



Kitchener Park **Mona Vale**

Plan of Management

Prepared by Pittwater Council in accordance with the
Crown Lands Act 1989 and the Local Government Act 1993

Adopted 7 September 2009

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Vision

This **plan of management** sets out a vision for the future of Kitchener Park as an important regional recreation precinct by creating a more defined sense of place and upgrading public recreational facilities, building a new regional skate park and by improving public access, circulation and parking. Passive and informal recreation is encouraged with a multiuse path around the sportsfields, scattered seating, a new barbeque/picnic area and upgrading the existing barbeque area.

Background

Kitchener Park is valued by the community for its wide variety of passive and active recreational activities. The park provides facilities for football, cricket, tennis, lawn bowls, scouts and guides as well as open space for relaxing outdoors. However, almost all recreational facilities and infrastructure in Kitchener Park require some upgrading.

The plan of management proposes creating a new park environment that provides recreational facilities commensurate with its regional focus, and where all members of the community can participate in passive and active recreation.

The Kitchener Park masterplan incorporates sustainable design principles. Strategies include promoting local indigenous vegetation, creating wildlife corridors and habitat, rehabilitation of the watercourse and the development of a riparian corridor, incorporating water sensitive urban design principles, improving waste management (reuse, recycle and reduce waste) and providing solar access and shade in key locations within the site, and particularly around facilities.

Kitchener Park comprises both Crown land and Community land and contains two unformed roads. The Crown land comprises Reserve 15057 and part of Reserve 45244 for the public purpose of public recreation. In addition a Reserve for the Girl Guides and a Crown lease for the Boy Scouts. Pittwater Council has no management role in respect of the Guides or Scouts.

Key elements of the masterplan

The masterplan is based on existing precincts within the park, see map on Figure 10, page 41.

- Precinct 1. Entrance off Golf Avenue

This area will be improved with a new entry for vehicles, driveway, parking bays and landscaping.

- Precinct 2. Community hub – scouts, guides and tennis club

Council does not have management of the reserves occupied by the Scout and Guide associations.

Council will provide a 2400mm wide buffer zone adjacent to the northern side of the Scout hall as part of the proposed carpark development.

Council supports in principle the Scout's proposal for an extension or separate building to the rear of the Scout hall subject to the normal development application process being undertaken and approval by the Department of Lands.

- Precinct 3. Access and circulation to the front of the park

The plan proposes a safer entrance to the park, driveway, signage, pedestrian crossings and speed humps, parking bays, promenade to the front of the sports fields, seating, shade trees and a multiuse path around the playing fields.

- Precinct 4. Sporting facilities

Sportsfields will be supplemented with new and relocated cricket nets, a picnic area with shelter structures, two barbeques and associated paving.

Council staff will work with the clubs during the detailed design or installation stage of the new infrastructure to ensure it does not impact on existing facilities, particularly the nets, pedestrian path, field configuration and tennis courts.

- Precinct 5. Regional skate park

A skate park and ancillary facilities including retail outlet, floodlighting, security fencing, seating and landscaping has been widely supported by the community at the public meeting and the submissions received by Council.

- Precinct 6. Stream rehabilitation and riparian corridor

Reshape the watercourse and batter banks where required, regenerate and riparian planting as required.

- Precinct 7. Mona Vale Bowling Club

Provide widened vehicle access and sealed driveway following the potential sale of Lot 2 DP 112099 and Lot 3 DP 251053.

- Precinct 8. Open space south of the bowling club - Lot 3 DP 251053 and Lot 2 DP112099

Investigate the reclassification to operational land, the rezoning and sale of Lot 3 and Lot 2 to assist with funding the proposed improvements as nominated within the plan of management and subject to further detailed examinations.

- Location to be determined – community garden

Council staff will investigate a community garden with the location of the garden being determined at a later date.

1. INTRODUCTION

1.1 Location of Kitchener Park

Kitchener Park is located at Mona Vale, within the Parish of Narrabeen, County of Cumberland. The park is situated within Pittwater local government area and about 24 kilometres north of Sydney CBD.

1.2 Land to which this plan of management applies

The plan's study area covers approximately 7.16 hectares and includes part of Beeby Park, an allotment leased by the Scouts from Lands, Girl Guides Reserve Trust, Kitchener Park, an unformed road, an unnamed reserve occupied by a skate park, Mona Vale Bowling Club and Lots 2 and 3, south of the bowling club.

The study area consists of 23 separate allotments (outlined in black in Figure 1), including 19 allotments of Crown land contained in Crown Reserves R45244, R87586 and R15057 and one unformed local road owned by the Department of Lands and four allotments of Community land that are owned by Pittwater Council. Land ownership is described in detail in Chapter 3, and summarised in Table 3 and Figure 5, pp. 21-22.



Figure 1. The study area

1.3 Purpose of preparing this plan of management

This plan of management has been prepared to:

- update the previous plan of management for Kitchener Park as contained in the generic *Plan of Management for Sportsgrounds, September 2000*;
- incorporate and balance elements that are important to the public and key user groups including equity of access for women's sporting activities (s.10 CLA 89);
- create a vibrant park based on public recreational facilities for all sectors of the community including as new youth precinct centered on a regional skate park;
- plan and allocate for facilities that can be upgraded when funding becomes available in the future;
- set parameters for acceptable public recreational uses of the study area;
- examine opportunities and constraints aimed at improving public recreational facilities in the study area;
- integrate sustainable principles into park design;
- comply with the *Crown Lands Act 1989* in regard to the preparation of plans of management for Crown lands; and
- Comply with the *Local Government Act 1993* in regards to the preparation of plans of management for Community land.

1.4 Preparing the plan of management

Preparation of the plan of management has involved the following:

- review of background documents and information;
- meeting with key stakeholders and the public;
- preparation of the draft plan;
- reference of the draft plan to the Department of Lands for comment;
- exhibition of the draft plan including Lands placing notice in the Government Gazette for the Crown lands component;
- review of submissions, amending the draft plan if required, and re-exhibit if the amendments are significant;
- The Minister, Department of Lands, adopts the Crown land component of the plan; and
- Council adopts the Community land component of the plan of management.

This plan of management has been prepared and funded entirely by Pittwater Council.

1.5 Public consultation

The following meetings have been held to date:

October 1 2008 - 1st Mona Vale Scouts and Mona Vale Guides

October 9 2008 – Mona Vale Golf Club

October 22 2008 – Mona Vale Tennis Club

December 3 2008 – Pittwater RSL Football Club, Pittwater Cricket Association

December 9 2009 – Mona Vale Bowling Club

December 10 2008 - Mona Vale retail precinct business owners

January 2009 29 – Public meeting

February 2009 25 – Girl Guides Association of NSW, Scouts Australia (Sydney North Region)

April 8 2009 – Girl Guides Association of NSW, Scouts Australia (Sydney North Region)

April 31- Mona Vale Bowling club

June 12, 2009 – Department of Lands, Girl Guides Association of NSW, Mona Vale Guides, Scouts Australia (Sydney North Region), Mona Vale Tennis Club, Mona Vale Golf Club

2.1 Early history and development of the park

Prior to European settlement, the Guringai tribe inhabited the foreshores and headlands of Pittwater local government area and beyond.

Studies of the old parish maps¹ demonstrate that the larger original land grants in the immediate area were to Robert Campbell and (Miss) Elizabeth Jenkins. Campbell's land is labelled as 'Winererremy Swamp' on the 1905 maps and located to the north the study area and Jenkins; who willed her estate to the Salvation Army, held land to the south of the study area. In between these land holdings was a strip of swampland that extended from Mona Vale Beach to the village of Turimetta, now Mona Vale. This land was set aside by the Crown for the purpose of 'public recreation' or 'conservation'. Kitchener Park R15057 Reserve was gazetted in 1892.

Beeby Park R45244 Crown Reserve was gazetted on 8 August 1910. (The majority of Beeby Park is currently leased by Mona Vale Golf Club). Later parish maps show a proposed subdivision and access road at the northwest corner of Beeby Park. These account for the group of small allotments to the north of the study area, see figure 1.

Around the time of the First World War (1914-1918), Kitchener Park was owned by the Commonwealth Defence Department and administered by Warringah Council.² Kitchener Park may be named after Lord Kitchener due to his activities during the First World War including his visit to Australia.

During the 1930s Council drained 10 hectares of an area known as Black Swamp (now the golf course). The golf club was located on land to the north, and they provided the funds in return for a fifteen-year lease of the drained land. The soil was composed of dried reeds forming peat with a heavy salt content (indicating that it was once a seabed). In 1938 the peat dried up during a severe drought resulting in cracks in the land surface of up to one metre deep and four metres wide. Some time later a peat fire broke out under the fairway near Kitchener Park. The fire was not extinguished by a couple of floods and burned underground for more than a year.²

During the early stages of the Second World War (1939-45); the Defence Department set up a camp on the south-eastern corner of Kitchener Park and the army took over the golf course. Barbed wire entanglements were installed along the fairways adjacent to the beach and a tank trap extended from Turrimetta Head through the golf course to Mona Vale headland. Several machine gun pits were established on the golf course.²

Many of the facilities located at Kitchener Park were developed during the mid to late twentieth-century. The Department of Lands gave the Scouts a Special lease for Reserve 73605 and Reserve 87586 was gazetted in 1969 for the public purpose of Girl Guides with the Guides appointed trustees of the Reserve in 1970. Pittwater RSL Youth Club formed its first soccer committee in 1966 and shared the sportsfield with rugby league. Between 1981 and 1984 the club built Kitchener Park Sports Centre. The fields were floodlight in 1995 with funds raised by the club and a grant from the NSW Department of Sport and Recreation. The skate park opened in 1988.

1. NSW Government, Department of Lands, parish and historical maps.
Available on: http://www.lands.nsw.gov.au/survey_maps/maps_and_imagery/parish_maps
2. Jennings, Guy and Joan, 2007. *Mona Vale Stories*, Arcadia Publishing, Newport.
3. Mona Vale Golf Club, 2007 'In the Beginning 75th Anniversary 1927- 2002.'

2.2 Landscape and environmental values

2.2.1 Context

Kitchener Park forms part of a wider section of open space being adjacent to Mona Vale Golf Course (Beeby Park), Mona Vale Beach and Village Park. The northern section of the park is adjacent to Mona Vale retail centre and the convenience associated with retail areas such as cafes, library, super markets and speciality shops. The western boundary of the park is defined by Barrenjoey and Pittwater Roads and their primary intersection with Mona Vale Road which connects this location directly with Sydney's north-western suburbs and local bus services. The park accommodates on-site parking for park users, shoppers and commuters.



- A. The study area
- B. Mona Vale Hospital
- C. Mona Vale retail precinct
- D. Village Park and Council offices
- E. Mona Vale business precinct
- F. Mona Vale Golf Course
- G. Mona Vale Beach
- H. Residential areas
- I. Police station

Figure 2. Context map

2.2.2 Topography & Soils

Kitchener Park is an extremely modified landscape bearing little similarity to the original land profile. Most of the study area was originally low-lying swampland that has been cleared, filled and graded to form the flat playing fields. The site has been drained by directing stormwater into an open drainage channel (the water course to the east of the site). Old Parish maps do not show a water course in this location.

The soil for most of the study area is derived from Warriewood soil landscapes; indicating that the original topography is likely to have consisted of gently undulating swales, depressions and in-filled lagoons on Quarternary sands. The corresponding soils are deep sandy *Humus Podzols* and dark, mottled *Siliceous sands*. The limitations of Warriewood soils include localised flooding and run-on, high water tables and highly permeable soils.

The soil near Golf Avenue (part of Beeby Park) is derived from Erina soil landscape. The topography consists of undulating to rolling rises and low hills on fine grained sandstone and claystones of the Narrabeen Group. The corresponding soils range from shallow to deep Podzolic soils on the crests and slopes and *Yellow Earths* on the foot slopes. The limitations of Erina soils include very high soil erosion hazard, impermeable plastic low wet-strength subsoil, localised run-on and seasonal waterlogging of foot slopes.

Source: Soil conservation service of NSW Soil Landscape Sheet 9130

Due to the soil characteristics at Kitchener Park, plant and turf selection should be based on species with low water and nutrient requirements. The area near Golf Avenue requires consideration of the erosional properties of the soil before further development. Organic matter added to the soil will improve water uptake by the roots of the plants in areas to be landscaped.

2.2.3 Hydrology

Parts of Kitchener Park would be susceptible to flooding. Flooding would occur from overtopping of the watercourse to the south and east of the park as well as from overland flooding across the playing fields and tennis courts.

Kitchener Park is located in a catchment that encompasses Mona Vale Village and the surrounding residential areas. There is a low point on Pittwater Road, at the intersection of Barrenjoey Road, near the tennis courts. Downstream of Kitchener Park, the stormwater flows through Mona Vale Golf Course before discharging into the ocean mid-way along Mona Vale Beach.

A flood study should be considered before commencing new works in the future because it is important to not restrict overland flow in and near Kitchener Park with fill, soil mounding or structures, particularly in the area south of the tennis courts (between the road and watercourse) and between the skate park and golf course.

The watercourse provides an excellent opportunity to improve biodiversity, habitat and visual amenity through the development of stream rehabilitation and riparian corridor works as riparian zones are generally fertile and able to support a variety of vegetation and fauna.

The section of the watercourse between the skate park and bowling club has been reshaped and the banks stabilised, however, the area between the sports fields and golf course requires assessment. Stream works should consider design flow, in-stream works (pools/riffles), batter/grade and stabilisation, terrestrial and aquatic biodiversity, providing regional links between habitat patches, controlling light and temperature, water quality and management, litter management and access for maintenance.

The entire watercourse within the study area is highly weed infested and requires weeding, requires the removal of dead wood from trees and requires planting with riparian zone vegetation to improve biodiversity, habitat and visual amenity of the park.

Water management at Kitchener Park has a direct impact on Mona Vale Golf Club. Council has installed several Continuous Deflective Separation units (CDS) in Kitchener Park to capture and retain water borne litter and coarse sediments. The CDS units require regular maintenance. This will assist the golf club; who are located downstream, and have installed a stormwater harvesting and treatment system that harvests twenty-two million litres of water yearly for irrigation. Within the golf course, storm water travels into a series of small wetlands through filtration devices and into a large pond where it is available for irrigation.

In February 2008 a bore was installed at Kitchener Park (Lot / DP 7090/1073460) to provide water to irrigate the three hectares of playing fields.

2.3.4 Hydrology issues relating to the skate park

The proposed skate park is to be located immediately adjacent to the watercourse on the southern boundary of the park. The proposed skate park will involve the filling of the land immediately adjacent to the watercourse up to about 2.4m higher than existing ground levels. Therefore, a flood study has been prepared to assess the impacts of the skate park on the flood behaviour and assess the impact of flooding on the skate park. The Flood Study is entitled 'Kitchener Skate Park Facility – Hydraulic Assessment (in draft)' (WMA Water, 2008)

The flood study found that for existing conditions, water would flow out of the watercourse and flow overland in a north-easterly direction across the existing playing fields of Kitchener Park in about a 1 in 20 year flood. In such an event, floodwaters would not impact the Bowling Club as the southern bank of the watercourse is much higher than the northern bank. In a 1 in 100 year flood, there would be up to about 500mm depth of floodwaters flowing across Kitchener Park, as well as some minor inundation of the gravel access road between the bowling greens and the water course.

With construction of the proposed skate park, floodwaters would be confined to the channel of the water course in a 1 in 20 year flood as the filling in skate park would act as the northern bank of the watercourse and floodwaters would not escape the channel.

However, in a 1 in 100 year flood, there would be up to 300mm increase in the level of floodwaters along the watercourse due to loss of waterway area caused by the proposed filling. This increase in flood levels would mainly impact the skate park itself, as the filling along the northern bank would confine the flooding to the channel. The increase in flood levels would also impact the gravel access road to the south of the water course where there would be increased flood depths. Minor regrading of the gravel access road may be possible to lessen the flood impact.

There would be no increase in flood risk on the bowling greens at Mona Vale Bowling Club with construction of the skate park. It is also unlikely that there would be any increase in flood risk to Pittwater Road and properties upstream of Pittwater Road.



Figure 3. Hydrology

2.2.5 Vegetation

Vegetation surveys are currently being prepared for Pittwater local government area. The report should be referred to when selecting suitable species for revegetation at Kitchener Park. Local indigenous vegetation from this area includes species from Sydney Freshwater Wetlands community such as *Eucalyptus robusta*, *E. racemos*, *Casuarina glauca* and *Angophora floribunda*.

Eucalyptus botryoides are currently located along the watercourse. The area off Golf Avenue consists of rolling hills vegetated with a monoculture of the *Casuarina glauca* and the area near the bowling club contains Coastal Shale Forest species including *Eucalyptus panicula*, *E. racemosa* and *Angophora costata*.

Landscaping as proposed in this plan provides the opportunity to plant local indigenous vegetation where appropriate to improve biological health and increase wildlife in the local area, particularly in the riparian zone.

2.3 PARK USAGE

Kitchener Park provides a range of activities for the public mostly through membership of sports groups as described in Table 1. However, providing equitable access to public space is a key objective of the plan. The plan upgrades existing facilities for current users and provides additional recreational facilities that encourage passive recreation such as the multi-use pathway around the sportsfields, seating and additional picnic/barbeque facilities.

The *Crown Lands Act 1989* in its principles (s. 11) encourages the 'multiple use of Crown land' to ensure both the broader community and sporting bodies have the opportunity to fully use the reserve for recreation.

Another key objective of the plan is to improve public access, particularly for people with special needs and people with strollers, prams and young children.

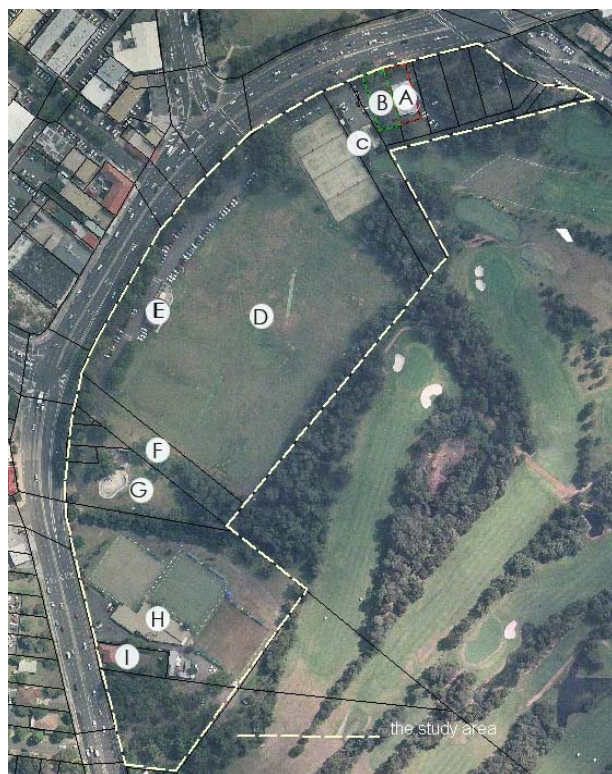
Table 1. Stakeholders and interest groups – their membership and use of the park

Facility	Group	Tenure – cross reference	Activity	Membership	
Tennis	Mona Vale Tennis Club	Table 6. Leases with Council on Crown Land	Tuition Competitive Social	All year usage 7 days a week 7am – 11pm	Approx 100 members Junior – Adult Levels
Lawn Bowls	Mona Vale Bowling Club	Table 11. Leases on Community land.	Social Competitive Casual	All year usage 7 days a week 12pm – 8pm & Wed / Fri / Sat mornings	111 male members 80 female members
Skateboarding and 'wheel sports'	n/a	nil	Proposed: social casual competitive	Proposed all year usage	Proposed to cater for the wider public with principle age group being 12 to 16 year olds.
Football	Pittwater RSL Football Club	Clubhouse – Table 6. Leases with Council on Crown land.	Competitive Social	Seasonal usage Mid Feb – Aug Tue / Wed / Thurs (4pm – 9pm) Sat / Sun (8am – 6pm)	1400 regular players (1100 juniors <18yrs) (350 seniors >18 yrs)
Cricket	Peninsula Cricket Club	nil	Social to Competitive	Seasonal usage	300 regular players Juniors and Seniors
Scouts	Scouts Australia	Table 7. Leases with the Dept. of Lands on Crown land.	Social	All year use	Approximately 20 members
Guides	Girl Guides Australia	nil	Social	All year use	Mona Vale Guides have 60 members
Schools	Mater Maria Pittwater High School	nil	Sports grounds and facilities	All year use	After school sport
Residential lease	n/a	Table 11. Leases on Community land	n/a	n/a	n/a

2.4 Existing recreational facilities and their condition

Kitchener Park provides a wide range of recreational facilities that are used primarily by clubs and visiting teams for social and competitive sports. There is a strong demand for the facilities at Kitchener Park because it is one of only nine sportsgrounds in the Pittwater local government area. This shortage impacts on local residents and the wider public. A list of sporting facilities in Pittwater, similar to those located at Kitchener Park, is contained in Appendix B.

Kitchener Park is generally well maintained, however many of the facilities require upgrading. Areas of concern include vehicle and pedestrian access and circulation, inadequate parking, poor condition of road surfaces, insufficient seating and shade. The cricket nets have deteriorated and the vert ramp at the existing skate park has deteriorated to the point that it has been closed to the public.



- A. 1st Mona Vale Scouts
- B. Mona Vale Guides
- C. Mona Vale Tennis Club
- D. Sportsfields
- E. Kitchener Park Sports Centre
- F. Existing cricket nets
- G. Skate park
(existing and proposed location)
- H. Mona Vale Bowling Club
- I. residential lease

Figure 4. Location of recreational facilities

Table 2. Public facilities and park amenity


Plates 1 -18

In assigning the condition of the facilities the following definitions have been used:







Good – new or very well maintained

Fair – maintained but in need of repair


Poor – in need of major repairs or demolition

Item	Description	Condition	Current use
	<p>Kitchener Park Sports Centre - two storey brick building.</p> <p>Upstairs: meeting room with kitchen, restroom and store room.</p> <p>Downstairs: change room, three showers / WCs and</p>	Fair	<p>Pittwater RSL Football Club as an ancillary facility to the playing fields, for social functions and meetings</p> <p>The Club hire out the hall to community groups to fund maintenance, current hirers include:</p>

	ladies and men's restrooms for use by the general public		In-rhythm, Alcoholics Anonymous Healthy Lifestyle, hapkido and occasional functions
	Clubhouse: auditorium, <i>Namatjira</i> Room (social), two bars, kitchen, barbeques, 13 poker machines, male and female restrooms	Fair	Mona Vale Bowling Club and Mona Vale Ladies Bowling club occupy the clubhouse as an ancillary facility to the greens and for social opportunities
	Three bowling greens: shade structures, seating, flagpoles and signage		The club hire out the hall out for small functions The western green is available for bare foot bowling
	Two storey brick home	Poor	Mona Vale Bowling Club – green keepers house and workshop
	Brick home	Poor	Residential lease
	Clubhouse – office, indoor and outdoor social areas, male and female restrooms	Fair to good	Mona Vale Tennis Club – ancillary facility to tennis courts
	Four tennis courts, synthetic grass surface, floodlighting	Good	Mona Vale Tennis Club – members, casual users, coaching, youth programs

	Clubhouse – main hall, veranda, two toilets, two showers, kitchen, storeroom.	Fair	Mona Vale Guides – program as set by the guides. Building hired out by the guides.
	Clubhouse - main hall, veranda, kitchen, small and large storerooms, cub den, mural painted on building to combat graffiti.	Fair	1 st Mona Vale Scout Group – program as set by the scouts Building hired out by the scouts
	Two cricket pitches (one covered), six football fields (two full size and four mini), goal posts in winter, flood lights Irrigation - new underground pipes connected to bore water	Fair to good	Formal use by Pittwater RSL Football Club, Pittwater Cricket Club, local schools and community groups as required. Informal use by the public
	Two cricket nets - steel and wire with run-ins	Poor	Pittwater Cricket Club and impromptu use as required
	Existing skate facility – one concrete bowl, one half-pipe	Poor – vert ramp closed to the public.	Existing skate park facility catering for young people
	Internal roads – this example is the entrance to the park off Golf Avenue.	Poor - bitumen and gravel roads requiring resurfacing	Access and circulation

	Parking – bitumen and gravel	Poor surfaces, requiring resurfacing Inadequate parking for the high level of demand	Access and circulation by sports groups, commuter parking, shoppers
	Main entrance to the park off Pittwater Road, bitumen surface	Poor, requires redesigning for improved definition off busy road.	Access and circulation
	Riparian zone – excellent opportunity to restore watercourse for improved ecology and local amenity Improved access to allow sports groups to retrieve balls	Poor	Park amenity
	Barbeque area and scattered seats	Poor, inadequate	Pittwater RSL Football Club. Facility also used by park user groups
	New signage has recently been installed by the playing field	Good condition Inadequate signage at the entrances to the park which are poorly defined for visiting teams in particular	Park amenity
Restrooms	Restrooms - male and female located in the Kitchener Park Sports Centre.	Fair	Park amenity
Bubblers and taps	Bubblers and taps are located near the sportsground inadequate at skate park	Fair	Park amenity

	Fencing / barriers – coppers logs	Poor	Park amenity
Storage	Shipping container	Poor inadequate	Pittwater RSL Football Club

2.5 Access and circulation

2.5.1 Vehicle access and parking

Kitchener Park is located on Pittwater/Barrenjoey Roads which are busy arterial roads making access to the park difficult. Further, entrances are not visible from a distance and visitors can miss the entrances.

Due to the high volume of weekend traffic it would be advantageous to link the existing internal driveway to Golf Avenue as an alternate and safer access point to the park, and to provide an additional exit to the south of the park.

The central proximity of the park to Mona Vale retail district and associated public transport hub has resulted in the park being used for vehicle parking by people shopping, people working locally and people who commute to work by bus and park their vehicle at the park. The park currently contains approximately 160 parking bay which is insufficient to accommodate the broad range of park users. The proposal increases parking from 160 bays to 300 bays, including a new parking area off Golf Avenue containing up to 80 parking bays.

Parking is currently unrestricted and free. Should 'pay and display' or time restriction options be considered, 'pay and display' parking on Crown reserves for public recreation must engender 'equity of access' for all members of the community. The payment of parking fees must not apply to all users and not discriminate in favour of local ratepayers. Parking fees are paid into relevant trust accounts under s. 106 of the CLA 89.

All proposals will be prepared in liaison with Council's Traffic Committee and the Roads and Traffic Authority (RTA).

2.5.2 Pedestrian access and pathways

Kitchener Park does not have an internal sealed pathway and pedestrians currently use the internal road or walk on the side of the fields.

The northern end of the park is linked to the Mona Vale retail precinct by three pedestrian crossings over Pittwater / Barrenjoey Roads - two at Golf Avenue and one where Pittwater Road branches to the west. However, the southern end of the park lacks pedestrian crossings over Pittwater Road, therefore a multi-use path is proposed as a means of discouraging pedestrian access from the south.

2.6 Ancillary elements

2.6.1 Signage

Signage has recently been updated at Kitchener Park. Additional signage is recommended for vehicles approaching the park and should be located a reasonable distance before approaching the entrances to the park. Council's policies on signs are contained in Appendix A.

2.6.2 Safety

Council has developed risk management strategies that are aimed to improve safety and minimise potential losses that may result from accidental risk. Safety issues relating to the skate park are addressed in the masterplan section of the document and the Action Table. Appendix A discusses legislation regarding civil liability.

2.6.3 Maintenance

The provision of clean toilet and change facilities, playgrounds, picnic and barbeque areas, shade, benches, seating and litterbins, were identified by the *Pittwater Recreation Needs Study (1994)* as the key needs of the community. Maintenance is addressed in the masterplan and Action Table of this document.

Many of the existing facilities at Kitchener Park require upgrading. Consideration also needs to be given to disabled access within the park to all publicly available facilities.

Council's *Reserves & Recreation Department* is responsible for maintenance standards and priorities.

3. LEGISLATION , POLICY AND MANAGEMENT PRINCIPLES

3.1 Introduction

The study area consists of 23 separate allotments of land consisting of Crown land owned by the Department of Lands, including two unformed local roads, and Community land owned by Pittwater Council.

Plans of management for Crown land are prepared under the *Crown Lands Act 1989* and for Community land and local roads, under the *Local Government Act 1993*. Crown lands and Community lands must be managed within the broader context of all lands under council's control.

Table 3. At a glance: land parcels within the study area and land ownership and management responsibilities

A. Land administered under the Crown Lands Act 1989

Key for Gazettals for Public Purpose and Reserve Trust

A. Gazette reservation of Crown Land s. 87 CLA 89 and the public purpose

B. Gazette – establishment of Reserve Trust s. 92 (1) CLA 89

C. Gazette – appointment of corporation to manage the Reserve Trust s. 95 CLA 89

Crown Reserve	Lot / DP details	Gazettals	Management
Part Reserve 45244 (14 Barrenjoey Road)	1/10/759007. 2/10/759007. 3/10/759007. Pt. 4/10/759007. Pt. 5/10/759007. 6/10/759007. 7/10/759007. 8/10/759007. 16/10/759007. 7091/1073460.	A. 18.5.1910 for Public Recreation B. 8.8.1997 C. 16.7.2004 to Pittwater Council	Beeby Park (R45244) Reserve Trust. Pittwater Council manages the affairs of the trust.
Crown land Special Lease 73605 (14 Barrenjoey Road)	17/10/759007.	A. for the erection of buildings	Scout Association of Australia (NSW Branch) (The Scout's lease is with the Department of Lands and Council has no management role in relation to the Scouts).
Reserve 87586 (14 Barrenjoey Road)	15/10/759007.	A. 19.12.1969 for Girl Guides B. 13.3.1970 C. 13.3.1970 to the Girl Guides Association (NSW)	Mona Vale Girl Guides (R87586) Reserve Trust. The Girl Guides Association (New South Wales) manages the affairs of the trust. 607sqm. (Council has no management role in relation to the Guides.)
Part Reserve 15057 (1610 Pittwater Road)	7090/1073460. 7101/1059117. 10 - 12/255709. 1/244458. 309/48480. (Part of Lot 7010 DP 1059117 is occupied by the golf club, but this is not included in their lease (of Reserve 45244).	A. 23.1.1892 for Public Recreation B. 12.9.1997 C. 12.9. 1997 to Pittwater Council	Kitchener Park (R15057) Reserve Trust. Pittwater Council manages the affairs of the trust.
Unformed roads	Two unformed Crown access road	n/a	n/a

B. Community land administered by Pittwater Council under the *Local Government Act 1993*

Reserve	Lot / DP details	Proposed categorisation	Management
Unnamed reserve (skate park area) (1604 Pittwater Road, Mona Vale)	21/131760	Park	Pittwater Council
Unnamed reserve (residential lease south of the bowling club) (1596 Pittwater Road, Mona Vale)	2/112099	n/a	Pittwater Council
Mona Vale Bowling Club (Leased to the bowling club) (1598 Pittwater Road, Mona Vale)	1/251053	Sportsground, General Community Use	Pittwater Council
Mona Vale Bowling Club (Not leased to the bowling club) (1598 Pittwater Road, Mona Vale)	3/251053	n/a	Pittwater Council. Subject to a Declaration of Trust by the Department of Planning

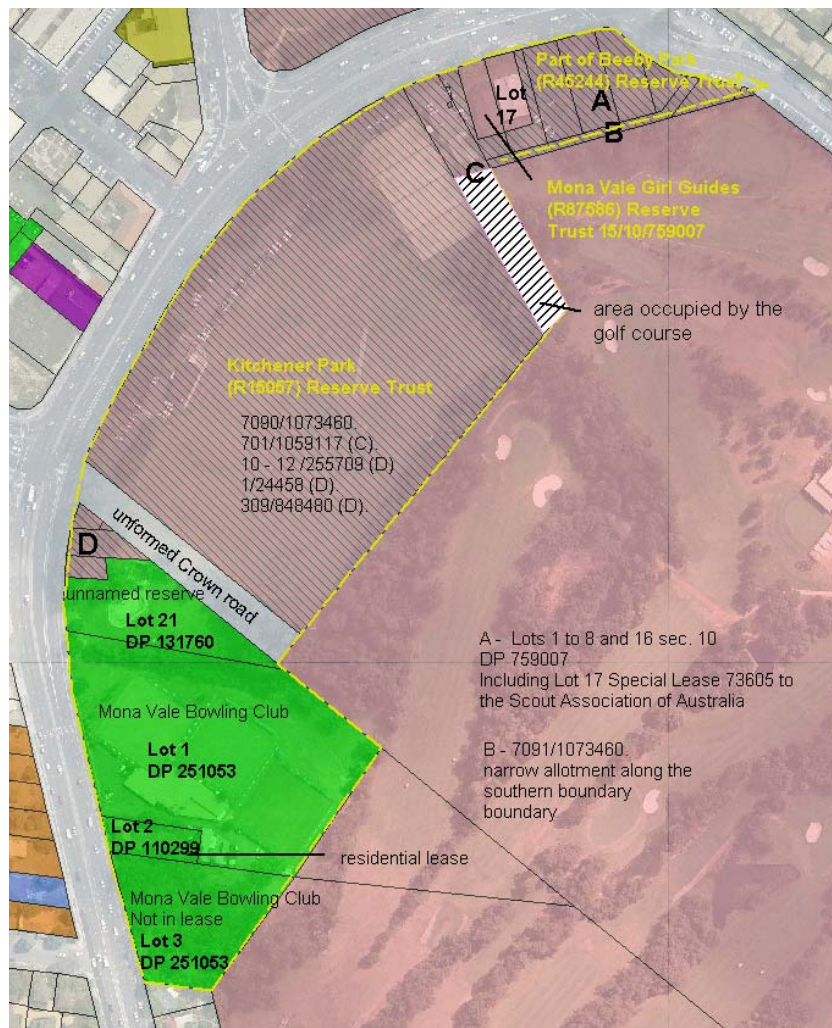


Figure 5. Land parcels within the study area and their ownership

(Crown land – pink Community land – green)

3.2 The Crown Lands Act 1989

3.2.1 Introduction

The *Crown Lands Act 1989* governs the planning, management and use of Crown land, including reservation or dedication for a range of public purposes, leasing and licensing. A definition of Crown land is included in the glossary.

Any proposed uses, developments and management practices on Crown land must conform to the public purpose for the reserve or dedicated land, and any particular policies of the Department of Lands regarding Crown reserves. The Minister may, by notification in the Government Gazette, reserve any Crown land from sale, lease or licence or for future public requirements or other public purpose (s. 87 CLA 89).

- the plan of management has been prepared in accordance with the *Crown Lands Act 1989* and in particular the ***Principles of Crown land management*** under Section 11 of the Act;
- existing and proposed uses, developments, leases and management practices must be consistent with the ***public purpose*** of the reservation;
- the plan of management must address any matters required by the Minister responsible for *Crown Lands Act 1989*; and
- the draft plan of management must be exhibited publicly and submissions must be referred to the Minister, responsible for Crown land, prior to adoption.

Table 4 outlines the matters that should be addressed in the draft plan of management to comply with the *Crown Lands Act 1989*.

Table 4. How this plan satisfies the requirements of the *Crown Lands Act, 1989*.

Crown Lands Act, 1989 Section	Issue	How this plan addresses the issues
S. 10	Objects of the Act	Item 3.2.2
s. 11	Principles of Crown land management	Table 5
s. 87	Power of the Minister to reserve land – the public purpose	Item 3.2.3
s. 92-95	Reserve trusts	Item 3.2.5
s. 102	Consent of the Minister to sale, lease, easement, licence or mortgage	Item 3.2.5
s. 106	Proceeds / compensation for sale / loans, etc.	Item 3.2.6
s. 112	Preparing a draft plan of management including an 'additional purpose' – Minister's consent required	Item 3.2.5
s.113	Referral of draft plans	3.2.3
s. 114	Adoption of the plan	Item 3.2.3
s. 108	Temporary activities	Item 3.3.1
s. 122	Reports by Reserve trusts clause 32 CL 98 Regulation 2006	Item 3.2.7

3.2.2 Objects of the Crown Lands Act 1989 (s.10)

The Objects of the *Crown Lands Act 1989* (s. 10 CLA 89) aims to ensure that Crown land is managed for the benefit of the people of New South Wales and in particular provide for:

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

3.2.3 Requirements for the implementation of the plan of management

This plan of management has been prepared and funded by Pittwater Council. Funding for management initiatives identified in the plan will be sought from a range of Government, Council and community sources including grant applications.

The plan must address any matters required by the Minister responsible for Crown lands (s.112 CLA, 89). Upon adoption of the Crown land component of the draft plan by the Minister for Lands, Council as manager may not allow any operations or developments that are not permitted by the Plan (s. 114 CLA 89). Alterations are permitted (s. 115 CLA 89).

The requirements of the *Crown Lands Act 1989* relating to the plan of management are:

- that the Minister administering the *Crown Lands Act 1989* gives consent for the preparation of a plan of management and for a draft plan going on public exhibition;
- that the plan of management observe appropriate reserve uses in accordance with the public purpose along with relevant land management case law for public recreation; and
- that the draft plan of management shall be placed on public display for not less than 28 days and notice of the plan to be published in the Government Gazette to allow for submissions to be made on the plan of management (Crown Lands Act, Regulation, 2006, Clause 35 and s. 113A CLA, 89).

3.2.4 The Principles of Crown Land Management

The Principles of Crown land management (s. 11 CLA 89) forms the basis for managing Crown land. The table below demonstrates how this plan of management is consistent with the principles.

Table 5. How this draft plan satisfies the Principles of Crown Land Management.

Principle	How the plan is consistent with the principles
Observe environmental protection principles (management & administration).	The protection, enhancement and conservation of all natural values relating to open space and plantings underpin the draft PoM.
Conserve natural resources, including. water, soil, flora, fauna and scenic quality (wherever possible).	The conservation of Kitchener Park and associated natural resources have been retained and enhanced in this draft PoM.
Encourage public use and enjoyment of appropriate Crown land.	Where appropriate and safe, unrestricted public use, access and enjoyment of the park have been promoted in this draft PoM.
Encourage multiple use of Crown land where appropriate.	Multiple uses have been encouraged with consideration of park values including natural, social, recreational and educational.
Use and manage the park to sustain resources; in perpetuity, where appropriate.	Use and management of Kitchener Park is to be sustained as long as appropriate or safe. Environmental values are protected through ESD 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.	Council to responsibly administer and manage Kitchener Park in the best interests of the State of NSW.

3.2.5 Reserve Trust

A Reserve Trust is a corporation established and appointed by the Minister for Lands to manage a Crown reserve (s. 92 CLA 89). A Trust Board is responsible for the care, control and management of the reserve consistent with the public purpose of its reservation or dedication. Pittwater Council has been appointed trust manager of Beeby Park (R45244) Reserve Trust (excepting allotments occupied by the Guides and Scouts) and Kitchener Park (R15057) Reserve Trust. The Department of Lands encourages the public to be either directly involved in, or contribute to, the planning and management of the system as trustees of reserved and dedicated land.

The Trustee may grant tenures (leases / licences) provided consent is gained from the Minister for Lands. Tenures on a reserve will only permit the lessee / licensee to use the reserve in a way that is acceptable with the purpose for which the reserve was 'dedicated' or 'reserved' (s. 102 CLA, 89).

Mona Vale Girl Guides (R87586) Reserve Trust occupies Lot 15 sec. 10 DP 759007. The Girl Guides Association (NSW) manages the affairs of the trust. While Crown land Special Lease 73605 for Lot 17 sec. 10 DP 759007 to the Scout Association of Australia (NSW Branch) is held with the Department of Lands. Council does not have authority over the Guides or the Scouts; however this plan supports the continued use of relevant areas of the park by these associations and any recommendations in the plan are subject to approval by the associations.

3.6 Accountability

The *Crown Lands Regulation (2000)* specifies that the Reserve Trust is required to keep records that will permit dissection of monetary details including revenue, details of improvements and details of all leases and licences. Proceeds generated by tenures (leases, licenses) must be spent within the Reserves (s. 106 CLA 89).

A reserve Trust must furnish to the Minister each year a report on its activities, including financial statements, assets, heritage, works undertaken, insurance, fire prevention OH&S measures, plans of management and tenures (*Crown Lands Act Regulation 2006* Clause 32).

All uses on the reserves must be acceptable to the public purpose.

3.3 Tenures on Crown land

The Minister of Lands has to consent in writing to leases or licenses on Crown land (s.102). Revenue generated on Crown reserves, in the absence of a direction from the Minister, must be directed to the general purposes of the reserve trust (s. 106 *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 are to be registered with the Department of Lands. Lease agreements should be modelled on the specific conditions applying to the leasing of Crown land (s.34 *Crown Lands Act 1989*).

The Crown lands act in its principles (s.11) encourages the "multiple use of Crown land" to ensure the broader community and sporting bodies and the like have the opportunity to use the land for recreation. 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.

There are specific policy guidelines for ensuring public access to Crown land. Exclusive uses are not permitted. The Department of Lands policy on Crown land leases is that a reasonable entry fee or equitable pricing for facilities is not considered a barrier to public access.

Table 6. Tenures held with the Department of Lands on Crown land

<i>Lease holder</i>	<i>Reserve</i>	<i>Public purpose</i>	<i>Management</i>	<i>Status</i>
Special Lease to The Scout Association of Australia (NSW Branch)	Crown land Special Lease 73605 Lot 17 Part 10 DP 759007	Erection of Buildings	Scout Association of Australia (NSW) 607sqm	n/a

Table 7. Leases held with Pittwater Council on Crown land

<i>Lease holder</i>	<i>Reserve</i>	<i>Public purpose</i>	<i>Status</i>	<i>Authorisation of the lease</i>
Mona Vale Tennis Club	Part Crown Reserve 15057 Kitchener Park	Public Recreation	Community based lease for the use of the clubhouse building, four tennis courts and immediate surrounds for 21 years from 17.06.2002 until 16.06.2023.	This PoM expressly authorises continuation of the leasing of the clubhouse, four tennis courts and ancillary facilities to Mona Vale Tennis Club.
Pittwater RSL Football Club Sports Centre	Crown Reserve 15057 Kitchener Park	Public Recreation	Proposed lease on the building 'Kitchener Park Sports Centre' pending renewal.	This POM authorises the use of the clubhouse facility by sporting clubs using the grounds on the basis of either lease or other form of tenure. However, the PoM also expressly authorises a lease to the Pittwater RSL Soccer Club and authorises Council to grant a lease to the Peninsula Cricket Club subject to mutual agreement between the users.

The plan of management authorises tenures, leasing, licensing or the granting of any other estate over the study area for any commercial activity that results in a diverse range of recreational activities or an activity that is deemed to be of public benefit. Future proposed leases at Kitchener Park include, but do not preclude, any future leases at this location.

This plan of management expressly authorises the future leasing of Kitchener Park Sports Centre to Pittwater RSL Football Club and/or other groups as applicable. The lease Agreement is currently under negotiation and renewal is subject to the *Crown Lands Act 1989* in its principles (s.11) which encourages the "multiple use of Crown land" to ensure the broader community and other sporting bodies and the like have the opportunity to use the land and its facilities for recreation.

3.3.1 Temporary activities

Subject to the relevant provisions of the *Crown Lands Act, 1989* (including the Principles of Crown Land Management) this Plan of Management 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.

3.4 The Local Government Act 1993

The *Local Government Act 1993* (s. 36) specifies that a plan of management must identify certain issues, with additional inclusions required for Community land.

- the plan of management must be consistent with requirements of the *Local Government Act 1993* (as amended) for Community land, restrictions, its categories and core objectives, s.36(a)-(n); and
- the plan must identify the owner of the land and whether it is subject to any other interests, covenants or restrictions, s. 37

Lot 3 DP241053 is subject to a Declaration of Trust by the Department of Planning.

Tables 8 and 9 demonstrate how this plan of management addresses these issues and requirements.

Table 8. What a plan of management needs to identify under the *Local Government Act 1993*.

A plan of management needs to identify	How this plan satisfies the Act
The category of the land	4.2.1 Land categorisation
Core objectives for each category of land	As above
The objectives and performance targets of the Plan with respect to the land	Table 13 Action Table
The means by which Council proposes to achieve the plan's objectives and performance targets	Table 13 Action Table
The manner in which Council proposes to assess its performance in achieving the plan's objectives and performance targets	Table 13 Action Table

Table 9. What a plan of management needs to include for Community land under the *Local Government Act 1993* (s.36).

A plan of management for Community land needs to include	How this plan satisfies the Act
Description of the condition of the land, and of any other buildings or improvements on the land, as at the date of adoption of the PoM	Item 2.2 Landscape and environmental values and Table 2 Public facilities and park amenity
Description of the use of the land, and any such buildings and improvements, as at the date of adoption of the PoM	As above
Statement of the purposes for which the land, and any such buildings or improvements, will be permitted to be used	Table 11 Permissible Land Uses
Specification of the purposes for which any further development of the land will be permitted, under lease or licence or otherwise	4.2 Permitted future uses of the Kitchener Park study area
Description of the scale and intensity of any such permitted use or development	As above
Permitted uses of the land	As above
Leases, licences and other estates that can be granted	3.5 Leases and licences on Community land

3.4.1 Land classification

The Local Government Act 1993 (s. 25) requires that councils classify public land as Operational or Community and that plans of management must be prepared for Community land (s. 36). The classification or reclassification of public land may be made by a local environmental plan or a resolution of the council under sections 22, 31 or 32 of the Act. The ways in which Community land can be used and managed are strictly governed in accordance with an adopted plan of management and any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land.

Community land must not be sold, exchanged or otherwise disposed of by the council except in the instance of enabling the land to be added to Crown reserve or a protected area under the *National Parks and Wildlife Act 1974*. Tenures may be granted subject to requirements of the Act. The period for tenure cannot exceed 21 years. The use and management of Community land must also be consistent with its designated categories and core objectives. Furthermore, the nature and use of Community land may not change without an adopted plan of management. In comparison, Operational land is not subject to the same level of restrictions. Classification or reclassification may be made only by means of a local environmental plan or a resolution of council in accordance with the Act. Road reserves represent a planning layer or control layer.

This plan will investigate the reclassification of Lot 2 DP 112099 and Lot 3 DP 251053 from Community land to Operational land subject to a public hearing and will investigate the possible sale of the said lots subject to detailed examinations in order to fund works as proposed in this plan.

3.4.2 Land categorisation

Community land is required to be categorised and identified within the applicable plan of management (s. 36 *Local Government Act 1993*). Land may be categorised into natural area, sportsground, park, area of cultural significance or for 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.

This plan proposes the recategorisation of Community land into the categories of 'park', 'sportsground' and 'general community use'. This will be subject to a public hearing.

Park

It is proposed to categorise areas of Kitchener Park as a 'park' because it is land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not unduly introduce on the peaceful enjoyment of the land by others and includes the picnic and barbeque areas and parkland.

The core objectives for management of land categorised as 'park' under the *Local Government Act 1993* (s. 36) are to:

- encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities;

- 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

It is proposed to categorise areas of Kitchener Park as 'general community use' because these areas may be made available for use for any purpose for which Community land may be used, whether by the public at large or by specific sections of the public including parkland or an area of cultural significance. The areas of Kitchener Park that have been categorised for 'general community use' include the roads, buildings, skate park and parking areas (formal and informal).

The core objectives for managing Community land categorised as 'general community use' under the *Local Government Act 1993* (s. 36I) are to:

- 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).

Sportsground

It is proposed to categorise areas of Kitchener Park as 'sportsground' because it is land which is, or is proposed to be, used primarily for active recreation involving organised sports or the playing of outdoor games.

The core objectives for managing land categorised as 'sportsground' under the *Local Government Act 1993* (s. 36) are to:

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

3.4.3 Zoning and planning controls

The *Environmental Planning and Assessment Act, 1997* establishes the statutory planning framework for environmental land use and planning in NSW through State Environmental Policies (SEPPs and Local Environmental Plans).

In accordance with the *Pittwater Local Environmental Plan (as amended) 1993* Kitchener Park has been structured into four zones: 6 (a) Existing Recreation A, 9(a) Reservation – Open Space, and 5(a) Special Uses 'A', and 9(d) Arterial Road Reservation, see Figure 13. It is proposed to rezone Lot 2 DP 112099 and Lot 3 DP 251053.

The LEP sets out what types of developments and uses are permissible within the zones. Under the current Pittwater Local Environmental Plan, the objectives for zone No. 6(a) Existing Recreation are:

- (a) to provide a range of open space and recreational land; and
- (b) to ensure that development on such land:
 - (i) is for a purpose that promotes or is related to the use and enjoyment of open space;
 - (ii) is consistent with the purposes for which the land was reserved or otherwise set aside for public use;
 - (iii) does not substantially diminish public use of or access to, open space; and
 - (iv) 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.

Pittwater Local Environmental Plan 1993 states that the uses permissible on land zoned 6(a) Existing Recreation, are those set out in any relevant plan of management prepared and adopted by Council under the *Local Government Act 1993*. This plan contains a schedule of Permissible Land Uses that allocates permissible uses and whether they require development consent in accordance with the relevant statutory requirements.

The Environmental Planning and Assessment Regulation 2000. Reg. 49 'Who can make a development application', states that:

A development application may be made by:
the owner of the land to which the development application relates, or
by any other person, with the consent in writing of the owner of that land.

Subclause (1) (b) does not require the consent in writing of the owner of the land for a development application made by a public authority if, before making the application, the public authority serves a copy of the application on the owner.

Despite subclause (1) a development application made by a lessee of Crown land may only be made with the consent in writing given by or on behalf of the Crown.

The changes in land management that have been identified under this plan are summarised in Table 13 - The Action Table.

Figures 6 to 9 Regulations relating to land ownership, classification, categories and zoning.

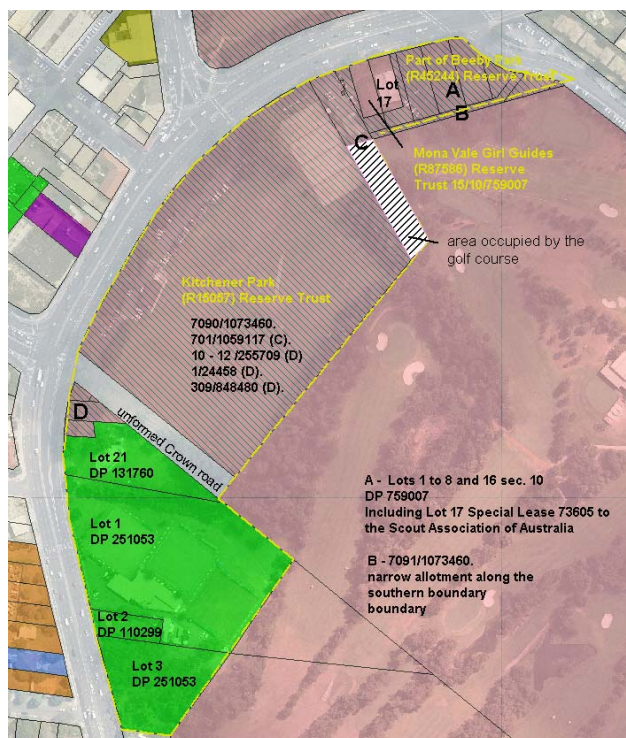


Figure 6. Land ownership

The study area consists of Crown land owned by the Department of Lands (coloured pink) and one unformed local road (coloured grey.)

The study area also consists of Community land owned by Council (coloured green.)

Refer to Table 3 for more details



Figure 7. Land classification

Community land is coloured orange. It is proposed to reclassify Lots 2 DP 112099 and 3 DP 251053 of this area as operational land.



Figure 12 Proposed categories for Community land are 'park', 'sportsground' and 'general community use'.

The golf course is designated by council as 'Structured Sports Area'.



Figure 13 Zoning / planning controls

Kitchener Park is zoned according to *Pittwater Local Environmental Plan 1993*:

- 6 (a) Existing Recreation (green)
- 9(a) Reservation – Open Space (grey)
- 9 (d) Arterial Road Reservation (red stripes)
- 5(a) Special Uses (Community Centre)

3.5 Leases & licences on Community land

To comply with the *Local Government Act 1993* a plan of management for Community land must clearly specify the leases, licences and other estates that are authorised on the land. Terms and conditions of a lease or licence should reflect the interest of the council, protect the public and ensure proper management and maintenance of the park.

Leases and licences are to be reviewed to ensure that the uses of public facilities are achieving the best possible use of limited resources. Ensure facilities are placed on community / commercial based lease arrangements to encourage continuing broad community access to buildings and self funded maintenance. Improvements for public facilities are to incorporate sustainable principles such as rainwater tanks and passive solar design.

This plan of management authorises the existing tenures, leases, licences and other estates within the study area until the expiry of their current term and authorises Council to consider the approval of future lease and licence agreements, that are considered a compatible use of the park, 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.

A lease will be typically required where exclusive use or control of all or part of the park is desirable for effective management of the area. 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 justify such security of tenure.

Licences must 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 is carried out in terms of environmental quality and public access.

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 include:

- enforce 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; and
- equitable access to public facilities.

Leases are conditional on the lessee carrying out their activities in an environmentally responsible manner. Consideration is to be given to the impact of activities on air pollution,

water pollution, noise pollution and waste management in line with relevant sections of the *Protection of the Environment Operations Act 1977*.

Leases are conditional on the lessee agreeing that they will not have exclusive use of any public facility and that the facilities are to be made available to the broader public and other sports groups to achieve equitable access to public facilities.

Table 10. Leases on Community land

Lease holder	Reserve	Description	Status	Authorisation of lease
Mona Vale Bowling Club	Community land Lot 1 located at 1598 Pittwater Road.	1. Net community benefit lease on the 'bowling greens'. 2. Commercial lease on the clubhouse.	21 year lease from 9 February 2004 until 8 February 2025.	This PoM expressly authorises the continuation of the lease of the clubhouse, three bowling greens and surrounds within Lot 1 to Mona Vale Bowling Club.
Residential lease	Community land – Unnamed Reserve located at 1596 Pittwater Road Community land	Residential lease on Community land	Lease expired - occupied on a 'week to week' tenancy.	This PoM expressly authorises the continuation of the lease of 1596 Pittwater Road for the period of time as determined by Council.

Possible commercial opportunity relating to the proposed skate park

This plan of management expressly authorises the future leasing of a retail outlet and possible youth drop-in centre associated with the skate facility at Kitchener Park.

3.6 Guidelines for future development and uses

Pittwater Local Environmental Plan (as amended) 1993 specifies the uses, activities and developments that will be permitted on land that is zoned 6(a) Existing Recreation. Only part of the study area is zoned 6(a) Existing Recreation as outlined in Figure 13. The types of development allowable for land zoned 6(a) without Development Consent, with Development Consent and prohibited are outlined in Table 11.

3.6.1 Permitted future uses of the Kitchener Park study area

Any proposed uses or development and building works in this plan are to be consistent with the uses listed in Table 11 -Permissible Land Uses, and subject to the normal application process as required by Council in accordance with the SEPP Infrastructure legislation.

Pittwater Local Environmental Plan, 1993 makes provision for Council to consent to the use or development of any land or building within Zone 6(a) Existing Recreation, for any lawful

temporary purpose, other than designated development, being carried out for a maximum period of 28 days in any one year.

Larger scale developments and activities that are consistent with the criteria listed in this plan may be subject to development consent procedures under the *Environmental Planning and Assessment Act, 1979*.

Other activities not subject to development consent require a permit issued by Council or a temporary licence under s. 108 of the CLA 89 for Crown land. Applications for permits are required to be submitted to Council's Reserves and Recreation Officer. The event organiser is responsible for lodging the application for a permit, except in the case of activities within leased areas, in which case the leaseholder is responsible for lodging the application.

The approval requirements outlined above apply equally to any leased areas and non-leased parts of the subject land. For the above procedure to be altered for an activity or a facility within a leased area, there must be an exemption and /or alternative procedure specified in the lease.

3.6.2 Permitted future development and uses for Zone (6a)

The Schedule of Permissible Land Uses Table (Table 11) relates to land zoned as (6a) Existing Recreation only and outlines:

- Permissible Uses 'exempt' – development; and permissible activities, which generally do not require consent from Council, but may require assessment under Part V of the *Environmental Planning and Assessment Act 1980*.
- '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 policies.

Kitchener Park is located in Region 4 under *Pittwater Development Control Plan No. 22*. This region covers non-residential areas and uses, including road reserves, open space reserves, special uses and the Pittwater waterway, excluding Environmental Protection – Waterways 7 (a1).

3.6.3 Activity controls

Complementary to the statutory controls applicable to Kitchener Park are a set of activity controls. Activities may be permissible or prohibited; as outlined in Table 9, and identified within the park with the use of signage in accordance with Council policies. Warning and prohibition symbols deemed most suitable are selected dependent on reserve specific users and facilities.

'Developments' and 'activities' that will be considered at Kitchener Park will be those that are

- (i) ancillary and supportive of the reservation purpose on a Crown reserve for 'public recreation' or the lease purpose. This is irrespective of zoning acceptable uses on Crown reserves are in the first instance determined by the public purpose of the lands;
- (ii) consistent with the relevant zoning objectives; and
- (iii) listed as permissible (with or without development consent)

Any new works or activities to be carried out at the park by the lessees or the public are subject to discussions and approval by Council.

Table 11. Permissible Land Uses

PERMISSIBLE USES – exempt from development consent The following developments do not require a Development Application. Certain development can occur without consent or as exempt development under the <i>State Environmental Planning Policy (infrastructure) 2007</i>. Development under Infrastructure SEPP may be subject to Part V of the <i>Environmental Planning and Assessment Act, 1979</i>.	PROHIBITED USES Includes prohibited activities in accordance with Council policies.
<p>Activities that are temporary or developments requiring a casual booking or permit under the relevant Council policies or tenure under the CLA 89.</p> <p>Activities that are temporary or developments requiring a lease, licence or other estate under the LGA 93 or the CLA 89.</p> <p>Advertising – temporary</p> <p>Amenity facilities</p> <p>Buildings ancillary to the park including toilets, change rooms, canteen, meeting room, storage and the like.</p> <p>Community / cultural events such as market days, fundraisers, awareness campaigns of one day or less</p> <p>Concerts, playing of musical instruments or singing for fee or reward for organised events during the hours of 8.000am and 10.00pm</p> <p>Construction, maintenance and repair of:</p> <p>(i) walking tracks, boardwalks and raised walking paths, ramps, minor pedestrian bridges, stairways, gates, seats, barbecues, shelters and shade structures</p> <p>(ii) viewing platforms with an area not exceeding 100sqm, or</p> <p>(iii) sporting facilities including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal, or</p> <p>(iv) play equipment where adequate safety provisions (including soft landing surfaces) are provided, but only if any structure is at least 1200mm away from any fence</p> <p>(b) routine maintenance (including earthworks associated with playing field regarding or landscaping and maintenance of existing access roads)</p> <p>Drainage and stormwater works</p> <p>Earthworks to construct structures identified on the masterplan including filling, levelling, grading and topdressing</p> <p>Environmental management works including bioswales and seawall and revetment structures and foreshore protection works</p> <p>Evacuation area for large animals under Local Emergency Plan</p> <p>Fencing including security, childproof, protective and temporary fencing</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>Advertising – permanent</p> <p>Alcohol consumption other than with the express permission of Council</p> <p>Agriculture</p> <p>Agistment of stock</p> <p>Dogs – unleashed</p> <p>Domestic Drainage outlets</p> <p>Extractive industries</p> <p>Gaming</p> <p>Private alienation or encroachment</p> <p>Recreational motor vehicles, including four-wheel driving, motor bike or trail bike riding or similar, other than use for filming on a short term basis</p> <p>Residential</p> <p>Showground</p> <p>Unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like (other than importing or fill for</p>

<p>PERMISSIBLE USES – exempt from development consent</p> <p>The following developments do not require a Development Application. Certain development can occur without consent or as exempt development under the <i>State Environmental Planning Policy (infrastructure) 2007</i>. Development under Infrastructure SEPP may be subject to Part V of the <i>Environmental Planning and Assessment Act, 1979</i>.</p>	<p>PROHIBITED USES</p> <p>Includes prohibited activities in accordance with Council policies.</p>
<p>Feral animal control and eradication as required</p> <p>Filming and still photography in accordance with Council Policy No 96.</p> <p>Fire hazard reduction activities</p> <p>Fireworks displays</p> <p>Garbage storage enclosures / structures (external & communal)</p> <p>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)</p> <p>Information facilities such as visitors' centres and information boards</p> <p>Landscaping including irrigation schemes (whether they use recycled water or other water)</p> <p>Lighting –provided light spill and artificial sky glow is minimised in accordance with AS/NZS1158:2007, Lighting for Roads and Public Spaces.</p> <p>Maintenance – general repairs to buildings, facilities, grounds, parking areas, as required</p> <p>Noticeboards</p> <p>Outdoor recreational facilities including playing fields, but not including grandstands</p> <p>Park furniture i.e. seating, bins, shade structures, outdoor showers and shelters, viewing platforms / decks</p> <p>Parking area in accordance with the masterplan & works program. Overflow vehicle parking on a temporary basis for special events, large film shoots, etc. Park and pay facilities if required</p> <p>Paths - multi-use pedestrian and cycle tracks, including footpaths, cycle tracks, boardwalks, minor bridges</p> <p>Picnic / barbecues and associated facilities</p> <p>Playground facilities / structures for children</p> <p>Rainwater tanks to existing buildings</p> <p>Recreational facilities other than buildings</p> <p>Roads, cycle ways, single storey car parks, ticketing facilities and viewing platforms. This plan authorises the construction of roads and footpaths within the study area as required.</p> <p>School activities</p>	<p>permitted works)</p> <p>Vegetation removal not in accordance with Council's Tree Preservation and Management order or this plan of management. Or any other Act as notified by Council</p>

<p>PERMISSIBLE USES – exempt from development consent</p> <p>The following developments do not require a Development Application. Certain development can occur without consent or as exempt development under the <i>State Environmental Planning Policy (infrastructure) 2007</i>. <i>Development under Infrastructure SEPP may be subject to Part V of the Environmental Planning and Assessment Act, 1979.</i></p>	<p>PROHIBITED USES</p> <p>Includes prohibited activities in accordance with Council policies.</p>
<p>Scouting organisations events and the like</p> <p>Signage – compliance, directional, interpretive, identification and safety in accordance with Council Policy No 129</p> <p>Skate park and ancillary facilities in accordance with this plan of management including the use of the skate park for training courses, holiday programs and events as approved by Council.</p> <p>Temporary activities, developments or events that meet the legislative criteria outlined in this plan and require a casual booking or permit from Council, or a lease or licence under the <i>Crown Lands Act, 1989</i>, that do not exceed one of the following criteria:</p> <ul style="list-style-type: none"> • the number of participants and / or spectators on any one day of an event does not exceed 3,000 • Activities that occur outside the period between 8.00 am and 12.00 midnight • Activities or temporary facilities will occur over a total of more than 7 continuous days <p>Wedding ceremonies / receptions</p>	

Where applicable, the land use terms and definitions contained in the above Table have the same meaning as those contained in the interpretation dictionary of the *Pittwater Local Environmental Plan, 1993 (as amended)*.

4 MASTERPLAN

4.1 Vision

This **plan of management** sets out a vision for the future of Kitchener Park as an important regional recreation precinct by creating a more defined sense of place and upgrading public recreational facilities, building a new regional skate park and by improving public access, circulation and parking. Passive recreation is encouraged with a multiuse path around the sportsfields, scattered seating, a new barbeque/picnic area and upgrading the existing barbeque area.

4.2 Background

Kitchener Park is valued by the community for its wide variety of passive and active recreational activities. The park provides facilities for football, cricket, tennis, lawn bowls, scouts and guides as well as open space for relaxing outdoors. However, almost all recreational facilities and infrastructure in Kitchener Park require some upgrading.

The plan of management proposes creating a new park environment that provides recreational facilities commensurate with its regional focus, and where all members of the community can participate in passive and active recreation.

The Kitchener Park Masterplan incorporates sustainable design principles. Strategies include promoting local indigenous vegetation, creating wildlife corridor and habitat, rehabilitation of the watercourse and the development of a riparian corridor, incorporating water sensitive urban design principles, improving waste management (reuse, recycle and reduce waste), solar access and shade in key locations within the site, and particularly around facilities.

4.3 Open space south of the bowling club - Lot 2 DP112099 and Lot 3 DP 251053

Lot 2 DP 112099 and Lot 3 DP 251053 are currently not used for public recreation due to their separation from Kitchener Park. The sites are bordered by residential areas to the south, the bowling club to the north, the golf course to the east and Pittwater Road, a six lane arterial road to the west.

Surveillance is inadequate at the sites and should they be developed for recreation they are likely to become a target for antisocial behaviour. The funds required to develop the sites for recreation cannot be justified because of the limited potential public use due to the above constraints. Further, there are other areas of parkland that provide greater public amenity and provide higher priority for funding.

From a planning perspective given the location of existing residential land east of Pittwater Road the scenario for further residential development of the open space as identified is justifiable.

Considering the above issues, the plan of management recommends investigating the reclassification, rezoning and sale of Lot 2 DP 112099 and Lot 3 DP 251053 to assist with funding the proposed improvements as nominated within the plan of management subject to further detailed examinations.

4.4 How the masterplan is organised

- The masterplan has been organised into the exiting park precincts or usage areas, see Figure 10.
- The masterplan is conceptual only and subject to detailed design work.
- Council will continue to work with stakeholders during the design and implementation of the proposed works.



Figure 10. Existing park precincts

Table 12. Summary of principles and corresponding actions

Principle	Actions	Priority
Precinct 1. Vehicle entrance and parking off Golf Avenue		
Improve access and parking	Pedestrian footpath from Barrenjoey Road to the park (linking to pedestrian crossing on Barrenjoey Road)	medium
	Formal entry to the park (to make use of the existing traffic lights on Barrenjoey Road and Golf Avenue). Highlight entry with landscaping and new signage	medium
	New parking area - landscape, seal, line marking, drainage swales	medium
	Landscape boundary to golf course (possible joint project with the Scouts)	medium

	Extension of boundary fence in consultation with the golf club. 1800mm high black mesh screened with vegetation	medium
Precinct 2. Community hub – Scouts, Guides and tennis clubs		
	Extension of hedge to perimeter of tennis courts	medium
Scouts and guides	Council will provide a 2400mm wide buffer zone adjacent to the northern side of the Scout hall as part of the proposed carpark at the northern end of the park Council supports in principle the Scout's proposal for an extension or separate building to the rear of the Scout hall subject to the normal development application process being undertaken and approval by the Department of Lands.	medium
Precinct 3. Access and circulation		
Sense of place	Develop a landscape character with a defined sense of place, including the provision of shade	medium
Improve vehicle access to the park off Pittwater Road	Highlight entrance to the park, widen and landscape, include feature such as park name sculpture, community noticeboard	medium
Access is currently not clearly defined insufficient parking / conflict in use between commuters, shoppers and sports groups	Dual lane entrance / exit 8500mm wide, planted in centre	medium
	Formalise and increase parking – line mark, wheel stops, bollards and planted diamonds where appropriate	medium
	Additional vehicle exit near the skate park	medium
	Reseal bitumen driveway, 10km hour signage, speed humps at 50 – 80 metres with separate pedestrian crossings	medium
	Landscape edge of Pittwater / Barrenjoey roads – canopy lift trees to two metres under-plant with groundcovers to provide surveillance	medium
	Lighting located between driveway and promenade at twelve metre centres	medium
	This plan supports the construction of roads and pathways where required.	medium
	The RTA have made recommendations regarding traffic management, refer to the masterplan drawing for their suggestions.	
Highlight pedestrian access to the park	Highlight existing pedestrian access points to the park, particularly from the bus bays – widen paths with paving detail	medium
	Promenade – 300mm wide path across the front of the fields (west) with seating in front and shade trees behind to the west	medium
	Multiuse path to perimeter of site	medium
Precinct 4. sporting facilities		
Assist sports groups to improve their facilities for the benefit of their members	Council staff will work with the clubs during the detailed design stage for new infrastructure to ensure it does not impact on existing facilities, particularly the nets, pedestrian path, field configuration and tennis courts.	continual
	Relocate cricket nets to behind tennis courts – ensure proposed multi-use path does not interfere with run-ins.	high
	Upgrade picnic and BBQ area adjacent to club house New picnic area – shade structures and barbecue	medium
	Clubhouse - upgrade barbecue area with tiled floor and new	medium

	furniture, consider shade sail	
	Reconfigure fields and cricket wickets as required in consultation with user groups.	medium
	Fence to golf course boundary 1800mm high in consultation with the club – consider locked gate to bridge over creek	medium
unmade local road	Investigate formally closing the unmade local road (between the skate park and playing fields) and consolidating into Kitchener Park Reserve 15057	medium
Precinct 5. Skate park		
Upgrade existing youth precinct	Develop new skate park including commercial / social opportunities as detailed in the masterplan	high
	Boundary fence in consultation with bowling club including vehicle access with gate	high
	Transplant a phoenix palm from precinct 3 to skate park area	low
	Lighting for skate park (night lighting as required)	high
Precinct 6. Stream rehabilitation and riparian corridor		
Develop a stream rehabilitation and riparian corridor plan	riparian corridor width and vegetation Creek bed and batter slope Bank stabilisation In-stream works (pools / ripples)	medium
Precinct 7. Mona Vale Bowling Club		
Traffic and access	Provide widened vehicle access and sealed driveway following the potential sale of Lot 2 DP 112099 and Lot 3 DP 251053.	high
	Provide pedestrian access from Kitchener Park with gate	medium
	Retain access to pits to the south of the club	medium
Parking	Investigate formal parking to the northeast corner of the site	medium
Precinct 8. Open space south of the bowling club - Lot 3 DP 251053 Lot 2 DP112099		
	Investigate the reclassification to operational land, the rezoning and sale of Lot 3 and Lot 2 to assist with funding the proposed improvements as nominated within the plan of management subject to further detailed examination.	high
Location to be determined – community garden		
Community garden	Council staff will investigate a community garden with the location of the garden being determined at a future date.	high



Figure 11. Illustrative masterplan

4.6 PROPOSED SKATEPARK FACILITY

- The proposed facility is described on the plan drawing.
- The plan drawing is conceptual and subject to detailed design work.

Why Council is proposing to upgrade the skate park

Council has produced several policies that address the well-being of Pittwater's residents based on needs assessment. The proposed recreational needs have been determined through consultations with specific target groups, community organisations and government agencies to ensure that facilities are provided equitably for all members of the community.

In discussions between Council and young people over recent years the main issue raised by young people is always the availability of leisure and recreation activities. Consultation with young people indicated that the traditionally higher risk sports such as BMX biking and skateboarding are very popular among young men. In addition to entertainment, young people said that they wanted places to meet or 'hang out' outside of school. The NSW Government's Youth Policy states that not all leisure for young people needs to be structured.

In addition to family and school, participation in recreational activities is an important influence in the development and growth of young people.

One of the strategies that Council has developed to meet the recreational needs of young people is to create youth precincts centred on the skate parks at Avalon and Mona Vale. (source: Pittwater Council Management Plan 2008-2012).

Main considerations in designing and locating a skate park

The main considerations in designing and locating the skate park are consistent with the NSW Department of Planning's Guidelines for Skateboard Facilities (1989) including:

- consistent with current usage pattern;
- located in an area with good visibility for surveillance, good access and where public transport is available;
- well designed to cater for a range of skill levels and providing challenges for both new and advanced skaters;
- specified allowable uses such as in-line skating (rollerblading), skateboarding and bikes etc.;
- design with minimal risk to users – designed and constructed by experts, promote codes of use;
- provide a site-specific maintenance program – assist in preventing injuries, address issues such as graffiti, hours of use and community support; and
- locate away from residential areas.

Who will be consulted?

To ensure the skate facility meets the expectations of the community input will be sought from the following groups:

- key stakeholders;
- youth and potential users - including presentations to schools and discussion groups;
- local residents will be sent invitations to participate in discussion groups; and
- broader community at public meetings.

Why Kitchener Park has been considered the most suitable location for the skate park facility

Kitchener Park has been considered the most suitable location of the skate park facility because:

- the site has an established use by young people - there is an existing skate park on the site that requires upgrading;
- Kitchener Park contains sufficient land to construct the skate facility without compromising the open space recreational uses of the park;
- The police station is adjacent, situated across Pittwater Road;
- an ambulance station is nearby at Narrabeen and Mona Vale Hospital is located near the skate park facility;
- Mona Vale and surrounding areas (Warriewood / Ingleside) have the fastest growing populations and the largest concentration of young people at 3,491 people this is almost half the total youth population of 8,233 (under 17 years). (2006 Census);
- the site is well served by public transport and accessible by foot and private vehicles, parking available on site;
- separated from nearby homes to avoid noise nuisance. (noise may impact on Mona Vale Bowling Club members as discussed further on);
- the topography is suitable for the construction of ramps, bowls and tracks;
- existing infrastructure including access roads, parking, rest rooms, bubblers, shaded areas;
- Mona Vale retail outlet is adjacent providing a range of services including food and beverage; and
- surveillance can be provided from Pittwater Road and adjacent playing fields.

Who will use the skate park and how?

The skate park is a Regional facility intended to provide for the 8, 233 young people living in Pittwater local government area (2006 Census), however being a large facility it will attract people from out of the area, therefore ongoing assessment will be required to develop appropriate management practices.

The intensity of use of the skate park is anticipated to fluctuate. The skate park is intended for informal active and passive recreation that will increase during the weekend, after school hours and school holiday periods. Larger scale events such as skate demonstrations, training and events will be permissible on occasions subject to Council approval.

The type of use will include in-line skating (rollerblading), skateboarding and bikes etc. Combining skateboarding and BMX riding at one facility has been known to create safety issues if riders use the facility at the same time; however this is how many skate parks operate due to financial constraints. Management practices will need to address safety issues relating to the combined uses.

Additional information on how the skate park is intended to be used and managed is included in the Action Table in this document.

How will the skate park facility be managed?

1. Hours of operation

- Sunday to Thursday - until 9.00pm
- Friday to Saturday - until 11.00pm
- Events are not to commence before 8.00am

It is difficult to assess the impact of the skate park prior to operation, in response the facility will be trialled for a 12 month period. After the trial period Council will review the impact of the skate park and make necessary adjustments in consideration of the management of the facility including hours of use and hours of lighting based on comments received from the public.

2. Lighting conditions

The following conditions will apply to lighting:

- the skatepark will incorporate floodlights;
- lighting will comply with the relevant Australian Standards and be designed with suitable reflectors / baffles to prevent inappropriate light spillage onto Pittwater Road and surrounding areas; and
- lights will be on a timer switch on an automatic overdrive and turned off at the required time in line with the hours of park operation as stated above.

3. Noise

Noise is divided into two sources - noise generated by the physical skating activity and secondary noise (voices and amplified noise) from the users. Council considers that general use of the skate park would not create 'offensive' noise from either source.

Further, the skate park is distanced from residents with Pittwater Road forming a barrier to the west and Mona Vale Bowling Club forming a barrier to the south. The skate facility, and noise may impact on members of the bowling club, particularly during the weekends, evenings, public holidays and school holidays. It is difficult to assess the effect of the skate park on the bowling club, however vegetation will be planted between the two facilities and the noise will be monitored with further measures investigated following assessment of the facility in operation.

Noise is to be controlled to the satisfaction of Council and in accordance with the *Protection of the Environment Operations Act, 1997 (PEOA)*.

4. Event management

Event organisers will be required to provide a management plan that includes how the following issues will be managed:

▪ Noise

Sound from activities, amplifiers, microphone, equipment etc is to be mitigated to the satisfaction of Council in order to comply with the *Protection of the Environment Operations Act, 1997*. Evidence of the proposed noise mitigation procedures for the event is to be submitted to Council with the event application/booking form. Council will enforce penalties against the applicant for breaches of noise minimisation requirements that result in "offensive noise" under the Protection of the Environment Operations Act, 1997.

▪ Waste management

Event organisers are responsible for the supply of bins, collection services and retrieval of bins for waste generated at events. All litter generated by the events are required to be transported from the site, by a private waste contractor, to an authorised waste disposal facility.

- **Damage and graffiti**

Event organisers will be required to pay a bond for events that will recover any costs associated with vandalism / graffiti.

5. Antisocial behaviour

Antisocial behaviour will be addressed by the following measures:

- specify availability of facility or times of use (see hours of operation);
- provide a set of procedures to address antisocial behaviour;
- provide surveillance measures;
- manage programming for special events including competitions;
- monitor progress, including the number of people attending, number of complaints concerning antisocial behaviour, feedback from users;
- create a defined sense of place that appeals to young people and consider murals and posters to assist in controlling graffiti; and
- provide recycle bins for litter.

6. Safety of skate park users

Safety will be addressed by including the following measures:

- install signage outlining safety policies and procedures;
- host demonstrations or clinics with a safety focus;
- strongly recommend the wearing of helmets, knee pads and wrist guards;
- provide community education to address the use of the skate facility, including appropriate behaviour, gender equity, safety and the development of skills; and
- ban domestic animals.

Commercial / social opportunities

The development of the skate park as a regional youth facility raises the possibility of complementing the facility with a retail outlet that will cater for skaters. It is anticipated that the outlet would sell and hire safety equipment, operate training courses, holiday programs and events as well as providing food and beverages.

The operator of the centre would NOT be expected to supervise the skate facility; however the operator and or staff would provide an adult near the site during their business hours as a deterrent to antisocial behaviour.

It is intended to explore promotion opportunities within the skate park facility including advertising such as murals and posters by surf /skate companies etc. Young people will be consulted to assess their support for designated graffiti walls or murals of their choice.

It is intended that income generated from the retail outlet would provide ongoing maintenance and operating costs for the facility.

Public liability issues

Council has prepared a Risk Assessment that incorporates issues from design and construction through to public safety and community amenity.

Design Intent

The design sits between the existing Kitchener park sports fields and boundary the creek, pushing south east towards the Moma Vale Golf Course, yet retaining vegetative buffer between the existing and proposed. The proposal, call for the demolition of the existing bowl facility and vert ramp. There is opportunity to retain the vert ramp, but not in the current location.

The Proposal

The proposal is for a national level skateboarders, BMX, scooters, inline skate facility catering for all levels of experience (beginner to expert). Incorporating one of the largest bowls in Australia, plaza area and other passive and active spaces. Additionally a commercial retail outlet (approx. 50sq.m), with elevated viewing platform, has been allowed for in the design. An iconic building. The facility will also feature lighting for night time usage, and improved car parking.

An arching path sweeps the creek edge of the facility providing vehicular and wheelchair access to the upper bowl area and retail outlet. This path interfaces with the skatepark through a series of terraced lawn refuge areas providing space for "bump in" seating during event/competition days.



The lower plaza can be accessed via both the car park entry and vehicular access path providing a total of 3 clearly defined entry point to the facility. A secondary entry to the plaza space is achieved via the sports oval side pedestrian access path this entry is to the upper plaza the path continuing to the bowl area and terraced seating. There is opportunity for further terracing if funding allows, barrier handrails provide opportunities for elevated viewing to the neighboring sports fields.

Adjacent the car park below the lower plaza is a 1/2 court basketball court with surrounding seat walls. During event days this location could support a vert ramp. If required, additional seating could be "bumped in" for viewing during events. This design is open to community consultation & comment for further development.



PITTSBURGH COUNCIL

MOMA VALE YOUTH PRECINCT SKATEBOARD FACILITY

DRAFT CONCEPT DESIGN DATE 14/10/2018

PREP: BECKHOFF, ANPT, A



ILLUSTRATIVE PERSPECTIVE

CONVICT DESIGN

Figure 13. Skate park

5. IMPLEMENTATION

5.1 The Action Table

This section contains the major actions that will inform the planning, design and management of the park. The strategies are presented in a form that retains the specific parts of the park and link the strategies to the legislation.

The commencement and completion of any proposed works are dependent on available Council resources and funding. Priorities for implementing the masterplan and indicative costs for each area of work are outlined in the following Action Table and Works Program.

The Action Table addresses key management issues as required under the *Local Government Act 1993*, these include:

- 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 13. Action Table

Objectives	Action	Performance measures
1. Recreation facilities and amenity		
Land ownership and management		
Ensure land management is in accordance with legislation	Ensure development of the park is accordance Community land categories and the public purpose/s of Crown reserves	All developments meet the requirements of the development guidelines and relevant legislation
	Part of Lot 7010 is occupied by the golf club, but this is not included in their lease (of Reserve 45244). Amend.	Clear boundary definition and management responsibilities
	Apply to Lands to close unformed Crown road and adding it to Kitchener Park (s. 81 Crown Land Consolidated Act 89)	Clear land ownership and management responsibilities
	Investigate amending the boundaries of the allotments occupied by the Scouts and the Guides	Clear land ownership and management responsibilities
	Investigate recategorising Community land within the study area	Clear understanding of management objectives
	Investigate the reclassification, rezoning and sale of Lot 2 DP 112099 and Lot 3 DP 251053 subject to further detailed examinations	Provide funds for the proposed improvements as nominated in this plan
	Amend the title of the unnamed	Certainty of place names

Objectives	Action	Performance measures
	reserve (occupied by the skate park) to Kitchener Park	
Landscape character		
Maintain Kitchener Park as a significant area of open space providing a wide range of facilities for the community	Retain the primary function of the park for public recreation and allowing development in areas designated on the masterplan	Facilities established are consistent with masterplan
	Landscape works are to incorporate local indigenous vegetation where appropriate to promote a natural landscape character	The natural landscape character is preserved with facilities designed and sited to cause minimal disturbance of the site and blend within the setting
General facilities and amenity		
Ensure Crown land is managed in accordance with the Principles of Crown land management s.11 CLA 89 to encourage equity of access.	Promote a range of uses that are consistent with the broad objectives of the park and ensure capital improvements are undertaken on a needs basis	Allow a range of uses that are compatible with the function of the park as specified in the plan of management
Provide and maintain a high standard of public recreational facilities (active and passive) and amenities for park users	Ensure capital improvements are undertaken on a needs basis when progressively upgrading recreational facilities such as paths, roads, parking, seating, picnic areas, landscaping	Number of facilities upgraded to meet community needs
	Provide an improved level of cleanliness, repair and maintenance of amenity facilities	Park users express satisfaction with appearance, cleanliness and maintenance of facilities
Improve opportunities for social recreation at the park	Investigate opportunities for improved picnic / seating areas with appropriate shade planting	Number of improved picnic / seating areas
Improve opportunities for informal recreation and active recreation, in terms of the variety of activities available at sportsgrounds	Create different recreation opportunities and activities to allow for a variety of experiences and users within the park	Enhanced recreational opportunities for local residents and visitors (including adult, youth and child users)
Enhance accessibility to cater for people with special needs, and people with young children and strollers etc.	Provide paths to facilities. Provide picnic tables with space underneath for wheelchair access and upgrade bubblers for disabled access	Accessibility provided for all park users
	Plant avenue of shade trees beside sportsfields. Include path and seating	Shade trees effectively established with seating underneath canopies
Provide facilities for local residents and the broader public to use the park for non-	Establish a pedestrian/cycle track within the park including associated planting and seating	Pedestrian and cycle track constructed and seating provided

Objectives	Action	Performance measures
sporting recreational activities.	to the front of the sportsfield.	
	Provide a picnic ground at the northern end of the sportsfield, including shelter and barbeque facilities	Sports teams, local residents / shoppers, local business people and visitors to the area are provided with a comfortable picnic area
skate facility		
New skate park facility including retail outlet	Assessment of proposal by council and subsequent conditional consent	Construction complete and conditions of consent met
Maintain public health and safety	Install signage with safety equipment conditions	Injuries that can be avoided by use of protective equipment can be avoided
	Install signage with safety use conditions	Facility used correctly to avoid injuries
	Install signage stating that domestic animals are banned from the skate park facility	Injuries relating to animals are avoided – both animals being hurt and animals attacking
	Provide safe access to the site	Traffic related incidents are avoided
Enhance visual amenity and encourage a diversity of user groups to the facility	Landscape the skate park Construct a footpath to the site Construct seating	A variety of user groups and people from a broad demographic area use the facilities
Provide adequate shade and protection	Install shade trees and structures where required	Adequate shade and shelter is provided
Provide visibility into the site	Lift the canopy of trees and under-plant with groundcovers to ensure the site can be monitored	Adequate surveillance of the site
Floodlights	Lighting in accordance with relevant Australian Standards	Site use is maximised with good surveillance
Maintain and monitor the site	Control litter by installing recycle bins, regular service include litter management conditions of consent on skate park use approvals	No presence of litter or broken glass on the site
	Council to maintain the skate park and surrounding area	Skate park facility is well kept for continual use
	Provide for posters / murals and consider designated graffiti area	Graffiti is controlled and only appears on designated areas
Riparian corridor		
Protect and enhance the watercourse	Works in to improve riparian zone management	Increase environmental quality and biodiversity
Improve aesthetics	Consider reshaping watercourse for meandering quality	Increased aesthetic value of watercourse
Minimise bank erosion	Consider regrading banks to form a new profile	Stabilise degraded banks to reduce maintenance

Objectives	Action	Performance measures
	Dead-wood existing trees and plant vegetation	Screen golf course and habitat.
Improve water quality	Continue maintenance regime for CDS units	Litter and sedimentation in stormwater reduced in the watercourse. Golf course's WSUD is operating as required
	Investigate in-stream works (ripples / pools)	Water aerated etc. as required
Control or eradicate weed species.	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
Protect existing vegetation	Provide temporary fencing of fragments of vegetation as required	Existing vegetation retained
Establish riparian zone and vegetate	Evaluate corridor width and establish riparian vegetation	Increased biodiversity and wildlife corridor established
Provide interpretative information and maximise opportunities for educational programs to reinforce public appreciation of the natural environment	Provide interpretative information on the natural environment to encourage educational programs and encourage public involvement in rehabilitation strategies	Improved public knowledge and understanding of the natural environment (ongoing)
Improve security	Restrict informal public access to golf course and bowling club from Kitchener Park and define access locations. Install fence	Restricted access to neighbouring facilities
Leases		
Ensure stakeholders that use facilities are placed on community / commercial based lease arrangements	Liaise with stakeholders to encourage increased and continuing broad community access to buildings	Increased ratio of general public use in proportion to club / group use
Investigate opportunities for mutually beneficial progressive lease arrangements	Liaise with stakeholders for self funded maintenance and improvements incorporating sustainable principles such as rainwater tanks and passive solar design	Improved maintenance of public buildings based on user pays. Reduced negative environmental impacts
This plan of management authorises continued occupation of the relevant sections of the park by Mona Vale Bowling Club, Pittwater RSL Football Club (lease being renegotiated), Peninsula Cricket Club, Mona Vale	Council to provide clear definition of responsibilities to lessee	Clear understanding of responsibilities for the lease holders

Objectives	Action	Performance measures
Bowling club, Mona Vale Tennis Club and any future leases as approved by Council		
Ensure the facilities are effectively managed and are of minimal impact on the surrounding environment	Council to monitor appropriate usage of the facilities at the park	Effective management of the facilities and minimal number of complaints received from the community
2. Access and circulation		
Pedestrian access and linkages		
Improve vehicle and pedestrian access to the park	Construct roads and footpaths as required. Continue discussions with the RTA to improve access – refer to the illustrative masterplan for recommendations by the RTA.	
Enhance pedestrian linkages, improve safety and reduce points of conflict with vehicular traffic (coordinate with traffic management plan)	Provide and maintain easy, clearly marked pedestrian access to the park where functional and safe	Upgraded pedestrian access and linkages
Define public access locations and provide suitable surface treatment at high use areas	Public access to Kitchener Park is improved	Upgraded pedestrian access and linkages
	Provide promenade across the front of the fields to separate pedestrians from vehicles	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
Provide access to the park for people with special needs in accordance with relevant Australian Standards (coordinate with Traffic Management Plan)	Conduct an access and facilities audit at the park for people with special needs. Subject to this audit, paved pathways should be appropriately upgraded and maintained	Access audit complete and recommendations implemented
Improve vehicle and pedestrian access to the park		
Vehicle access, circulation and parking		
Highlight entrances to the park	Highlight entrance to the park from Pittwater / Barrenjoey Roads and Golf Avenue - widen and landscape, include features such	Entrances to the park are clear for visiting teams in particular

Objectives	Action	Performance measures
	as park name sculpture and community noticeboards where appropriate	
Address the inadequacy of parking layouts, circulation and delineation of parking bays, enhancing visual and environmental amenity	Reseal bitumen driveway and parking bays, provide 10km hour signage, speed humps at 50 – 80 metres and separate pedestrian crossings	Smooth surface for traffic, traffic calmed and increased safety. Line marking / delineation and signposting of parking spaces provided
	Continue to monitor and address traffic and parking issues in consultation with Pittwater Council Traffic Committee (see comments on pay and display 2.5)	Refinement of traffic conditions over the long term
Maximise parking	Assess vehicle parking within the park and provide maximum parking bays	Parking has been maximised
Provide appropriately sized and number of car parking spaces for people with 'special needs'	Designate disabled parking bays and construct gutter ramps where appropriate	Required number of car parking spaces for people with special needs provided
Provide shade and amenity to driveways and parking	Landscape entrances to park, driveways and parking bays	Driveways and parking bays are attractive and sheltered from the sun
Signage		
Increase signage	Provide additional signage before the entrances to the park	Park entrances in particular, are clearly defined
	Conduct a signage audit at the park and identify opportunities to integrate directional, safety and interpretive signage	Audit completed and signage established
3. Park safety		
Risk management		
Investigate management issues	Devise and implement a regular inspection checklist to identify potential safety issues	Improved public safety and risk management
Improve surveillance	Canopy-lift trees to two metres and underplant with ground covers (restrict understorey)	Surveillance is improved
	Avoid creating secluded areas that lack surveillance	As above.
Establish an effective signage and interpretive system	Install signs - direction, safety, interpretative, location of facilities, particularly restrooms and entrance / exit points	New signage system developed and implemented (high priority)
3. Maintenance		

Objectives	Action	Performance measures
General maintenance		
Ensure the park is well maintained based on efficiency and effectiveness by continually reviewing maintenance procedures	Continually review work practices and procedures for maintenance operations through bench marking and adoption of industry best standards. Prepare an annual maintenance schedule	The park is considered safe and well maintained at all times
Provide recycle bins	Investigate location of bins and introduce recycle bins	New bins installed and rubbish recycled (high priority)
Enhance accessibility to cater for people with special needs, frail, aged, children, strollers etc.	Upgrade bubblers for disabled access	Bubblers upgraded (high priority)
	Provide paths to facilities. Provide picnic tables with wheelchair access.	Accessibility provided for all park users.

5.2 Major works program

The following works program for Kitchener Park is indicative only.

Table 15. Major Works Program (Priority - M – medium and H – high)

Major items	Estimated cost	Priority
Precinct 1 Entrance off Golf Avenue		
New park entry, access drive, parking bays and landscaping	\$ 552,500	M-H
Precinct 3 Access and circulation to front of the park		
New, safer entrance to the park, driveway, signage, pedestrian crossings and speed humps, parking bays, promenade to front of sports fields, seating, shade trees, multiuse path around fields	768,500	M-H
Precinct 4 Sportsfields		
Relocate and repair cricket nets, picnic area with shelter structures, two barbeques, paving	230,000	M-H
Precinct 5 Skate facility		
Construct skate park and ancillary facilities including retail outlet, floodlighting, security fencing, seating and landscape.	2,262,000	H
Precinct 6 Stream rehabilitation and riparian corridor		
Reshape watercourse and batter banks where required, regenerate and riparian planting	275,000	M-H
Total estimated costings	\$ 4,088,000	

Works as proposed in the plan of management are representative of long term strategies to improve the park, and will be implemented according to priorities and budget allocations assigned for each action by Council as a part of the process of annual review for the *Pittwater Management Plan*. Funding is dependent on available Council resources and funding and must be assessed against the other priorities of Council. Funds will be sought from Federal and State government grants.

The plan of management is intended to be reviewed on a five yearly basis.

APPENDIX A OTHER RELEVANT LEGISLATION AND POLICIES

This Plan of Management adheres to, but is not restricted to the following Acts and Policies:

STATE GOVERNMENT

Environmental Planning & Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* forms the basis of statutory planning in New South Wales including the preparation of Local Environmental Plans (LEP) by Councils to regulate land use and development.

State Environmental Planning Policy (Infrastructure) 2006

The *State Environmental Planning Policy (Infrastructure) 2006* consolidates and updates planning processes for new infrastructure. The Policy includes generic provisions relating to 23 classes of infrastructure (Schedule 1) for the more efficient delivery of infrastructure and service facilities, in particular:

- National parks, regional parks, marine parks and other reserves;
- port, wharf and other boating infrastructure facilities; and
- waterway or foreshore management activities.

The Policy includes a list of minor works that can be undertaken by public authorities as exempt development.

Proposals would be prepared with consideration the objectives and criteria of applicable zoning under *Pittwater Local Environmental Plan 1993*.

Noxious Weeds Act 1993

Land holders are required to remove noxious weeds from their land.

Sydney Metropolitan Catchment Action Plan, 2006

This plan aims to improve the health of modified waterways and riparian corridors and includes a weed management strategy for the Sydney Metropolitan Catchment.

Civil Liability Act, 2002

This is the first piece of Legislation to implement reforms to personal injury claims. Together with the *Civil Liability Amendment (Personal Responsibility) Act 2002* the legislation is designed to 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.

Protection of the Environment Operations Act 1997

The *Protection of the Environment Operations Act 1997* (PEOE Act) is the key piece of environment protection legislation administered by the Department of the Environment and

Climate Change. The legislation address environmental offences, air quality, water quality, pollution control, and noise control.

Protection of the Environment Operations (Noise Control) Regulation 2000 provides the legal framework and basis for managing unacceptable noise.

The POEO Act:

- identifies responsibility for regulating noise;
- defines 'offensive noise';
- provides a range of tools to manage noise; and
- makes it an offence to do various things that cause the emission of noise and to breach the conditions of a notice or order.

Offensive noise is defined in the POEO Act as:

(a) that, by reason of its level, nature, character or quality, or the time at which it is made, or any other circumstances:

(i) is harmful to (or is likely to be harmful to) a person who is outside the premises from which it is emitted, or

(ii) interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted, or

(b) that is of a level, nature, character or quality prescribed by the regulations or that is made at a time, or in other circumstances, prescribed by the regulations.

PITTWATER COUNCIL'S LAND MANAGEMENT POLICIES & PLANS

Pittwater Council Management Plan 2008-2012

This document provides an overarching framework to enable Council to respond to changes, challenges and opportunities over the coming years in a series of key directions.

Pittwater Local Environmental Plan 1993 (PLEP 93)

The aim of the PLEP is to define what purpose land may be used for and how permission (consent) can be obtained for the use. The PLEP 93 is the main means of development control in Pittwater with zoning maps and a written instrument categorising developments as either permissible or prohibited. This Plan of management does not override provisions in the Plan. Clause/s that allow development without consent where authorised in an 'adopted' plan of management are not supported by the Department of Lands. It is the public purpose, for reserved Crown land, that determines what is acceptable on a Crown reserve.

In 2006, the NSW Government gazetted a new template for a standard instrument for preparing local environmental plans which is required to be implemented by 2011. The template aims to standardise planning and zoning across NSW. Plans of management that are currently being prepared for Pittwater are to be based on the existing *Pittwater Local*

Environmental Plan 1993. Therefore, categories and zoning will be amended following completion and adoption of the new planning tool.

Pittwater Development Control Plan No. 22 Exempt and Complying Development (DCP 22)

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

DCP 22 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.

Open Space, Bushland and Recreation Strategy, 2000

The *Open Space, Bushland and Recreation Strategy 2000* 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.

Pittwater Council Disability Discrimination Action Plan 1998 (PCDDAP)

In NSW more than one million people (17% of the population) have a disability and this percentage is likely to increase in the future. The PCDDAP assists Council in meeting responsibilities under the *Commonwealth Disability Discrimination Act 1992*. The objectives of plan include providing "equitable access to new buildings, infrastructure, faculties and other areas to which the public has access".

Graffiti Policy (SHOROC) Council Policy No. 107

This is a broad policy that sets a framework and direction for dealing with graffiti.

Youth Council Policy Council Policy No. 167

This policy describes Council's attitudes, values and aspirations relating to young people (12-24 year olds) in the local area. Council will continue to facilitate and provide opportunities for young people to contribute, be recognised, and participate in community life.

Youth Space Development Application – Council Policy No. 140

That Council adopt a policy of encouraging the design and incorporation of user friendly youth space within all applicable future development application.

Other Policies relevant to this Plan of Management

- Sustainability Policy No 164
- Tennis Liaison Committee Policy No 101
- Car parking Areas – Free Policy No 103
- (Social, sporting, community and commercial events i.e. 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
- Council Policy No 129 Signs – Council’s Facilities
(Signage: compliance, directional, interpretive, identification)
- ‘Signs as Remote Supervision – Best Practice Manual’ (version 2 August 1999) Council Policy No. 129
- Dog Control - Council Policy No 30.
- Sportsground Facilities – Council Policy No 85
- Sportsground – Allocation of Use – Council Policy No. 95
- Urban Stormwater – Integrated Policy No. 69
- Watercourse preservation Council Policy No. 67

APPENDIX B SPORTING FACILITIES IN PITTWATER LGA

Pittwater local government area has a population of approximately 56, 920 people¹. Mona Vale is the most populated suburb in the Pittwater area with 9,461 people. This represents twenty-percent of Pittwater's residents.

Pittwater local government area contains the following sporting facilities that are similar to those at Kitchener Park:

Nine reserves containing sportsgrounds:

- Boondah Reserve, Narrabeen
- North Narrabeen Reserve, Warriewood
- Kitchener Park Mona Vale
- Newport Oval, Newport
- Spurway park, Newport
- Porter Reserve, Newport
- Dunbar Park, Avalon
- Careel Bay Playing Fields, Careel Bay
- Hitchcock Park, Careel Bay

The reserves cover a total 58.0719 hectares and compose approximately 9% of the total open space (629 ha). Parks with sportsgrounds generally include additional public facilities such as tennis clubs, scout and guides groups and bowling clubs due to their larger size. Changes in the physical lay-outs of playing fields continue to take place as sports gain in popularity, such as baseball, softball and basketball.

Seventeen public tennis courts located at six complexes:

- Bayview Park at Bayview – two courts with lighting proposed
- Epworth Park at Elanora Heights – two courts
- Hitchcock Park at Careel Bay – five courts with lighting
- Kitchener Park at Mona Vale – four courts with lighting
- North Narrabeen Community and Tennis Centre – two courts
- Newport Recreation Centre – two courts under construction

Three public bowling complexes:

- Mona Vale Bowling Club at Kitchener Park
- Avalon Beach Bowling Club and Recreation Club at Dunbar Park
- Newport Bowling Club at Spurway Park, Newport.

Five Guide and Scout groups:

- Girl Guides - Mona Vale and Elanora Heights
- Scouts - Mona Vale, Elanora Heights
- Sea Scouts - Bayview (including male and female members).

¹. The Australian Bureau of Statistic's Estimated Resident Population for Pittwater as of 30 June 2007.

GLOSSARY

Plan of Management - is the principal guiding document that directs the future planning and management of public open space. It explains the why, how and whom of how the subject area should be managed. Plans of management must be prepared for Crown reserves *under the Crown Lands Act 1989*. Plans of management must be prepared for all Community land in accordance with the *Local Government Act 1993* and the *Local Government Amendment (Community Land Management) Act 1998*.

Masterplan - describes a design and generally includes a list of strategies and a plan-view illustration. The illustration identifies the location of the existing and proposed elements on the drawing. Masterplans tend to take a 'broad-brush' approach to design with the proposed changes being conceptual and subject to detailed design work prior to construction.

Advertising - means a display by the use of symbols, messages or other devised for promotional purposes for conveying information, instructions, directions or the like, whether or not the display includes the erection of a structure or the carrying out of a work.

Community / public facilities - means a building or place that accommodates publicly accessible community, social, recreational, cultural or civic activities and services, and where activities may be provided by a range of organisations including government agencies, charitable institutions, non profit associations or commercial operators. Use of the building is generally limited to casual bookings or yearly hiring agreements. In specific instances leases or licences may be granted subject to the use being consistent with the community land categorisation and compliance with relevant statutory requirements.

Crown land - land that is vested in the Crown or was acquired under the Closer Settlement Act as in force before their repeal, not in either case being:

- a. land dedicated for a public purpose, or
- b. land that has been sold or lawfully contracted to be sold in respect of which the purchase price or other consideration for the sale has been received by the Crown.

Skate park - purpose-built recreational facility generally constructed of concrete. Originally designed for skateboarders, today facilities often cater for roller blades and BMX bikes. Skatepark elements can include half-pipes, quarter-pipes, handrails, fun boxes and vert ramps, pyramids, banked ramps, full pipes, stair sets, and other objects to jump over.

Sportsground - "open space of predominantly mown grass incorporating an oval, playing field, athletics track or area for organised sports": (Source: NSW Dept of Urban Affairs and Planning.)