely to be generated by the proposal will be minimal. Vehicular and parking proposals will be coordinated with improved pedestrian access.

A Development Application will need to be lodged by Pittwater Council for the development, generally in accordance with the Concept Plans. The Development Application process will address many areas including flood level impact, water sustainability (water saving and disposal to approved discharge) and consideration of the *Disability Discrimination Act 1992* and Council Policy.

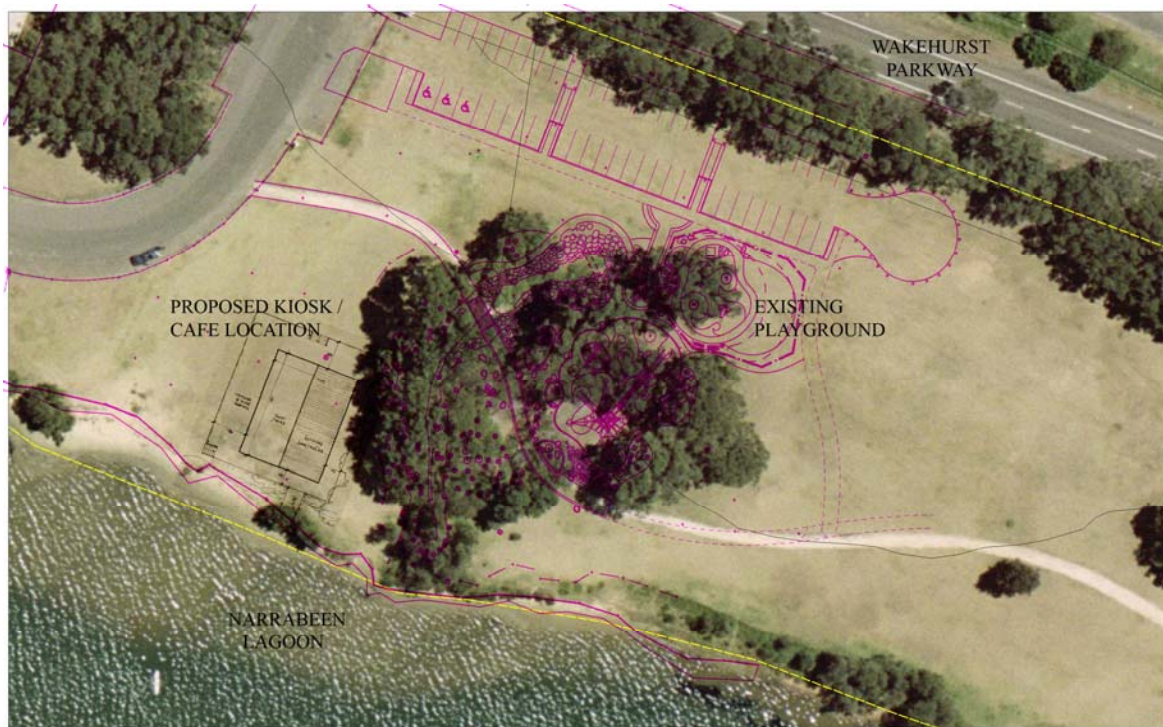


Figure 5-2 | Bilarong Reserve Food & Beverage Outlet Indicative Location Plan



Figure 5-3 | Bilarong Reserve Food and Beverage Outlet Northwest Perspective from Entry Road

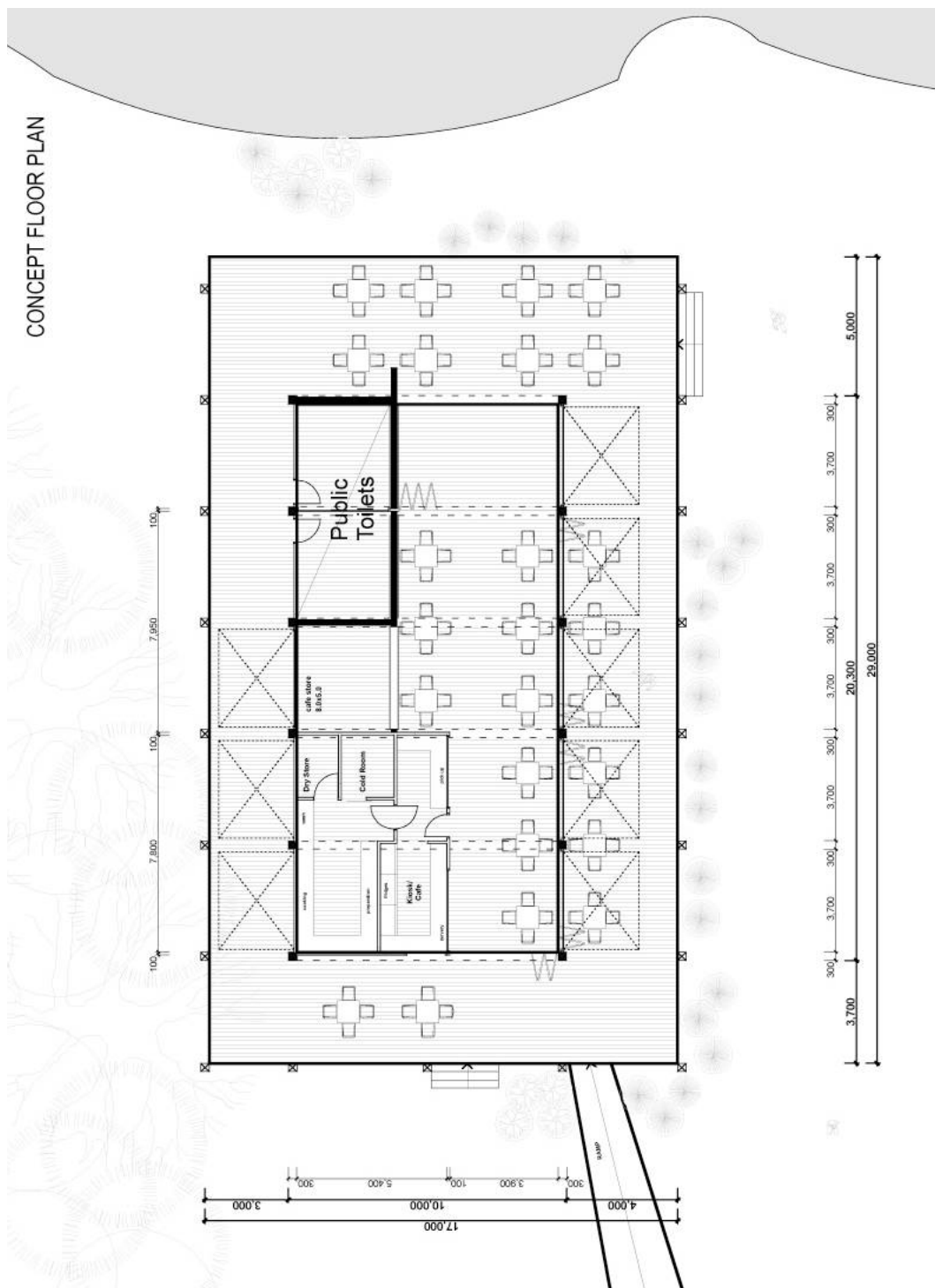


Figure 5-4 | Bilarong Reserve Food & Beverage Outlet Concept Plan
 The building footprint is 203 sqm with a total envelope including surrounding verandah of 493 sqm. The building includes toilets.



Figure 5-5 | Bilarong Reserve Food & Beverage Outlet - Northern Perspective



Figure 5-6 | Bilarong Reserve Food & Beverage Outlet Southern Perspective

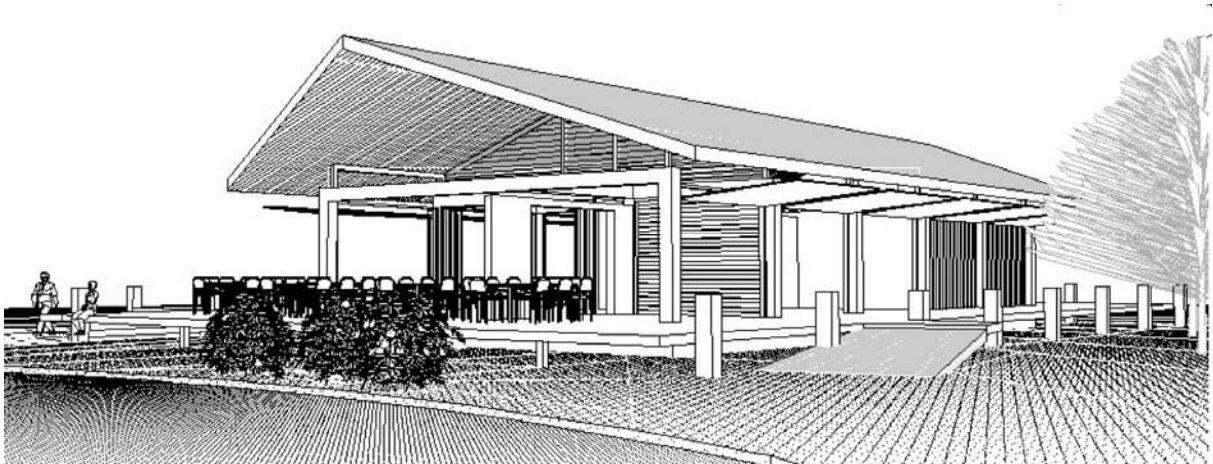


Figure 5-7 | Bilarong Reserve Food & Beverage Outlet Southeast Perspective from Narrabeen Lake

5.5 WORKS PROGRAMME

Priorities for implementation of the Masterplan and indicative costs are outlined in the Works Programme (refer Appendix B).

5.6 IMPLEMENTATION

The POM is to be reviewed on a five yearly basis. It should be recognised however, that the commencement and completion of any proposed works are dependent on available Council resources and funding.

APPENDICES

Appendix A – Bilarong Reserve Gazettal Notice

9462

OFFICIAL NOTICES

3 November 2006

ORANGE OFFICE

92 Kite Street (PO Box 2146), Orange NSW 2800

Phone: (02) 6391 4300 Fax: (02) 6362 3896

ERRATUM

Notification

Declaration of Hunting on Public Lands

Red Hill Crown Land

IN reference to the Notice which appeared in the *Government Gazette* No. 98 on 4 August 2006 at Folio 6092, the notification omitted the words "Schedule 1" in relation to the last dot point of the text. The dot point should have read:

- Have written permission pursuant to the Game and Feral Animal Control Regulation 2004, Schedule 1, Clause 1 (1) from the Game Council of NSW.

This erratum now amends this error.

TONY KELLY, M.L.C.,
Minister for Lands

SYDNEY METROPOLITAN OFFICE

Level 12, Macquarie Tower, 10 Valentine Avenue, Parramatta 2150

(PO Box 3935, Parramatta NSW 2124)

Phone: (02) 8836 5300 Fax: (02) 8836 5365

ERRATUM

IN the notification appearing in the *Government Gazette* of the 28 April 2006, Folio 2465, under the heading "Notification of Closing of Roads" in notes should read [1] On closing title for the land in Lot 1 remains vested in Sydney City Council as operational land.

TONY KELLY, M.L.C.,
Minister for Lands

File No.: MN05H269.

APPOINTMENT OF CORPORATION TO MANAGE A RESERVE TRUST

PURSUANT to Section 95 of the Crown Lands Act, 1989, the corporation specified in Column 1 of the Schedule hereunder is appointed to manage the affairs of the reserve trust specified opposite thereto in Column 2, which is trustee of the reserve referred to in Column 3 of the Schedule.

TONY KELLY, M.L.C.,
Minister for Lands

SCHEDULE

ESTABLISHMENT OF RESERVE TRUST
PURSUANT to Section 92(1) of the Crown Lands Act, 1989, the reserve trust specified in Column 1 of the Schedule hereunder is established under the name stated in that Column and is appointed as trustee of the reserve specified opposite thereto in Column 2 of the Schedule.

TONY KELLY, M.L.C.,
Minister for Lands

Column 1
Pittwater Council

Column 2
Billarong Park
(Pt R71235)
Reserve Trust

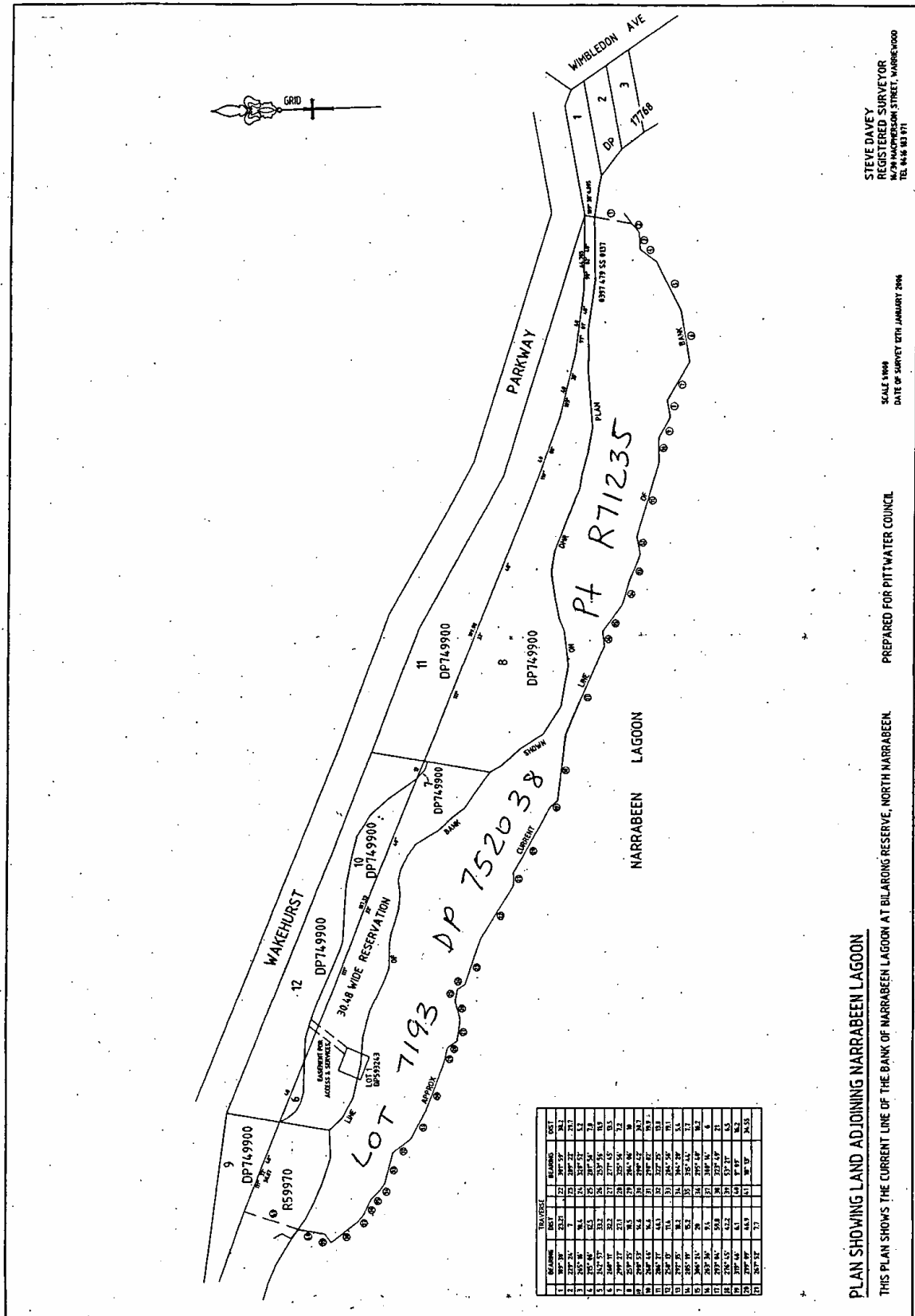
Column 3
Part Reserve 71235 at
Narrabeen Lagoon
(comprising Lot 7193
DP 752038) For Public
Recreation notified
16 June 1944.
File Ref: MN02R42

SCHEDULE

Column 1
Billarong Park
(Pt R71235)
Reserve Trust

Column 2
Part Reserve 71235 at Narrabeen
Lagoon (comprising Lot 7193
DP 752038) for Public Recreation
notified 16 June 1944.
File Ref: MN02R42

NEW SOUTH WALES GOVERNMENT GAZETTE No. 130



Appendix B – Indicative Works Programme

Works maintenance and / or improvements are identified in the Masterplan and outlined in the Works Programme with an indicative cost.

General works maintenance includes:

General building maintenance – Scout Hall Community Building / Amenities Building

Grass cutting, litter removal etc

Footpath maintenance inc. sightline / safety works

Weed species eradication (Wakehurst Parkway interface / Lake shores)

Capital works items:

Area / item	Approx Cost
Bilarong Sanctuary	
Interpretative signage	\$5,000
Landscape improvements i.e. native planting	\$2,000
Bilarong Reserve - West	
Plant shade trees ie. Eucalyptus robusta, Ficus macrophylla (10-12no)	\$15,000
New picnic furniture (2no picnic tables)	\$10,000
Scout Hall Community Building	
Investigate refurbishment requirements (depending on extent of works required approx. \$250-300,000)	-
Western Car Park	
General improvements – line marking / road surface repair (reseal)	\$100,000
New bollards / traffic management controls	\$35,000
Rejuvenate existing car park planting beds incorporating shade trees (10 no)	\$5,000
Lagoon Access Ramp	
Upgrade access ramp (coloured concrete)	\$5,000
Bilarong Reserve Entry – Wakehurst Parkway	
Prepare Traffic Management Plan	\$10,000
Upgrade vehicular entry – widen, improved signage, lighting, landscaping	\$50,000
Improvements to Wakehurst Parkway access – right turn lanes and / or roundabout (extent of works TBC)	-
Eastern Car Park	
Construct new car park (55 spaces) as per Playground Detailed Design Plan	\$200,000
Food & Beverage Outlet / Boating Facility	
Development proposal – food outlet / / decking / landscaping	\$1,000,000
Playground	
Shade structure installation (4no)	\$60,000
New BBQ facilities & seating (3no BBQ)	\$50,000
New sandpit	\$20,000
Children's cycle track	\$100,000
Wakehurst Parkway Interface	
Replacement of existing fencing with new barrier fence (extent to be confirmed)	\$50,000

Supplementary planting of trees & shrubs	\$5 - 10,000
Bilarong Reserve - Central	
Additional tree planting ie. Ficus macrophylla (10-15no)	\$30,000
Enhance creek / drainage lines i.e extend batters / riparian vegetation	\$100,000
Investigate water quality treatment of stormwater runoff ie. detention ponds	\$10,000
New picnic furniture / seating	\$6,000
New interpretive signage	\$5,000
Investigate exercise stations / circuit installation	\$2,000
Narrabeen Lagoon Foreshore	
Establish strategic beach / lagoon access points including seating, interpretative signage, planting etc. (approx 3-4 locations)	\$15 - 25,000
Foreshore stabilisation works i.e. new planting	\$15,000
Pedestrian Pathway Network	
Installation of lighting to key locations	\$60,000
Upgrade 'spine' footpath to 2.4m wide cycleway	\$40 - 75,000
Bilarong Reserve - East	
New tree planting ie Eucalyptus robusta, Ficus macrophylla (10-15no)	\$12,000
New picnic furniture / seating	\$6,000
Investigate improvements to soil quality and grass cover (irrigation works cost)	\$50,000
Bilarong Reserve Eastern Entry	
Landscape improvements / signage	\$6,000
Installation of new lighting	\$15,000

Appendix C. Bilarong Reserve contextual map

