



Plan of Management



Prepared by Pittwater Council – May 2003

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TABLE OF CONTENTS

1. INTRODUCTION.....	1
1.1 Land to which this Plan of Management applies.....	1
1.2 Purpose of preparing this Plan of Management.....	1
1.3 Objectives of this Plan of Management	2
1.3 Objectives of this Plan of Management	3
1.4 Process of preparing this Plan of Management.....	3
1.5 Contents of this Plan of Management.....	4
2. DESCRIPTION OF WINNERERREMY BAY	5
2.1 Historical Overview	5
2.2 Land Classification and Tenure	8
2.3 Categories of Community Land	8
2.4 Zoning.....	9
2.4 Zoning.....	10
2.5 Locational context.....	12
2.6 Physical Description and Site Analysis.....	13
3. PERMITTED FUTURE DEVELOPMENT AND USES.....	18
3.1 Planning Provisions	18
3.2 Proposed Waterways Facility.....	18
3.3 Proposed Dog Access to Winnererremy Bay.....	19
3.4 Leases, Licences and Other Estates	20
3.5 Authorisation of Futures Leases, Licences and Other Estates	21
3.6 Schedule of Permissible Land Uses	23
4. MANAGEMENT STRATEGIES	27
4.1 Action Plan.....	27
5. PROPOSED IMPROVEMENTS.....	46
5.1 Basis for Overall Concept.....	46
APPENDIX 1	48
APPENDIX 2	49
Bibliography	51

1. INTRODUCTION

1.1 Land to which this Plan of Management applies

This Plan of Management (the “Plan”) applies to the land known as Winnererremy Bay (Lot 8 in DP 578688 and Lot 100 in DP 1007142), located on the southern foreshores of Pittwater within the Sydney northern beaches suburbs of Mona Vale and Bayview.

The Location Plan (Figure 1) shows the area covered by this Plan of Management and the site boundaries in relation to the surrounding locality.

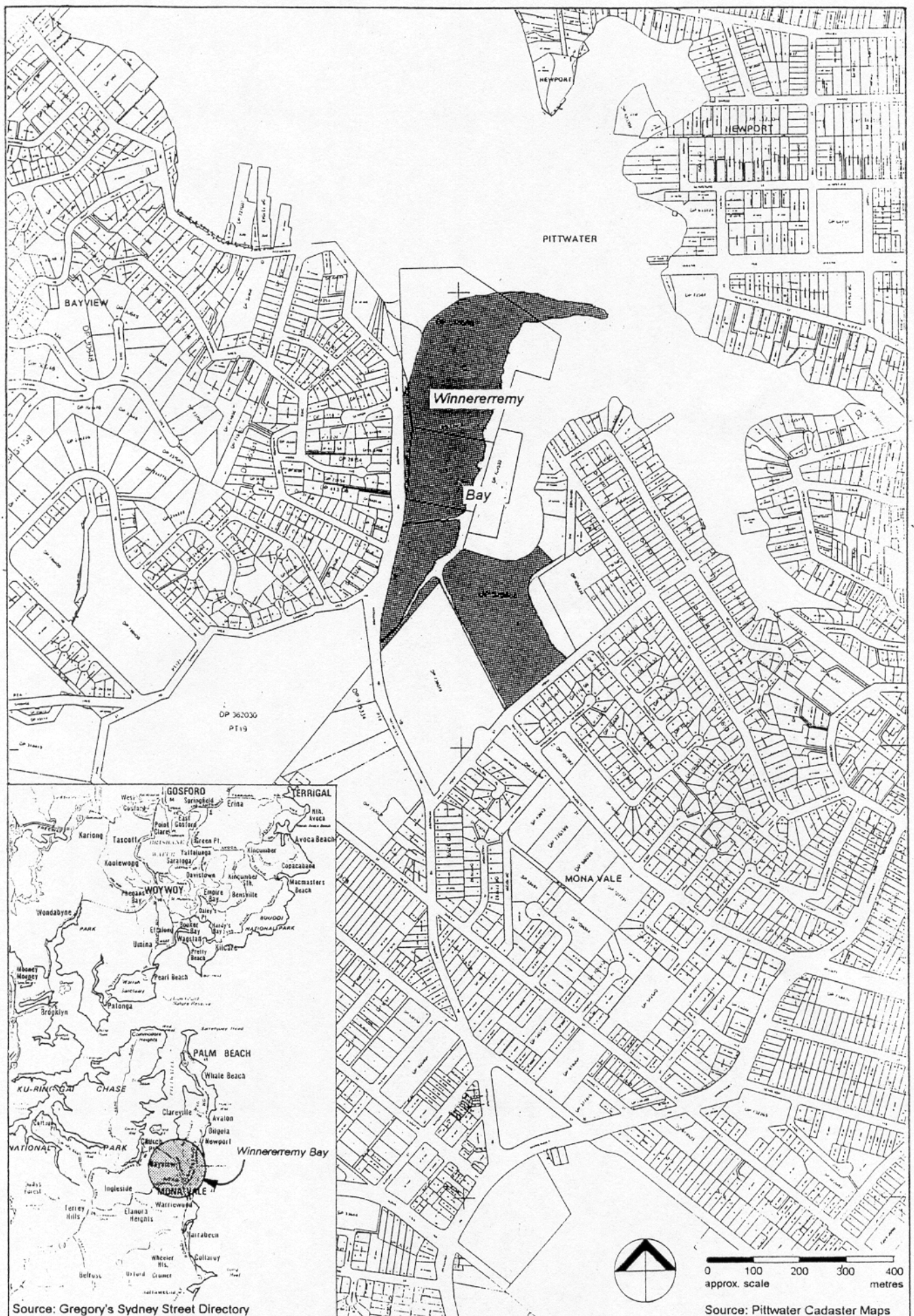
The map inset shows the location of Winnererremy Bay in the context of the Pittwater locality and the northern Sydney Region.

1.2 Purpose of preparing this Plan of Management

This Plan has been prepared in accordance with Council’s obligations under Part 2 Division 2 of the Local Government Act 1993.

The purpose of this Plan is to:

- identify the objectives and performance targets for the management of Winnererremy Bay;
- provide guidelines to ensure the consistent management of Winnererremy Bay by Pittwater Council;
- provide a platform for effective management decision making on a day-to-day basis;
- set guidelines for permissible uses of Winnererremy Bay;
- accommodate and integrate the needs of the Council (as land manager), local residents (as neighbours), and current and future users of Winnererremy Bay; and
- establish a framework for the carrying out of actions to achieve the objectives of the Plan and establish criterion for assessing the performance of those actions.



Winnererremy Bay

Figure 1

Location Plan

1.3 Objectives of this Plan of Management

This Plan aims to provide a clear, concise and practical framework for the development and ongoing management of Winnererremy Bay. It aims to recognise the area's outstanding environmental values and recreational opportunities as regional parkland while providing for local community values and needs. The Plan is performance oriented in order to assist Council in achieving its vision and strategic goals for Winnererremy Bay.

In accordance with these broader objectives, this Plan aims to provide the following strategic outcomes for Winnererremy Bay:

- ❖ identify and assess the park's values, uses and condition;
- ❖ define the park's role within its LGA and regional context;
- ❖ identify and assess key issues affecting this land;
- ❖ address current and future permitted uses and purposes for this land;
- ❖ address future leases/licences attached to this land;
- ❖ establish management strategies and their resourcing implications;
- ❖ assign directions and priorities in a strategic plan
- ❖ develop a masterplan.

1.4 Process of preparing this Plan of Management

The process of preparing this Plan of Management included:

- holding a public hearing regarding the categorisation of the land under Section 40A of the *Local Government Act, 1993* on 6th March 2003;
- reviewing background documents and information;
- reviewing and amending the Plan of Management for Winnererremy Bay adopted by Pittwater Council in April 2001;
- undertaking community consultation on the amended Draft Plan of Management for the statutory period of 42 days, consisting of a 28 day public exhibition with a further 14 days permitted to enable all interested members of the community to make written submissions to Council regarding the Plan;
- reviewing and considering written submissions;
- amending the Plan if required and re-exhibition as necessary if the amendments are significant; and
- adoption of the final Plan of Management by Council, having regard to the relevant provisions contained in the Local Government Act and Regulations.

1.5 Contents of this Plan of Management

According to the Local Government Act, 1993, a Plan of Management for all community land must identify:

TABLE 1: A PLAN OF MANAGEMENT NEEDS TO IDENTIFY	HOW THIS PLAN OF MANAGEMENT SATISFIES THE ACT
The category(ies) of the land	Section 2.3
Core objectives for each category of land	Appendix 2 (also see Action Plan)
The objectives and performance targets of the Plan with respect to the land	Section 1 (also see Action Plan)
The means by which Council proposes to achieve the Plan's objectives and performance targets	Section 4
The manner in which Council proposes to assess its performance in achieving the Plan's objectives and performance targets	Section 4

The additional requirements of the Local Government Act, 1993 for information to be included in a Plan of Management that applies to just one area of community land are:

TABLE 2: A PLAN OF MANAGEMENT FOR COMMUNITY LAND NEEDS TO INCLUDE:	HOW THIS PLAN OF MANAGEMENT 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 Plan of Management	Section 2.6
Description of the use of the land and any such buildings and improvements as at the date of adoption of the Plan of Management	Section 2.6 (also see Table 3)
Statement of the purposes for which the land, and any such buildings or improvements, will be permitted to be used	Section 3
Specification of the purposes for which any further development of the land will be permitted, under lease or licence or otherwise	Section 3
Description of the scale and intensity of any such permitted use or development	Section 3
Permitted uses of the land	Section 3
Leases, licences and other estates that can be granted	Section 3

2. DESCRIPTION OF WINNERERREMY BAY

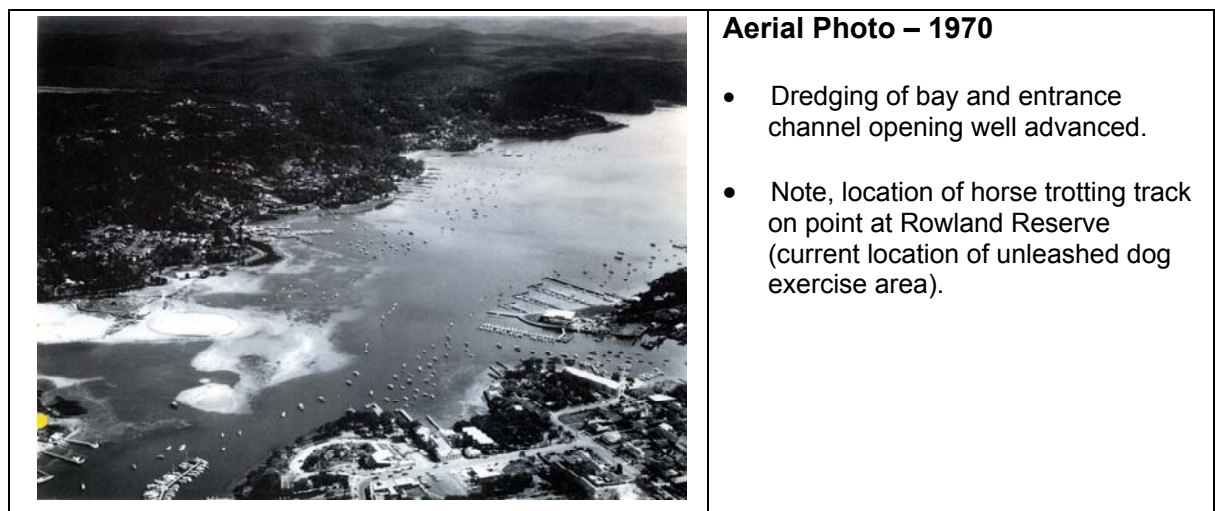
2.1 Historical Overview

2.1.1 History prior to purchase by Pittwater Council

Winnererremy Bay has long been an extensive area of undeveloped, foreshore open space that was created following successive episodes of land-filling, reclamation and dredging works dating back to the early part of the 20th century. The bay's intertidal zone originally extended to the area now occupied by the commercial centre of Mona Vale. Reclamation eliminated much of the bay's once extensive transitional estuarine complex of mudflats, saltmarsh meadows, mangroves and Swamp Oak forest. The community, at this time, regarded estuarine wetlands as unhealthy swampy wastelands requiring "reclamation". Ironically this was often achieved by way of waste landfills. By the late 1940's, the bay had been almost totally reclaimed.

Extensive tidal mudflats and regenerating wetlands covered much of the bay until major dredging works commenced in the late 1960's. The current configuration of the embayment largely reflects the effects of these works. Pittwater High School was established within the south-western corner of the bay on sand fill excavated and transported from the Barrenjoey High School site at Avalon.

Contrary to popular belief, the foreshore lands at Winnererremy Bay were not public parklands and until recently, were zoned 5(a) Special Uses. The other misconception is that Winnererremy Bay has always been as it physically presents today. As a result of the Pittwater Quays Marina Development proposal, the former estuarine mudflats at Winnererremy Bay were extensively dredged to create a deeper, navigable waterway (see aerial photo – 1970) and the adjoining low-lying wetlands were filled with the dredged spoil. Aerial photographs taken in 1961, 1965 and 1972 show the extensive physical changes to the landform, including the removal of the majority of the former estuarine wetlands.





Aerial Photo – July 1961

- Note extent of remnant saltmarsh and estuarine wetland areas.
- Pittwater High School site prior to development



Aerial Photo – 1965

- Development of Pittwater High School well advanced
- Initial dredging of bay area and reclamation of area now zoned 7(a)
- Initial encroachments into saltmarsh area from Mona Street



Aerial Photo – July 1972

- Dredging of bay and reclamation of saltmarsh complete
- Western edge of bay prepared and aligned in anticipation of construction of proposed seawall and marina development
- Cahill Creek channel established

During the period up until Pittwater Council acquired the foreshore lands from the State Government in 1999 there had been a number of major developments proposed for the site, including:

- A major marina complex;
- A large scale tourist facility including 300 site caravan park, 90 family units, 180 suite tourist lodge, auditorium/reception rooms, restaurant and marina;
- A centralised Water Police, Maritime Services Board, Water Research Laboratory and Fisheries operations and research centre; and
- A mixed-density residential development.

Although there has been some recolonisation of the foreshore by predominantly opportunistic plant species, the bulk of the site remained unimproved and weed infested for decades. The existing foreshore of the Environmental Protection area is largely degraded, with a monoculture of *Casuarina glauca* as a canopy and an understorey dominated by environmental weeds such as lantana.

During the period following the most recent reclamation work, one of the main uses of the foreshore at Winnererremy Bay had been to train horses on a roughly formed, sand trotting track as well as to “swim” them in the bay. Waterway contractors also frequently used the reclaimed foreshore to store and launch wharf piles, building material and mooring blocks associated with offshore development and infrastructure works in Pittwater. These long standing, existing uses created a dilemma for the State Government as the former owner of the land and to Pittwater Council in terms of the incompatible use of the foreshore once it became public parkland. The State Government, however, considered it necessary to continue to accommodate the waterway access needs of these user groups.

2.1.2 Heads of Agreement and Contract for Sale

In order to resolve these issues and provide an agreed financial arrangement for the purchase of the land, a Heads of Agreement was established between the State Government and Pittwater Council. The primary elements included:

- *“Following registration of the Plan of Subdivision Council will convert the DPWS Site into:*
 - (a) (primarily) a Greenhouse Park; and*
 - (b) a work compound adjacent to Roland Park (sic) to be used by Council and contractors in connection with the maintenance of the waterfront at Pittwater.*
- *Following the opening of the compound referred to in Recital (b) Council will close its existing waterfront depot and commercial area.”*

The subsequent Contract for Sale incorporated the Heads of Agreement and contractually binds the parties to these outcomes. In this regard it is important to note that Pittwater Council has specifically zoned and set aside a parcel of Operational Land adjoining Rowland Reserve for the Waterway Facility to be used by Pittwater Council, contractors, community groups and volunteer organisations associated with water activities and infrastructure servicing needs. The facility is required to be established to satisfy the contractual requirements of the land sale.

2.1.3 Indigenous Heritage

A total of 73 Aboriginal heritage sites have been recorded in the Pittwater LGA under the NSW National Parks & Wildlife Services Aboriginal Sites Register. No archaeological survey has been conducted in the study area, however, due to past dredging and

reclamation works over an extended period of time, it is most unlikely that any physical evidence of Aboriginal culture still exists.

2.1.4 European Cultural Heritage

Pittwater was one of the first waterways surveyed by Captain Arthur Phillip in 1789. Whilst Pittwater supplied materials and produce for the growing Sydney colony (early settlers of Pittwater also relied upon coastal shipping for trade and transport) there is no physical evidence of European cultural heritage present at Winnererremy Bay.

2.2 Land Classification and Tenure

2.2.1 Land Classification

This Plan applies only to community land at Winnererremy Bay. All public land must be managed in accordance with the Local Government Act, 1993 and as applicable, the Local Government Amendment (Community Land Management) Act 1998. The Local Government Act requires that all councils must classify public land as “operational” or “community” and that plans of management must be prepared for community land. In this Plan, existing parkland at Rowland Reserve remains “community land”, as originally classified by Pittwater Council. The public land purchased in 1998 by Pittwater Council from the State Government was initially transferred as “operational land”. With the exception of the residential subdivision and the proposed Waterways Facility (adjoining the southern portion of Rowland Reserve), the public land has since been re-classified to “community land”. The Waterways Facility will remain as “operational land” as gazetted by PLEP 1993 – Schedule 10.

2.2.2 Land Tenure

The community land that is the subject of this Plan comprises two large, separate parcels of public land owned in fee simple by Pittwater Council and described in Council’s Land Register as Lot 8 in DP 578688 and Lot 100 in DP 1007142. The Plan also applies to a linear strip of four smaller parcels of public land (Lot 4 in DP 127566 and Lots 5-8 in DP 127565) adjacent to Pittwater Road that are owned by Pittwater Council. A further three lots in the same strip (Lots 1-3 in DP 127566) are owned by the Commissioner of Main Roads (RTA) and are not covered by this Plan.

2.3 Categories of Community Land

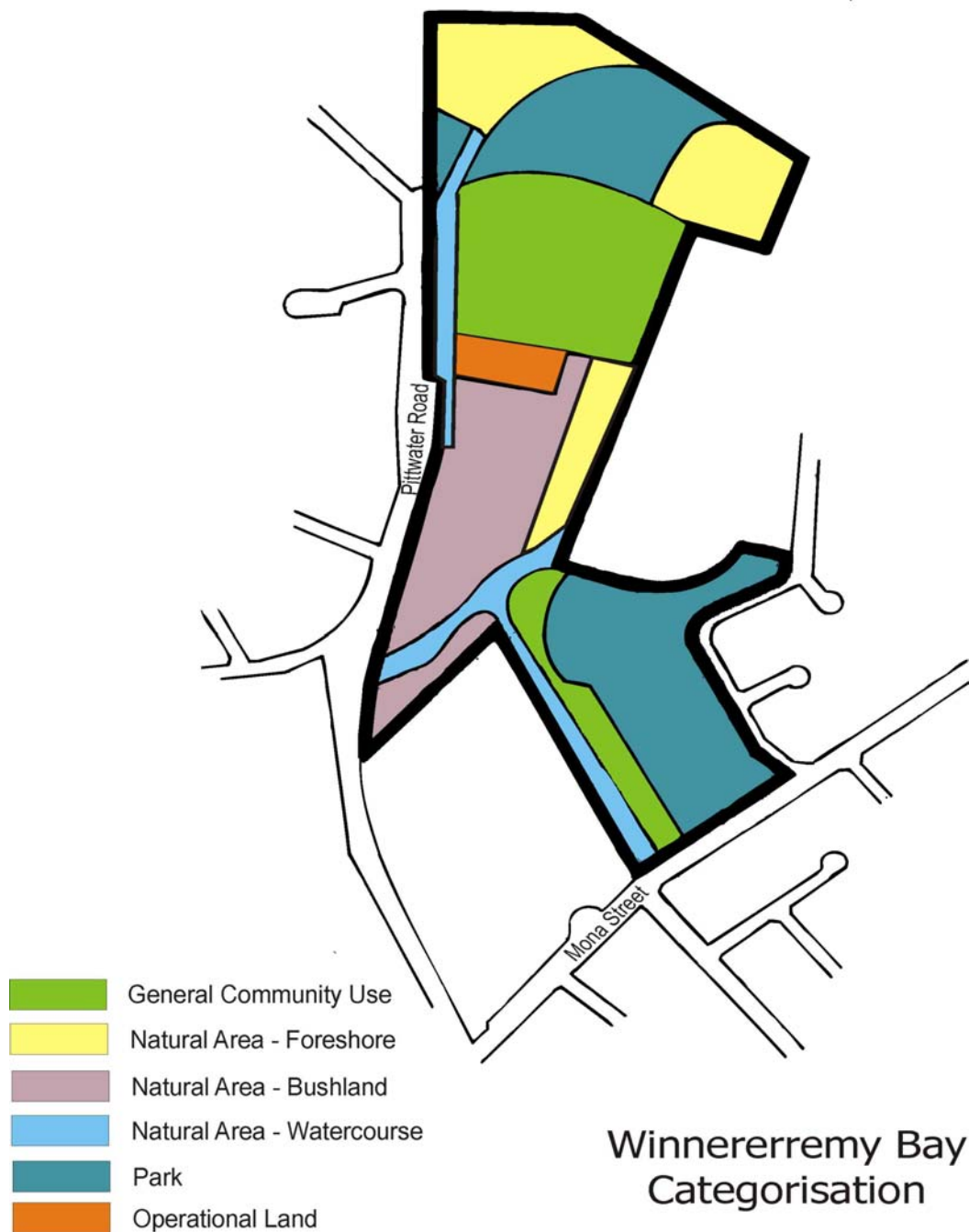
Under Section 36 of the *Local Government Act, 1993*, community land is required to be categorised as one or more of the following:

- Natural area (further categorised as either bushland, wetland, escarpment, watercourse or foreshore);
- Sportsground;
- Park;
- Area of cultural significance;
- General community use.

Consistent with the guidelines for categorising community land in the Local Government (General) Amendment (Community Land Management) Regulation 1999, Winnererremy Bay has been categorised as a combination of General Community Use, Park, Natural Area – Bushland, Foreshore and Watercourse in accordance with Figure 2 – Categorisation Map. The portion of “Operational” land is not required to be categorised.

Under Section 40A of the Local Government Act a public hearing must be held in regard to the categorisation of community land. A public hearing on the categorisation of community land contained within Winnererremy Bay was held on Thursday evening 6th March 2003 at the Mona Vale Memorial Hall.

A report on the categorisation was presented to Council at its meeting of 24 March 2003 where it was resolved that Council would adopt the categories shown on the Winnererremy Bay Categorisation Map (Fig. 2).



2.4 Zoning

In accordance with the provisions of Pittwater Local Environmental Plan 1993 (as amended), the land areas of Winnererremy Bay and the adjoining portions of the Pittwater waterway are zoned as shown in Figure 3: Zoning.

2.4.1 Community Land Zoned 6(a) Existing Recreation

The PLEP states that the uses permissible on community land zoned 6(a) are those set out in any plans of management prepared and adopted by the Council under the Local Government Act or the Crown Lands Act. This Plan contains a schedule of Permissible Uses (requiring/not requiring development consent) and Prohibited Uses for land zoned 6(a) Existing Recreation at Winnererremy Bay in accordance with the relevant statutory requirements.

2.4.2 Community Land Zoned 7(a) Environmental Protection

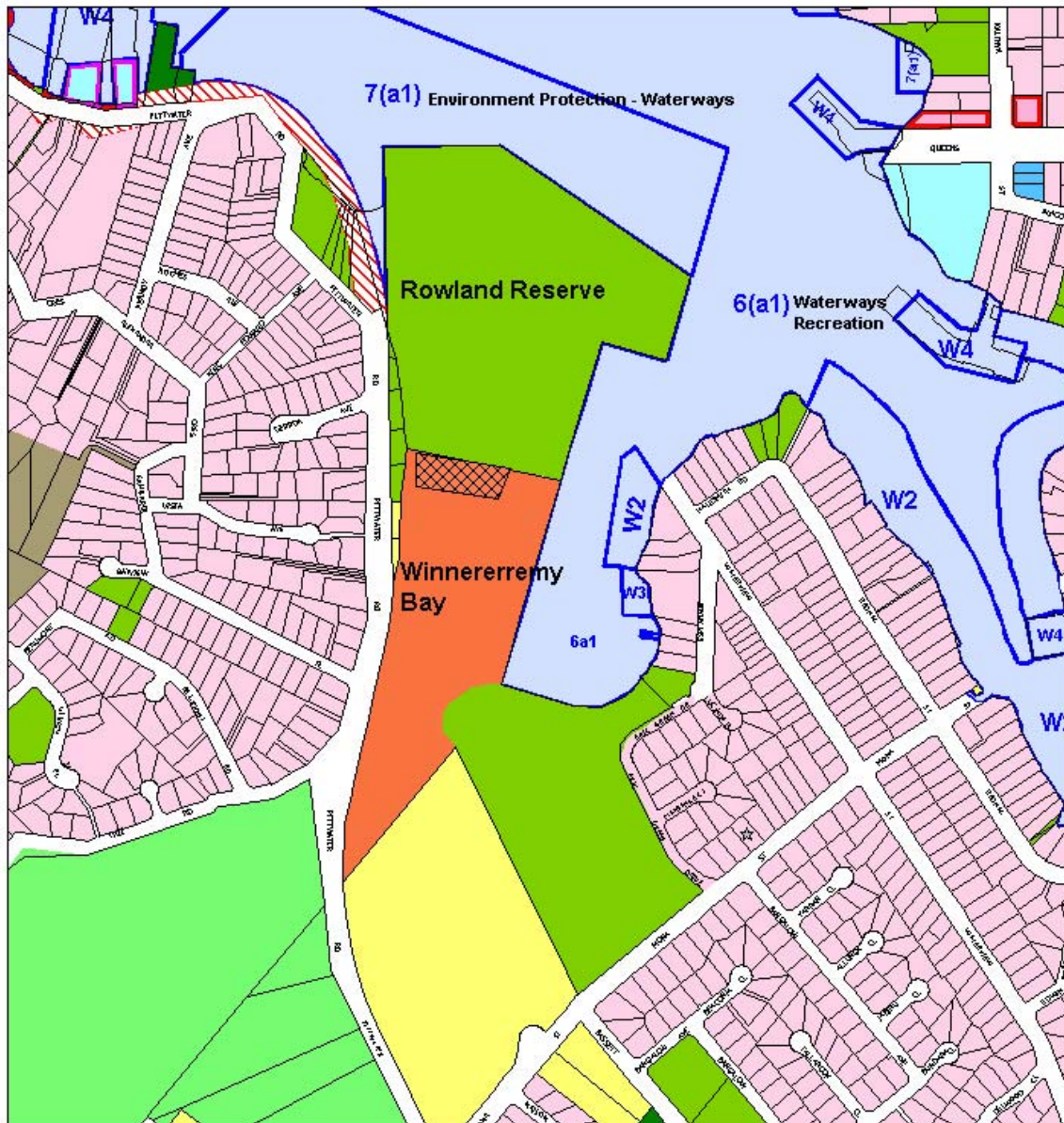
The 7(a) Environmental Protection zone makes provision for the protection and enhancement of natural habitat values, whilst allowing use of the land for passive recreational purposes.

This Plan identified open space zoned 7(a) Environmental Protection as community land categorised as a “natural area. The Permissible Uses and Prohibited Uses for land zoned 7(a) (Environmental Protection “A”) at Winnererremy Bay are in accordance with PLEP 1993.

2.4.3 Operational Land Zoned 7(a) Environmental Protection

A parcel of operational land designated for the proposed Waterways Facility (to accommodate “storage and works area”) is located in the north-western corner of the 7(a) zone, immediately adjacent to the southern boundary of the Rowland Reserve Boat Launching Facility. This area has been classified as operational land under a Schedule 10 amendment in the Pittwater LEP 1993 (as amended).

WINNERERREMY BAY ZONING MAP



KEY

- 6(A) EXISTING RECREATION "A"
- 7(a) ENVIRONMENT PROTECTION "A"
- OPERATIONAL LAND
- 5(a) SPECIAL USES - Pittwater High School
- 6(b) PRIVATE RECREATION - Bayview Golf Course



2.5 Locational context

2.5.1 Adjoining land uses

Pittwater Road defines the western boundary to the park and forms the main arterial link from Mona Vale to Church Point. An established residential area zoned 2(a) Residential "A" occupies the higher western slopes adjacent to Pittwater Road and the flat land along Mona Street. Pittwater High School, zoned 5(a) Special Uses "A", occupies the largest parcel of land adjoining Winnererremy Bay parkland. Bayview Golf Course, zoned 6(b) Private Recreation "B" adjoins Pittwater Road opposite the south-western portion of the Winnererremy Bay 7(a) Environment Protection Zone and south of Pittwater High School.

The residential subdivision adjoining the eastern part of the reserve along Eric Green Drive is zoned 2(a) Residential "A". The former Pittwater Quays depot site zoned 2(a) Residential "A" has now been subdivided and sold. Lot 204 previously zoned 2(a) Residential "A" has been rezoned as 6(a) Existing Recreation "A" which has added 1719m² to the regional parkland.

2.5.2 Regional open space context

Pittwater's reserves form an extensive open space system which is characterised by a diverse range of recreational settings and opportunities (Pittwater Council Open Space and Recreation Plan, June 1997). Recreational values are closely linked with the environmental quality of a place as well as the opportunities, activities and facilities available for public recreation and visitation.

Winnererremy Bay's role is that of a significant regional asset in Pittwater's foreshore open space network both as a recreational resource and in terms of its environmental/biodiversity and scenic values. The park's natural foreshore setting, its waterways, estuarine wetland communities and public access to water-based activities in Pittwater are important factors in determining this park's unique character.

Pittwater is one of the most popular recreational waterways in the Sydney metropolitan area, attracting a range of visitors from both local and regional centres. As Sydney and its surrounding suburbs continue to grow and density of residential development increases, accordingly there will be an increasing demand for easily accessible, water-based recreational settings, particularly those with high scenic values and desirable facilities.

As the major gateway to the Pittwater waterway, the Rowland Reserve Boat Launching Facility provides trailer boat access to the recreational boating opportunities of Pittwater, Broken Bay and the Lower Hawkesbury/Nepean. The facility also supports the activities of boating and fishing clubs as well as community and volunteer organisations.

Whilst recreational boating constitutes the predominant usage, the facility also caters for a range of other water-based activities that require direct access to the waterway or offshore communities. These activities include commercial boating and marine services, utilities access, waterways infrastructure development and maintenance, service provision for offshore communities and materials and goods handling and transport.

2.6 Physical Description and Site Analysis

2.6.1 The Winnererremy Bay Foreshore Reserve Management Precincts

As a result of development to date and the physical features of the site, the parkland at Winnererremy Bay can be neatly delineated into management precincts of roughly equal area as follows:

The Winnererremy Bay foreshore reserve has three (3) main interconnected precincts which also have strong linkages to adjoining lands/facilities. The Map (Figure 4) with its notations shows these precincts and linkages.

Management Precincts (linked by multi-use pathway networks) include:

The Northern Foreshore Precinct incorporates Rowland Reserve with its open, grassed northern parkland, the sandspit and the regional Boat Launching Facility. This precinct with its extensive water access infrastructure has a predominant use associated with recreational boating and offshore access to service the infrastructure and community needs of the recreational boating public and residents around the Pittwater waterway. This tightly bound, land use nexus between the shore based facilities, the Pittwater waterway, its infrastructure and offshore communities is a long established one. The northern grassed area and sand spit, being a designated UDEA, are used for mainly passive recreation and unleashed dog exercise including dog swimming in Winnererremy Bay.

This precinct currently has car/trailer parking (approximately 280 spaces), public amenities, lighting, tables/park seats, a picnic shelter, litter bins, taps/bubblers, two concrete triple width boat launching ramps, jetty, wash down area, disabled facilities, community notice board, compound and storage for dinghies, dragon boats and other non-powered watercraft. Being a regional boating facility, Pay & Display Parking (or valid parking permit) applies to all users. Restricted one hour free parking is available at the northern edge of the carpark for dog exercise area users.

The Western Foreshore Precinct comprises land that has small remnants of environmentally significant ecosystems such as mangrove swamp and saltmarsh. In general however, the western precinct is largely degraded and weed infested but has been recognised, nevertheless, as having future environmental importance. As such, this precinct will, over time, undergo extensive regeneration and rehabilitation works to create appropriate bushland and estuarine habitats. This will significantly enhance the habitat value of the site and thereby improve the conservation of biodiversity in this locality. This precinct currently has informal tracks and a lookout/shelter and is linked to the southern precinct via a newly constructed multi-use pedestrian bridge.

The Southern Foreshore Precinct contains land that is being progressively developed as a Regional Park. As at May 2003, significant landscape and recreation improvements had already been provided including a regional playground with a dry creekbed feature, sandstone sculptures based on estuarine themes, broad area turfed parkland, foreshore beach area, landscaping with mature tree plantings, creekline restoration, multi-use paths and a pedestrian bridge over Cahill Creek to link with the western precinct. This precinct was recently expanded (including an additional strip of foreshore) with the addition of 1719m² of land resulting from the closure, subdivision and sale of the Council's former Pittwater Quays Depot.

WINNERERREMY BAY MANAGEMENT PRECINCTS



KEY

- Northern Foreshore Precinct
- Western Foreshore Precinct
- Southern Foreshore Precinct



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The information provided in this plan is indicative only. This plan is not survey accurate. Any reference to title details should be verified by a title search with the Land Titles Office.

TABLE 3: EXISTING RECREATIONAL FACILITIES, SETTINGS & ACTIVITIES	
Facility/Setting	Activities
NORTHERN FORESHORES PRECINCT Rowland Reserve Carpark & Picnic Area: <ul style="list-style-type: none"> car/trailer parking (approx 280 spaces), internal access road network, Pay & Display ticketing, public amenities, lighting, disabled picnic shelter, tables/seats, litter bins, taps/bubblers short stay parking bays for unleashed dog exercise area good vehicle access popular in peak summer holiday periods Swamp Oaks providing good shade in summer easy access to bayside sandy beaches, foreshores/sand spit. Public Board Ramps/Jetty <ul style="list-style-type: none"> two concrete boat ramps, jetty, ramp & pontoon, boat washdown area, lighting all weather, trailable access Unleashed Dog Exercise Area (UDEA): <ul style="list-style-type: none"> timber bench seats, picnic tables, dog faeces receptacles, taps, litter bins, community noticeboard large open grassed area extending out to sand spit flat, easy access to UDEA and sandy beaches shade planting, watercraft storage area 	<ul style="list-style-type: none"> car and/or trailer parking picnicking, barbecuing, socialising, relaxing, family gatherings water sports & activities; fishing & boating children's unstructured play with sand & water casual play including ball sports
WESTERN FORESHORES PRECINCT (Environment Protection Zone) <ul style="list-style-type: none"> multiple tracking through Swamp Oak forest lookout shelter and small pedestrian footbridge roadside formalised pathways 	<ul style="list-style-type: none"> boat launching, boating activities, water-borne passenger and materials transport, fishing from jetty, waterway and offshore access wheelchair access and sailing facilities for the disabled.
SOUTHERN FORESHORES PRECINCT <ul style="list-style-type: none"> multi-use pathway network children's adventure playground, picnic area and shade structure flat, easy access to sandy beach foreshore from Eric Green Drive and The Esplanade access to new parking area from Mona Street creek bank rehabilitation and shade tree plantings no direct access to Pittwater High School sportsfield 	<ul style="list-style-type: none"> dog exercise/play in unleashed dog exercise area unleashed dog swimming in Winnererremy Bay south of the sand spit viewing points and scenic outlooks for relaxation/contemplation
SIGNAGE <ul style="list-style-type: none"> regulatory signage installed on largely ad hoc basis limited interpretive signage (directional interpretive) 	<ul style="list-style-type: none"> bushwalking, exercising, environmental education, bush regeneration unauthorised unleashed dog exercising opportunities for enhanced access and circulation via foreshore route
RECREATIONAL LINKAGES: <ul style="list-style-type: none"> concrete foot/bike path along Pittwater Road from Rowland Reserve to Mona Street [not pathway link in front of Bayview Park] direct pedestrian/bike path linkage between western and southern foreshores [multi-use bridge over Cahill Creek] narrow timber footbridge and concrete path link Rowland Reserve to Bayview Park importance of natural bushland/foreshore setting of 7(a) Environment Protection Zone 	<ul style="list-style-type: none"> unstructured recreational activities family picnics, playgroups and children's play activities boating, sailing and fishing access to foreshores for pony/horse owners unstructured recreational opportunities on parkland open space unauthorised unleashed dog exercising opportunity for shared community use of open space within high school and vice versa
	<ul style="list-style-type: none"> opportunities to use signage for remote management of risk opportunities for education in environment/biodiversity values and low-impact recreational activities
	<ul style="list-style-type: none"> opportunities to significantly improve public access and pedestrian/bicycle circulation between Mona Vale & Church Point opportunities for enhanced access and circulation via foreshores of Winnererremy Bay better pedestrian/bicycle linkage across creek better pedestrian linkages for dogs and their owners to Rowland Reserve UDEA enhanced recreational opportunities need to be appropriate to natural setting and values (ie sensitive/low-key)

2.6.2 Linkages with Adjoining Land/Facilities

The Pittwater Waterway – This extensive waterway has an area of more than 18km² and is similar in size to Sydney harbour east of the Harbour Bridge. Unlike that part of Sydney Harbour which is bounded by numerous local government areas, the Pittwater waterway is wholly located within the one LGA, being Pittwater. The Pittwater waterway with the natural bushland backdrop of the Ku-ring-gai Chase National Park is a major reason why many people live, work and recreate in Pittwater. This waterway has extensive public infrastructure, including 27 public wharves and many kilometres of foreshore reserves. The Pittwater foreshore is also the waterfront of thousands of private properties situated on the mainland and at offshore locations. Communities on Scotland Island and the Western Foreshores rely on the waterway for transport needs and as their only means of access. Winnererremy Bay by way of the Rowland Reserve Boat Launching Facility provides a vital land to water access and transport link.

Broken Bay/The Hawkesbury – Lower Nepean Catchment – Pittwater and as such Winnererremy Bay is at the seaward end of the much larger Hawkesbury/Nepean catchment and provides direct water access to the Broken Bay estuary and Brisbane Waters for the recreational boating community in the Sydney Metropolitan Area.

Bayview Park – An area of foreshore parkland located immediately to the west of the northern foreshore precinct. The picnic facilities, tennis complex, additional parking and recreational opportunities provided there, augment and complement the open space and facilities provided at Winnererremy Bay.

Pittwater High School – Immediately adjoining both the southern and western foreshore precincts. Open space within Pittwater High School could provide further recreational opportunities for the Pittwater community. The proposed physical links to the parklands via pedestrian bridges and the shared use of facilities (also recognising the importance of environmental education and awareness programs) will lead to mutually beneficial partnership arrangements developing between the high school and the broader community.

The Proposed Waterway Facility adjoining Rowland Reserve – The provision of this facility is a contractual requirement associated with the acquisition of the foreshore lands from the State Government, in particular to provide an alternative to the former use of the foreshore by waterway contractors and to replace Council's former Pittwater Quays Depot. The new facility is proposed to be located on Operational Land adjoining Rowland Reserve specifically set aside for this purpose. It is reasonable to expect that charged as it is with the responsibility of managing extensive infrastructure on Pittwater, Council would have a suitable waterways facility in close proximity to this waterway. The facility, as it has been configured in the development proposal, could also provide accommodation for the Royal Volunteer Coastal Patrol, the Waterways Authority, Sailability and other community service organisations. During natural disasters and community emergencies, such a facility would also function as a base for the co-ordination of emergency services.

The Bayview to Church Point Walkway – Completed in 1995, this walkway has provided pedestrian access and recreational opportunities for residents from Bayview through to Church Point. The road reserve effectively functions as a linear foreshore park network with a continuous pedestrian pathway and foreshore access points. This pathway is recognised as a major achievement for Pittwater Council and is intensively used. The provision of the proposed pathway networks through the Winnererremy Bay foreshore reserve, in particular the foreshore link that takes in the new pedestrian bridge crossing Cahill Creek will significantly extend the existing foreshore route.

The 'Bay to Barrenjoey' the 'Bay to Beaches' and the 'Bay to Warriewood Valley/Escarpment' Walkways – Over time and as funding permits, it is intended to

progressively provide multi-use pathway linkages between Winnererremy Bay and other public open space networks to the north, east and south of the site.

Cahill Creek and the Mona Vale/Bayview catchment – Winnererremy Bay is at the receiving end of the Mona Vale/Bayview catchment. The eastern arm of this catchment takes in the Mona Vale Village Centre and the commercial/industrial and residential areas extending to Mona Vale Beach. The southern arm encompasses mainly existing residential development extending to parts of Ingleside and Bayview Heights. Cahill Creek passes through the foreshore parklands and its water quality and environmental health is affected by the broader catchment influences, in particular land uses and land management practices.

Pittwater Road, Mona Street and Eric Green Drive – These roads immediately adjoin the foreshore parklands at Winnererremy Bay and provide parking as well as existing and proposed points of access to open space and pathway networks. Pittwater Road is a main road that links to Barrenjoey Road and Mona Vale Road at Mona Vale and McCarrs Creek Road at Church Point.

Bayview Golf Course – The golf course also functions as an important open space and wildlife corridor (albeit privately owned) along the south-western arm tributaries of Cahill Creek thereby providing a wildlife corridor connection between Winnererremy Bay and Bayview Heights/Ingleside.

Surrounding Residential developments – The Plan references other planning strategies relevant to the Winnererremy Bay parklands and the surrounding residential developments. The creation of wildlife corridors into the suburbs radiating out from the Bay will be encouraged and supported by the existing environmental programs of Council. Surrounding residents are also likely to be regular users of the parklands and will be encouraged to actively participate in volunteer support programs, in particular, the rehabilitation of the degraded environmental protection area.

2.6.3 Access, circulation and parking

Vehicle access to carpark within the Winnererremy Bay Parkland is gained from Pittwater Road, Mona Street and Eric Green Drive. Parking is largely accommodated by the Rowland Reserve car and trailer parking area in the Northern Precinct and by the large parking area currently under construction in the southern precinct. Additional parking is provided by the temporary parking area off the western end of Eric Green Drive and in the parking bays along the southern edge of Eric Green Drive. Bayview Park provides supplementary parking for both cars and trailers and is linked by a pedestrian bridge to the Rowland Reserve Boat Launching Facility.

The pathway network and footpath links within the southern precinct are largely in place including the pedestrian bridge link to the western precinct. Informal walking tracks that currently dissect the western precinct are being replaced by low-key, formalised walking tracks linking Rowland Reserve to the new footbridge via a foreshore route and the existing multi-use pathway route adjacent to Pittwater Road.

3. PERMITTED FUTURE DEVELOPMENT AND USES

3.1 Planning Provisions

3.1.1 Introduction

This section defines the range of activities that can occur and the facilities and structures that can be constructed and operated and the extent or intensification of any development permitted at Winnererremy Bay. It also specifies the leases, licences and other interest in land which are expressly authorised to be granted in respect of the community land at Winnererremy Bay. It also identifies the need for development consent for any proposed activities, and provides guidelines to assist Council in determine any Development Application required for proposed structures and activities.

3.1.2 Guidelines for Future Development and Uses

The *Pittwater Local Environmental Plan 1993* (as amended) requires Plans of Management for community land to specify the uses, activities and developments that will be permitted on the subject land that is zoned 6(a) (Existing Recreation “A”), both with and without development consent as well as those uses, activities and developments that are prohibited. This Plan of Management is a guide to the matters that Council may take into consideration for all development applications required for activities and developments at Winnererremy Bay. The landuse planning tables contained in this Plan outline permissible and prohibited activities and developments at Winnererremy Bay.

3.1.3 Scale and Intensity of Future Uses and Development

The scale and intensity of future uses and development permitted on the site at Winnererremy Bay will be determined by the Land Use Planning Table, the concept Masterplan and the objectives of this Plan of Management, including the objectives set out in the Local Government Act 1993.

3.1.4 Development Application and Permit Procedures

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

Certain developments, such as new or replacement buildings, or extensions to existing buildings on community land must be determined by the Council itself rather than by staff under delegated authority under Section 47E of the Local Government Act, 1993. However, the following development types are exempt from this provision: toilet facilities, small refreshment kiosks, shelters, picnic facilities, structures for the playing of games and sports, playground structures, and works/storage sheds.

3.2 Proposed Waterways Facility

3.2.1 The Waterways Facility is proposed to be located on land classified as “Operational” land (5,200m² in total). Council will manage the facility to create and maintain Council’s infrastructure located around the foreshores of Pittwater including all public wharves and jetties and Council land and community facilities unable to be accessed from existing roadways.

3.2.2 The Facility will also accommodate community groups such as the Royal Volunteer Coastal Patrol and provide trailer and storage space for Sailability (an organisation

which provides regular sailing opportunities for persons with physical disabilities or impairments).

- 3.2.3** Enclosures for the short-term storage of building materials and equipment will be incorporated into the Waterways Compound and offered for rental to waterway and offshore contractors at market rates. Direct access to the waterway will be gained by utilising the existing boat launching ramps in order to alleviate storage or traffic issues that have previously arisen elsewhere in the locality. In this regard it is important to note that a significant component of the use of the boat launching ramp has been and continues to be access to the waterway for other than recreational purposes. These activities constitute an existing and necessary “throughput”. Council proposes to manage this throughput by appropriate signage and by requiring that all users of the Waterway Facility comply with the Plan of Management and any other Council orders or policies.
- 3.2.4** The Plan of Management contains a schedule which sets out the permissible uses on 6(a) land. The schedule confirms that certain activities associated with the use of Rowland Reserve do not require development consent, including the launching of boats, the parking of cars, the storage of boats, the carrying out of maintenance or minor works, the temporary storage of materials and equipment and vehicular access for contractors and tenants of the waterways facility.
- 3.2.5** The users of the waterways facility are like all public persons, entitled to use the carpark and vehicular access ways for the purposes of loading and unloading of goods, materials and equipment from the boat launching facilities.
- 3.2.6** However the users of the waterways facility will be required to comply with the Plan of Management to ensure that the use of the Rowland Reserve access roads by contractors and other trade or service providers is consistent with the permissible use of that land, its existing use and the aims and objectives of the Plan of Management.
- 3.2.7** The proposed facility is designed in such a way that the community and volunteer activities will be accommodated within the south-west corner of Rowland Reserve. The Council workshop and temporary storage compounds, however, will be wholly located within the footprint of the Operational land area immediately adjoining the Community land area of Rowland Reserve.
- 3.2.8** Council does not intend to grant any interest in the land which is governed by this Plan of Management to users of the waterways facility. Nevertheless the use of Rowland Reserve by contractors, tradespeople and other service providers must be consistent with the Plan of Management. Accordingly, Council will establish use protocols to ensure that all the permissible activities conducted on the land are lawfully carried out.
- 3.2.9** The permanent or temporary tenants of the waterway facility will be required to execute an agreement in respect of these activities on any Council owned land.

3.3 Proposed Dog Access to Winnererremy Bay

- 3.3.1** It is proposed to permit only leashed dog access through the Winnererremy Bay regional parkland, on the new multi-use bridge over Cahill Creek and along the foreshore pathway and road footpaths that will link to the Rowland Reserve Unleashed Dog Exercise Area (UDEA).
- 3.3.2** Appropriate signage will be installed and community education will be provided to advise the dog owners of their obligations to keep their dogs on leads, under

effective control and to stay within the pathway confines until they reach the unleashed dog exercise area north of the Rowland Reserve carpark.

- 3.3.3** Council's Compliance Officers will monitor this activity as well as enforce compliance with the conditions of usage stipulated by Council. If it is considered that frequent breaches of the conditions of usage are occurring, Council will reconsider permitting dogs to enter the Environmental Protection Area.

3.4 Leases, Licences and Other Estates

3.4.1 Introduction

Council is permitted to grant leases, licences and other estates over community land in accordance with the provisions set out in the Local Government Act, 1993 and the aims and objectives of this Plan of Management.

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

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

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

The Plan of Management at Section 3.5 as well as Sections C1 to C10 of the Action Plan, sets out the nature of the leases, licences and other estates that Council intends to grant under this Plan of Management.

3.4.2 Existing Leases, Licences and Other Estates – Parking in Rowland Reserve

There are no existing leases or licences within the area described by the Plan. However, an annual permit system is currently operating for watercraft storage in a designated area of Rowland Reserve.

Consistent with the original Conditions of Grant Acceptance established by the State Government (as part of the joint funding arrangement for the construction of the boat launching facility) the then Warringah Shire Council charged all users, both resident and non-resident, for the use of the facility. Pittwater Council continues to charge parking fees at Rowland Reserve by pay & display ticket parking machines. The income derived from the parking fees is entirely used to maintain Rowland Reserve and the boat launching facility.

The fees and charges for dinghy storage and pay and display parking are set, reviewed and publicly exhibited by Council as a part of the process of adopting Council's annual Pittwater Management Plan.

This Plan of Management expressly authorises the charging of an annual permit fee (as determined by Council from time to time) for the storage of watercraft in accordance with Council's Policy No 26 – Storage of Craft-Dinghies/Boats at the designated dinghy storage facility within Rowland Reserve.

This Plan of Management expressly authorises the charging of parking fees (as determined by Council from time to time) by automated ticket parking systems or annual permit, in accordance with Council's Policy No 18 – Parking, for car and/or trailer parking at the Rowland Reserve Boat Launching Facility.

3.5 Authorisation of Futures Leases, Licences and Other Estates

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 Winnererremy Bay.

This Plan of Management specifically authorises the leasing, licensing or granting of an estate in the land that is the subject of Plan, including the following:

3.5.1 Proposed Meeting Room/Kiosk/Amenities/Storage Area (unleashed dog exercise area) Lease

This Plan of Management authorises the uses set out in the table of permitted uses and Council will, subject to the proponent obtaining development consent, grant a lease for the use of the land as a proposed meeting room/kiosk/amenities and lockable storage within a building to be constructed in Rowland Reserve (as shown on the Landscape Masterplan).

3.5.2 Proposed Dinghy Storage – Rowland Reserve Permit

This Plan of Management expressly authorises the future upgrading of the dinghy/watercraft storage facility within Rowland Reserve (as shown on the landscape Masterplan) and the charging of an annual permit fee (as determined by Council from time to time) for the storage of dinghies and other non-motorised watercraft in accordance with Council's Policy No 26.

3.5.3 Proposed Launching Fee – Rowland Reserve Boat Launching Ramps

This Plan of Management expressly authorises the introduction of a launching fee (equivalent to the cost of the minimum parking fee applicable at Rowland Reserve, as determined by Council from time to time). The fee will be applicable to those users who access and launch vessels at the Rowland Reserve Boat Launching Ramp but do not necessarily park within the parking area.

Any parking fee applicable for any period designated (under the existing ticket display parking arrangements) at Rowland Reserve, once paid, also covers the launching fee. A valid pay and display parking ticket or valid Rowland Reserve Parking Permit will serve as proof of payment of the launching fee.

3.5.4 Proposed Berthing Rights – Rowland Reserve Jetty Licence

This Plan of Management expressly authorises the future licencing of non-exclusive berthing rights at the Rowland Reserve Jetty to commercial vessel operators.

3.5.5 Proposed office Accommodation/Parking for Community and Volunteer Groups – Rowland Reserve Lease

This Plan of Management expressly authorises the leasing or licencing of office accommodation and parking (located in the south western corner of Rowland Reserve that is proposed to be constructed in conjunction with the Waterways Facility) to community groups such as, but not limited to, the Royal Volunteer Coastal Patrol and Sailability. It is proposed that leases or licences granted to community groups will be similar to those

leases granted to other community groups and volunteer organisations occupying community buildings such as Surf Clubs.

3.5.6 Proposed Kiosk/Amenities (Southern Foreshore Precinct) Lease

This Plan of Management authorises the uses set out in the table of permitted uses and Council will, subject to the proponent obtaining development consent, grant a lease for the use of the land as a proposed kiosk and amenities building within the adventure playground and creekline area (as shown in the Landscape Masterplan).

3.5.7 Proposed Pay & Display Parking (Southern Foreshore Precinct)

This Plan of Management expressly authorises the charging of parking fees (as determined by Council from time to time) by automated ticket parking systems or annual permit, in accordance with Council's Policy No 18 – Parking, for car and/or trailer parking at the proposed parking area adjacent to the creekline in the southern foreshore precinct.

PROPOSED FUTURE LEASES, LICENCES AND OTHER ESTATES

The following table identifies the major leases, licences and other estates for facilities proposed to be developed at Winnererremy Bay.

Area/Facility	Lessor	Permitted Use	Comments
Meeting Room/Kiosk/Amenities/Storage Building within Rowland Reserve	Pittwater Council	Meeting Room/Kiosk /Storage Area/Amenities Meetings of dog owners, training clubs and animal welfare groups	It is proposed to call for Expressions of Interest for the construction of a meeting room/kiosk/storage building.
Rowland Reserve	Pittwater Council	Dinghy/watercraft storage	It is proposed to upgrade and/or expand the dinghy storage facility within Rowland Reserve
Rowland Reserve Jetty, Ramp and Pontoon	Pittwater Council	Use of jetty, ramp and pontoon by commercial vessel operators	It is proposed that appropriate commercial use of the jetty by commercial operators shall be permissible under a non-exclusive commercial licence arrangement
Office Accommodation/Parking within Rowland Reserve	Pittwater Council	Office accommodation, base of operations and access from Waterways facility to the boat launching ramps	It is proposed that long term leases will be granted to the community and volunteer groups who utilise that part of the Waterways Facility located within Rowland Reserve (as a base or storage area)
Launching Fee – Rowland Reserve Boat Launching Ramps	Pittwater Council	Fee for use of the boat launching ramps	Valid parking ticket or valid Rowland Reserve parking Permit will be proof of payment of launching fee
Kiosk/Amenities block – Southern Foreshore Precinct	Pittwater Council	Kiosk/Amenities block	It is proposed to call for Expressions of Interest for the construction and management of a kiosk/amenities building close to the existing playground that will also service the area with toilet facilities

Area/Facility	Lessor	Permitted Use	Comments
Pay & Display Parking Southern Foreshore Precinct	Pittwater Council	Car and/or trailer pay parking	It is proposed to install Pay & Display meter parking facilities in the proposed carpark in the southern foreshore precinct.

3.6 Schedule of Permissible Land Uses

Where applicable, the land use terms and definitions contained in the following Schedules of Permissible Uses have the same meaning as those contained in the Interpretation Dictionary of the Pittwater Local Environment Plan 1993 (as amended).

3.6.1 Zone 6(a) – Existing Recreation “A”

Schedule of Permissible Uses – Zone 6(a) (Existing Recreation “A”) Community Land Category: Natural Area – foreshore, bushland and watercourse		
Permissible uses not requiring development consent (these may require approval under Part V of the EPA Act 1979)	Permissible uses requiring development consent	Prohibited uses (including but not limited to the following)
Bush regeneration and land/habitat restoration works, including temporary access and storage of materials for work, minor excavation of past land-fill, levelling, grading and installation of protective (livestock-type) fencing	Any public drainage and stormwater works	Development and temporary activities or events, leases, licences and other estates not consistent with the Local Government Act's core objectives for natural area or Council's goals for this reserve.
Compliance, directional, interpretive, identification and safety signage	Constructed wetlands, detention basins and water quality control structures	Domestic drainage outlets
Dogs on leashes to access links to unleashed dog exercise area	Multi-use and pedestrian bridges	Dumping of refuse
Feral animal control	Refreshments kiosks (but not restaurants)	Extractive industries
Fire hazard reduction activities	Seawalls, revetments and major foreshore protection works	Private alienation or encroachment onto the reserve
Foreshore protection and erosion control structures	Toilets or rest rooms	Private vehicular access to adjoining lands
Minor drainage and erosion and sediment control works	Utility installations	Recreational motor sports (including four wheel driving, motorbike riding and the like)
Multi-use tracks (other than for motor vehicles) footpaths, cycle tracks, boardwalks and minor footbridges consistent with this Plan of Management and Landscape Masterplan	Work sheds or storage sheds required in connection with the maintenance of the land	Unleashed dogs unless in designated unleashed dog exercise area
Viewing platforms/decks, fencing and park furniture consistent with this Plan of Management and Landscape Masterplan		Vegetation removal not in accordance with Council's tree preservation and management order or the Plan of Management

3.6.2 Zone 6(a) – Existing Recreation “A”

Schedule of Permissible Uses – Zone 6(a) (Existing Recreation “A”) Community Land Category: Park, Foreshore and General Community Use		
Permissible uses not requiring development consent (these may require approval under Part V of the EPA Act 1979)	Permissible uses requiring development consent	Prohibited uses (including but not limited to the following)
Advertising – temporary	Amenities/toilets/change rooms	Advertising – permanent
Alcohol-free zones requiring consent of Council and other relevant committees eg Traffic Committee	Buildings ancillary or incidental to the park	Agriculture
Boating activities using non-powered watercraft (windsurfers, dinghy sailors, canoes, etc) subject to Waterways Authority approval	Community facilities	Busking
Bush regeneration (including weed removal)	Concerts, playing of musical instruments or singing for fee or reward after 10pm and before 8am	Domestic drainage outlets
Car parking area (sealed or unsealed) ancillary to use of the community land	Drainage and stormwater works (major such as detention basin)	Equestrian activities
Charity events	Filling or cutting greater than 500mm	Extractive industries
Children's playground equipment and structures	Forestry	Gaming
Circuses	Kiosk/amenities and outdoor eating areas	Private alienation or encroachment
Community events, eg market days, fundraisers, announcements, awareness campaigns, health campaigns	Markets of more than two consecutive days	Recreational motor vehicles, including four-wheel driving, motorbike or trail bike riding, or similar, other than use for surf life savings and filming on a short term basis
Concerts, playing of musical instruments or singing for fee or reward for organised events during the hours of 8am to 10pm	Roads or vehicle access tracks (formalised)	Showground
Consumption of alcohol in alcohol-free zones (providing appropriate signposting, eg “The consumption of alcohol is prohibited within the express permission of Pittwater Council” is in existence).	Seawall and revetment structures (major)	Storage or watercraft or equipment below Mean High Water Mark
Corporate functions	Sporting facilities, clubhouses and the like	Unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like (other than importing of fill for permitted works)
Cultural events	Telecommunications/mobile telephone transmission facility or tower	Vegetation removal not in accordance with Council's Tree Preservation and Management Order, or this Plan of Management

Schedule of Permissible Uses – Zone 6(a) (Existing Recreation “A”) Community Land Category: Park, Foreshore and General Community Use (Cont’)		
Permissible uses not requiring development consent (these may require approval under Part V of the EPA Act 1979)	Permissible uses requiring development consent	Prohibited uses (including but not limited to the following)
Dinghy/watercraft storage facility	Temporary activities, developments or events that require a casual booking or permit from Council, or a lease or licence under the Local Government Act that exceed one of the following criteria: <ul style="list-style-type: none"> • The number of participants and/or spectators on any one day of an event exceeds 3,000 • Activities occurring outside the period of 7.30am to 11.30pm • Activities or temporary facilities that occur over a total of more than 14 continuous days 	
Earthworks to construct structures identified on the Landscape Masterplan, including filling, levelling, grading and topdressing	Trade shows	
Fencing including security, childproof, protective and temporary fencing	Utility installations	
Feral animal control and eradication		
Festivals		
Fetes		
Filming and still photography		
Fire hazard reduction activities		
Fireworks displays		
Footpaths, boardwalks, minor bridges, cycle tracks, multi-use pathways and tracks (other than for motor vehicles)		
Foreshore protection and erosion control structures		
Helicopter landings if consistent with the core objectives of the park and with the General Manager of Council's approval		
Land restoration works, including mounding		
Landscaping works, including gardens, laying of turf, and re-turfing		
Lighting of reserve		
Low intensity commercial use subject to licence approval		
Maintenance/minor works		
Markets of not more than two days consecutive duration		
Marquee functions in the park, not exceeding 3,000 people		

Schedule of Permissible Uses – Zone 6(a) (Existing Recreation “A”) Community Land Category: Park, Foreshore and General Community Use (Cont’)		
Permissible uses not requiring development consent (these may require approval under Part V of the EPA Act 1979)	Permissible uses requiring development consent	Prohibited uses (including but not limited to the following)
Minor drainage and erosion and sediment control works		
Mobile food vendors (only permitted from a distance of no less than 100 metres from the nearest food/drink retailing establishment)		
Organised running/sporting events		
Organised swimming events subject to Waterways Authority approval		
Overflow vehicle parking on a temporary basis for special events, large film shoots, etc		
Park furniture, such as seating, shade structures and shelters		
Pay parking facilities		
Preparation and staging for competition board racing at designated boat launching ramps subject to Waterways Authority approval		
Promotional events		
Public addresses		
Public road		
Recreational equipment hire, eg bicycles, non-powered watercraft, umbrellas, banana chairs, locker storage equipment, etc		
School activities		
Scouting organisations events and the like		
Signage – compliance, directional, interpretive, identification		
Sporting events, eg fun runs, surfboat contests, swims, triathlons, etc, subject to Waterways Authority approval		
Temporary activities, developments or events that require a casual booking or permit from Council, or a lease or licence under the Local Government Act, that do not exceed one of the following criteria, ie (circus): <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 not occurring outside the period of 7.30am to 11.30pm • Activities or temporary facilities occur over a total of more than 7 continuous days, eg charity, non-profit, corporate, cultural, promotional, social and catered events, parties, festivals, fetes, outdoor cinemas 		
Unleashed dog exercise/training area on designated area of Rowland Reserve		
Vehicular access over Rowland Reserve to the boat launching ramps by contractors, and community groups utilising the Waterways Facility		
Wedding ceremonies/receptions		

3.6.3 Zone 7(a) – Environment Protection “A”

Schedule of Permissible Uses – Zone 7(a) (Environment Protection “A”) Community Land Category: Natural Area – Foreshore, Bushland and watercourse		
Permissible uses not requiring development consent (these may require approval under Part V of the EPA Act 1979)	Permissible uses requiring development consent	Prohibited uses (including but not limited to the following)
Nil	Drainage; landscaping; passive public recreation; utility installations	Any purpose other than a purpose for which development may be carried out only with development consent.

4. MANAGEMENT STRATEGIES

4.1 Action Plan

An Action Plan defines the “means of achievement” (Management Actions) in response to desired outcomes and core objectives (refer to the following Management Strategies tables). The “means of assessment” provide a system of checks and balances to assess actions and performance. Priorities are assigned according to the specific action’s relative importance.

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To establish an appropriate planning framework for community land management Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
<ul style="list-style-type: none"> Protect the park's values from inappropriate land management Address community land category issues and core objectives 	A1	Categorisation Hearing held on 6 March 2003 at Mona Vale Memorial Hall and adopted by Council on 24 March 2003. Winnereerremy Bay categorised as General Community Use, Park, Natural Area: Foreshore, Bushland, Watercourse	Categorisations adopted by Council	Mandatory
Desired Outcome: To establish guidelines for assessing development proposals and impacts in compliance with requirements for community land and to ensure consistency with the Act Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Ensure thorough community consultation	B1	Continue to promote an open community-based consultative process with all proposals	Level of community consultation used in any new management or development consistent with Local Government Act 1993 and Environmental Planning and Assessment Act 1979	Ongoing
Ensure consistency with Council's policies and relevant legislation	B2 B3	<ul style="list-style-type: none"> Ensure consistency with Local Government Act 1993 and Local Government and Local Government Amendment (Community land Management) Act 1998, including Core Objectives for community land specifically s.47E of the LGA Act, Council's Open Space & Bushland Recreation Strategy and Adopted LEP Adherence to relevant Locality Plans and Building Codes of Australia, Landscape and Vegetation DCP 23 and Conservation of Biodiversity DCP 25 	All proposed developments meet the requirements of development guidelines and relevant legislation	Ongoing

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To establish guidelines for assessing development proposals and impacts in compliance with requirements for community land and to ensure consistency with the Act				
Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
<ul style="list-style-type: none"> Promote broad open parkland character within areas zoned 6(a) Existing Recreation Ensure appropriate park development in accordance with community land categories Development in accordance with adopted construction standards 	B4	Development proposals within the parkland must address the following: <ul style="list-style-type: none"> Environmental sustainability Protection of identified values Uses/development to be compatible with community land core objectives Public accessibility, equity Demonstrate a clear connection with the park's water access role and bayside setting Generally to be consistent with character and scale of existing recreational facilities Provide for the local district and regional needs of the community in relation to water access and recreation Adequately address flood design level requirements Ensure minimal site disturbance during construction works Maintain existing amenity and public safety Maintain and enhance public safety and security Address Council's risk management/public liability issues Minimise traffic hazards and pedestrian conflict in relation to vehicular access, carparking, service/operational and delivery areas Ensure appropriate indigenous planting/screening in relation to proposed works Protection of visual and environmental amenity 	<ul style="list-style-type: none"> All developments address and adhere to development guidelines Community satisfaction with parkland development Measure trends over time 	High Ongoing

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To establish guidelines for assessing leases and licences Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Management of leases, licences, permits and commercial activities at Rowland Reserve	C1	Ensure that all leases, licences and other estates for commercial activities, filming or special events are in accordance with: <ul style="list-style-type: none"> adopted Council policy and tables of permissible uses spatial and temporal constraints (subject to site specific values and core objectives) development guidelines as outlined in the Plan refer items B1-B4) 	Leases, licences and other estates executed in accordance with relevant legislation and policies of Council	High/Ongoing
	C2	To authorise the granting of leases, licences and other estates as appropriate subject to compliance with the following: <ul style="list-style-type: none"> that the permitted use is consistent with the core objectives for identified categories of community land in accordance with the requirements of the LGA s.46,46A,47A,47B and 47E 	Leases, licences and other estates implemented in accordance with the Act	High
	C3	UNLEASHED DOG EXERCISE AREA – ROWLAND RESERVE – Proposed Meeting Room/Kiosk/ Amenities/Storage This Plan of Management expressly authorises the future development and leasing of a proposed meeting room/kiosk/amenities and lockable storage within Rowland Reserve (as shown in the landscape Masterplan), provided that this development and lease are consistent with the core objectives for the “park” category of community land	Lease implemented in accordance with this Plan	Medium
	C4	EXISTING DINGHY STORAGE – Non-powered watercraft This Plan of Management expressly authorises continuation of the existing annual permit system for dinghy storage in a designated area of Rowland Reserve	Annual permits provided in accordance with this Plan	Ongoing

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To establish guidelines for assessing leases and licences Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Management of leases, licences, permits and commercial activities at Rowland Reserve (continued)	C5	This Plan of Management expressly authorises dog shows, displays, filming, sporting activities at Rowland Reserve and uses that are consistent with the Permissible Uses Table in this Plan of Management	Temporary permits for uses consistent with the Permissible Uses Tabled and monitored through Council's Reserves and Recreation Unit	Ongoing
	C6	ROWLAND RESERVE CARPARK AND BOAT LAUNCHING RAMPS This Plan of Management expressly authorises access over the carpark to and from the Waterways Facility to the boat launching ramps for commercial contractors, council activities and community groups and for the commercial use of the boat launching ramps.	Access to and from Waterways Facility for contractors, council and community groups is monitored and conducted in an orderly, equitable and lawful manner	Ongoing
	C7	This Plan of Management expressly authorises the commercial use of boat launching ramps, and the part-time commercial use of the carpark for exhibitions, boating activities/shows, etc, consistent with the permissible uses table.	Temporary permits for uses consistent with the Permissible Uses Table and monitored through Council's Reserves and Recreation Unit	Ongoing
	C8	This Plan of Management expressly authorises the charging of a launching fee for use of Rowland Reserve Boat Launching Ramps regardless of whether a vehicle is parked within the facility.	Compliance with requirement to pay launching fee and monitored through Council's Compliance Unit	Ongoing
	C9	This Plan of Management expressly authorises the commercial use of the Rowland Reserve Jetty, ramp and pontoon by commercial vessel operators	Licence implemented in accordance with this Plan	Ongoing
	C10	WINNERERREMY BAY REGIONAL PARKLAND PROPOSED KIOSK/AMENITIES (Playground/Creekline Precinct) This Plan of Management expressly authorises the future development and leasing of a proposed kiosk/outdoor eating area and public amenities within southern foreshores precinct (refer to masterplan)	Lease implemented in accordance with this Plan	High

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To promote ecologically sustainable management practices Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Estuarine Management and Rehabilitation: (7(a): Environment Protection Zone) <ul style="list-style-type: none"> To protect remnant estuarine complex and its habitat values To identify and effectively manage threatening processes To ensure an effective integrated management approach 	D1	<ul style="list-style-type: none"> Fund estuarine management/rehabilitation program as developed with the primary goal of restoration of bushland and saltmarsh areas Protection of the open visual character of the bay and recreational needs of the public 	Co-ordinated bushland management and restoration strategies implemented	High
	D2	<ul style="list-style-type: none"> Implement an integrated approach to bush regeneration and saltmarsh restoration Techniques based on site-specific constraints and opportunities. In impacted areas, assist bush regeneration techniques with comprehensive rehabilitation strategy using locally sources indigenous species 	Co-ordinated strategy reinforces habitat values and addresses potential issues of arrested succession and long term losses of biodiversity	High/Ongoing
	D3	To ensure that the program fully addresses the following: <ul style="list-style-type: none"> long term sustainability as its key objective consistent with current and future budget projections establish core habitat areas through staged removal of weed species and promotion of diversified bushland structure. continue to reduce disturbance and weed growth in edge to area ratios recognise the ability of this system to renew itself through colonisation and recruitment over time this Plan expressly authorises minor earthworks and recontouring, temporary stockpiling and access for small machinery to address problems associated with inappropriate landfilling carried out in the past implement appropriate restoration techniques to establish and extend saltmarsh and reedland habitat 	<ul style="list-style-type: none"> Rehabilitation program appropriately staged, implemented and reviewed annually % of area rehabilitated and revegetated with local/indigenous species per annum Monitor trends over time 	High/Ongoing

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To promote ecologically sustainable management practices Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Estuarine Management and Rehabilitation: (7(a): Environment Protection Zone) (continued)				
	D3 cont..	<ul style="list-style-type: none"> install low key fencing as required to protect areas of regeneration/restoration or where trampling and erosion are causing problems. Use fencing to limit multiple tracking and control inappropriate uses. Fencing to be typically bollards with pickets and tensioned wire, ie dune type protective fencing ensure balance is maintained between dense forested thickets and open inter-tidal areas and manage view issues arising during weed clearing use locally sourced indigenous species in restoration program. Continue to enhance local diversity and long-term sustainability of the ecosystem 	<ul style="list-style-type: none"> rehabilitation program appropriately staged, implemented and reviewed annually % of area rehabilitated and revegetated with local/indigenous species per annum monitor trends over time 	High High/Ongoing
Implement actions which will enhance environmental/ecological values	D4	<ul style="list-style-type: none"> Remove dumped waste/litter from the western foreshores Investigate opportunities to co-ordinate "clean-up" initiatives with NSW Waterways Authority 	Waste and rubbish completely removed	High/Ongoing
	D5	Continue public/community education programs in estuarine areas including brochures and interpretive signage	Brochures developed	Medium
	D6	Continue to encourage community involvement in estuarine rehabilitation including applications for grant funding	Number of successful grant applications annually	High/Ongoing

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To promote ecologically sustainable management practices Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Biodiversity Management: (7(a): Environment Protection Zone)				
To address conservation significance of native flora and fauna and ensure long term protection and viability	E1	Enhance opportunities for faunal corridors, extending indigenous planting around the bay to local adjoining streets. Promote development of a continuous indigenous canopy throughout the Winnererremy Bay regional parkland linking it with the following areas: <ul style="list-style-type: none"> the Ingleside/Bayview escarpment and the Barrenjoey Peninsula the Bay area between Pittwater High School and Bayview Golf Course New subdivision and through to Waterview Street 	Vital faunal corridors under community regeneration and revegetation programs within 5 years	Ongoing
	E2	Conduct faunal survey focussing on threatened species (eg Long-nosed Bandicoot – only locally significant; Southern Brown Bandicoot – endangered species)	<ul style="list-style-type: none"> Faunal study completed with recommendations Confirmation of threatened special conservation status 	Medium High
	E3	Continue to control and monitor feral animal populations including Indian mynas	Number of successful rabbit and feral cat trapping operations undertaken	Ongoing
	E4	Install appropriate compliance signage and monitor unleashed dogs in sensitive environmental areas. Ensure regulations are enforced	Measure trends over time	Ongoing

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To promote ecologically sustainable management practices Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Water Quality/Catchment Management				
<ul style="list-style-type: none"> Enhance water quality and catchment management Protect environmental values Address sand accretion issues in the bay 	F1	<ul style="list-style-type: none"> POM to be referred to Pittwater Coastal, Estuary and Floodplain Management Committee 	<ul style="list-style-type: none"> POM endorsed by the Committee 	Medium
	F2	<ul style="list-style-type: none"> Detailed assessment undertaken as part of estuary processes and management studies 	<ul style="list-style-type: none"> Estuary studies completed and cross referenced 	
	F3	This Plan of Management expressly authorises dredging activities associated with sand-spit accretion at Rowland Reserve in accordance with the Pittwater Estuary Management Plan, provided these activities have no detrimental impact on the bay's seagrass, mangrove and saltmarsh habitats	Adequate navigation channel maintained by Waterways Authority between Winnerrerremy Bay and the Pittwater waterway	High/Ongoing
	F4	<ul style="list-style-type: none"> Investigate means of arresting sediment transport from western edge of Rowland Reserve to sand-spit 	<ul style="list-style-type: none"> Viable, environmentally appropriate solution designed, approved, funded and programmed for implementation 	High/Ongoing High
	F5	<ul style="list-style-type: none"> Collaborative natural resources management between Council, relevant State Government agencies and the local community and Special Committees of Council 	<ul style="list-style-type: none"> Trends measured over time 	
	F6	Conduct an ongoing program of water quality monitoring and improvement including: <ul style="list-style-type: none"> continued liaison with EPA's "Harbour Watch" encourage Sydney Water to reduce total number o design overflow points, conduct a systematic survey of sewer lines within the catchment (identifying/rectifying leakages and broken pipes and eliminate all unlicensed sewer overflow points) continue environmental education programs in litter/waste and catchment management initiatives 	<ul style="list-style-type: none"> Ongoing monitoring and water quality initiatives implemented Measure trends over time 	High/Ongoing

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To promote ecologically sustainable management practices Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Water Quality/Catchment Management (continued)				
	F7	Ensure stormwater from residential subdivision enters the bay through stormwater GPT/constructed wetland area	Monitor water quality and trends over time	High
	F8	<ul style="list-style-type: none"> Investigate future opportunities for water-based recreation in bay, subject to improvements in water quality 	<ul style="list-style-type: none"> Water quality in the bay meets ANZEC water quality criteria for primary contact 	Ongoing
	F9	<ul style="list-style-type: none"> Utilise finding and recommendations of estuary studies and Estuary Management Plan 	<ul style="list-style-type: none"> Trends measured over time 	Ongoing
Desired Outcome: To maintain and enhance public access, circulation and recreational facilities Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Recreational Access, Circulation and Linkages [refer to specific areas for details]				
Provide for broad community access	G1	Public access carefully balanced with the protection of environmental values, ensuring foreshore and estuarine habitat values are not compromised	Monitoring and assessment on an annual basis	High
Enhance recreational linkages and interpretive opportunities	G2	Provide integrated system of multi-use pathways, interpretive and directional signage, landscaping and recreational facilities in accordance with Winnererremy Bay Regional Parkland Masterplan	Pathway, signage and recreational facilities implemented in accordance with the scheduled works program to industry best practice standards and budget allocation	High/Ongoing

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To maintain and enhance public access, circulation and recreational facilities Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Recreational Access, Circulation and Linkages [refer to specific areas for details] (continued)				
<ul style="list-style-type: none"> Address outdoor lighting and security issues Protect neighbouring amenity 	G3	Lighting [existing and proposed]: Winnererremy Bay Regional Parkland <ul style="list-style-type: none"> Install outdoor lighting in Winnererremy Bay parkland and upgrade lighting within Rowland Reserve. Ensure glare/light spillage impact upon neighbouring residents is addressed in design. Lighting for entry points, proposed carpark area kiosk and major pathway links should be in accordance with best practice ESD and appropriate Australian Standards. Address all security issues 	<ul style="list-style-type: none"> Outdoor lighting designed and installed in accordance with works program and to standards of industry best practice and budget allocation 	Medium
	G4	<ul style="list-style-type: none"> Lighting within 7(a) Environment Protection zone should be restricted to low key/louvred bollard type along main multi-use pathway (see Western Foreshores: pathway/tracks) 	<ul style="list-style-type: none"> Where possible use of ESD friendly lighting, ie solar User satisfaction with access and security lighting 	Medium
Address signage [compliance and interpretative] issues	G5	Signage [existing and proposed]: <ul style="list-style-type: none"> Rationalise existing signage, particularly all compliance signage. Develop consistent and well designed identification, directional and interpretative signage including the use of maps to improve access in accordance with adopted standards. 	<ul style="list-style-type: none"> Signage designed and installed in accordance with works program and budget allocation 	Medium
	G6	<ul style="list-style-type: none"> Opportunities to highlight recreational linkages and facilities in the bay area and its reserves, natural and cultural heritage and ESD/greenhouse park initiatives 	<ul style="list-style-type: none"> Signage clearly understood by intended audience 	Low
	G7	<ul style="list-style-type: none"> Address and manage risk by using signs as remote supervision 	<ul style="list-style-type: none"> Signage installed in accordance with Council's Risk Management Signage Policy and the guidelines and recommendations of the Statewide "Best Practice Manual" 	High

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To maintain and enhance public access, circulation and recreational facilities Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Winnererremy Bay Regional Parkland (Continued)	H3 cont...	Proposed Carpark cont... <ul style="list-style-type: none"> Carparks to be well-graded, durable with finishes sympathetic to the park's landscape qualities and ESD principles as a regional parkland. Install roadway surfaced in asphaltic concrete. Ensure proposed carpark is integrated with parkland through appropriate landscaping, including provision of continuous canopy of locally indigenous tree species for shade, amenity and establishment of wildlife corridors. Introduce "Pay & Display" parking with consideration of "short-stay" option. Implement traffic management recommendations in accordance with study: <i>"Proposed Parking and Access Road, Mona Street, Winnererremy Bay"</i>. 		
<ul style="list-style-type: none"> Enhance regional recreational opportunities – provide broad community access to facilities Address flood management issues Enhance regional recreational opportunities 	H4	Proposed Kiosk/Amenities and Playground <ul style="list-style-type: none"> Develop an appropriately designed and sited kiosk/amenities building in accordance with this Plan's Development Guidelines (see Items B1-B4) and Australian Building Standards as shown in Landscape Masterplan Kiosk to include landscaped outdoor seating area with facilities linked to regional playground facility. Promote broad community access to the building and its facilities (eg private functions, gatherings). See Item C2 re leasing. Design/construct public amenities to allow for external public access Protect adjoining foreshores (categories: natural Area – foreshores/bushland) from incompatible usage impacts 	<ul style="list-style-type: none"> Kiosk and amenities designed and installed in accordance with flood management study, this Plan's development guidelines, BCA building standards, and works program Kiosk leased, operating profitably and meeting the wants and needs of park visitors 	High

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To maintain and enhance public access, circulation and recreational facilities Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Winnererremy Bay Regional Parkland (Continued)				
<ul style="list-style-type: none"> Enhance landscape character Address flood management issues Integrated parkland landscaping with broader community objectives 	H5	Proposed Park Landscaping/rehabilitation <ul style="list-style-type: none"> Opportunities to significantly enhance environmental qualities and recreational opportunities in accordance with the Landscape Masterplan Landscape development (subject to flood level study), to limit mounding to less than 500mm above existing natural levels and on basis of no net increase of fill material on site Regrade and turf to enhance broad open parkland character Maintain tree planting along eastern boundary to screen, reduce height, scale and bulk of the residential subdivision development Provide continuous planting of local indigenous trees around park perimeter to enhance shade/amenity, opportunities and create faunal corridors (see item E1) – remove all weed species Investigate options for landscaping along school/park boundary to partially attenuate noise impacts on residential subdivision (particularly for evening use of school hall) and subject to flood level study Install appropriate and desirable recreational facilities including picnic tables/seating, litter bins (standard litter bins with lids), shelter structures and electric BBQs ensuring broad community access which caters for a range of user groups (eg people with disabilities, frail, aged, children and mothers with strollers, etc) 	Landscaping implemented and established in accordance with works program and budget allocations	High

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To maintain and enhance public access, circulation and recreational facilities Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Winnererremy Bay Regional Parkland (Continued) Western Foreshore (Continued)				
<ul style="list-style-type: none"> Protect environmental/habitat values 	I1 Cont	Proposed Pathways/Tracks cont... <ul style="list-style-type: none"> Install 1.8m wide crushed sandstone pathway between the bridge over Cahill Creek existing smaller timber bridge and viewing shelter through Rowland Reserve Install 1.8m wide timber boardwalk to provide access over low lying area subject to tidal inundation. Incorporate viewing area/decks, interpretative signage along pathway for environmental education opportunities and increased public awareness of the need to conserve and manage the estuarine vegetation 	<ul style="list-style-type: none"> Joint funded project with DLWC constructed as part of 2002/2003 Major Works Program 	
	I2	Proposed Bridge Access <ul style="list-style-type: none"> 3.5m wide concrete/timber piled multi-use bridge has been installed over Cahill Creek Proposed rehabilitation of saltmarsh and mangrove habitat along both shorelines surrounding bridge abutments 	<ul style="list-style-type: none"> Bridge has been installed Pathway connections and rehabilitation works constructed as part of 2002/2003 Major Works Program 	
Rowland Reserve [inc. Unleashed Dog Exercise Area and Spit]				
<ul style="list-style-type: none"> Address public access and pathway issues Protect environmental/habitat values Protect, maintain and enhance diversity of recreational experiences 	J1	Pathways [existing and proposed] <ul style="list-style-type: none"> Continue to upgrade/maintain existing pathways within Rowland reserve Construct new low-key 2.5m width compacted decomposed granite pathway along foreshores of unleashed dog exercise area (UDEA), linking to Bayview Park and the northern boat ramp as shown in the Landscape Masterplan. Integrate pathway with proposed kiosk/storage facility 	<ul style="list-style-type: none"> Existing paths maintained and new paths designed and installed in accordance with Major Works Program and budget allocation 	High/Ongoing

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To maintain and enhance public access, circulation and recreational facilities Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Rowland Reserve [inc. Unleashed Dog Exercise Area and Spit] (Continued)				
Enhance recreational experience for regional visitors and the local community	J2	Recreational Facilities <ul style="list-style-type: none"> Continue to monitor visitor numbers/types of usage and conflict of activities or facility overuse Ensure usage of dog exercise area is consistent with Companion Animals Act Maintain existing recreational facilities and open space to a high standard consistent with community expectations and acceptable levels of risk Upgrade and install bench seats, picnic tables/shelter including disabled facilities, electric BBQs, litter bins with lids and ensure frequency of rubbish collection is adequate to cater for seasonal increases in visitation Incorporate litter collection procedures and conditions into special event/reserve hire approvals Investigate opportunities for upgrading public amenities to improve physical appearance, locker storage/security, floor and ceiling ventilation, natural light, level of cleanliness, general repair and maintenance Investigate opportunities to significantly enhance environmental qualities and desirability of the unleashed dog exercise area as a destination point 	<ul style="list-style-type: none"> Visitor complaints registered Trends over time Usage is monitored and found to be consistent with Companion Animals Act. Monitor infringement records 	High
	J3		<ul style="list-style-type: none"> Compliance with Council's Risk Management Policy Visitor complaints registered 	Ongoing
Enhance environmental quality/shade	J4		<ul style="list-style-type: none"> Facilities installed in line with Major Works Program 	High
	J5		<ul style="list-style-type: none"> Additional litter service provided that meets the needs of special event bookings 	Ongoing
Address public access and pathway issues	J6		<ul style="list-style-type: none"> Existing public amenities upgraded and improved in accordance with Major Works Program 	High
	J7		<ul style="list-style-type: none"> Monitor recreational trends over time 	High/Ongoing
Protect environmental/habitat values	J8		<ul style="list-style-type: none"> Measure visitor satisfaction with facilities 	Medium
				Ongoing

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To maintain and enhance public access, circulation and recreational facilities Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Rowland Reserve [inc. Unleashed Dog Exercise Area and Spit] (Continued)				
<ul style="list-style-type: none"> Protect, maintain and enhance diversity of recreational experiences Enhance recreational experience for regional visitors and the local community Enhance environmental quality/shade 	J9 J10 J11 J12 J13	<ul style="list-style-type: none"> Plant feature shade trees using Port Jackson Figs [Ficus rubiginosa] and install picnic shade structure to improve shade qualities Enhance open grassed sandspit for unstructured active/passive recreation. Install picnic tables/seats, electric BBQs and litter bins with lids Construct meeting room/kiosk/amenities and storage facility. Ensure facility is sensitively designed and appropriately located in keeping with environmental values and development guidelines [refer B1-B4] Protect sensitive mangrove area along foreshores from the impacts of increased recreation and unleashed dogs. Encourage foreshore rehabilitation initiatives including bank stabilisation and mangrove regeneration near Bayview Park boundary/creek Investigate/implement foreshore protection works to Rowland Reserve UDEA northern foreshore and sandspit 	<ul style="list-style-type: none"> Area landscaped and new facilities upgraded/installed in accordance with Major Works Program and budget allocation Kiosk/storage facility constructed and meeting the needs of target user group Improved protection of significant estuarine habitat Arrest easterly sand transport that is increasing length of sandspit [see F4] 	

Performance Target (Strategies)	Item	Means of Achievement (Management Actions)	Means of Assessment (of the Actions)	Priority
Desired Outcome: To maintain and enhance public access, circulation and recreational facilities				
Core Objectives: Management of community land in accordance with the core objectives for each community land category (See Categorisation Map and Appendix 2)				
Rowland Reserve [inc. Unleashed Dog Exercise Area and Spit] (Continued)				
	J14	Existing Carparking Area <ul style="list-style-type: none"> Review current “Pay & Display” parking arrangements and signage to cater for proposed launching fee Maintain current free disabled parking and UDEA short term parking Renew marking on annual basis Replace signage as required 	<ul style="list-style-type: none"> Investigation conducted and recommendations implemented Linemarking and information signs maintained and legible at all times 	Low Medium
Address issues pertaining to the boat launching ramps	J15	Regional Boat Launching Facility <ul style="list-style-type: none"> Ensure code of conduct for use of boat launching facility is developed Address vehicular access management issues Implement commercial use of boat launching ramp and jetty facilities in accordance with C6-C9 	<ul style="list-style-type: none"> Code of conduct implemented Licence Agreements implemented 	High
Waterway Facility [Operational Land]	K1	<ul style="list-style-type: none"> Ensure that Waterways Facility is developed consistent with the development guidelines of this Plan (Items B1-B4) Minimise extent of disturbance to adjoining 7(a) Environment Protection Zone and provide buffer planting around perimeter of area using local indigenous species 	<ul style="list-style-type: none"> Development in accordance with this Plan’s development guidelines and conditions of consent for Development Application User agreements executed for permanent and temporary tenants of the Waterways Facility 	High
	K2	<ul style="list-style-type: none"> Ensure access to and from Waterways Facility to Boat Launching ramps for commercial operators, Council and community groups are properly managed 	<ul style="list-style-type: none"> Access to and from boat launching ramps from Waterways Facility is available for all users 	High
	K3	<ul style="list-style-type: none"> Ensure commercial operators of watercraft utilising Council's facilities for profit are licensed for such use including joint maintenance of facilities 	<ul style="list-style-type: none"> Licence Agreements implemented 	High

5. PROPOSED IMPROVEMENTS

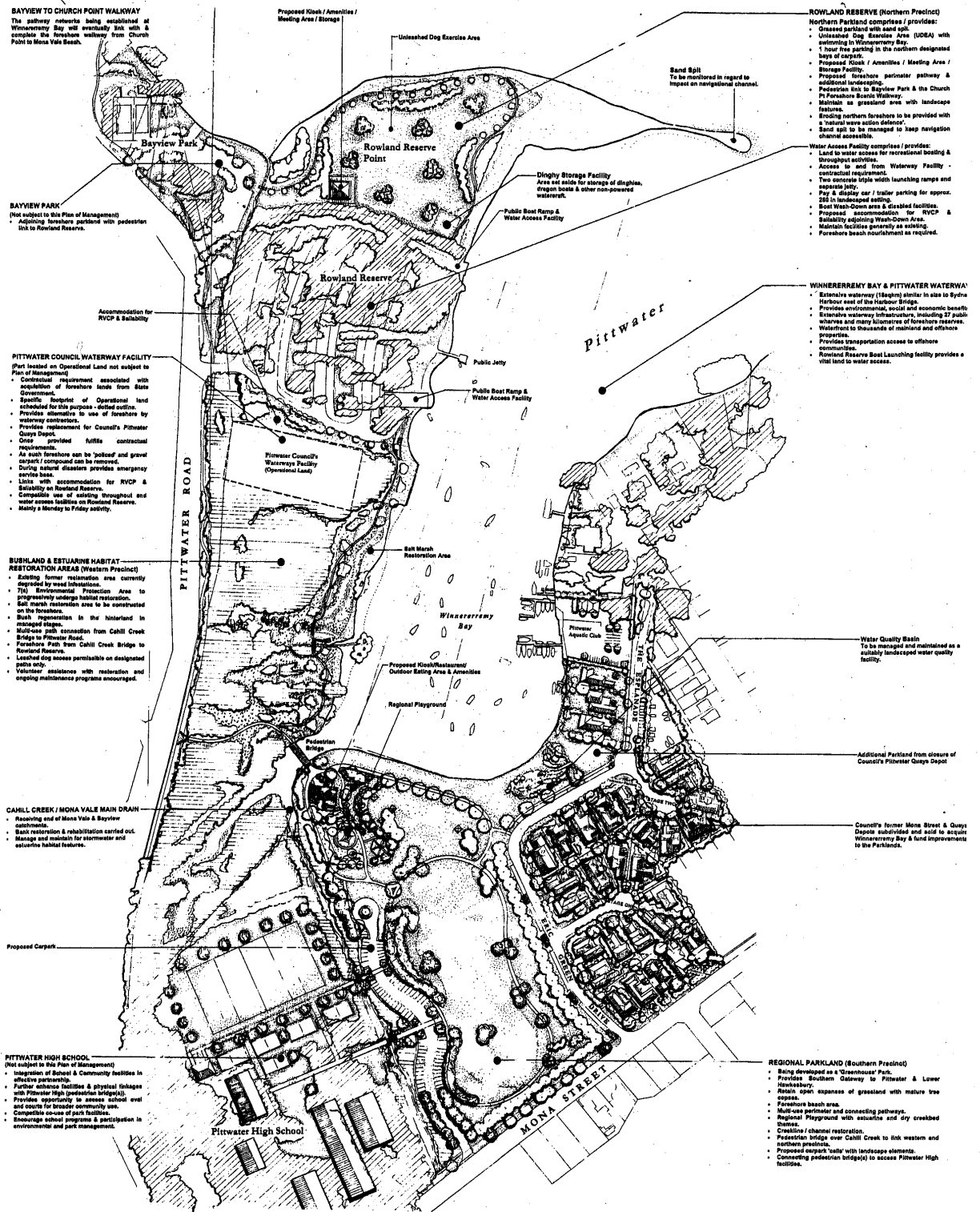
5.1 Basis for Overall Concept

The Concept Landscape Masterplan, as shown, has been developed to illustrate the works and improvements to Winnererremy Bay that are required to address key management issues and objectives.

The main elements of the Concept Masterplan include:

- Bayview Park access of Pittwater Road to be rationalised, existing landscape enhanced and small secondary jetty installed for non motorised craft.
- A Kiosk/Storage area located at Rowland Reserve through an Expression of Interest.
- Rowland Reserve point enhancement of landscape character, etc as per Masterplan.
- Waterways Facility located on Operational Land (Development Application to be lodged).
- Existing stand of casuarinas to be gradually regenerated from mangroves back to the road frontage. Two central accessways to be provided to centralise ongoing recreational impacts from existing adhoc pathway system.
- Upgrade of Pittwater High School sports facilities to act as the active recreation component of the entire site. The proposed carpark within the park will service the school and associated sportsground.
- An area to be development as dinghy storage area at Rowland Reserve.
- Parkland foreshore area – this area is dominated by the regional playground as indicated with a kiosk to be developed through an Expression of Interest to cater for playground and general park users that will incorporate an amenities block.
- The major body of the parkland is to be kept open and expansive. Trees to be positioned in such a way to allow for filtered glimpses of water from Mona Street.
- All pathways are to be multi-use for pedestrians, cyclists, etc.
- Given the context of the area as a regional park, parking will need to be provided within the park to reduce its impact on the amenity of the surrounding area. Carpark has been located along the southern edge/creekline to reduce impact of noise on surrounding residential areas.
- Development of cultural walk and sculptures indicating history of the area.

It is intended that the Concept Masterplan be interpreted with some degree of flexibility.



Pittwater Council



Winnererremy Bay



APPENDIX 1

Major Works Program

The following program of major works for Winnererremy Bay will be updated and implemented according to the priorities and budget allocations assigned for each action by Council as a part of the process of annual review for the Pittwater Management Plan.

Action	Capital Cost (\$)	Completed By
Recreational Access, Circulation and Linkages:		
Lighting:		
• Finalise main cycleway around regional parkland (bitumen compacted sub-base 2.4m width)	\$100,000	2003
• Provision of lighting along pathways to solar lights @ \$4,500	\$450,000	2003
• Signage to cycleways/codes of conduct	\$10,000	2004
• Signage to Rowland Reserve (Boat launching and dog exercise area)	\$10,000	2003
Total Cost	\$165,000	
Regional Playground:		
• Construction of parking area as identified in Masterplan (approximately 5,400m ² utilising recycled/porous material)	\$300,000	
• Provision of shade structures to existing playground	\$35,000	2003
• Provision of tables/chairs to play area	\$15,000	2003
• Provision of picnic shelters to wider park area 5 shelters @ \$5,000	\$25,000	2003
• Provision of 3 double electric BBQs throughout park area 1 @ \$15,000	\$45,000	2003
• Provision of 2 large shelters @ \$15,000	\$30,000	2003
• Signage throughout carpark/playground including entry	\$10,000	2003
• Provision of solar lights 10 lights @ \$4,500	\$45,000	2003
• Tree planting and mounding to carpark general carpark area	\$50,000	2003
Proposed Kiosk/Amenities Area:		
• Design development	\$10,000	2003
• DA lodgement	\$5,000	2003
• Construction	\$350,000	2004
• Project management/certification	\$5,000	2004
• EOI/Lease formation	\$5,000	2004
Total Cost	\$930,000	
Rowland Reserve and Unleashed Dog Exercise Area/Boat Ramps		
• Provision of crushed sandstone pathway to reserve perimeter	\$50,000	2004
• Planting of buffers (where eroded)	\$10,000	2004
• Installation of seating, bins, signage as required	\$10,000	2003
• Flush seal of carpark area	\$100,000	2004
• Upgrade of revised dinghy storage area	\$20,000	2005
Total Cost	\$190,000	
Estuarine Management and Rehabilitation: (7(a) Environment Protection Zone)		
• Weed management, bush regeneration/restoration program	\$75,000	2003
• Protective fencing and minor earthworks/re-contouring	\$5,000	2003
• Feral animal monitor and control program	\$10,000	Ongoing
• Plant material (tubestock)	\$20,000	2004
Total Cost	\$100,000	
TOTALS	\$1,395,000	

Note: Opinion of probable landscape construction costs are based on Landscape Masterplan and are indicative only.

APPENDIX 2

BASIS FOR MANAGEMENT

Goals and Objectives

The following section outlines the goals and objectives of both the State Government and Pittwater Council that apply to the management of Winnererremy Bay.

State Government Objectives

Community Land

Community land must be managed in accordance with its objectives. The State Government through the provisions of the Local Government Act has established the following core objective for community land categorised natural area (bushland, foreshore, watercourse), park and general community use.

Park (Section 36A)

- To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities
- To provide for passive recreational activities or pastimes and for the casual playing of games, and
- To 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 (Section 36I)

- 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 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).

Natural Areas (Section 36E)

- To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area
- To maintain the land, or that feature or habitat, in its natural state and setting
- To provide for the restoration and regeneration of the land
- To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion
- To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Threatened Species Conservation Act, 1995* or the *Fisheries Management Act, 1994* and in compliance with the requirements of the *Local Government (Community Land Management) Act, 1998* comprising the habitat endangered species or threatened species.

Core objectives for land categorised as **Bushland (Section 36J)** are:

- To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land
- To protect the aesthetic, heritage, recreational, educational and scientific values of the land
- To promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion

- To restore degraded bushland
- To protect existing landforms such as natural drainage lines, watercourses and foreshores
- To retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and
- To protect bushland as a natural stabiliser of the soil surface.

Core objectives for land categorised as **Watercourse (Section 36M)** are:

- To manage watercourse so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows
- To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability
- To restore degraded watercourses, and
- To promote community education, and community access to and use of the watercourse without compromising the other core objectives of the category.

Core objectives for land categorised as **Foreshore (Section 36N)** are:

- To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and
- To facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.

These objectives and the means of achieving these objectives are set out in the Action Plan.

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